



MACAU SUCCESS LIMITED

澳門實德有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 487)

UNUSUAL TRADING VOLUME AND PRICE MOVEMENTS

The Board has noted the recent increases in the trading volume and price of the shares of the Company and wish to state that they are not aware of any reasons for such increases save for those as disclosed in this announcement.

This statement is made at the request of The Stock Exchange of Hong Kong Limited (the "Stock Exchange").

The board of directors (the "Board") of Macau Success Limited (the "Company") noted the recent increases in the trading volume and price of the shares of the Company (the "Unusual Movements") and wish to state that save for the transfer of 120,000,000 shares of the Company (the "Shares") by Spring Wise Investments Limited ("Spring Wise"), which is 50% owned by Mr. Chan William, executive director of the Company, to Joy Idea Investments Limited ("Joy Idea"), an independent third party, on today at an off exchange price of HK\$1.074 per Share which represents 6.30% to the total issued Shares (the "Transfer"), we are not aware of any reasons for the Unusual Movements. Immediate after the Transfer, the number of Shares held by Spring Wise was decreased from 332,352,630 Shares to 212,352,630 Shares, representing 17.45% and 11.15% respectively, to the total issued Shares.

Joy Idea currently owns 12.25% equity interest in Pier 16 – Property Development Limited, a company owned as to 36.75% by the Company indirectly and as to 51% by SJM Investimentos Limited, which engages in developing an integrated entertainment resort in Macau.

We also confirm that there are no negotiations or agreements relating to intended acquisitions or realisations which are discloseable under rule 13.23 of the Rules Governing the Listing of Securities (the "Listing Rules") on the Stock Exchange, neither is the Board aware of any matter discloseable under the general obligation imposed by rule 13.09 of the Listing Rules, which is or may be of a price-sensitive nature.

Made by the order of the Company, the board of directors of which individually and jointly accept responsibility for the accuracy of this statement.

By Order of the Board of
Macau Success Limited
Agnes N. Y. Chiu
Company Secretary

Hong Kong, 10 April 2006

The Board comprises:

Executive Directors:

Mr. Yeung Hoi Sing, Sonny

Mr. Chan William

Mr. Lee Siu Cheung

Non-executive Director

Mr. Choi Kin Pui, Russelle

Independent Non-executive Directors:

Mr. Luk Ka Yee, Patrick

Mr. Yim Kai Pung

Ms. Yeung Mo Sheung, Ann

* For identification purpose only