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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 2008/2009

The Board of Directors is pleased to announce the consolidated results of the Group for the year ended 30 September 2009 as follows:

CONSOLIDATED INCOME STATEMENT

For the year ended 30 September 2009

	Note	2009 HK\$'000	2008 HK\$'000
Revenue	2	132,289	125,807
Operating costs		<u>(26,423)</u>	<u>(25,723)</u>
Gross profit		105,866	100,084
Other income		1,089	2,091
Administrative expenses		<u>(8,029)</u>	<u>(8,528)</u>
Changes in fair value of investment properties		<u>252,700</u>	<u>310,550</u>
Operating profit	3	351,626	404,197
Share of results of associated companies		<u>(182)</u>	<u>(15)</u>
Profit before taxation		351,444	404,182
Taxation	4	<u>(57,910)</u>	<u>(43,610)</u>
Profit attributable to equity holders		<u>293,534</u>	<u>360,572</u>
Dividends	5	<u>92,500</u>	<u>85,000</u>
Earnings per share			
Basic and diluted	6	<u>HK\$ 11.74</u>	<u>HK\$ 14.42</u>

CONSOLIDATED BALANCE SHEET*At 30 September 2009*

		2009	2008
	Note	HKS'000	HKS'000
Non-current assets			
Property, plant and equipment	7	722	168
Investment properties	7	2,966,900	2,714,200
Associated companies		841	1,002
Available-for-sale investment		1	1
Advances to an investee company		29,605	29,605
		<u>2,998,069</u>	<u>2,744,976</u>
Current assets			
Debtors, deposits and prepayments	8	4,866	6,412
Cash and bank balances		93,481	98,981
		<u>98,347</u>	<u>105,393</u>
Current liabilities			
Creditors, accruals and deposits	9	32,348	30,052
Amount due to an associated company		225	225
Taxation		19,172	17,933
		<u>51,745</u>	<u>48,210</u>
Net current assets		<u>46,602</u>	<u>57,183</u>
Total assets less current liabilities		<u>3,044,671</u>	<u>2,802,159</u>
Non-current liabilities			
Provision for long service payments		7,215	7,618
Deferred tax liabilities		469,385	427,504
		<u>476,600</u>	<u>435,122</u>
Net assets		<u>2,568,071</u>	<u>2,367,037</u>
Equity			
Share capital		125,000	125,000
Retained profits		2,388,071	2,187,037
Proposed final dividend		55,000	55,000
Total equity		<u>2,568,071</u>	<u>2,367,037</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 available-for-sale investment, which are measured at fair value.

For the year ended 30 September 2009, the Group has adopted all new standards, amendments to standards and interpretations that are currently in issue and are mandatory for the financial year ended 30 September 2009. However, the adoption of these new standards, amendments to standards and interpretations does not have any significant effect on the accounting policies or results and financial position of the Group.

The Group has not applied the new or revised HKFRSs that have been issued but are not yet effective for the accounting period of these financial statements. The Group has already commenced an assessment of the impact of these new HKFRSs but is not yet in a position to state whether these new HKFRSs would have a significant impact on its results of operations and financial position.

2. SEGMENT INFORMATION

	2009 HK\$'000	2008 HK\$'000
(a) Revenue		
Property investment	132,289	125,807
	<u>132,289</u>	<u>125,807</u>
(b) Contribution to operating profit		
Property investment -		
Rental operation	98,926	93,647
Changes in fair value of investment properties	252,700	310,550
	<u>351,626</u>	<u>404,197</u>

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

As the Group's principal business is property investment in Hong Kong, an analysis of the Group's revenue and profit by business and geographical segments has not been presented.

3. OPERATING PROFIT

Operating profit is stated after crediting and charging the following:

	2009 HK\$'000	2008 HK\$'000
Crediting:		
Interest income	656	1,744
Charging:		
Depreciation	103	37
Impairment loss on trade debtors	1,487	107

4. TAXATION

	2009 HK\$'000	2008 HK\$'000
Hong Kong profits tax		
Current taxation charge	16,029	15,013
Deferred taxation -		
Changes in fair value of investment properties	41,695	51,241
Origination and reversal of temporary differences	186	150
Effect of change in tax rate	-	(22,794)
Taxation charge	57,910	43,610

Hong Kong profits tax has been provided at the rate of 16.5% (2008: 16.5%) on the estimated assessable profits for the year.

