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## MACAU SUCCESS LIMITED

澳門實德有限公司\*

*(Incorporated in Bermuda with limited liability)*

**(Stock Code: 00487)**

### **PROFIT WARNING**

This announcement is made by the Company pursuant to Rule 13.09(1) of the Listing Rules.

The Board wishes to inform the shareholders of the Company and potential investors that it is expected that the Group may record a further loss for the period from 1 October 2008 to 31 December 2008 in addition to the loss for the twelve months ended 30 September 2008 which was announced by the Company on 18 December 2008. Therefore, it is expected that the Group may record a loss for the fifteen months ended 31 December 2008 as compared to a profit for the year ended 30 September 2007.

**Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.**

This announcement is made by Macau Success Limited (the “Company”, together with its subsidiaries, the “Group”) pursuant to Rule 13.09(1) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”).

Reference is made to the announcements of the Company dated 24 September 2008 and 18 December 2008 regarding the profit warning and the second unaudited interim results of the Group for the twelve months ended 30 September 2008 respectively.

\* For identification purpose only

The board of directors of the Company (the “Board”) wishes to inform the shareholders of the Company and potential investors that it is expected that the Group may record a further loss for the period from 1 October 2008 to 31 December 2008 in addition to the loss for the twelve months ended 30 September 2008 which was announced by the Company on 18 December 2008. Therefore, it is expected that the Group may record a loss for the fifteen months ended 31 December 2008 as compared to a profit for the year ended 30 September 2007.

According to the preliminary assessment by the Board and based on the latest consolidated management accounts of the Group, it is expected that the Group’s results will continue to be affected by the loss of the Company’s associates which are all related to the Group’s flagship project, Ponte 16, shared by the Group and the lower profit contribution of the Group’s cruise leasing and management businesses. As such, it is expected that the Group may record a loss for the fifteen months ended 31 December 2008.

The Company is still in the process of finalizing the final results of the Group for the fifteen months ended 31 December 2008. The information contained in this announcement is only a preliminary assessment by the Board and is not based on any figures or information which has been audited or reviewed by the Company’s auditors. Shareholders of the Company and potential investors should read carefully the Company’s announcement regarding the audited consolidated final results of the Group for the fifteen months ended 31 December 2008 which is expected to be published before the end of April 2009.

**Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.**

By order of the Board of  
**MACAU SUCCESS LIMITED**  
**Yeung Hoi Sing, Sonny**  
*Chairman*

Hong Kong, 20 February 2009

*As at the date of this announcement, the Board comprises two executive directors, being Mr. Yeung Hoi Sing, Sonny (Chairman) and Mr. Ma Ho Man, Hoffman (Deputy Chairman); one non-executive director, being Mr. Choi Kin Pui, Russelle; and three independent non-executive directors, being Mr. Luk Ka Yee, Patrick, Mr. Yim Kai Pung and Ms. Yeung Mo Sheung, Ann.*