

Macau Success Announces FY2006 Annual Results

Profit attributable to equity shareholders increased 130.9% to HK\$28.4 million

Ponte 16 to become the growing engine

Highlights:

- Profit attributable to equity shareholders amounted to approximately HK\$28.4 million, an increase of 130.9% compared to approximately HK\$12.3 million in 2005
- Turnover increased 2.6% to approximately HK\$103.5 million from approximately HK\$100.9 million
- Basic earnings per share increased 114% from HK0.66 cents to HK1.41 cents
- The world-class integrated resort Ponte 16 project was granted approval to double its GFA to 126,500 square metres from 63,584 square metres
- The first phase of Ponte 16, including the casino (subject to the approval of Macao SAR Government), is scheduled to start operations by June 2007

Hong Kong, 19 January 2007 – Macau Success Limited (“Macau Success” or the “Group”, HKSE: 487) today announced its annual results for the year ended 30 September 2006. Profit attributable to equity shareholders of the Group amounted to approximately HK\$28.4 million, representing an increase of 130.9% compared to approximately HK\$12.3 million in 2005. Earnings per share were HK1.41 cents (2005: HK0.66 cents), representing an increase of 114%. Total turnover of the Group increased 2.6% to approximately HK\$103.5 million from approximately HK\$100.9 million in 2005.

In addition, through efforts to enhance efficiencies, the Group posted strong operating results. Operating profit increased by 53.4% to approximately HK\$48.9 million from approximately HK\$31.9 million in 2005. The operating profit margin reached 47.2% for the year, which compares to 31.6% in 2005. The increase was primarily attributable to effective cost cutting and effective utilisation of resources to develop the Group’s gaming and entertainment-related business.

“2006 marked a year of transition for our Company,” commented Mr. Sonny Yeung Hoi Sing, Chairman of Macau Success. “Our financial results have been mixed over the past 2 years as we have realigned and disposed of some non-core businesses, however, the changes we have made leave us very well positioned in the dynamically changing Macau gaming and entertainment-related market.

In order to concentrate on the development of Ponte 16, the Group terminated its HK\$50 million loan agreement with King Seiner effective from 29 September 2006. The termination of the loan agreement will not affect the Group's strategy of developing gaming and entertainment-related business. By ending this agreement, we will be able to more fully focus our attention on the development of the Ponte 16 project.

Our travel services business continues to be loss-making, though we continue to believe that there is a close strategic fit with it since it allows us to directly attract and lead customers to our various gaming and entertainment-related businesses. We think this will be especially true when we finally open the Ponte 16 casino and resort. However, while we continue to try to turn around this business and bring it back to profitability, we will review our options and determine the best course of action in the coming months. Meanwhile, our cruise business continues to maintain its strong and consistent performance, allowing us to realize a steady stream of cash during this time of significant capital investment as we draw closer to the opening of Ponte 16.”

BUSINESS REVIEW

Cruise Business

During the year under review, the cruise business remained the major component of the Group. Turnover was approximately HK\$95.7 million as compared to approximately HK\$95.4 million in 2005, and contributed 92.5% of the Group's total turnover. The segment profit increased 3.7% to approximately HK\$45 million. The cruise business not only acts as the primary income stream, it has significant synergies and helps further the Group's strategy to develop the gaming and entertainment-related business.

Travel Business

The travel agency aims to provide professional travel consulting services to favoured tourists and VIP clients. During the year under review, turnover of the travel business was approximately HK\$7.8 million, which compares to approximately HK\$5.5 million in 2005 and accounts for 7.5% of the Group's total turnover, representing an increase of 41.8%.

Due to some effective cost optimisation strategies, the net loss narrowed to approximately HK\$0.5 million. The Group will continue to apply various measures to reduce costs and expects to generate net profit for the segment in the near future.

Although the travel business only accounts for a small portion of total turnover, the Group will continue to develop the business given its natural fit with the gaming and entertainment-related business. Management believes that it can become an exclusive channel to bring direct traffic to the Group's cruise , M.V. Macau Success, and Ponte 16.

Others

King Seiner Loan Arrangement

The Group generated approximately HK\$10.0 million interest income from King Seiner during the year under review. In order to concentrate on the development of Ponte 16, the Group terminated its HK\$50 million loan agreement with King Seiner effective from 29 September 2006. The termination of the loan agreement will not affect the Group's strategy of developing gaming and entertainment-related business in Macau

Staffing

As of 30 September 2006, the Group had approximately 340 employees.

