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MACAU SUCCESS LIMITED

澳門實德有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 487)

CLARIFICATION ANNOUNCEMENT

Reference is made to the Announcement in relation to the unusual trading volume movement, the Board would like to clarify certain information as contained therein.

The Board wishes to apologize for any inconvenience caused to the shareholders and the investing public.

Reference is made to the Company's announcement dated 5 July 2005 in relation to the unusual trading volume movement of the shares of the Company (the "Shares") which published in Hong Kong Economic Times and The Standard on 6 July 2005 (the "Announcement").

The board of directors of the Company (the "Board") would like to clarify certain information as contained in the Announcement as follows:–

- (1) the number of Shares held by Silver Rich Macau Development Limited ("Silver Rich") immediate before its acquisition of 10,640,000 Shares on market on 5 July 2005 should be 736,632,802 Shares instead of 718,712,802 Shares which represents approximately 38.68% instead of 37.74% of the total issued Shares, immediate after its acquisition, the number of Shares held by Silver Rich should be 747,272,802 Shares instead of 729,352,802 Shares which represents approximately 39.24% instead of 38.30% of the total issued Shares; and

- (2) the number of Shares held by Spring Wise Investments Limited (“Spring Wise”) immediate before its acquisition of 4,560,000 Shares on market on 5 July 2005 should be 315,608,630 Shares instead of 307,928,630 Shares which represents approximately 16.57% instead of 16.17% of the total issued Shares, immediate after its acquisition, the number of Shares held by Spring Wise should be 320,168,630 Shares instead of 312,488,630 Shares which represents approximately 16.81% instead of 16.41% of the total issued Share.

The aforesaid errors were inadvertently based on the shareholdings information as disclosed in the interim report of the Company for the six months ended 31 March 2005. To avoid the occurrence of similar incidents, the Board will endeavor to take every reasonable step to ensure the correctness of information to be announced in the future.

The Board wishes to apologize for any inconvenience caused to the shareholders and the investing public.

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

Hong Kong, 6 July 2005

The 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

* *For identification purpose only*

Please also refer to the published version of this announcement in The Standard.