
ANNOUNCEMENT

10 June 2022

Quarterly Net Asset Value Update

Macau Property Opportunities Fund Limited, managed by property investment manager Sniper Capital Limited, announces that the unaudited Adjusted Net Asset Value of the Company was US\$ 113.3 million as at 31 March 2022.

This is equivalent to US\$1.83 (139 pence*) per share and represents a decline of 6.7% (4.1% in Sterling term) from the previous quarter.

** Based on the US Dollar/Sterling exchange rate of 1.313 on 31 March 2022. The US Dollar/Sterling exchange rate was 1.350 as at 31 December 2021.*

Note:

1. The above figures are estimates only and are unaudited. No reliance should be placed upon the unaudited Adjusted Net Asset Value per share, which should only be taken as an indicative value.
2. Detailed information on the Company's portfolio and Macau market can be found on the Company's website at www.mpofund.com.
3. The content of this announcement contains inside information.

About Macau Property Opportunities Fund

Premium listed on the London Stock Exchange, Macau Property Opportunities Fund Limited is a closed-end investment company registered in Guernsey and is the only quoted property fund dedicated to investing in Macau, the world's largest gaming market and the only city in China where gaming is legalised.

Launched in 2006, the Company targets strategic property investment and development opportunities in Macau. Its current portfolio comprises prime residential property assets.

The Company is managed by Sniper Capital Limited, an Asia-based property investment manager with an established track record in fund management and investment advisory.

Stock Code

London Stock Exchange: MPO

LEI

213800NOAO11OWIMLR72

For further information, please contact:

Manager

Sniper Capital Limited
Group Communications
Tel: +852 2292 6789
Email: info@snipercapital.com

Corporate Broker

Liberum Capital
Darren Vickers / Owen Matthews
Tel: +44 20 3100 2234

Company Secretary & Administrator

Ocorian Administration (Guernsey)
Limited
Kevin Smith
Tel: +44 14 8174 2742