



MACAU SUCCESS LIMITED

澳門實德有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 00487)

PROFIT WARNING

The Board wishes to inform the shareholders and potential investors of the Company that it is expected that the Group may record a loss for the year ending 30 September 2008 as a result of the increase in the Group's share of loss of the Associates and the decrease in contribution from the Group's cruise leasing and management businesses to the Group's results during the year.

This announcement is made by Macau Success Limited (the "Company", together with its subsidiaries, the "Group") pursuant to Rule 13.09(1) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The board of directors of the Company (the "Board") wishes to inform the shareholders and potential investors of the Company that for the reasons disclosed in this announcement, it is expected that the Group may record a loss for the year ending 30 September 2008.

According to the preliminary assessment by the Board and based on the latest management accounts of (i) the Company; and (ii) the associates of the Company which are all related to the Group's flagship project, Ponte 16 (the "Associates"), it is expected that the Associates will incur a significant loss during the twelve months period ending 30 September 2008, which is mainly attributable to the depreciation charges and high operating costs in the initial stage of operation of the business of the Associates. Accordingly, it is expected that the Group's share of loss of the Associates for the year ending 30 September 2008 will be significantly higher than that for the year ended 30 September 2007. On the other hand, the Group's cruise leasing and management businesses have also been adversely affected by high fuel oil and operating costs resulting in a decrease in its contribution to the Group's results. As such, it is expected that the Group may record a loss for the year ending 30 September 2008.

* *For identification purpose only*

As the Group's consolidated results for the year ending 30 September 2008 have not yet been finalized, the Company has not quantified the amount of loss for the year ending 30 September 2008. The information contained in this announcement is only a preliminary assessment by the management of the Group and is not based on any figures or information which has been audited or reviewed by the Company's auditors. Shareholders and potential investors of the Company are advised to read carefully the audited consolidated results announcement of the Group for the year ending 30 September 2008 which is expected to be published before the end of January 2009.

By Order of the Board of
MACAU SUCCESS LIMITED
Ma Ho Man, Hoffman
Deputy Chairman

Hong Kong, 24 September 2008

As at the date of this announcement, the Board comprises two executive directors, being Mr. Yeung Hoi Sing, Sonny (Chairman) and Mr. Ma Ho Man, Hoffman (Deputy Chairman); one non-executive director, being Mr. Choi Kin Pui, Russelle; and three independent non-executive directors, being Mr. Luk Ka Yee, Patrick, Mr. Yim Kai Pung and Ms. Yeung Mo Sheung, Ann.