

**Press Release**  
**(For immediate release)**

**Pier 16 – Property Development Limited**  
**Signed a HK\$1.6 Billion Syndicated Loan Facility**

(June 28, 2007 – Hong Kong) Pier 16 – Property Development Limited (“Pier 16”), which is owned as to 49% by Macau Success Limited (“Macau Success” or the “Group”, Stock Code: 487) and 51% by SJM-Investimentos Limitada, is pleased to announce that Pier 16 has signed a HK\$1.6 billion five-year syndicated loan facility agreement (the “Facility”) today with a consortium of eight leading Macau and local banks.

The proceeds of the Facility will be used to finance the development of Ponte 16 which is the world-class integrated resort project in Macau. The Facility carries interest at HIBOR plus 2.1% per annum and is guaranteed by Macau Success and Sociedade De Jogos De Macau S.A.

The Facility received positive and enthusiastic response from banks during the general syndication period. Due to the overwhelming response from the capital markets, the syndication was over-subscribed. The Facility is arranged by Seng Heng Bank.

Commenting on the syndication, Mr. Sonny Yeung, CEO of Pier 16 and Chairman of Macau Success, said, "The excellent response to this successful syndication reflects the strong confidence of the capital markets in the Ponte 16 project and its substantial future prospects. Looking ahead, we will continue to execute our business strategy to develop gaming, entertainment and tourism related businesses in order to create value for our shareholders and employees."

The Facility has the backing of the following major financial institutions:

Bank	Total Commitment (HK\$)
The Bank of East Asia, Ltd., Macau Branch	420mil
Seng Heng Bank Limited (Arranger)	330mil
Banco Weng Hang, S.A.	200mil
Bank of China Limited, Macau Branch	150mil
BNP Paribas Macau Branch	150mil
Industrial and Commercial Bank of China Limited, Macau Branch	150mil
Chong Hing Bank Limited	100mil
Industrial and Commercial Bank of China (Asia) Limited	100mil
<b>Total</b>	<b>1,600mil</b>

## About Macau Success Limited

Macau Success Limited (Stock Code: 487) is the flagship of Success Universe Group, and is currently involved in the leasing and management of the cruise and in the travel business and is actively expanding into entertainment & gaming related businesses 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.

The Group is developing its flagship project - Ponte 16 in Macau in partnership with SJM-Investimentos Limitada ("SJM-Investimentos"), a wholly-owned subsidiary of Sociedade de Jogos de Macau, S.A. Owned 49% by the Group and 51% by SJM-Investimentos, Ponte 16 is a world-class integrated resort that comprises a five-star hotel, casino (subject to the approval of Macau SAR Government), recreational facilities, shopping arcade, a European themed promenade and major restaurants.

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