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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 2013/2014**

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 2014 as follows:

**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

*For the year ended 30 September 2014*

	Note	2014 HK\$'000	2013 HK\$'000
<b>Revenue</b>	2	211,874	201,436
Operating costs		(51,383)	(40,332)
Gross profit		160,491	161,104
Other income		386	405
Impairment loss on advance to an associate		(1)	(1)
Administrative expenses		(10,450)	(9,620)
Changes in fair value of investment properties		(114,000)	448,500
Operating profit	3	36,426	600,388
Share of results of associates		(8)	(14)
<b>Profit before taxation</b>		36,418	600,374
Income tax expenses	4	(24,694)	(24,861)
<b>Profit and total comprehensive income for the year attributable to equity holders</b>		11,724	575,513
<b>Earnings per share</b>			
Basic and diluted	6	HK\$0.47	HK\$23.02

**CONSOLIDATED BALANCE SHEET***At 30 September 2014*

	<b>Note</b>	<b>2014</b> <b>HK\$'000</b>	<b>2013</b> <b>HK\$'000</b>
<b>Non-current assets</b>			
Property, plant and equipment	7	4,319	4,975
Investment properties	7	5,487,000	5,601,000
Investments in associates		1,030	1,038
Available-for-sale investment		1	1
Advances to an investee company		29,605	29,605
		<u>5,521,955</u>	<u>5,636,619</u>
<b>Current assets</b>			
Debtors, deposits and prepayments	8	5,990	6,095
Cash and bank balances		139,662	124,574
		<u>145,652</u>	<u>130,669</u>
<b>Current liabilities</b>			
Creditors, accruals and deposits	9	49,200	43,710
Current tax payable		25,459	28,191
		<u>74,659</u>	<u>71,901</u>
<b>Net current assets</b>		<u>70,993</u>	<u>58,768</u>
<b>Total assets less current liabilities</b>		<u>5,592,948</u>	<u>5,695,387</u>
<b>Non-current liabilities</b>			
Provision for long service payments		10,624	9,787
Deferred tax liabilities		1,778	1,778
		<u>12,402</u>	<u>11,565</u>
<b>Net assets</b>		<u>5,580,546</u>	<u>5,683,822</u>
<b>Equity</b>			
Share capital		125,000	125,000
Retained profits		5,395,546	5,498,822
Proposed final dividend		60,000	60,000
<b>Total equity</b>		<u>5,580,546</u>	<u>5,683,822</u>

## 1. PRINCIPAL ACCOUNTING POLICIES

The financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRS”) 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.

For the year ended 30 September 2014, the Group has adopted the following new or revised HKFRS, amendments and interpretations that are mandatory and relevant to the Group’s operation for the financial year ended 30 September 2014:

HKFRS 10	Consolidated Financial Statements
HKFRS 12	Disclosure of Interests in Other Entities
HKFRS 13	Fair Value Measurement

HKFRS 10, “Consolidated financial statements”. Under HKFRS 10, subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group has power over an entity, is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect these returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

HKFRS 12 “Disclosure of Interests in Other Entities” includes the disclosure requirements for all forms of interests in other entities, including joint arrangements, associates, special purpose vehicles and other off balance sheet vehicles.

HKFRS 13 “Fair Value Measurement” defines fair value and provides a single source of fair value measurement and disclosure requirements for use across HKFRS. The requirements do not extend the use of fair value accounting.

Except for the adoption of HKFRS 13 which affects the Group’s presentation and requires additional disclosures, the adoption of these new standards and amendments to existing standards did not impact the Group’s reported results and financial position.

The Group has adopted all new or revised standards, amendments and interpretations that are currently in issue and are mandatory for adoption for the financial year ended 30 September 2014

The Group has not early adopted any other new or revised HKFRS that have been issued but are not yet mandatory for the current accounting year. The Group has already commenced an assessment of the impact of these new or revised HKFRS 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 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 as the sole operating segment of the Group.

	<b>2014</b> <b>HK\$’000</b>	<b>2013</b> <b>HK\$’000</b>
<b>(a) Revenue</b>		
Property investment	211,874	201,436

## 2. SEGMENT INFORMATION (CONTINUED)

### (b) Contribution to profit before taxation

Property investment -		
Rental operation	150,427	151,889
Changes in fair value of investment properties	(114,000)	448,500
	<u>36,427</u>	<u>600,389</u>
Share of results of associates	(8)	(14)
Impairment loss on advance to an associate	(1)	(1)
	<u>36,418</u>	<u>600,374</u>

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

## 3. OPERATING PROFIT

Operating profit is stated after crediting and charging the following:

	2014 HK\$'000	2013 HK\$'000
Crediting:		
Interest income	<u>201</u>	<u>175</u>
Charging:		
Depreciation	<u>656</u>	<u>660</u>

## 4. INCOME TAX EXPENSES

	2014 HK\$'000	2013 HK\$'000
<b>Hong Kong profits tax</b>		
Current taxation -		
Tax for the year	24,716	24,881
Over-provision in respect of prior year	(22)	(20)
	<u>24,694</u>	<u>24,861</u>
Income tax expenses	<u>24,694</u>	<u>24,861</u>

Hong Kong profits tax has been provided at the rate of 16.5% (2013: 16.5%) on the estimated assessable profits for the year.

