

31 December 2008 Results

Speymill Macau Property Company plc has announced its annual results for the year ended 31 December 2008. The full results can be found on the Company's website at www.speymillmacau.com

Highlights:

- IFRS NAV per share was US\$1.09, down 22.7% for the year
 - Mark-to-market valuation losses of US\$0.37 per share
 - Positive impact of share buy-backs of US\$0.16 per share
- Cash of US\$0.26 per share represents sufficient liquidity to meet cash demands until at least June 2010
- Investment properties valued at US\$288.5 million as at 31 December 2008
 - 13% reduction in asset values during the year
 - Diversified portfolio across six assets
 - Average value of US\$396 (HK\$3,071) per square foot
- Diversified investment strategy includes affordable residential and high-quality office sectors
 - US\$153.8 million acquisition of the landmark Grade-A office building AIA Tower
 - US\$131.8 million forward funding investment in 'Lorcha', an 'affordable' high-end residential investment
 - US\$8.7 million investment in newly formed subsidiary - including acquisition of three mid-market residential properties
 - US\$160.3 million disposal of Lot U, a luxury residential investment, delivering a gross return on equity of 125%
- Robust debt and finance structure comfortably within relevant covenant levels
 - Overall leverage level of 65% including monies payable for 'Lorcha' Development
 - Only one financial covenant on the AIA Tower financing; currently 53% LTV, comfortably within 70% LTV covenant
 - All property level financing is structured non-recourse to the Company
 - No exposure to any hedging instruments or other derivatives

Macau Policy Update

Cash Cheques to Macau Residents – The Macau Government is likely to announce details of its "wealth share" cash subsidy arrangement, aimed at boosting domestic consumption amid the global financial crisis. In his 2009 Policy Address, Chief Executive Edmund Ho said that all local residents will obtain a cash handout again this year that would be in line with last year's handout. In 2008, the Government returned its budget surplus by handing out MOP\$5,000 (US\$625) to each and every permanent resident of Macau regardless of their financial standing [non-permanent residents received MOP\$2,000 (US\$250)]. The cash handout is estimated to cost the Government around MOP\$2.5 billion.

Macau to Cut Imported Labour – Francis Tam, Macau's Secretary for Economy and Finance, has said the government was considering slashing the number of imported labourers employed by restaurants, coffee shops and similar businesses in order to boost local workers' employment opportunities. Since the beginning of 2009, the government has stopped approving imported labour applications for supervisory positions in the gaming industry and has also stopped accepting applications to import construction workers.

Macau Business Sector News

MGM Mirage Facing Liquidity Issues – MGM swung to a fourth-quarter net loss on the back of a \$1.2 billion write-down. The company said it saw weakness in gaming and the economy in general in Q1'2009. Analysts believe MGM to be in violation of its 7.5x max debt/EBITDA covenant on its senior revolving credit facility during 2009. Both S&P and Fitch have cut the company's rating to CCC as a result.

Pansy Ho of MGM Grand Macau stated that MGM Grand Macau was financially independent of MGM Mirage and that *"the asset in Macau [MGM Grand Macau] is not part of the syndicated loan [of MGM Mirage], so whatever they do in the US, it won't have a direct effect on us."*

MGM Macau Received Debt Waiver for Q4'2008 – A recent filing to the US stock exchange has stated that MGM Mirage and MGM Grand Macau are at risk of defaulting on US\$818 million in outstanding loans attached to the MGM Grand Macau casino hotel. The filing revealed that MGM was able to obtain a default waiver from its banks during the Q4'2008. No comments from MGM regarding this matter have been made and there has been no mention of any debt waiver for Q1'2009.

SJM Reported 2008 Results with Projects Pull Back to Retain Cash – Earnings per share for SJM dropped from HK\$40.9 cents to HK\$18.4 cents primarily due to revenue declines in the VIP market. SJM cancelled its HK\$4.7 billion (\$606 million) plan to buy the remaining portion of Hotel Lisboa and a further development site from its parent, Sociedade de Turismo e Diversões de Macau. The move is aimed at helping retain the cash level of the Company.

Speymill Macau Property Company plc was established to invest primarily in high quality residential properties in Macau. The Company will also pursue selective commercial investments to capture expected ancillary Macau service sector growth. The Company listed on AIM on 17 November 2006 raising US\$80m and raised a further US\$70m in May 2007. The Company's objective is to provide shareholders with an attractive overall return to be achieved primarily through long-term capital growth. The Manager is Speymill Property Group Limited, the Investment Adviser is Speymill Property Group (Far East) Limited and the Property Adviser is Avila Capital Limited. The Manager, Investment Adviser and Property Adviser are responsible for identifying investment opportunities. The Manager is a wholly owned subsidiary of Speymill Group Plc (AIM: SYG). The Investment Adviser is a wholly owned subsidiary of the Manager.

To read previous editions of Speymill Macau Monthly Monitor, please go to: www.speymillmacau.com (News & Reporting, Miscellaneous)

Floris Van Dijkum
Global Chief Investment Officer
Speymill Property Group plc
Tel: +44 20 7659 0765
Fax: +44 203 0084984
f.vandijkum@speymill.com

Thomas Sipos
Head of Investments Asia Pacific
Speymill Property Group (Far East) Ltd
Tel: +852 2514 6104
Fax: +852 3180 9399
t.sipos@speymill.com

Hard Rock Hotel Macau's Opening on Track – Hong Kong Hard Rock Hotel Macau, located inside the City of Dreams complex in Cotai, has stated that its opening will remain on schedule this year despite the current global financial downturn. The company's top-level management have said the business was not over-leveraged and was "the most profitable business in the US."