NEW DEVELOPMENTS

Ponte 16

In order to strengthen the Group's initiative to expand tourist-related business in Macau, the Group will strategically increase its stake in the flagship project-Ponte 16 to 49%* through an indirect wholly-owned subsidiary, World Fortune Limited, on 30 November 2006, with a consideration of HK\$200 million, including HK\$152 million in cash, and the issue of 60,000,000 of new shares at a agreed price of HK\$0.80 per share.

Ponte 16 is a world-class integrated resort that comprises a five-star hotel, casino (subject to the approval of Macao SAR Government), recreational facilities, shopping arcade, a European theme promenade and major restaurants. The development is located at Pier 16, a famous historical landmark of Macau that surrounds the Clock Tower, which is a central tourist attraction. Since Ponte 16 is located on the bank of the Inner Harbour in Macau, it is the only resort with a waterfront that resembles a European Riviera. Additionally, Ponte 16 provides a convenient and luxurious alternative to tourists that is only a 2-minute ferry ride away from Zhuhai.

During the year, the Company accomplished certain milestones in the development of Ponte 16. In February 2006, AAPC Hong Kong Limited, a world-renowned hotel management company, was appointed as the hotel management company for the hotel facilities of the Ponte 16 complex. The hotel of Ponte 16 was also named the Sofitel Macau @ Ponte 16.

In April 2006, the Macau SAR Government approved the expansion of the total gross floor area of Ponte 16 from 63,584 square metres to 126,500 square metres. This approval significantly heightened the value of the project, raising the expected total development cost to approximately HK\$2.4 billion due to the expansion.

* The transaction is expected to be completed in late February 2007.

OUTLOOK

Looking forward, management is optimistic about the Group's future. It is expected that the Company's current core businesses, including the leasing and management of the cruise, and the travel business will bring a stable stream of income. In addition, the new flagship project of the Group – Ponte 16 – should be earnings accretive in 2007.

Management is confident that the economy of Macau will continue to grow at a rapid pace, and the number of tourists will continue to increase. Given that visitors from China comprised over 50% of the total number of tourists in Macau, continued strong economic development in China will also help to bring further growth to Macau's economy. The booming economic environment in Macau is expected to provide favourable conditions for the Group's flagship-Ponte 16 project.

Management has a clear goal to further develop the Group in the tourist-related business in fast-growing Macau and beyond, and become a leader of the gaming and entertainment-related industry in the region. Despite the challenges inherent in the business and the region, management is confident that the Group can take advantage of the significant opportunities that are available and maximise returns for shareholders.

“Although there are a growing number of casinos in Macau and the region, we believe strong growth in tourist numbers will more than offset the heightened competition,” commented Sonny Yeung Hoi Sing, Chairman of Macau Success. “As such, the net

win per table in Macau is still expected to remain much higher than Las Vegas.”

“By June of 2007, the first phase of Ponte 16 will be completed. We firmly believe that Ponte 16’s prime location, unique architectural design, luxury facilities, unparalleled branding, and first quality service will ensure that it will become one of the premier destinations in Old Macau and in such an increasingly competitive market.”

In conclusion, management is optimistic about the Group’s future and is determined to build and solidify its leading position in Macau’s gaming and entertainment-related industry. The Group will take every opportunity to strengthen the synergies of the Group while creating stable returns for shareholders.

About Macau Success Limited

Macau Success Limited (HKSE: 0487) is the flagship of Success Universe Group, and is currently involved in Cruise and Travel Services and is actively expanding into Entertainment & Gaming in Macau.

The Group owns a 9-deck cruise ship, M.V. Macau Success, in Hong Kong which features a world-class casino and various spectacular entertainment facilities. In travel services, the Group offers a wide-range of one-stop travel services to customers through Travel Success Limited and Travel Success (Macau) Limited in Hong Kong and Macau respectively.

Macau Success is developing its flagship project -Ponte 16, in Macau in partnership with Sociedade de Jogos de Macau, S.A. (“SJM”). Owned 49%* by Macau Success and 51% by SJM, Ponte 16 is a multi-functional, integrated resort consisting of hotel, retail, F&B, recreational facilities, and casino (which is subject to Macau SAR Government’s approval).

* Upon the completion of the acquisition of 12.25% stake in Pier 16 – Property Development from Joy Idea by Macau Success

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