

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibilities for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



萬邦投資有限公司  
MELBOURNE ENTERPRISES LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 158)

**INTERIM RESULTS ANNOUNCEMENT 2015/2016**

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 2016 as follows:

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	Note	Six months ended 31 March	
		2016 HK\$'000	2015 HK\$'000
<b>Revenue</b>	2	116,240	110,217
Operating costs		(15,657)	(18,804)
Gross profit		100,583	91,413
Other income		331	207
Administrative expenses		(6,061)	(6,211)
(Decrease)/increase in fair values of investment properties		(83,000)	289,000
Operating profit	3	11,853	374,409
Share of results of associated companies		(50)	(2)
<b>Profit before taxation</b>		11,803	374,407
Income tax expenses	4	(15,601)	(14,022)
<b>(Loss)/profit for the period attributable to equity holders</b>		(3,798)	360,385
<b>Other comprehensive income</b>			
<i>Item that may be reclassified to profit or loss</i>			
Fair value gain on available-for-sale investment		-	11,706
<b>Total comprehensive income attributable to equity holders</b>		(3,798)	372,091
<b>(Loss)/earnings per share</b>			
Basic and diluted	6	(HK\$ 0.15)	HK\$ 14.42

## CONDENSED CONSOLIDATED BALANCE SHEET

	Note	31 March 2016 HK\$'000	30 September 2015 HK\$'000
<b>Non-current assets</b>			
Property, plant and equipment	7	3,353	3,677
Investment properties	7	5,817,000	5,900,000
Investment in associates		858	905
Available-for-sale investment	8	4,940	4,940
Advances to an investee company		29,605	29,605
		5,855,756	5,939,127
<b>Current assets</b>			
Debtors, deposits and prepayments	9	5,586	5,517
Cash and bank balances		183,940	175,775
		189,526	181,292
<b>Current liabilities</b>			
Creditors, accruals and deposits	10	46,880	47,171
Current tax payable		19,945	28,888
		66,825	76,059
<b>Net current assets</b>		122,701	105,233
<b>Total assets less current liabilities</b>		5,978,457	6,044,360
<b>Non-current liabilities</b>			
Provision for long service payments		11,848	11,453
Deferred tax liabilities		1,778	1,778
		13,626	13,231
<b>Net assets</b>		5,964,831	6,031,129
<b>Equity</b>			
Share capital		125,000	125,000
Investment revaluation reserve		4,939	4,939
Retained profits		5,779,892	5,838,690
Proposed dividend		55,000	62,500
<b>Total equity</b>		5,964,831	6,031,129

## 1. PRINCIPAL ACCOUNTING POLICIES

The Unaudited Condensed Consolidated Interim Financial Information has been prepared in accordance with Hong Kong Accounting Standard (“HKAS”) 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (the “HKICPA”).

The accounting policies and methods of computation used in the preparation of the Unaudited Condensed Consolidated Interim Financial Information are consistent with those set out in the annual financial statements for the year ended 30 September 2015. There are no standard, amendment to standard or interpretation that are effective for the first time for the period.

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 HKFRS 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.

The Board considers property investment in Hong Kong as the sole operating segment of the Group.

	<b>Six months ended 31 March</b>	
	<b>2016</b>	<b>2015</b>
	<b>HK\$’000</b>	<b>HK\$’000</b>
<b>(a) Revenue</b>		
Property investment	116,240	110,217
	<u>          </u>	<u>          </u>
<b>(b) Contribution to profit before taxation</b>		
Property investment -		
Rental operations	94,853	85,409
(Decrease)/increase in fair values of investment properties	(83,000)	289,000
	<u>          </u>	<u>          </u>
	11,853	374,409
Share of results of associated companies	(50)	(2)
	<u>          </u>	<u>          </u>
Profit before taxation	11,803	374,407
	<u>          </u>	<u>          </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	
	2016	2015
	HK\$'000	HK\$'000
Crediting:		
Interest income	167	115
	<u>          </u>	<u>          </u>
Charging:		
Depreciation	328	329
	<u>          </u>	<u>          </u>

### 4. INCOME TAX EXPENSES

	Six months ended 31 March	
	2016	2015
	HK\$'000	HK\$'000
Current income tax		
- Hong Kong profits tax	15,601	14,007
- Over provision in prior years	-	15
	<u>          </u>	<u>          </u>
	<u>15,601</u>	<u>14,022</u>

Hong Kong profits tax has been provided at the rate of 16.5% (2015: 16.5%) on the estimated assessable profits for the period.