5. DIVIDENDS

	2009 HK\$'000	2008 HK\$'000
Interim dividend paid of HK\$1.50 (2008: HK\$1.20) per share	37,500	30,000
Final dividend proposed of HK\$2.20 (2008: HK\$2.20) per share	55,000	55,000
	92,500	85,000

At a meeting held on 18 December 2009, the Directors recommended a final dividend of HK\$2.20 per share. This proposed dividend will be accounted for as an appropriation of retained profits for the year ending 30 September 2010.

6. EARNINGS PER SHARE

The calculation of basic earnings per share is based on the profit attributable to equity holders of HK\$293,534,000 (2008: HK\$360,572,000) and the 25,000,000 shares in issue throughout the two years ended 30 September 2009 and 2008.

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, PROPERTY, PLANT AND EQUIPMENT

	Investment properties HK\$'000	Property, plant and equipment HK\$'000	Total HK\$'000
Net book value at 30 September 2008	2,714,200	168	2,714,368
Additions	-	657	657
Changes in fair value	252,700	-	252,700
Depreciation	-	(103)	(103)
Net book value at 30 September 2009	<u>2,966,900</u>	<u>722</u>	<u>2,967,622</u>

The investment properties are held under long leases (over 50 years) in Hong Kong and were revalued on 30 September 2009 and 2008 on an open market value basis by independent professionally qualified valuers, CS Surveyors Limited.

8. DEBTORS, DEPOSITS AND PREPAYMENTS

	2009 HK\$'000	2008 HK\$'000
Trade debtors		
Within 30 days past due	2,384	2,478
31 to 60 days past due	418	708
61 to 90 days past due	129	313
Over 90 days past due	-	615
Amount past due but not impaired	<u>2,931</u>	<u>4,114</u>
Deposits and prepayments	<u>1,935</u>	<u>2,298</u>
	<u>4,866</u>	<u>6,412</u>

Trade debtors represent rental receivable. The Group normally does not grant credit period to trade debtors. During the year, impairment loss on trade debtors of HK\$1,487,000 (2008: HK\$107,000) was recognised in the income statement.

9. CREDITORS, ACCRUALS AND DEPOSITS

	2009 HK\$'000	2008 HK\$'000
Trade creditors		
Within 30 days	967	985
Accruals and deposits	31,381	29,067
	<hr/>	<hr/>
	32,348	30,052
	<hr/> <hr/>	<hr/> <hr/>

BUSINESS REVIEW

Group Results

Profit attributable to equity holders for the year amounted to HK\$293.5 million (2008: HK\$360.6 million). The decrease in profit was mainly resulted from current year's moderate uplift in fair value of investment properties of HK\$252.7 million compared with HK\$310.6 million in 2008. Turnover for the year amounted to HK\$132.3 million, up 5% year-on-year. Rental operation contributed HK\$98.9 million (2008: HK\$93.6 million) to the operating profit, representing an increase of 6% as compared to last year.

Significant Investments

The Group's investment properties at Melbourne Plaza and Kimley Commercial Building in Central were approximately 89% and 86% let respectively.

Liquidity and Financial Resources

Basically, the Group's working capital requirement was financed by its rental income. As at 30 September 2009, the Group had cash and bank balances totalling HK\$93.5 million (2008: HK\$99.0 million). During the year, the Group did not require any borrowings or overdraft facilities.

Employees and Remuneration Policies

The Group employs a total of 15 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. Currently, there are no plans for material capital investments or future developments.

CLOSURE OF REGISTER OF MEMBERS

The register of members will be closed from Tuesday, 2 February 2010 to Friday, 5 February 2010, both days inclusive, during which period no transfer of shares will be registered. To ensure their entitlement to the final dividend, shareholders are reminded to lodge their transfers not later than 4:30 p.m. on Monday, 1 February 2010 with Computershare Hong Kong Investor Services Limited, at Rooms 1712-6, 17/F., Hopewell Centre, 183 Queen's Road East, Hong Kong. Dividend warrants will be posted to shareholders by 10 February 2010.

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 purposes 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 2009 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 2009 have been agreed by the Company's joint auditors, PricewaterhouseCoopers and H. C. Watt & Company Limited, to the amounts set out in the Group's draft consolidated financial statements for the year. The work performed by PricewaterhouseCoopers and H. C. Watt & Company Limited 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 PricewaterhouseCoopers and H. C. Watt & Company Limited 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

This results announcement is published on the Group's website at www.irasia.com and the Stock Exchange's website at www.hkexnews.hk and the annual report will be available from both websites on or before 29 January 2010.

Dato' Dr. Cheng Yu Tung
Chairman

Hong Kong, 18 December 2009

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.