

Investment Objective

Macau Property Opportunities Fund Limited is a closed-end investment company incorporated in Guernsey, and premium listed on the London Stock Exchange. The Company is managed by Sniper Capital Limited with the objective of realising the value of all remaining assets in the portfolio, individually, in aggregate or in any other combination of disposals or transaction structures, in a prudent manner consistent with the principles of good investment management with a view to making an orderly return of capital to Shareholders.

Quick Facts and Fund Structure

Country of Incorporation	Guernsey
Exchange	London Stock Exchange*
Fund Term	Next continuation vote by 31 December 2024
Market Capitalisation (End- October 2024)	£19.17 million
Share Price (End- October 2024)	31.00p
Listing Currency	Pound Sterling
Accounting Currency	US Dollars
Year-End	30 June
Unaudited Adjusted NAV per share (End-Sep2024)	US\$1.04(78p [^])
Portfolio Valuation (End-Jun 2024)	US\$152.7million
Maximum Loan-to-Value	60%
Loan-to-Value (End-June 2024)	52.5%
Auditor	Deloitte

*MPO's shares began trading on AIM in June 2006, when it raised £105 million in an institutional placing, before moving to the Main Market of the London Stock Exchange in June 2010.

[^] Based on a US\$/£ exchange rate of 1.338 as at 30 September 2024.

Board of Directors

Chairman	Mark Huntley
Non-Executive Director	Alan Clifton
Non-Executive Director	Carmen Ling

Manager Remuneration

Management Fee Effective 1 February 2022, management fee of US\$100,000 per calendar month for the calendar year 2022 will be payable monthly in advance.

Realisation Fee For disposals secured within calendar year 2023:
2.5% of net proceeds** for sale price equals to 90% or more of the Carrying Value**;
1.5% of net proceeds for sale price above 80% but less than 90% of the Carrying Value

Both fees payable subject to an overall cap of US\$1,780,000.

Free Shares	None
Options/Warrants	None
Management Agreement	Terminable on 12 months' written notice (reduce to 6 months effective 1 January 2021)

**Net Proceeds refers to sales proceeds net of debts, costs and taxes

Carrying Value refers to the value of the relevant asset as at 30 September 2019

The aggregate fees payable will not exceed the threshold limits agree in 2022

Portfolio Summary

No. of Principal Acquisitions	7
No. of Existing Principal Properties	3
Segment	Macau, Residential
Target IRR	20%
Valuer	Savills
Valuation Frequency	Quarterly

Significant Shareholders

Sniper Investments	19.54%
USS	13.74%
Lazard Asset Management	13.23%
Fidelity International	8.21%
Apollo Multi Asset Management	5.96%
Asset Value Investors	5.38%
Progressive Capital Partners	4.15%
Banque de Luxembourg (PB)	3.70%
Others	26.09%

Total
As at 24 October 2024 100.00%

Share Price



Total Shares Issued	61,835,733
Issue Price	100p
52-Week High	48.80p
52-Week Low	31.0p
Dividend Yield	0% *
Distributions to Date	US\$97.4 million
Shares Repurchase to Date	US\$75.3 million
Bloomberg Stock Code	MPO LN
Reuters Stock Code	MPO.L
SEDOL	B1436N6 GB
ISIN	GG00BGDYFV61

*Since inception, MPO has returned a total of US\$97.4 million to shareholders; US\$17.9 million (10.7577p per share) in 2011, US\$29 million (21.146p per share) in 2014 and US\$50.5 million (50p per share) in 2018.

Further Information

Sniper Capital Limited
Macau: +853 2870 5151
Hong Kong: +852 2292 6789
Email: info@snipercapital.com
Website: www.snipercapital.com

Corporate Broker
Panmure Liberum Limited
Ropemaker Place, Level 12
25 Ropemaker Street
London EC2Y 9LY
Darren Vickers / Owen Matthews
Tel: +44 20 3100 2222

Company Secretary & Administrator
Ocorian Administration (Guernsey) Limited
PO Box 286, Floor 2, Trafalgar Court
Les Banques, St Peter Port
Guernsey, GY1 4LY
Kevin Smith
Tel: +44 14 8174 2742