

16th August, 2006

ASPERS GROUP TO OPERATE CASINO IN NORTHAMPTON

Aspers Group Limited ('Aspers') is pleased to announce that the company has entered into a joint venture with Kerzner UK Limited to fit out and operate a newly built casino at Commercial Street, Northampton, England.

The Northampton property is a brand new, high quality unit which is licensed as a casino under the provisions of the UK's Gaming Act 1968. The construction work on the building has recently been completed. After a fitting out process, the new facility will open during 2007 under the 'Aspers' brand. It will be owned through the joint venture framework, but Aspers will be responsible for operating the casino.

Damian Aspinall, Chief Executive of Aspers said: 'Kerzner have done a great job in building this project and we are confident that, working together, we can jointly realise its potential. This is one step further forward in our plans to create a substantial network of Aspers units, each of which is a leader in its marketplace.'

Tobin Prior, the UK President of Kerzner said: 'We are pleased to be teaming up with Aspers and are confident that the joint venture will produce the market leading casino that we have always planned for Northampton.'

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Notes for Editors

Aspers Group Limited

Aspers, which is based in Knightsbridge, London, is a joint venture between the Aspinall family and the Packer Organisation. It owns and operates Aspinalls Club in Mayfair, which is one of the world's most famous and exclusive gaming venues. The group is also developing a high quality regional casino business in the UK under the 'Aspers' brand to take advantage of the modernisation of the regulatory framework arising from the Gambling Act 2005. The first of the new Aspers units opened in Newcastle in 2005 and has been well received. Fitting out is now underway at the second unit, in Swansea and other projects are in progress. Aspers is also involved in a number of projects which are seeking licences under the new gaming legislation – these include the International Sports Village in Cardiff, Bournemouth Pavilion and schemes in Swansea, Middlesbrough, Dudley and elsewhere.

Kerzner International Limited

Kerzner, through its subsidiaries, is the developer, owner and operator of Atlantis, Paradise Island ('Atlantis'), a 2,317-room island destination resort complex in The Bahamas, and a leading developer and operator of luxury resort hotels and gaming properties worldwide. Atlantis, the company's flagship property, is a premier destination resort and casino.

Kerzner's gaming business is focused on owning, developing or managing casino properties in attractive markets where it can capitalize on its development and operating expertise. The company developed Mohegan Sun in Uncasville, Connecticut, which is currently operated by and

owned by the Mohegan Tribal Gaming Authority. Following the completion of a major expansion in June 2002, Mohegan Sun is among the largest and most profitable casinos in the world.

Kerzner also has a luxury resort hotel business which consists of a collection of premier properties that primarily operate in the five-star, deluxe-end of the resort market in The Bahamas, Mauritius, Dubai, the Maldives and Mexico under the brand 'One&Only'.