



MACAU SUCCESS LIMITED
澳門實德有限公司

Macau Success Reports 160% Net Profit Growth to HK\$13.8 million in 1H05-06

* * * *

***Core Business Continues to Provide Stable Income
King Seiner Palace Loan Interest Boosts Bottom Line***

- Net profits attributable to shareholders surged 160% to HK\$13.8 million
- Group turnover remained stable and reached approximately HK\$50.9 million
- Turnover from the cruise business was approximately HK\$47.7 million, segment profit was approximately HK\$24.0 million
- Turnover from the travel business grew 18% to HK\$3.3 million
- Loan interest income generated from King Seiner was approximately HK\$5.0 million
- The Group declare an interim dividend of HK0.15 cents per ordinary share
- The Group's integrated casino resort – Ponte 16 was granted the approval to double its Gross Floor Area to 126,500 square metres
- The first phase of Ponte 16 is targeted to complete and commence business in the second quarter of 2007

(Hong Kong, 22 June 2006) – Macau Success Limited (“Macau Success” or “the Group”) (Stock Code: 0487) today reported its unaudited interim results for the six months ended 31 March 2006. Profit attributable to shareholders surged 160% to approximately HK\$13.8 million (2005: approximately HK\$5.3 million). Earnings per share were HK0.72 cents (2005: HK0.29 cents), representing an increase of 148%. During the period under review, total turnover of the Group remained at more or less the same level as last year at approximately HK\$50.9 million (2005: approximately HK\$50.4 million), and gross profit was approximately HK\$47.6 million (2005: approximately HK\$47.2 million).

The Directors recommended an interim dividend of HK0.15 cents per ordinary share for the six months ended 31 March 2006.

Mr. Yeung Hoi Sing, Sonny, Chairman of the Group said, “With stable revenue stream and effective cost control measures, turnover and gross profit of the Group for the first half of financial year 2005-2006 were in line with our expectation. The strong triple-digit growth in net profit was contributed by the loan interest income of approximately \$5.0 million from our loan arrangement with King Seiner Palace, proving the success of our strategy of expanding the income base.”

Mr. Yeung continued, “With this encouraging results, the management also decided to share the success with our valued shareholders by declaring the first-ever dividend. The Group will continue to look for more growth opportunities in order to drive deep values to our shareholders.”

Mr. Yeung added, “We are also delighted to report that our core business continued to contribute stable income. Turnover and profitability from our cruise business remained stable while our travel business underwent a moderate growth in turnover.”

Cruise business remained the principal revenue contributor for the Group with stable income growth. The leasing and management of cruise, M.V. Macau Success, accounted for 94% of the Group’s total turnover during the period. Turnover from the cruise business remained more or less the same as last year at approximately HK\$47.7 million (2005: approximately HK\$47.6 million). Segment profit from this business was approximately HK\$24.0 million (2005: approximately HK\$22.7 million).

The travel business recorded a turnover of approximately HK\$3.3 million during the period under review, representing an increase of 18% (2005: approximately HK\$2.8 million), and accounting for 6% of the total turnover. With the increase in revenue and effective cost optimization measures, the net loss of this business was narrowed to approximately HK\$0.2 million.

During the period under review, the Group’s received loan interest income of approximately HK\$5.0 million pursuant to the loan agreement with King Seiner Palace, signed by an indirect wholly-owned subsidiary, Joyspirit Investments Limited (“Joyspirit”), on 7 March 2005. This loan interest income has made a positive impact on the Group’s performance with a strong boost to the bottom line

In addition, the Group has successfully completed a number of major milestones in the development of its flagship project - Ponte 16 into one of Macau’s most sophisticated and attractive casinos and leisure landmarks. In February 2006, Pier 16 - Property Development announced the appointment of Accor Asia Pacific (“Accor”), to manage the hotel facilities of the Ponte 16 complex under Accor’s deluxe brand “Sofitel”.

In April 2006, the Group also announced the approval of the increase of gross floor area of the Ponte 16 development from 63,584 square metres to 126,500 square metres by the Macau SAR Government. This would allow the project to yield a much higher business value to the Group. The total investment of the project under the enlarged GFA would be increased to approximately HK\$2.4 billion.

“Looking ahead, the Group will continue to enjoy stable income from our cruise business and will focus on optimizing the travel business, with an aim to turning it around in the very near future. We will also keep close track of the financial performance of King

Seiner Palace and decide if and when the Group would exercise the option of investing in it directly. In addition, the completion of first phase of Ponte 16 by the second quarter of 2007 will present a major expansion opportunity to our business and income stream,” Mr. Yeung said.

The Group underwent two major corporate developments in the months after the interim period that would yield significant and positive effects in its business and financial strength. On 10 April 2006, the Group announced that Mr. Li Chi Keung, Chairman of Macau Golden Group, through Joy Idea Investments Limited (“Joy Idea”), has acquired 120,000,000 shares of the Group from the existing shareholdings of Mr. William Chan’s family and became a strategic shareholder of Macau Success, holding a 5.6% stake. At the same time, the Group raised a total of HK\$252 million as general working capital by placing 235,000,000 shares on 12 April 2006.

Mr. Yeung concluded, “With a steady business growth, enlarged income base and strengthened financial resources, Macau Success is well-positioned to capitalize on the lucrative opportunities available in the gaming and entertainment industry in Macau. Further afield, our vision is to become one of the leading gaming and entertainment companies in the region and we will continue to explore other opportunities for development in Macau and beyond.”

- end -

About Macau Success Limited

Macau Success Limited is a subsidiary and flagship of Success Universe Group, and is currently involved in Cruise and Travel Services and is actively expanding into Entertainment & Gaming in Macau.

The Group owns a 9-deck cruise ship, the 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.

Macau Success is developing its flagship project, Ponte 16, in Macau, in partnership with Sociedade de Jogos de Macau, S.A. (“SJM”) and Joy Idea Investments Limited. Owned 36.75% by Macau Success, 51% by SJM and 12.25% by Joy Idea, Ponte 16 is a multi-functional, integrated resort consisting of hotel, retail, F&B, recreational facilities, and casino (which is subject to Macau SAR Government’s approval).

The Group also indirectly participates in the Macau VIP gaming business through a loan arrangement and option deed with King Seiner Palace Promotor De Jogos, Limitada (“King Seiner”), which operates gaming intermediaries business at King Seiner Palace VIP Hall in Pharaoh Hotel, Macau.

For enquiries, please contact

Summy Chu
Macau Success Limited
Tel: (852) 3101 8590

Mike Wong / Fanny Jor
Ruder Finn Hong Kong
Tel: (852) 2521-0800