



MACAU SUCCESS LIMITED

澳門實德有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 487)

CLARIFICATION ANNOUNCEMENT

The Board would like to make clarification on the Press Articles as appeared in certain Chinese newspapers on 17 February 2005 in relation to the possible injection of certain gaming and entertainment assets (including but not limited to VIP gambling rooms) by Mr. Yeung, a substantial shareholder of the Company, into the Group.

The Board has also noted the recent increase in the trading volume of the shares of the Company and wish to state that they are not aware of any reasons for such increase save for those as disclosed in this announcement.

Shareholders and potential investors should exercise caution in dealing with the shares of the Company.

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

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

CLARIFICATION

The Board refers to the press articles (the “Press Articles”) appearing in certain Chinese newspapers on 17 February 2005. It was alleged in the Press Articles that Mr. Yeung Hoi

Sing, Sonny (“Mr. Yeung”), a substantial shareholder of the Company, might inject certain gaming and entertainment assets (including but not limited to VIP gambling rooms) into the Group (the “Possible Injection”).

In this regard, the Board wishes to state that, up to the date of this announcement, there is no negotiation between the Group and Mr. Yeung in relation to the Possible Injection notwithstanding that the Group has, from time to time, considered any opportunity in relation to (i) the acquisition of certain gaming and entertainment assets including the Possible Injection; and (ii) participating in the gaming related business. The Board also wishes to state that, up to the date of this announcement, no concrete terms or structures, both oral or written, and no negotiation have yet been arrived by the Group in respect of the aforesaid participation in the gaming related business and the Possible Injection.

The information alleged in the Press Articles was based on the interview of Mr. Lee Siu Cheung, executive director of the Company, by the reporters of certain Chinese newspapers following the Company’s annual general meeting held on 16 February 2005.

Save as disclosed herein, the Board confirms that there are no negotiations or agreements relating to intended acquisitions or realisations 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.

Made by the order of the Board, the directors of which individually and jointly accept responsibility for the accuracy of this statement.

Shareholders and potential investors should exercise caution in dealing with the shares of the Company.

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

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, Ann

Hong Kong, 17 February 2005

* *For identification purpose only*