



MACAU SUCCESS LIMITED

澳門實德有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 0487)

ANNOUNCEMENT MADE PURSUANT TO RULE 13.09 OF THE LISTING RULES

This announcement is made pursuant to Rule 13.09 of the Listing Rules.

The Board wishes to announce that the entering into of the Formal Agreement is postponed to 7 September 2007 or such later date as both Golden Sun and Maruhan may agree in writing.

The Board wishes to emphasize that the LOI is non-binding and the Proposed Disposal is subject to, inter alia, the signing of the Formal Agreement. As the Proposed Disposal may or may not proceed, the investors and the shareholders of the Company are urged to exercise caution when dealing in the securities of the Company. Further announcement in respect of the Proposed Disposal will be made by the Company as and when appropriate in accordance with the Listing Rules.

This announcement is made pursuant to Rule 13.09 of the Listing Rules.

Reference is made to the announcement dated 27 July 2007 issued by the Company (the “Announcement”). Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Announcement.

As stated in the Announcement, Golden Sun and Maruhan entered into the LOI on 27 July 2007 pursuant to which they would negotiate in good faith with a view to the entering into of the Formal Agreement by 31 August 2007 or such later date as both Golden Sun and Maruhan may agree in writing.

* *For identification purpose only*

The Board wishes to announce that as negotiation between Golden Sun and Maruhan has not been finalised and due diligence investigation for the Proposed Disposal is still in progress, the entering into of the Formal Agreement is postponed to 7 September 2007 or such later date as both Golden Sun and Maruhan may agree in writing.

The Board wishes to emphasize that the LOI is non-binding and the Proposed Disposal is subject to, inter alia, the signing of the Formal Agreement. As the Proposed Disposal may or may not proceed, the investors and the shareholders of the Company are urged to exercise caution when dealing in the securities of the Company. Further announcement in respect of the Proposed Disposal will be made by the Company as and when appropriate in accordance with the Listing Rules.

By Order of the Board of
Macau Success Limited
Ma Ho Man, Hoffman
Executive Director

Hong Kong, 31 August 2007

As at the date of this announcement, the Board comprises three executive Directors, being Mr. Yeung Hoi Sing, Sonny (Chairman), Mr. Lee Siu Cheung (Deputy Chairman) and Mr. Ma Ho Man, Hoffman; 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.