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萬邦投資有限公司
MELBOURNE ENTERPRISES LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 158)

ANNUAL RESULTS ANNOUNCEMENT 2010/2011

The Board of Directors is pleased to announce the consolidated results of the Company and its subsidiary (the "Group") for the year ended 30 September 2011 as follows:

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 30 September 2011

	Note	2011 HK\$'000	2010 HK\$'000
Revenue	2	159,502	146,253
Operating costs		<u>(24,807)</u>	<u>(25,649)</u>
Gross profit		134,695	120,604
Other income		283	1,601
Impairment loss on advance to an associated company		(9)	-
Administrative expenses		(7,929)	(8,316)
Changes in fair value of investment properties		<u>1,053,500</u>	<u>719,100</u>
Operating profit	3	1,180,540	832,989
Share of results of associated companies		<u>(6)</u>	<u>174</u>
Profit before taxation		1,180,534	833,163
Taxation	4	<u>(194,757)</u>	<u>(137,430)</u>
Profit for the year and total comprehensive income for the year attributable to equity holders		<u>985,777</u>	<u>695,733</u>
Earnings per share			
Basic and diluted	6	<u>HK\$ 39.43</u>	<u>HK\$ 27.83</u>

CONSOLIDATED BALANCE SHEET

At 30 September 2011

	Note	2011 HK\$'000	2010 HK\$'000
Non-current assets			
Property, plant and equipment	7	861	631
Investment properties	7	4,739,500	3,686,000
Associated companies		1,036	1,033
Available-for-sale investment		1	1
Advances to an investee company		29,605	29,605
		<u>4,771,003</u>	<u>3,717,270</u>
Current assets			
Debtors, deposits and prepayments	8	7,009	4,966
Cash and bank balances		92,336	95,705
		<u>99,345</u>	<u>100,671</u>
Current liabilities			
Creditors, accruals and deposits	9	36,852	33,444
Current tax payable		23,397	19,655
		<u>60,249</u>	<u>53,099</u>
Net current assets		<u>39,096</u>	<u>47,572</u>
Total assets less current liabilities		<u>4,810,099</u>	<u>3,764,842</u>
Non-current liabilities			
Provision for long service payments		8,346	7,863
Deferred tax liabilities		762,172	588,175
		<u>770,518</u>	<u>596,038</u>
Net assets		<u>4,039,581</u>	<u>3,168,804</u>
Equity			
Share capital		125,000	125,000
Retained profits		3,854,581	2,978,804
Proposed final dividend		60,000	65,000
Total equity		<u>4,039,581</u>	<u>3,168,804</u>

1. PRINCIPAL ACCOUNTING POLICIES

The financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”), and accounting principles generally accepted in Hong Kong. They have been prepared under the historical cost convention, as modified by the revaluation of investment properties and the available-for-sale investment, which are measured at fair value.

The Group has adopted all new or revised accounting standards, amendments and interpretations that are mandatory for the financial year ended 30 September 2011. However, the adoption of these new or revised standards, amendments and interpretations has not had any significant effect on the accounting policies or results and financial position of the Group.

The Group has not early adopted any new or revised HKFRSs that have been issued but are not yet mandatory for the financial year ended 30 September 2011. The Group has already commenced an assessment of the impact of these new or revised HKFRSs but is not yet in a position to state whether these new or revised HKFRSs would have a significant impact on its results of operations and financial position, except for HKAS 12 (Amendments) "Income Taxes - Deferred Tax: Recovery of Underlying Assets".

HKAS 12 (Amendments) provides an exception to the principles in the existing standard for measuring deferred tax assets or liabilities when an investment property is measured at fair value. The amendment introduces a presumption that an investment property measured at fair value will be recovered entirely through sales rather than over time through operations. The implication is that deferred tax liabilities are not provided as capital gains upon sale are not taxed in Hong Kong. This amendment is effective for the financial periods beginning on or after 1 January 2012 and full retrospective application will be required upon its adoption.

At 30 September 2011, the Group has provided deferred tax liabilities of HK\$761 million (2010: HK\$587 million) in relation to revaluation surpluses on investment properties. For the year ended 30 September 2011, the Group also recognised a deferred tax charge of HK\$174 million (2010: HK\$119 million) in the statement of comprehensive income relating to the Group's fair value gain on investment properties for the year.

Taking into account the tax consequence of presuming to recover the value of investment properties through sale, the deferred tax liabilities mentioned above will be reversed upon adoption of HKAS 12 (Amendments).