## 5. DIVIDENDS

	2014 HK\$'000	2013 HK\$'000
Interim dividend paid of HK\$ 2.20 (2013: HK\$2.20) per share	55,000	55,000
Final dividend proposed of HK\$2.40 (2013: HK\$2.40) per share	<u>60,000</u>	<u>60,000</u>
	<u>115,000</u>	<u>115,000</u>

## 5. DIVIDENDS (CONTINUED)

At a meeting held on 12 December 2014, 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 2015.

## 6. EARNINGS PER SHARE

The calculation of basic earnings per share is based on the profit attributable to equity holders of HK\$11,724,000 (2013: HK\$575,513,000) and the 25,000,000 shares in issue throughout the two years ended 30 September 2014 and 2013.

Diluted earnings per share equal basic earnings per share because there were no potential dilutive shares outstanding during the two years ended 30 September 2014 and 2013.

## 7. INVESTMENT PROPERTIES AND PROPERTY, PLANT AND EQUIPMENT

	<b>Investment properties HK\$'000</b>	<b>Property, plant and equipment HK\$'000</b>	<b>Total HK\$'000</b>
Net book value at 30 September 2013	5,601,000	4,975	5,605,975
Decrease in fair value	(114,000)	-	(114,000)
Additions	-	-	-
Depreciation	-	(656)	(656)
	<u>5,487,000</u>	<u>4,319</u>	<u>5,491,319</u>
Net book value at 30 September 2014	<u>5,487,000</u>	<u>4,319</u>	<u>5,491,319</u>

The investment properties are held under long leases (over 50 years) in Hong Kong and were revalued at 30 September 2014 and 2013 on an open market value basis by an independent professionally qualified valuer, C S Surveyors Limited.

## 8. DEBTORS, DEPOSITS AND PREPAYMENTS

	<b>2014 HK\$'000</b>	<b>2013 HK\$'000</b>
Trade debtors		
Within 30 days past due	2,732	2,640
31 to 60 days past due	721	797
61 to 90 days past due	230	215
Over 90 days past due	534	724
	<u>4,217</u>	<u>4,376</u>
Amount past due but not considered impaired	<u>4,217</u>	<u>4,376</u>

Trade debtors represent rental and service income receivables. The Group normally does not grant credit period to trade debtors. During the year, an impairment loss on trade debtors of HK\$37,871 (2013: HK\$175,500) and a write back of a prior year impairment loss on trade debtors of HK\$680,330 (2013: Nil) were recognised in the statement of comprehensive income.

## 9. CREDITORS, ACCRUALS AND DEPOSITS

	<b>2014 HK\$'000</b>	<b>2013 HK\$'000</b>
Trade creditors within 30 days	<u>519</u>	<u>491</u>

## **BUSINESS REVIEW**

### **Group Results**

Profit attributable to equity holders for the year amounted to HK\$11.7 million (2013: HK\$575.5 million). The decrease in profit mainly resulted from the current year's decrease in fair value of investment properties of HK\$114.0 million compared with the HK\$448.5 million fair value uplift in 2013. Revenue for the year amounted to HK\$211.9 million, up 5.2% year-on-year. The rental operation contributed HK\$150.4 million (2013: HK\$151.9 million) to the operating profit, representing a decrease of 1.0% as compared to last year.

### **Significant Investments**

The Group's investment properties at Melbourne Plaza and Kimley Commercial Building in Central were approximately 93% and 84% let as at 30 September 2014 respectively (2013: both approximately 92% let).

### **Liquidity and Financial Resources**

Basically, the Group's working capital requirement was financed by its rental income. As at 30 September 2014, the Group had cash and bank balances totalling HK\$139.7 million (2013: HK\$124.6 million). During the year, the Group did not take up 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 of 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 associates during the year. There are no other plans for material capital investments or future developments.

### **BOOK CLOSE DATES FOR 2014 AGM**

Book close dates : Tuesday, 27 January 2015 to Friday, 30 January 2015  
(both days inclusive)

Latest time to lodge transfers with : 4:30 p.m. on Monday, 26 January 2015  
Share Registrar

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 : 4:30 p.m. on Wednesday, 4 February 2015  
transfers with Share Registrar

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 Wednesday, 18 February 2015

### **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 2014 and has discussed the financial related matters with management. The figures in respect of the preliminary announcement of the Group's results for the year ended 30 September 2014 have been agreed by the Group's auditor, PricewaterhouseCoopers, to the amounts set out in the Group's draft consolidated financial statements for the year. The work performed by 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 Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by PricewaterhouseCoopers on the 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 the Group's website at [www.irasia.com/listco/hk/melbournweb](http://www.irasia.com/listco/hk/melbournweb) and the Stock Exchange's website at [www.hkexnews.hk](http://www.hkexnews.hk) on or before 30 January 2015.

**Chung Yin Shu, Frederick**  
*Executive Director*

Hong Kong, 12 December 2014

*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.*