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## **CHINA STAR ENTERTAINMENT LIMITED**

*(Incorporated in Bermuda with limited liability)*

**(Stock Code: 326)**

### **VOLUNTARY ANNOUNCEMENT**

Reference is made to the interim report (the “**Interim Report**”) of China Star Entertainment Limited (the “**Company**”, together with its subsidiaries as the “**Group**”) for the six months ended 30 June 2019. Unless the context requires otherwise, capitalised terms used herein shall bear the same meanings as defined in the Interim Report.

As disclosed in the Interim Report, the Group has a property development project in Macau at Lot 6C, Lot 6D and Lot 6E at Zona de Aterros do Porto Exterior, Macau which is tentatively named as “Tiffany House” (the “**Project Tiffany House**”). Project Tiffany House is adjacent to Macao Polytechnic Institute and next to Golden Lotus Square, and is a couple of blocks away from Macau Fisherman’s Wharf and Sands Casino. The Company announces that the Group has obtained the occupation permit for the Project Tiffany House before the expiry date (i.e. 21 December 2019) of the land concession and development period.

By order of the Board  
**China Star Entertainment Limited**  
**Heung Wah Keung**  
*Chairman*

Hong Kong, 20 December 2019

*As at the date of this announcement, the executive directors of the Company are Mr. Heung Wah Keung, Ms. Chen Ming Yin, Tiffany and Ms. Li Yuk Sheung; the independent non-executive directors of the Company are Mr. Hung Cho Sing, Mr. Ho Wai Chi, Paul and Mr. Tang Chak Lam, Gilbert.*