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Wynn Macau, Limited

永利澳門有限公司*

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 1128)

PRICE SENSITIVE INFORMATION
UNAUDITED THIRD QUARTER FISCAL 2009 RESULTS
OF OUR CONTROLLING SHAREHOLDER,
WYNN RESORTS, LIMITED

This announcement is issued pursuant to Rule 13.09 of the Rules Governing the Listing of the Securities on The Stock Exchange of Hong Kong Limited.

Our controlling shareholder, Wynn Resorts, Limited has, on or about October 27, 2009 (6:00 a.m., Las Vegas time), announced its unaudited financial results for the third quarter of fiscal 2009.

This announcement is issued by Wynn Macau, Limited (“we” or our “**Company**”) pursuant to Rule 13.09 of the Rules Governing the Listing of the Securities on The Stock Exchange of Hong Kong Limited.

Our Company’s controlling shareholder, Wynn Resorts, Limited, is a company listed on the National Association of Securities Dealers Automated Quotation System (“**NASDAQ**”) in the United States. As at the date of this announcement, Wynn Resorts, Limited beneficially owns approximately 72.3% of the issued share capital of our Company.

Wynn Resorts, Limited files quarterly reports, including quarterly financial information and certain operating statistics under Form 10-Q, with the United States Securities and Exchange Commission (“**SEC**”), in accordance with the ongoing disclosure obligation applicable to a NASDAQ-listed company. Such filings include segment financial information about the Macau operations of Wynn Resorts, Limited, which Macau operations are owned by our Company, and the filings are available in the public domain.

Wynn Resorts, Limited has, on or about October 27, 2009 (6:00 a.m., Las Vegas time), announced its unaudited financial results for the third quarter of fiscal 2009 (“**Quarterly Financial Results**”). If you wish to review the Quarterly Financial Results prepared by Wynn Resorts, Limited and as filed with the SEC, please visit <http://www.sec.gov/Archives/edgar/data/1174922/000134100409002133/0001341004-09-002133-index.htm>.

The financial results of Wynn Resorts, Limited, including the Quarterly Financial Results, have been prepared in accordance with the Generally Accepted Accounting Principles of the United States (“**US GAAP**”), which is different from the International Financial Reporting Standards (“**IFRS**”) that we use to prepare and present our financial information. As such, the financial information in the Quarterly Financial Results is therefore not directly comparable to the financial results our Company discloses as a company listed on the main board of the Hong Kong Stock Exchange. In particular, Average Daily Rate (“**ADR**”) and Revenue Per Available Room (“**REVPAR**”) as presented in the Quarterly Financial Results are based on room revenues as reported under US GAAP, which include associated promotional allowances. Under IFRS, room revenues exclude such promotional allowances. Our shareholders and potential investors are advised that the Quarterly Financial Results are unaudited and have not been prepared or presented by our Company and there is no indication or assurance from our Company that the financial results of our Group for the nine months ended September 30, 2009 will be the same as that presented in the Quarterly Financial Results.

To ensure that all shareholders and potential investors of our Company have equal and timely access to the information pertaining to our Company, set forth below are the key highlights of financial information published by Wynn Resorts, Limited in the Quarterly Financial Results that relates to our Company and our operations in Macau:

- “(1) In the third quarter of 2009, net revenues were US\$448.5 million compared to US\$474.8 million in the third quarter of 2008. Wynn Macau generated Adjusted Property EBITDA of US\$128.2 million, compared to US\$106.3 million in the third quarter of 2008.*
- (2) Table games turnover in the VIP segment was US\$14.1 billion for the period, compared to US\$13.3 billion for the third quarter of 2008. VIP table games win as a percentage of turnover (calculated before discounts and commissions) for the third quarter of 2009 was 2.8%, within the expected range of 2.7% to 3.0% and below the 3.1% experienced in the 2008 quarter.*
- (3) Table games drop in the mass market category was approximately US\$501.8 million during the period, an 11.8% decrease from US\$568.8 million in the third quarter of 2008. Mass market table games win percentage (calculated before discounts) of 20.8% was within the expected range of 19% to 21% and slightly higher than the 20.3% experienced in the third quarter of 2008.*
- (4) Slot machine win decreased 8.9% compared to the third quarter of 2008 and win per unit per day decreased 0.3% to US\$365 compared to US\$366 in the third quarter 2008 as we reconfigured the slot floor and removed approximately 100 machines.*

