

**MACAU SUCCESS LIMITED ANNOUNCED
TO INCREASE ITS STAKE IN HOTEL PONTE 16 PROJECT BY 12.25% TO 36.75%**
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**IN LINE WITH THE GROUP'S OVERALL DEVELOPMENT STRATEGY
AND FURTHER STRENGTHEN ITS STRATEGIC POSITION IN MACAU'S GAMING AND
TOURISTS-RELATED BUSINESS**

(Hong Kong, 19 May 2005) — Macau Success Limited ("Macau Success" / the "Group") (Stock Code: 0487) is pleased to announce that its wholly-owned subsidiary, World Fortune Limited ("World Fortune") acquired 12.25% of Pier 16 - Property Development Limited ("Pier 16 - Property Development") from Joy Idea Investments Limitedⁱ ("Joy Idea") and thereafter increased its stake to 36.75%. The total consideration amounts to HK\$99,250,000, in which HK\$98,000,000 by sale shares and HK\$1,250,000 by acquiring sale loan of the initial shareholder. Upon the completion of the transactions, the total consideration will be payable by World Fortune in cash, and the shareholding structure for Pier 16 - Property Development will be changed to: 51.00% by SJM-Investimentos Limitadaⁱⁱ, 36.75% by World Fortune and 12.25% by Joy Idea.

At present, the board of Pier 16 - Property Development composed three directors, two were appointed by SJM-Investimentos, while one was appointed by World Fortune. The Chairman of Macau Success, Mr Yeung Hoi Sing, Sonny, has been appointed as the director and the CEO of Pier 16 - Property Development. Upon the completion of the transaction, each of SJM-Investimentos and World Fortune will nominate one more director to the board and Mr Lee Siu Cheung, Marco, Executive Director of Macau Success will be nominated as one of the new directors of Pier 16 - Property Development.

The Chairman of Macau Success, Mr Yeung Hoi Sing, Sonny said, "We are pleased that the Group is offered this golden opportunity to increase its stake in Ponte 16 project. Such move is in line with the Group's overall development strategy and further strengthen our position in Macau's gaming and tourists-related business. And it has been my honor to be appointed as the director and the CEO of Pier 16 - Property Development. I am committed to make my contribution to the development of Ponte 16 with the Group's long-established network and experience in entertainment industry. Mr Lee Siu Cheung, Marco, being the executive director of Macau Success and the project director of Ponte 16, will be appointed as an additional director of Pier 16 - Property Development. As an professional architect, we believe that his expertise in the architecture industry will bring a new tourist spot that filled with the atmosphere of Macau's old days."

The consideration of the increase of 12.25% stake of Pier 16 – Property Development amounted to HK\$98,000,000, that was reached between World Fortune and Joy Idea with reference to the property valuation conducted by an independent professional property valuer. Based on the preliminary result of the property valuation, the valuation of the land parcel is estimated to be HK\$890,000,000 as at 6 May 2005, and an interest of 12.25% in the land parcel as at 6 May 2005 is equivalent to approximately HK\$109,000,000. The consideration of acquiring the sale loan of the initial shareholder amounted to HK\$1,250,000 which represented 50% of the acquired loans provided by Joy Idea to Pier 16 – Property Development.

To manifest the design of Ponte 16 to an international standard, Pier 16 – Property Development has hired an international renowned architect, The Jerde Partnership as the designer of the Ponte 16. According to the current development plan, the theme of Ponte 16 will resemble the design and construction style of architectures in Macau during the early-to-middle 20th Century to enhance visitors' understanding in the history and culture of Macau. In this regard, Ponte 16 has retained Macau Millennium College as the historical reference adviser.

In addition to the world-class design, Ponte 16 also possesses unique geographical advantages, as it is close to Zhuhai, the PRC and located at the main street in Macau parallel with Hotel Lisboa and Ruins of St. Paul's. Moreover, the premium quality theme park facilities will certainly be attractive to visitors. Therefore, the Group is very confident towards the prospects of Ponte 16.

Ponte 16 will include a luxury hotel with 200 exquisitely equipped luxurious guestrooms and 20 VVIP mansions, and a casino with not less than 150 gaming tables, shopping arcades, a cultural space and car parks, with an aggregate gross floor area amounts to approximately 63,584 square metres. The first phase of Ponte 16 is expected to be completed by the end of 2006.

The Government of Macau has agreed to lease the land parcel located at between Pier No. 12A to 20, Inner Harbour of Macau to Pier 16 - Property Development for the development of a theme park construction project, namely Ponte 16. The total site area is approximately 23,066 square metres and the land premium is approximately HK\$87,260,000 for a term of 25 years commencing from 14 February 2005 and renewable thereafter in accordance with the laws of Macau.

The spokesman of Macau Success said, "the increased stake in Pier 16 - Property Development is part of the Group's overall development plans and enables the Group to increase its participation and investment in the hotel and gaming businesses in Macau. It can increase the shares of results derived from hotel Ponte 16 and create tremendous synergy with the Group's existing cruise ship and travel agency business in order to penetrate into the highly potential market and enhance the shareholders' return."

About Macau Success Limited (Stock Code: 0487)

Macau Success Limited, whose securities are listed on The Stock Exchange of Hong Kong Limited, is principally engaged in tourists-related, cruise leasing and management and travel agency businesses in Hong Kong and Macau.

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ⁱ Joy Idea Investments Limited, a company incorporated in the British Virgin Islands with limited liability which is an independent third party.

ⁱⁱ SJM-Investmentos Limitada, a limited company incorporated under the laws of Macau which is a wholly-owned subsidiary of Sociedade de Jogos de Macau ("SJM"), S.A. and is an independent third party.