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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)

INTERIM RESULTS ANNOUNCEMENT 2011/2012

The Board of Directors is pleased to announce the unaudited interim results of the Company and its subsidiary (the "Group") for the six months ended 31 March 2012 as follows:

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

| | Note | Six months ended 31 March | |
|---|------|---------------------------|--------------------------------|
| | | 2012 HK\$'000 | 2011 HK\$'000 (Restated) |
| Revenue | 2 | 90,252 | 78,093 |
| Operating costs | | (14,301) | (12,002) |
| Gross profit | | 75,951 | 66,091 |
| Other income | | 118 | 164 |
| Administrative expenses | | (5,641) | (4,542) |
| Changes in fair value of investment properties | | 171,500 | 672,000 |
| Operating profit | 3 | 241,928 | 733,713 |
| Share of results of associated companies | | (2) | (6) |
| Profit before taxation | | 241,926 | 733,707 |
| Taxation | 4 | (11,617) | (10,179) |
| Profit for the period and total comprehensive income for the period attributable to equity holders | | <u>230,309</u> | <u>723,528</u> |
| Earnings per share | | | |
| Basic and diluted | 6 | <u>HK\$9.21</u> | <u>HK\$28.94</u> |

CONSOLIDATED BALANCE SHEET

| | | 31 March 2012 | 30 September 2011 |
|--|------|------------------|------------------------|
| | Note | HK\$'000 | HK\$'000 (Restated) |
| Non-current assets | | | |
| Property, plant and equipment | 7 | 5,076 | 861 |
| Investment properties | 7 | 4,911,000 | 4,739,500 |
| Associated companies | | 1,048 | 1,036 |
| Available-for-sale investment | | 1 | 1 |
| Advances to an investee company | | 29,605 | 29,605 |
| | | 4,946,730 | 4,771,003 |
| Current assets | | | |
| Debtors, deposits and prepayments | 8 | 6,040 | 7,009 |
| Cash and bank balances | | 81,287 | 92,336 |
| | | 87,327 | 99,345 |
| Current liabilities | | | |
| Creditors, accruals and deposits | 9 | 39,339 | 36,852 |
| Current tax payable | | 13,486 | 23,397 |
| | | 52,825 | 60,249 |
| Net current assets | | 34,502 | 39,096 |
| Total assets less current liabilities | | 4,981,232 | 4,810,099 |
| Non-current liabilities | | | |
| Provision for long service payments | | 8,893 | 8,346 |
| Deferred tax liabilities | | 1,525 | 1,248 |
| | | 10,418 | 9,594 |
| Net assets | | 4,970,814 | 4,800,505 |
| Equity | | | |
| Share capital | | 125,000 | 125,000 |
| Retained profits | | 4,790,814 | 4,615,505 |
| Proposed dividend | | 55,000 | 60,000 |
| Total equity | | 4,970,814 | 4,800,505 |

1. PRINCIPAL ACCOUNTING POLICIES

The principal accounting policies used in the preparation of the interim financial statements are consistent with those used in the annual financial statements for the year ended 30 September 2011, except for the early adoption of Hong Kong Accounting Standard ("HKAS") 12 (Amendment) "Income Tax - Deferred Tax: Recovery of Underlying Assets".

HKAS 12 (Amendment) 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 sale rather than over time through operations. The implication is that deferred tax liabilities are not provided in regard of the surplus of valuations over historical cost as capital gains upon sale are not taxed in Hong Kong. The amendment is mandatory for annual periods beginning on or after 1 January 2012 and full retrospective application is required upon its adoption.

Taking into account the tax consequence of presuming to recover the value of investment properties through sale, deferred tax liabilities previously recognised in regard of valuation surplus will be reversed upon adoption of HKAS 12 (Amendment). The effects are summarised as follows:

Effects on Consolidated Statement of Comprehensive Income

| | Six months ended 31 March | |
|--|---------------------------|----------|
| | 2012 | 2011 |
| | HK\$'000 | HK\$'000 |
| Decrease in taxation | 28,297 | 110,880 |
| Increase in profit for the period and total comprehensive income for the period attributable to equity holders | 28,297 | 110,880 |
| Increase in basic and diluted earnings per share | HK\$1.13 | HK\$4.43 |

Effects on Consolidated Balance Sheet

| | 31 March | 30 September |
|--------------------------------------|----------|--------------|
| | 2012 | 2011 |
| | HK\$'000 | HK\$'000 |
| Decrease in deferred tax liabilities | 789,221 | 760,924 |
| Increase in retained profits | 789,221 | 760,924 |

1. PRINCIPAL ACCOUNTING POLICIES (cont'd)

For the six months ended 31 March 2012, the Group has adopted all new or revised standards, amendments and interpretations that are currently in issue and are mandatory for the financial year ending 30 September 2012. 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.

Apart from HKAS 12 (Amendment), the Group has not applied any new or revised Hong Kong Financial Reporting Standards ("HKFRSs") that have been issued but are not yet mandatory for the accounting period of these financial statements. 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.

