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MACAU SUCCESS LIMITED

澳門實德有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 487)

DELAY IN DESPATCH OF CIRCULAR

The despatch of the Circular has to be delayed as additional time is required to ascertain certain information to be contained in the Circular. It is currently expected that the Circular will be despatched to the Shareholders no later than Tuesday, 21 June 2005.

Reference is made to the announcement (the “Announcement”) issued by Macau Success Limited (the “Company”) dated 19 May 2005. Terms used herein shall have the same meanings as those defined in the Announcement unless the context requires otherwise.

DELAY IN DESPATCH OF CIRCULAR

Pursuant to Rule 14.38 of the Listing Rules, a circular (the “Circular”) in respect of the major transactions of the Company is required to be despatched by the Company to the Shareholders within 21 days after the publication of the Announcement, being no later than 10 June 2005. The Circular will contain, among other things, further details of the Agreement and the transactions contemplated thereunder and the possible provision of shareholder’s loans to Pier 16 – Property Development. As additional time is required to ascertain certain information to be included in the Circular, the despatch of the Circular has to be delayed. The Company has applied to the Stock Exchange for waiver from strict compliance with Rule 14.38 of the Listing Rules to the extent that the latest date for despatch of the Circular be no later than Tuesday, 21 June 2005.

By Order of the Board of
Macau Success Limited
Agnes N.Y. Chiu
Company Secretary

The current Board comprises:

Executive Directors:

Mr. Yeung Hoi Sing, Sonny

Mr. Chan William

Mr. Lee Siu Cheung

Non-executive Director:

Mr. Choi Kin Pui, Russelle

Independent non-executive Directors:

Mr. Luk Ka Yee, Patrick

Mr. Yim Kai Pung

Ms. Yeung Mo Sheung, Ann

Hong Kong, 9 June 2005

* For identification purpose only