

**MACAU SUCCESS LIMITED ANNOUNCES
TO LEND HK\$50 MILLION IN A
GUARANTEE RETURN OF THE 20% INTEREST P.A.
OR THE AMOUNT EQUIVALENT TO 18% OF THE PROFITS OF
THE BORROWER'S GAMING INTERMEDIARIES BUSINESS**

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TO STRENGTHEN THE GROUP'S INCOME FROM GAMING-RELATED BUSINESS

(Hong Kong, 11 March, 2005) ---- Macau Success Limited (the "Company"/ "Group") (Stock Code: 0487) today announced that its indirect wholly-owned subsidiary, Joyspirit Investments Limited (the "Lender") entered into a Loan Agreement and an Option Deed with a connected party King Seiner Palace Promotor De Jogos, Limitada (the "Borrower"), a company incorporated in Macau and is owned as to 56% by Mr. Yeung Hoi Sing, Sonny ("Mr. Yeung"), the Company's executive director, 24% by Mr. Chan Hon Keung ("Mr. Chan"), and 20% by an independent third party. Mr. Yeung and Mr. Chan are beneficially interested in approximately 36.01% and 15.43% of the issued share capital of the Company respectively.

Subject to the approval by independent shareholders of the Company at a special general meeting to be held for this major transaction and other condition precedents as stated in the Loan Agreement, the Lender will lend HK\$50 million to the Borrower with a return of the higher of 20% interest per annum and the amount equivalent to 18% of the net profits of the Borrower before all interest payments on the Loan as shown in the audited accounts of the Borrower. At the same time, the Borrower will grant to the Lender an Option. Upon exercising of the Option by the Lender at any time during 57 months, the Borrower shall issue 20% of the enlarged share capital of the Borrower to the Lender at a price of 20% of not more than 4 times of the profit of the Borrower on fulfilling certain conditions of the Option Deed.

The spokesperson of the Group said, "it is an expedient way for the Group to benefit from the prosperous gaming business in Macau. Also, the return enables the Group to have a guaranteed and stable stream of interest revenue which is equal to 20% on the loan annually (equivalent to HK\$10 million), subject to upward adjustment to a maximum of 18% of the profit of the Borrower."

The Borrower is principally engaged in the gaming intermediaries business at the King Seiner Palace located in Macau Pharaoh Hotel, Macau and will apply for the Gaming Intermediaries License under the Gaming Intermediaries Regulation of Macau. The gaming intermediaries business to be carried out by the Borrower in Macau includes marketing and organizing gaming-related trips for introducing customers to participate in the gaming activities provided by the casino operator at the King Seiner Palace and the provision of other ancillary services such as food and beverage services, accommodation and transportation arrangements for its customers. King Seiner Palace is undergoing renovation works and expected to be opened in April 2005.

As stated in the annual report of the Company, the established strategies of the Group are to develop and strengthen tourists-related business including the further development of hotels and casinos businesses in Macau. Besides, the clear strategies established by the government of Macau to continuously develop Macau as a tourism and gaming, an international MICE (Meetings, Incentives, Conferences, Exhibitions) and leisure destination. The prospects of the gaming industry in Macau will be promising.

Further to the Macau Ponte 16 project, the Group also intends to participate in the gaming intermediaries business in Macau. The spokesperson of the Group said, “although the Borrower is a newly established company, Mr. Yeung and Mr. Chan have been engaging in the gaming-related business for over 5 years and 9 years respectively. As such, the Directors consider that the management of the Borrower has sufficient experience in carrying out the gaming intermediaries business in Macau.”

Under the arrangement of the Loan Agreement and the Option Deed, the Company will be able to have not only a stable source of revenue by way of the interest payable on the Loan with potential upward adjustments, but also the right to acquire the equity interest of the Borrower to participate in the gaming intermediaries business in Macau.

About Macau Success Limited (Stock Code: 0487)

Macau Success Limited, whose securities are listed on The Stock Exchange of Hong Kong Limited, is principally engaged in tourists-related, cruise leasing and management and travel agency businesses in Hong Kong and Macau.

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