



MACAU SUCCESS LIMITED

澳門實德有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 487)

ANNOUNCEMENT

The Board has noted the recent increases in the price and trading volume of the shares of the Company and wishes to state that, save as mentioned below, it does not aware of any reason for such increases.

This statement is made at the request of The Stock Exchange of Hong Kong Limited (“the Stock Exchange”).

The board of directors (the “Board”) of Macau Success Limited (the “Company”) has noted the recent increases in the trading volume and price of the shares of the Company and wishes to state that, save as mentioned below, it does not aware of any reason for such increases.

The Board noticed that an article appearing in Sing Pao today (the “Article”) alleged that Mr. Lee Siu Cheung (“Mr. Lee”), an executive director of the Company, said that the Company was under negotiations to develop a theme park namely “Ponte 16” in Macau (the “Project”).

In this regard, reference is made to the Company’s announcement dated 7 May 2004 in relation to the Project. The Board would like to clarify that the Project is merely one of the possible tourism-related business opportunities which the Company and/or its subsidiaries are looking for. However, no concrete plans, timetable, binding agreements and letter of intents in relation to the Project has yet been finalized as at the date of this announcement.

Save as disclosed above, the Board confirms that there are no negotiations or agreements relating to any intended acquisition or realization which are discloseable under Rule 13.23 of the Rules Governing the Listing of Securities (the “Listing Rules”) on the Stock Exchange, neither is the Board aware of any matters discloseable under the general obligation imposed by Rule 13.09 of the Listing Rules, which is or may be of a price sensitive nature.

This statements is made by the order of the Board of the Company, the directors of which individually and jointly accept responsibility for the accuracy of this statement.

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

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

Hong Kong, 28 September 2004