2. SEGMENT INFORMATION

The Board collectively has been identified as the chief operating 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.

| | Six months ended 31 March | |
|---|----------------------------------|----------------|
| | 2012 | 2011 |
| | HKS'000 | HKS'000 |
| (a) Revenue | | |
| Property investment | 90,252 | 78,093 |
| | <u>90,252</u> | <u>78,093</u> |
| (b) Contribution to profit before taxation | | |
| Property investment - | | |
| Rental operations | 70,428 | 61,713 |
| Changes in fair value of investment properties | 171,500 | 672,000 |
| | <u>241,928</u> | <u>733,713</u> |
| Share of results of associated companies | (2) | (6) |
| Profit before taxation | <u>241,926</u> | <u>733,707</u> |

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

3. OPERATING PROFIT

Operating profit is stated after crediting
and charging the following:

| | Six months ended 31 March | |
|-----------------|---------------------------|-----------|
| | 2012 | 2011 |
| | HK\$'000 | HK\$'000 |
| Crediting: | | |
| Interest income | 25 | 25 |
| | <u>25</u> | <u>25</u> |
| Charging: | | |
| Depreciation | 285 | 44 |
| | <u>285</u> | <u>44</u> |

4. TAXATION

| | Six months ended 31 March | |
|---|---------------------------|---------------|
| | 2012 | 2011 |
| | HK\$'000 | HK\$'000 |
| | | (Restated) |
| Hong Kong profits tax | | |
| Current taxation | 11,340 | 10,110 |
| Deferred taxation - | | |
| Origination and reversal of temporary differences | 277 | 69 |
| | <u>11,617</u> | <u>10,179</u> |

Hong Kong profits tax has been provided at the rate of 16.5% (2011: 16.5%) on the estimated assessable profits for the period.

5. INTERIM DIVIDEND

The Board declares an interim dividend of HK\$2.20 per share (2011: HK\$2.00 per share) for the year ending 30 September 2012. The Register of Members will be closed from Monday, 4 June to Wednesday, 6 June 2012, both days inclusive, during which period no transfer of shares will be registered. To ensure their entitlement to the interim dividend, shareholders are reminded to lodge their transfers not later than 4:30p.m. on Friday, 1 June 2012 with Computershare Hong Kong Investor Services Limited, Shops 1712-1716, 17/F., Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong. Dividend warrants will be posted to shareholders by Tuesday, 12 June 2012.

6. EARNINGS PER SHARE

The calculation of basic earnings per share is based on profit for the period attributable to equity holders of HK\$230,309,000 (2011, as restated: HK\$723,528,000) and the 25,000,000 shares (2011: 25,000,000 shares) in issue throughout the six months ended 31 March 2012.

Diluted earnings per share equals basic earnings per share because there were no potential dilutive shares outstanding during the period.

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 2011 | 4,739,500 | 861 | 4,740,361 |
| Changes in fair value | 171,500 | - | 171,500 |
| Additions | - | 4,500 | 4,500 |
| Depreciation | - | (285) | (285) |
| Net book value at 31 March 2012 | <u>4,911,000</u> | <u>5,076</u> | <u>4,916,076</u> |

The investment properties are held under long leases (over 50 years) in Hong Kong and were revalued on 31 March 2012 on an open market value basis by an independent professionally qualified valuer, C S Surveyors Limited.

8. DEBTORS, DEPOSITS AND PREPAYMENTS

| | 31 March 2012 HK\$'000 | 30 September 2011 HK\$'000 |
|----------------------------------|---------------------------------------|---|
| Trade debtors | | |
| Within 30 days past due | 2,679 | 2,593 |
| 31 to 60 days past due | 885 | 659 |
| 61 to 90 days past due | 189 | 251 |
| Over 90 days past due | <u>562</u> | <u>271</u> |
| Amount past due but not impaired | <u>4,315</u> | <u>3,774</u> |

Trade debtors mainly represent rentals receivable. The Group normally does not grant credit to trade debtors.

9. CREDITORS, ACCRUALS AND DEPOSITS

| | 31 March 2012 HK\$'000 | 30 September 2011 HK\$'000 |
|--------------------------------|---------------------------------------|---|
| Trade creditors within 30 days | <u>390</u> | <u>-</u> |

BUSINESS REVIEW

Group Results

Net profit for the six months ended 31 March 2012 amounted to HK\$230.3 million (2011, as restated: HK\$723.5 million). The decrease in profit in the current period mainly resulted from current period's moderate uplift in fair value of investment properties of HK\$171.5 million compared with HK\$672.0 million for the same period last year. Operating profit from rental operations increased 14% from HK\$61.7 million to HK\$70.4 million in the current period. Revenue for the period also increased by 16% to HK\$90.3 million (2011: HK\$78.1 million).

Significant Investments

The Group's investment properties at Melbourne Plaza and Kimley Commercial Building in Central were approximately 96% and 88% let respectively.

Liquidity and Financial Resources

Basically, the Group's working capital requirement was financed by its rental income. As at 31 March 2012, the Group had cash and bank balances totalling HK\$81.3 million (30 September 2011: HK\$92.3 million). During the period, the Group did not require any borrowings or overdraft facilities.

Employees and Remuneration Policies

The Group employs 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 subsidiary companies and associated companies during the period. The Group is likely to be required to contribute additional shareholder's loan 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.

PURCHASE, SALE OR REDEMPTION OF SHARES

The Company has not redeemed any of its shares during the six months ended 31 March 2012. Neither the Company nor its subsidiary company has purchased or sold any of the Company's shares in the same period.

AUDIT COMMITTEE

The Audit Committee has reviewed the unaudited interim financial report. The joint auditors conducted a review in accordance with Hong Kong Standard on Review Engagements 2410 issued by the Hong Kong Institute of Certified Public Accountants. On 16 May 2012, the Committee met with the management and the auditors to review the unaudited interim financial statements and consider the significant accounting policies.

CODE ON CORPORATE GOVERNANCE PRACTICES

During the financial period, the Company has complied with the Code on Corporate Governance Practices as set out in Appendix 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited except that independent 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 INTERIM REPORT ON THE INTERNET

The interim report will be available from Group's website at www.irasia.com/listco/hk/melbournweb and the Stock Exchange's website at www.hkexnews.hk on or before 30 June 2012.

Dato' Dr. Cheng Yu Tung
Chairman

Hong Kong, 18 May 2012

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.