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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 2011/2012

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 2012 as follows:

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 30 September 2012

	Note	2012 HK\$'000	2011 HK\$'000 (Restated)
Revenue	2	186,704	159,502
Operating costs		<u>(27,815)</u>	<u>(24,807)</u>
Gross profit		158,889	134,695
Other income		335	283
Impairment loss on advance to an associated company		(9)	(9)
Administrative expenses		(9,783)	(7,929)
Changes in fair value of investment properties		<u>413,000</u>	<u>1,053,500</u>
Operating profit	3	562,432	1,180,540
Share of results of associated companies		<u>(7)</u>	<u>(6)</u>
Profit before taxation		562,425	1,180,534
Taxation	4	<u>(24,621)</u>	<u>(20,929)</u>
Profit for the year and total comprehensive income for the year attributable to equity holders		<u>537,804</u>	<u>1,159,605</u>
Earnings per share			
Basic and diluted	6	<u>HK\$ 21.51</u>	<u>HK\$ 46.38</u>

CONSOLIDATED BALANCE SHEET*At 30 September 2012*

		30 September 2012 HK\$'000	30 September 2011 HK\$'000 (Restated)	1 October 2010 HK\$'000 (Restated)
	Note			
Non-current assets				
Property, plant and equipment	7	4,793	861	631
Investment properties	7	5,152,500	4,739,500	3,686,000
Associated companies		1,037	1,036	1,033
Available-for-sale investment		1	1	1
Advances to an investee company		29,605	29,605	29,605
		<u>5,187,936</u>	<u>4,771,003</u>	<u>3,717,270</u>
Current assets				
Debtors, deposits and prepayments	8	6,557	7,009	4,966
Cash and bank balances		107,570	92,336	95,705
		<u>114,127</u>	<u>99,345</u>	<u>100,671</u>
Current liabilities				
Creditors, accruals and deposits	9	41,726	36,852	33,444
Current tax payable		26,237	23,397	19,655
		<u>67,963</u>	<u>60,249</u>	<u>53,099</u>
Net current assets		<u>46,164</u>	<u>39,096</u>	<u>47,572</u>
Total assets less current liabilities		<u>5,234,100</u>	<u>4,810,099</u>	<u>3,764,842</u>
Non-current liabilities				
Provision for long service payments		9,013	8,346	7,863
Deferred tax liabilities		1,778	1,248	1,079
		<u>10,791</u>	<u>9,594</u>	<u>8,942</u>
Net assets		<u>5,223,309</u>	<u>4,800,505</u>	<u>3,755,900</u>
Equity				
Share capital		125,000	125,000	125,000
Retained profits		5,038,309	4,615,505	3,565,900
Proposed final dividend		60,000	60,000	65,000
Total equity		<u>5,223,309</u>	<u>4,800,505</u>	<u>3,755,900</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 standards, amendments and interpretations that are currently in issue and are mandatory for the financial year ended 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 for the year.

The Group has early adopted Hong Kong Accounting Standard (“HKAS”) 12 (Amendment) “Income Tax - Deferred Tax: Recovery of Underlying Assets”. The amendment is mandatory for annual accounting periods beginning on or after 1 January 2012 and full retrospective application is required upon its adoption. 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.

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

Effects on Consolidated Statement of Comprehensive Income

	Year ended 30 September 2012 HK\$'000	Year ended 30 September 2011 HK\$'000
Decrease in taxation	68,145	173,828
Increase in profit for the year and total comprehensive income for the year attributable to equity holders	68,145	173,828
Increase in basic and diluted earnings per share	HK\$2.73	HK\$6.95

Effects on Consolidated Balance Sheet

	30 September 2012 HK\$'000	30 September 2011 HK\$'000	1 October 2010 HK\$'000
Decrease in deferred tax liabilities	829,069	760,924	587,096
Increase in retained profits	829,069	760,924	587,096

1. PRINCIPAL ACCOUNTING POLICIES (cont'd)

Apart from HKAS 12 (Amendment), the Group has not early adopted any other new or revised HKFRSs 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 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 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 in Hong Kong as the sole operating segment of the Group.

