

*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 2010/2011**

The Board of Directors is pleased to announce the unaudited interim results of the Group for the six months ended 31 March 2011 as follows:

**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

		<b>Six months ended 31 March</b>	
	<b>Note</b>	<b>2011</b>	<b>2010</b>
		<b>HK\$'000</b>	<b>HK\$'000</b>
<b>Revenue</b>	2	78,093	71,872
Operating costs		( 12,002)	( 12,204)
Gross profit		<u>66,091</u>	<u>59,668</u>
Other income		164	1,485
Administrative expenses		( 4,542)	( 4,791)
Changes in fair value of investment properties		<u>672,000</u>	<u>153,600</u>
Operating profit	3	<u>733,713</u>	<u>209,962</u>
Share of results of associated companies		( 6)	( 6)
<b>Profit before taxation</b>		<u>733,707</u>	<u>209,956</u>
Taxation	4	<u>( 121,059)</u>	<u>( 34,635)</u>
<b>Profit for the period and total comprehensive income for the period attributable to equity holders</b>		<u><u>612,648</u></u>	<u><u>175,321</u></u>
<b>Earnings per share</b>	6		
Basic and diluted		<u><u>HK\$24.51</u></u>	<u><u>HK\$7.01</u></u>

## CONSOLIDATED BALANCE SHEET

		31 March 2011 HK\$'000	30 September 2010 HK\$'000
	Note		
<b>Non-current assets</b>			
Property, plant and equipment	7	597	631
Investment properties	7	4,358,000	3,686,000
Associated companies		1,041	1,033
Available-for-sale investment		1	1
Advances to an investee company		29,605	29,605
		4,389,244	3,717,270
<b>Current assets</b>			
Debtors, deposits and prepayments	8	4,930	4,966
Cash and bank balances		75,673	95,705
		80,603	100,671
<b>Current liabilities</b>			
Creditors, accruals and deposits	9	33,245	33,444
Current tax payable		12,746	19,655
		45,991	53,099
<b>Net current assets</b>		34,612	47,572
<b>Total assets less current liabilities</b>		4,423,856	3,764,842
<b>Non-current liabilities</b>			
Provision for long service payments		8,280	7,863
Deferred tax liabilities		699,124	588,175
		707,404	596,038
<b>Net assets</b>		3,716,452	3,168,804
<b>Equity</b>			
Share capital		125,000	125,000
Retained profits		3,541,452	2,978,804
Proposed dividend		50,000	65,000
<b>Total equity</b>		3,716,452	3,168,804

## 1. PRINCIPAL ACCOUNTING POLICIES

The principal accounting policies and methods of computation 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 2010.

For the six months ended 31 March 2011, 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 2011. 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.

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.

	<b>Six months ended 31 March</b>	
	<b>2011</b>	<b>2010</b>
	<b>HK\$'000</b>	<b>HK\$'000</b>
<b>(a) Revenue</b>		
Property investment	<u>78,093</u>	<u>71,872</u>
<b>(b) Contribution to operating profit</b>		
Property investment -		
Rental operation	61,713	56,362
Changes in fair value of investment properties	<u>672,000</u>	<u>153,600</u>
	<u>733,713</u>	<u>209,962</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	
	2011	2010
	HK\$'000	HK\$'000
Crediting:		
Interest income	25	52
Charging:		
Depreciation	44	45

### 4. TAXATION

	Six months ended 31 March	
	2011	2010
	HK\$'000	HK\$'000
Hong Kong profits tax		
Current taxation	10,110	9,222
Deferred taxation -		
Changes in fair value of investment properties	110,880	25,344
Origination and reversal of temporary differences	69	69
	121,059	34,635

Hong Kong profits tax has been provided at the rate of 16.5% (2010: 16.5%) on the estimated assessable profits for the period.

### 5. INTERIM DIVIDEND

The Board declares an interim dividend of HK\$2.00 per share (2010: HK\$1.60 per share) for the year ending 30 September 2011. The Register of Members will be closed from Monday, 13 June to Wednesday, 15 June 2011, 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, 10 June 2011 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, 21 June 2011.

### 6. EARNINGS PER SHARE

The calculation of basic earnings per share is based on profit attributable to equity holders of HK\$612,648,000 (2010: HK\$175,321,000) and the 25,000,000 shares (2010: 25,000,000 shares) in issue throughout the six months ended 31 March 2011.

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

	<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 2010	3,686,000	631	3,686,631
Changes in fair value	672,000	-	672,000
Additions	-	10	10
Depreciation	-	(44)	(44)
Net book value at 31 March 2011	<u>4,358,000</u>	<u>597</u>	<u>4,358,597</u>

The investment properties are held under long leases (over 50 years) in Hong Kong and were revalued on 31 March 2011 on an open market value basis by an independent professionally qualified valuer, CS Surveyors Limited.

## 8. DEBTORS, DEPOSITS AND PREPAYMENTS

	<b>31 March 2011 HK\$'000</b>	<b>30 September 2010 HK\$'000</b>
Trade debtors		
Within 30 days past due	2,558	2,265
31 to 60 days past due	529	665
61 to 90 days past due	97	178
Over 90 days past due	97	-
Amount past due but not impaired	<u>3,281</u>	<u>3,108</u>

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

## 9. CREDITORS, ACCRUALS AND DEPOSITS

	<b>31 March 2011 HK\$'000</b>	<b>30 September 2010 HK\$'000</b>
Trade creditors within 30 days	<u>360</u>	<u>561</u>

## **BUSINESS REVIEW**

### **Group Results**

Net profit for the six months ended 31 March 2011 amounted to HK\$612.6 million (2010: HK\$175.3 million). The increase in profit in the current period as a result of the fair value uplift of investment properties amounted to HK\$672 million. Operating profit from rental operation increased 9% from HK\$56.4 million to HK\$61.7 million in the current period. Revenue for the period also increased by 9% to HK\$78.1 million (2010: HK\$71.9 million).

### **Significant Investments**

The Group's investment properties at Melbourne Plaza and Kimley Commercial Building in Central were approximately 94% and 95% let respectively.

### **Liquidity and Financial Resources**

Basically, the Group's working capital requirement was financed by its rental income. As at 31 March 2011, the Group had cash and bank balances totalling HK\$75.7 million (30 September 2010: HK\$95.7 million). During the period, 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 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 contribute additional shareholder's loan to Billion Park Investment Limited, the available-for-sale investment, 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 2011. 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 25 May 2011, 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](http://www.irasia.com) and the Stock Exchange's website at [www.hkexnews.hk](http://www.hkexnews.hk) on or before 30 June 2011.

**Dato' Dr. Cheng Yu Tung**  
Chairman

Hong Kong, 27 May 2011

*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.*