Zhuhai Opens Consultancy Office in Macau – Zhuhai's Foreign Trade and Economic Cooperation Bureau has opened a consultancy office at the Macau Business Support Centre, following an agreement with the Macau Trade and Investment Promotion Institute "IPM". According to a statement by IPM, the Zhuhai Consultancy Office aims "to strengthen cooperation and the international competitiveness of the two cities through a shared investment promotion platform."

Macau Economic Data

Gaming Employee Numbers Decline – The number of employees in Macau's gaming industry declined for the first time on record in the fourth quarter, down 3.9% from six months earlier, as casino operators rolled out cost-cutting measures in response to declining gaming revenue. About 12,400 staff, or about a quarter of those officially employed in Macau's gaming industry, have seen their take-home pay cut between 7% and 14% in the past six months.

Total Visitation Down 17% in February 2009 – A substantial decrease of 17% y-on-y in total number of leisure travellers to Macau was observed by the Census and Statistics Services in February 2009. Visitors from the Mainland, which accounts for 50.1% of total visitor arrivals, was down 22% y-on-y. However, the figures are not a like-for-like comparison as the Lunar Chinese New Year this year was celebrated in January instead of February in 2008.

Government Income from Gaming Taxes Falls 11.6% in the first 2 months in 2009 – The Government's income from direct gaming taxes in the first 2 months of this year fell 11.6% y-on-y to MOP\$6.02 billion, according to the Finance Service Bureau. The gross receipts of casinos dropped MOP\$16.5 billion in the same period, representing a drop of 16.3% y-o-y, or 8% m-o-m, according to the Gaming Inspection and Coordination Bureau. Stanley Ho's SJM and Sheldon Adelson's Venetian continue to be the local gaming industry's leaders, with market shares of about 29% and 26%, respectively.

Exports Slump 48%, Imports Drop 17% – A trade deficit of MOP\$4.11 billion was posted for the first 2 months of this year by the Statistics and Census Service due to the large slump in exports.

Companies with Macau Property Business Exposure

Company	Ticker	Market Cap (millions) ⁽⁴⁾	Price as at 27/03/09	Change since 01/01/09	Change since 17/11/06
Speymill Macau Property Co plc ⁽¹⁾	MCAU:LN	US\$35.63	US\$0.31	29%	-69%
Macau Property Opportunities Fund Ltd.	MPO:LN	US\$81.00	£0.60	4%	-40%
Wynn Resorts Ltd.	WYNN:US	US\$2,629.67	US\$21.37	-49%	-77%
Las Vegas Sands Corp.	LVS:US	US\$2,049.89	US\$3.14	-47%	-97%
Melco PBL Entertainment (Macau) Ltd. ⁽²⁾	MPEL:US	US\$1,523.52	US\$3.46	9%	-84%
Polytec Asset Holding Ltd.	208:HK	US\$286.31	HK\$0.36	-29%	-86%
Shun Tak Holding Ltd.	242:HK	US\$620.14	HK\$2.67	25%	-78%
eSun Holdings Ltd.	571:HK	US\$166.46	HK\$1.01	-3%	-88%
Galaxy Entertainment Group Ltd.	27:HK	US\$538.51	HK\$1.27	20%	-85%
SJM Holdings Ltd. ⁽³⁾	880:HK	US\$896.55	HK\$1.81	30%	-40%

Note:

(1) Speymill Macau Property Co plc was listed on 17/11/2006 with IPO price at US\$1.0 per share

(2) The Company was listed on 18/12/2006

(3) The Company was listed 14/07/2006

(4) Exchange Rate: US\$/HK\$ 0.129 (as at 27/03/2009)
US\$/GBP 1.4556 (as at 27/03/2009)

Source: Bloomberg

Speymill Macau Property Company plc was established to invest primarily in high quality residential properties in Macau. The Company will also pursue selective commercial investments to capture expected ancillary Macau service sector growth. The Company listed on AIM on 17 November 2006 raising US\$80m and raised a further US\$70m in May 2007. The Company's objective is to provide shareholders with an attractive overall return to be achieved primarily through long-term capital growth. The Manager is Speymill Property Group Limited, the Investment Adviser is Speymill Property Group (Far East) Limited and the Property Adviser is Avila Capital Limited. The Manager, Investment Adviser and Property Adviser are responsible for identifying investment opportunities. The Manager is a wholly owned subsidiary of Speymill Group Plc (AIM: SYG). The Investment Adviser is a wholly owned subsidiary of the Manager.

To read previous editions of Speymill Macau Monthly Monitor, please go to: www.speymillmacau.com (News & Reporting, Miscellaneous)

Floris Van Dijkum
Global Chief Investment Officer
Speymill Property Group plc
Tel: +44 20 7659 0765
Fax: +44 203 0084984
f.vandijkum@speymill.com

Thomas Sipos
Head of Investments Asia Pacific
Speymill Property Group (Far East) Ltd
Tel: +852 2514 6104
Fax: +852 3180 9399
t.sipos@speymill.com



Speymill
Property Group Limited
www.spg.co.im