	2012 HK\$'000	2011 HK\$'000
(a) Revenue		
Property investment	186,704	159,502
	<u>186,704</u>	<u>159,502</u>
(b) Contribution to profit before taxation		
Property investment -		
Rental operation	149,441	127,049
Changes in fair value of investment properties	413,000	1,053,500
	<u>562,441</u>	<u>1,180,549</u>
Share of results of associated companies	(7)	(6)
Impairment loss on advance to an associated company	<u>(9)</u>	<u>(9)</u>
Profit before taxation	<u>562,425</u>	<u>1,180,534</u>

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:

	2012 HK\$'000	2011 HK\$'000
Crediting:		
Interest income	75	50
Charging:		
Depreciation	574	123
Impairment loss on trade debtors	-	32

4. TAXATION

	2012 HK\$'000	2011 HK\$'000 (Restated)
Hong Kong profits tax		
Current taxation -		
Tax for the year	24,115	20,785
Over-provision in respect of prior year	(24)	(25)
	24,091	20,760
Deferred taxation -		
Origination and reversal of temporary differences	530	169
Taxation	24,621	20,929

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

5. DIVIDENDS

	2012 HK\$'000	2011 HK\$'000
Interim dividend paid of HK\$2.20 (2011: HK\$2.00) per share	55,000	50,000
Final dividend proposed of HK\$2.40 (2011: HK\$2.40) per share	60,000	60,000
	115,000	110,000

At a meeting held on 14 December 2012, 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 2013.

6. EARNINGS PER SHARE

The calculation of basic earnings per share is based on the profit attributable to equity holders of HK\$537,804,000 (2011, as restated: HK\$1,159,605,000) and the 25,000,000 shares in issue throughout the two years ended 30 September 2012 and 2011.

Diluted earnings per share equal basic earnings per share because there were no potential dilutive shares outstanding during the two years ended 30 September 2012 and 2011.

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	413,000	-	413,000
Additions	-	4,506	4,506
Depreciation	-	(574)	(574)
Net book value at 30 September 2012	<u>5,152,500</u>	<u>4,793</u>	<u>5,157,293</u>

The investment properties are held under long leases (over 50 years) in Hong Kong and were revalued at 30 September 2012 and 2011 on an open market value basis by an independent professionally qualified valuer, C S Surveyors Limited.

8. DEBTORS, DEPOSITS AND PREPAYMENTS

	2012 HK\$'000	2011 HK\$'000
Trade debtors, net of provisions		
Within 30 days past due	2,978	2,593
31 to 60 days past due	913	659
61 to 90 days past due	173	251
Over 90 days past due	<u>649</u>	<u>271</u>
Amount past due but not impaired	<u>4,713</u>	<u>3,774</u>

Trade debtors represent rental and service income receivables. The Group normally does not grant credit period to trade debtors. During the year, no impairment loss on trade debtors (2011: HK\$32,000) was recognised in the statement of comprehensive income.

9. CREDITORS, ACCRUALS AND DEPOSITS

	2012 HK\$'000	2011 HK\$'000
Trade creditors within 30 days	449	-

BUSINESS REVIEW

Group Results

Profit attributable to equity holders for the year amounted to HK\$537.8 million (2011, as restated: HK\$1,159.6 million). The decrease in profit mainly resulted from the current year's moderate uplift in fair value of investment properties of HK\$413.0 million compared with the HK\$1,053.5 million in 2011. Revenue for the year amounted to HK\$186.7 million, up 17% year-on-year. Rental operation contributed HK\$149.4 million (2011: HK\$127.0 million) to the operating profit, representing an increase of 18% as compared to last year.

Significant Investments

The Group's investment properties at Melbourne Plaza and Kimley Commercial Building in Central were approximately 95% and 89% let as at 30 September 2012 respectively.

Liquidity and Financial Resources

Basically, the Group's working capital requirement was financed by its rental income. As at 30 September 2012, the Group had cash and bank balances totalling HK\$107.6 million (2011: HK\$92.3 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 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 subsidiary companies and associated companies during the year. The Group is likely to be required 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, China. There are no other plans for material capital investments or future developments.

BOOK CLOSE DATES FOR 2013 AGM

Book close dates : Tuesday, 29 January 2013 to Friday, 1 February 2013
(both days inclusive)

Latest time to lodge transfers with
Share Registrar : 4:30 p.m. on Monday, 28 January 2013

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, 6 February 2013

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, 20 February 2013

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 2012 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 2012 have been agreed by the Group's auditor, H. C. Watt & Company Limited ("H. C. Watt") 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 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 Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by H. C. Watt and 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 Group's website at www.irasia.com/listco/hk/melbournweb and the Stock Exchange's website at www.hkexnews.hk on or before 31 January 2013.

Chung Yin Shu, Frederick
Executive Director

Hong Kong, 14 December 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.