

Press release

(For immediate release)

Macau Success and SBI Holdings Form Strategic Partnership in Ponte 16 To Create a New Force for Business Expansion

(13 July 2008 - Hong Kong) Macau Success Limited (“Macau Success” or “the Company”; Stock Code: 00487.HK) today announced that on 7 July 2008, Favor Jumbo Limited (“Favor Jumbo”), an indirect wholly-owned subsidiary of the Company, as vendor and the Company as Favor Jumbo’s guarantor signed a conditional Sale and Purchase Agreement (“S&P Agreement”) with SBI Macau Holdings Limited (“SBI Macau”), a wholly-owned subsidiary of SBI Holdings, Inc. (“SBI Holdings”). This transaction represents a strategic partnership which creates a new force in the gaming, entertainment and tourist-related industries of Macau and beyond.

Pursuant to the S&P Agreement, SBI Macau conditionally agreed to purchase 4.55% of the entire issued share capital of Golden Sun Profits Limited (“Golden Sun”), a company wholly-owned by Favor Jumbo, at a consideration of approximately HK\$92.5 million. Besides, SBI Macau conditionally agreed to accept the assignment of all rights, title, interests and benefits of 4.55% of the entire amount of the interest free shareholder’s loan owing by Golden Sun to Favor Jumbo at a consideration of approximately HK\$37.5 million. The total consideration of this transaction is HK\$130 million. Golden Sun indirectly holds approximately 44% equity interest in Pier 16 - Property Development Limited (“Pier 16 - Property Development”) which is principally engaged in the investment, development and operation of the Company’s flagship project, Ponte 16. The transaction consideration was arrived at after arm’s length negotiation between Favor Jumbo and SBI Macau mainly with reference to the valuation in respect of the property held by Pier 16 – Property Development and the net asset value of Golden Sun.

Favor Jumbo, Macau Success, SBI Macau, SBI Holdings and Golden Sun will enter into a Shareholders’ Agreement upon completion of the said transaction. Pursuant to the agreement, Favor Jumbo will, in consideration of HK\$1 to be paid by SBI Macau, grant SBI Macau the right to require Favor Jumbo to purchase or procure the purchase from SBI Macau of the Put Interest, being the legal and beneficial ownership of SBI Macau’s entire equity interest in Golden Sun and the entire amount of shareholder’s loans owing by Golden Sun to SBI Macau. The said Put Option can be exercised starting from the fifth anniversary of the entering into of the Shareholders’ Agreement and ending on the day falling two months thereafter.

Mr. Hoffman Ma, Deputy Chairman and Executive Director of Macau Success, said, “We are very pleased to have established a strategic partnership with SBI Holdings and we are honoured to be working with such experts in finance and property. We can definitely benefit

from SBI Macau’s extensive experience in asset management and real estate development; whereas SBI Holdings can provide funding and investment recommendations to Ponte 16.”

Upon completion of the said transaction, the Company and its subsidiaries (“will record unaudited net proceeds of approximately HK\$127.5 million. The Company intends to use it for general working capital and to fund any potential business opportunities available to the Company in the future.

On 7 July 2008, Macau Success also entered into the Letter of Intent (“LOI”) with SBI Holdings in relation to the future investment or carrying on of any casino and related entertainment and resort business as well as real estate business in Japan. In view of the growth potential in travel and entertainment related business opportunities in Japan and the synergies that might be created by putting the expertise of both Macau Success and SBI Holdings together, the Directors consider that it is in the interests of the Company to enter the LOI.

“We believe this transaction offers a mutually beneficial relationship. Together with this reputable Japanese partner, SBI Macau, we are well positioned to expand our gaming business in Japan once gaming licenses are granted in the future. We are confident that this strategic move will accelerate our growth strategy and provide long-term returns for our shareholders,” concluded Mr. Ma.

About Macau Success Limited

Macau Success Limited (Stock Code: 00487.HK), being the flagship of Success Universe Group, is currently involved in cruise leasing and management business, travel business, and is actively expanding its business in gaming, entertainment and tourist-related industries in Macau.

The Group owns a 9-deck cruise ship, M.V. Macau Success, which is based in Hong Kong. The ship features a world-class casino and various spectacular entertainment facilities.

With regard to its travel business, the Group offers a wide range of one-stop travel services to customers through Travel Success Limited in Hong Kong and Travel Success (Macau) Limited in Macau respectively.

The Group is actively developing its flagship project, Ponte 16 in Macau, in partnership with SJM – Investimentos Limitada (“SJM – Investimentos”), a wholly-owned subsidiary of Sociedade de Jogos de Macau, S.A., and Maruhan Corporation (“Maruhan”). Owned approximately 44% by the Group, 51% by SJM – Investimentos and approximately 5% by Maruhan, Ponte 16 is a world-class integrated casino-entertainment resort. It comprises a five-star luxury hotel - Sofitel Macau at Ponte 16, a casino and renowned restaurants in Phase One, while recreational facilities, a shopping arcade and a European themed promenade will be opened in Phase Two.

About SBI Macau Holdings Limited

SBI Macau Holdings Limited is wholly-owned by SBI Holdings, Inc. and is principally engaged in asset management, real estate development, provision of investment consultancy service, and import and export trading. SBI Holdings and its subsidiaries are engaged in asset management, primarily through SBI Investment Co., Ltd., one of the largest venture capital firms in Japan; brokerage and investment banking, mainly through SBI E*TRADE SECURITIES Co., Ltd., the largest online securities company in Japan; housing and real estate business; and provision of other financial services.

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