### 5. INTERIM DIVIDEND

The Board declares an interim dividend of HK\$2.2 per share (2015: HK\$2.2 per share) for the year ending 30 September 2016. The Register of Members will be closed from Tuesday, 31 May to Thursday, 2 June 2016, 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 Monday, 30 May 2016 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, 14 June 2016.

### 6. (LOSS)/EARNINGS PER SHARE

The calculation of basic (loss)/earnings per share is based on the loss for the period attributable to equity holders of HK\$3,798,000 (2015: profit for the period attributable to equity holders of HK\$360,385,000) and the 25,000,000 shares (2015: 25,000,000 shares) in issue throughout the six months ended 31 March 2016.

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

## 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 1 October 2015	5,900,000	3,677	5,903,677
Decrease in fair value	(83,000)	-	(83,000)
Additions	-	4	4
Depreciation	-	(328)	(328)
	<u>5,817,000</u>	<u>3,353</u>	<u>5,820,353</u>

The investment properties are held under long leases (over 50 years) in Hong Kong and were revalued on 31 March 2016 on an open market value basis by an independent professionally qualified valuer, C S Surveyors Limited.

## 8. AVAILABLE-FOR-SALE INVESTMENT

	<b>HK\$'000</b>
At 1 October 2015 and 31 March 2016	<u>4,940</u>

As at 31 March 2016 and 2015, available-for-sale investment represents equity interest in an unlisted company, Billion Park Investment Limited which invests in a project in Foshan through its associated companies.

## 9. DEBTORS, DEPOSITS AND PREPAYMENTS

	<b>31 March 2016 HK\$'000</b>	<b>30 September 2015 HK\$'000</b>
Trade debtors		
Within 30 days past due	2,828	2,825
31 to 60 days past due	619	361
61 to 90 days past due	285	92
Over 90 days past due	185	345
	<u>3,917</u>	<u>3,623</u>
Amount past due but not impaired		
	<u>3,917</u>	<u>3,623</u>

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

## 10. CREDITORS, ACCRUALS AND DEPOSITS

	<b>31 March 2016 HK\$'000</b>	<b>30 September 2015 HK\$'000</b>
Trade creditors within 30 days	<u>725</u>	<u>1,091</u>

## **BUSINESS REVIEW**

### **Group Results**

Net loss for the six months ended 31 March 2016 amounted to HK\$3.8 million (2015: net profit of HK\$360.4 million). Loss resulted in the current period is related to the decrease in fair value of investment properties amounted to HK\$83.0 million (2015: fair value surplus of HK\$289.0 million). After allowing for the effect of fair value changes of the investment properties, the underlying operating profit from rental operations increased 11.1% from HK\$85.4 million to HK\$94.9 million compared with the corresponding period of 2015, while revenue for the period increased by 5.4% to HK\$116.2 million (2015: HK\$110.2 million).

### **Significant Investments**

The Group's investment properties at Melbourne Plaza and Kimley Commercial Building in Central were approximately 93.6% and 83.4% let respectively as at 31 March 2016 (2015: approximately 94.5% and 89.3% let).

### **Liquidity and Financial Resources**

The Group's working capital requirement was financed by its rental income. As at 31 March 2016, the Group had cash and bank balances totaling HK\$183.9 million (30 September 2015: HK\$175.8 million). During the period, the Group did not undertake 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 market 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. 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 2016. 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 external auditor conducted a review in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information" issued by the Hong Kong Institute of Certified Public Accountants. On 10 May 2016, the Committee met with the management and the external auditor to review the unaudited interim financial statements and to 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 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.

**Requirement In Connection With Publication of “Non-Statutory Accounts” Under Section 436 Of The Hong Kong Companies Ordinance Cap. 622**

The financial information relating to the year ended 30 September 2015 included in this announcement of interim results 2015/2016 as comparative information does not constitute the Company’s statutory annual consolidated financial statements for that year but is derived from those financial statements. Further information relating to these statutory financial statements required to be disclosed in accordance with section 436 of the Hong Kong Companies Ordinance is as follows:

- a) The Company had delivered the financial statements for the year ended 30 September 2015 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance;
- b) The Company’s auditor had reported on those financial statements. The auditor’s report was unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its report; and did not contain a statement under sections 406(2), 407(2) or (3) of the Hong Kong Companies Ordinance.

**Publication of Interim Report on The Internet**

The interim report will be available from 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 June 2016.

**Chung Yin Shu, Frederick**  
Secretary

Hong Kong, 16 May 2016

*As at the date of this announcement, the Board of the Company comprises (a) three executive directors, namely Mr. Chung Ming Fai, Mr. Chung Yin Shu, Frederick and Mr Tsang On Yip, Patrick; (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.*