2. SEGMENT INFORMATION

The Board collectively has been identified as the chief operation decision-maker. The Board reviews the Group's internal reporting in order to assess performance and allocate resources. Management has determined the operating segments based on these reports.

The Board considers property investment and investment holding as the sole operating segment of the Group.

	2011 HKS'000	2010 HKS'000
(a) Revenue		
Property investment	159,502	146,253
(b) Contribution to profit before taxation		
Property investment -		
Rental operation	127,049	113,889
Changes in fair value of investment properties	1,053,500	719,100
	1,180,549	832,989
Share of results of associated companies	(6)	174
Impairment loss on advance to an associated company	(9)	-
Profit before taxation	1,180,534	833,163

Revenue (representing turnover) comprises gross rental and service income from investment properties.

3. OPERATING PROFIT

Operating profit is stated after crediting and charging the following:

	2011 HKS'000	2010 HKS'000
Crediting:		
Bad debts recovered	-	1,152
Interest income	50	77
Charging:		
Depreciation	123	91
Impairment loss on trade debtors	32	389

4. TAXATION

	2011 HK\$'000	2010 HK\$'000
Hong Kong profits tax		
Current taxation -		
Tax for the year	20,785	18,640
Overprovision in respect of prior years	(25)	-
	<u>20,760</u>	<u>18,640</u>
Deferred taxation -		
Changes in fair value of investment properties	173,828	118,651
Origination and reversal of temporary differences	169	139
	<u>169</u>	<u>139</u>
Taxation	<u><u>194,757</u></u>	<u><u>137,430</u></u>

Hong Kong profits tax has been provided at the rate of 16.5% (2010: 16.5%) on the estimated assessable profits for the year.

5. DIVIDENDS

	2011 HK\$'000	2010 HK\$'000
Interim dividend paid of HK\$2.00 (2010: HK\$1.60) per share	50,000	40,000
Final dividend proposed of HK\$2.40 (2010: HK\$2.60) per share	<u>60,000</u>	<u>65,000</u>
	<u><u>110,000</u></u>	<u><u>105,000</u></u>

At a meeting held on 16 December 2011, the Directors recommended a final dividend of HK\$2.40 per share. This proposed dividend will be accounted for as an appropriation of retained profits for the year ending 30 September 2012.

6. EARNINGS PER SHARE

The calculation of basic earnings per share is based on the profit attributable to equity holders of HK\$985,777,000 (2010: HK\$695,733,000) and the 25,000,000 shares in issue throughout the two years ended 30 September 2011 and 2010.

Diluted earnings per share equal basic earnings per share because there were no potential dilutive shares outstanding during the last two years.

7. INVESTMENT PROPERTIES AND PROPERTY, PLANT AND EQUIPMENT

	Investment properties HK\$'000	Property, plant and equipment HK\$'000	Total HK\$'000
Net book value at 30 September 2010	3,686,000	631	3,686,631
Changes in fair value	1,053,500	-	1,053,500
Additions	-	353	353
Depreciation	-	(123)	(123)
Net book value at 30 September 2011	<u>4,739,500</u>	<u>861</u>	<u>4,740,361</u>

The investment properties are held under long leases (over 50 years) in Hong Kong and were revalued at 30 September 2011 and 2010 on an open market value basis by an independent professionally qualified valuer, C S Surveyors Limited.

8. DEBTORS, DEPOSITS AND PREPAYMENTS

	2011 HK\$'000	2010 HK\$'000
Trade debtors, net of provisions		
Within 30 days past due	2,593	2,265
31 to 60 days past due	659	665
61 to 90 days past due	251	178
Over 90 days past due	<u>271</u>	<u>-</u>
Amount past due but not impaired	<u>3,774</u>	<u>3,108</u>

Trade debtors represent rental receivables. The Group normally does not grant credit period to trade debtors. During the year, an impairment loss on trade debtors of HK\$32,000 (2010: HK\$389,000) was recognised in the statement of comprehensive income (operating profit).