- (5) Wynn Macau achieved an ADR of US\$263 for the third quarter of 2009, compared to US\$272 in the 2008 quarter. The property's occupancy was 89.2%, compared to 86.2% during the prior year period, generating REVPAR of US\$235 in the 2009 period, slightly above 2008 levels of US\$234.
- (6) On September 30, 2009, we added a new high-limit gaming salon containing approximately 40 machines. In November 2009, we will also add two new private gaming salons with 29 VIP tables.
- (7) As of September 30, 2009, we have incurred US\$375.6 million associated with the construction of Encore at Wynn Macau.
- (8) Total debt outstanding for Wynn Resorts, Limited at the end of the quarter was US\$4.2 billion, including approximately US\$2.7 billion of Wynn Las Vegas debt and US\$1.5 billion of Wynn Macau debt.”

Reconciliation of Operating Income to Adjusted Property EBITDA

	<u>Wynn Macau</u>	
	<u>Three Months Ended September 30,</u>	
	<u>2008</u>	<u>2009</u>
	<u>US\$</u>	<u>US\$</u>
	(amounts in thousands)	
	(unaudited)	
Operating income	59,552	83,228
<i>Pre-opening costs</i>	—	330
<i>Depreciation and amortization</i>	22,610	23,351
<i>Property charges and other</i>	991	562
<i>Royalty fees</i>	18,441	17,797
<i>Corporate and other expenses</i>	3,610	1,603
<i>Stock-based compensation</i>	<u>1,084</u>	<u>1,303</u>
Adjusted Property EBITDA⁽¹⁾	<u><u>106,288</u></u>	<u><u>128,174</u></u>

	<i>Wynn Macau</i>	
	<i>Nine Months Ended September 30,</i>	
	<i>2008</i>	<i>2009</i>
	<i>US\$</i>	<i>US\$</i>
	<i>(amounts in thousands)</i>	
	<i>(unaudited)</i>	
<i>Operating income</i>	242,823	225,614
<i>Pre-opening costs</i>	1	370
<i>Depreciation and amortization</i>	67,561	70,184
<i>Property charges and other</i>	9,371	2,310
<i>Royalty fees</i>	58,280	51,258
<i>Corporate and other expenses</i>	10,293	6,492
<i>Stock-based compensation</i>	2,541	3,762
<i>Adjusted Property EBITDA⁽¹⁾</i>	<u><u>390,870</u></u>	<u><u>359,990</u></u>

(1) Adjusted Property EBITDA is a non-GAAP financial measure. For details regarding Wynn Resorts, Limited's calculation of the Adjusted Property EBITDA, please see the Quarterly Financial Results.

The Adjusted Property EBITDA in the Quarterly Financial Results is without deduction of the royalty fees and the corporate support services fees payable by us.

This announcement contains forward-looking statements. Such forward-looking information involves important risks and uncertainties that could significantly affect anticipated results in the future and, accordingly, such results may differ from those expressed in any forward-looking statements made by us. The risks and uncertainties include, but are not limited to, competition in the casino/hotel and resorts industries, our Company's dependence on existing management, levels of travel, leisure and casino spending, general economic conditions, and changes in gaming laws or regulations. Additional information concerning potential factors that could affect our Company's financial results is included in our Company's prospectus dated September 24, 2009. We are under no obligation to (and expressly disclaims any such obligation to) update the forward-looking statements as a result of new information, future events or otherwise.

Our shareholders and potential investors are advised not to place undue reliance on the Quarterly Financial Results and to exercise caution in dealing in securities in our Company.

By order of the Board
Wynn Macau, Limited
Stephen A. Wynn
Chairman

Hong Kong, October 27, 2009

As at the date of this announcement, the Board comprises Stephen A. Wynn, Ian Michael Coughlan and Linda Chen (as Executive Directors); Kazuo Okada, Allan Zeman and Marc D. Schorr (as Non-Executive Directors); and Nicholas Sallnow-Smith, Bruce Rockowitz and Jeffrey Kin-fung Lam (as Independent Non-Executive Directors).

* For identification purposes only.