9. CREDITORS, ACCRUALS AND DEPOSITS

	2011 HK\$'000	2010 HK\$'000
Trade creditors within 30 days	<u>-</u>	<u>561</u>

BUSINESS REVIEW

Group Results

Profit attributable to equity holders for the year amounted to HK\$985.8 million (2010: HK\$695.7 million). The increase in profit mainly resulted from current year's uplift in fair value of investment properties of HK\$1,053.5 million compared with the HK\$719.1 million in 2010. Turnover for the year amounted to HK\$159.5 million, up 9% year-on-year. Rental operation contributed HK\$127.0 million (2010: HK\$113.9 million) to the operating profit, representing an increase of 12% as compared to last year.

Significant Investments

The Group's investment properties at Melbourne Plaza and Kimley Commercial Building in Central were both 95% let approximately.

Liquidity and Financial Resources

Basically, the Group's working capital requirement was financed by its rental income. As at 30 September 2011, the Group had cash and bank balances totalling HK\$92.3 million (2010: HK\$95.7 million). During the year, the Group did not require any borrowings or overdraft facilities.

Employees and Remuneration Policies

The Group employs a total of 16 employees. The Group recognises the importance of the strength of its human resources for its success. Remuneration for employees is maintained at competitive levels and promotion and salary increments are assessed on a performance basis.

Material Acquisitions, Disposals and Future Developments

There were no acquisitions or disposals of subsidiaries and associated companies during the year. The Group is likely to have to contribute additional shareholder's loans to Billion Park Investment Limited, its available-for-sale investee company, for the development of golf courses and related commercial and residential facilities in Foshan. There are no other plans for material capital investments or future developments.

BOOK CLOSE DATES FOR 2012 AGM

Book close dates : Tuesday, 31 January 2012 to Friday, 3 February 2012
(both days inclusive)

Latest time to lodge transfers with
Share Registrar : 4:30 p.m. on Monday, 30 January 2012

Address of Share Registrar : Computershare Hong Kong Investor Services
Limited, Shops 1712-1716, 17/F., Hopewell
Centre, 183 Queen's Road East, Hong Kong

RECORD DATE FOR PROPOSED FINAL DIVIDEND

Record date and latest time to lodge
transfers with Share Registrar : 4:30 p.m. on Wednesday, 8 February 2012

Address of Share Registrar : Computershare Hong Kong Investor Services
Limited, Shops 1712-1716, 17/F., Hopewell
Centre, 183 Queen's Road East, Hong Kong

Payment date : on or about Friday, 17 February 2012

PURCHASE, SALE OR REDEMPTION OF SHARES

The Company has not redeemed any of its shares during the year. Neither the Company nor its subsidiary company has purchased or sold any of the Company's shares during the year.

AUDIT COMMITTEE

The Audit Committee was established in accordance with the requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") for the purpose of reviewing and providing supervision over the Group's financial reporting process and internal controls. The Audit Committee consists of three Independent Non-executive Directors, one Non-executive Director and one Executive Director as Secretary.

The Audit Committee has reviewed the annual results for the year ended 30 September 2011 and has discussed the financial related matters with management. The figures in respect of this preliminary announcement of the Group's results for the year ended 30 September 2011 have been agreed by the Company's joint auditors, H. C. Watt & Company Limited and PricewaterhouseCoopers, to the amounts set out in the Group's draft consolidated financial statements for the year. The work performed by H. C. Watt & Company Limited and PricewaterhouseCoopers in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the HKICPA and consequently no assurance has been expressed by H. C. Watt & Company Limited and PricewaterhouseCoopers on this preliminary announcement.

CODE ON CORPORATE GOVERNANCE PRACTICES

The Company has complied with the Code on Corporate Governance Practices as set out in Appendix 14 of the Listing Rules throughout the year except that non-executive directors are not appointed for a specific term as they are subject to retirement by rotation and re-election at annual general meeting in accordance with the Articles of Association of the Company.

PUBLICATION OF ANNUAL REPORT ON THE INTERNET

The annual report will be available from Group's website at www.irasia.com and the Stock Exchange's website at www.hkexnews.hk on or before 31 January 2012.

Dato' Dr. Cheng Yu Tung
Chairman

Hong Kong, 16 December 2011

As at the date of this announcement, the Board of the Company comprises (a) three executive directors, namely Dato' Dr. Cheng Yu Tung, Mr. Chung Ming Fai and Mr. Chung Yin Shu, Frederick; (b) one non-executive director, namely Mr. Chung Wai Shu, Robert; and (c) four independent non-executive directors, namely Mr. Yuen Pak Yiu, Philip, Dr. Fong Yun Wah, Mr. Lo Pak Shiu and Mr. Yuen Sik Ming, Patrick.