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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)

INTERIM RESULTS ANNOUNCEMENT 2013/2014

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 2014 as follows:

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

		Six months ended 31 March	
	Note	2014	2013
		HK\$'000	HK\$'000
Revenue	2	105,091	99,377
Operating costs		(24,603)	(16,981)
		<hr/>	<hr/>
Gross profit		80,488	82,396
Other income		178	188
Administrative expenses		(5,725)	(5,267)
(Decrease)/increase in fair values of investment properties		(114,000)	289,000
		<hr/>	<hr/>
Operating (loss)/profit	3	(39,059)	366,317
Share of results of associated companies		(2)	1
		<hr/>	<hr/>
(Loss)/profit before taxation		(39,061)	366,318
Taxation	4	(12,321)	(12,672)
		<hr/>	<hr/>
(Loss)/profit for the period and total comprehensive income for the period attributable to equity holders		<hr/> <hr/>	<hr/> <hr/>
		(51,382)	353,646
		<hr/> <hr/>	<hr/> <hr/>
(Loss)/earnings per share			
Basic and diluted	6	(HK\$2.06)	HK\$14.15
		<hr/> <hr/>	<hr/> <hr/>

CONDENSED CONSOLIDATED BALANCE SHEET

	Note	31 March 2014 HK\$'000	30 September 2013 HK\$'000
Non-current assets			
Property, plant and equipment	7	4,647	4,975
Investment properties	7	5,487,000	5,601,000
Associated companies		1,035	1,038
Available-for-sale investment		1	1
Advances to an investee company		29,605	29,605
		5,522,288	5,636,619
Current assets			
Debtors, deposits and prepayments	8	6,390	6,095
Cash and bank balances		113,672	124,574
		120,062	130,669
Current liabilities			
Creditors, accruals and deposits	9	44,545	43,710
Current tax payable		13,087	28,191
		57,632	71,901
Net current assets		62,430	58,768
Total assets less current liabilities		5,584,718	5,695,387
Non-current liabilities			
Provision for long service payments		10,500	9,787
Deferred tax liabilities		1,778	1,778
		12,278	11,565
Net assets		5,572,440	5,683,822
Equity			
Share capital		125,000	125,000
Retained profits		5,392,440	5,498,822
Proposed dividend		55,000	60,000
Total equity		5,572,440	5,683,822

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 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 2013, except for the adoption of the following new standards and amendments to existing standards issued by the HKICPA:

HKFRS 10 “Consolidated Financial Statements” replaces all of the guidance on control and consolidation in HKAS 27, ‘Consolidated and separate financial statements’, and HK(SIC)-12, ‘Consolidation – special purpose entities’. The revised definition of control under HKFRS 10 focuses on the need to have both power and variable returns before control is present.

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 HKFRSs. The requirements do not extend the use of fair value accounting.

For the six months ended 31 March 2014, the Group has adopted all the new or revised standards, amendments and interpretations that are currently in issue and are mandatory for the financial year ending 30 September 2014.

Except for the adoption of HKFRS 13 which affects the Group's presentation and requires additional disclosures, the Group has assessed the impact of the adoption of these new standards and amendments to existing standards and considered that there was no significant impact on the Group's reported results and financial position.

The Group has not early adopted any new or revised Hong Kong Financial Reporting Standards (“HKFRSs”) that have been issued but are not yet mandatory for the accounting period of this Unaudited Condensed Consolidated Interim Financial Information. 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.

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

	Six months ended 31 March	
	2014	2013
	HK\$'000	HK\$'000
(a) Revenue		
Property investment	105,091	99,377
	<u> </u>	<u> </u>
(b) Contribution to (loss)/profit before taxation		
Property investment -		
Rental operations	74,941	77,317
(Decrease)/increase in fair values of investment properties	(114,000)	289,000
	<u> </u>	<u> </u>
	(39,059)	366,317
Share of results of associated companies	(2)	1
	<u> </u>	<u> </u>
(Loss)/profit before taxation	<u>(39,061)</u>	<u>366,318</u>

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

3. OPERATING (LOSS)/PROFIT

Operating (loss)/profit is stated after crediting and charging the following:

	Six months ended 31 March	
	2014	2013
	HK\$'000	HK\$'000
Crediting:		
Interest income	83	95
	<u> </u>	<u> </u>
Charging:		
Depreciation	328	330
	<u> </u>	<u> </u>

4. TAXATION

	Six months ended 31 March	
	2014	2013
	HK\$'000	HK\$'000
Hong Kong profits tax		
Current taxation	12,321	12,664
Deferred taxation -		
Origination and reversal of temporary differences	-	8
	<u>12,321</u>	<u>12,672</u>

Hong Kong profits tax has been provided at the rate of 16.5% (2013: 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 (2013: HK\$2.2 per share) for the year ending 30 September 2014. The Register of Members will be closed from Tuesday, 3 June to Thursday, 5 June 2014, 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, 30 May 2014 with Computershare Hong Kong Investor Services Limited, Shops 1712-1716, 17 IF., Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong. Dividend warrants will be posted to shareholders by Wednesday, 11 June 2014.

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\$51,382,000 (2013: profit for the period attributable to equity holders of HK\$353,646,000) and the 25,000,000 shares (2013: 25,000,000 shares) in issue throughout the six months ended 31 March 2014.

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

	Investment properties HK\$'000	Property, plant and equipment HK\$'000	Total HK\$'000
Net book value at 1 October 2013	5,601,000	4,975	5,605,975
Decrease in fair value	(114,000)	-	(114,000)
Depreciation	-	(328)	(328)
	<u>5,487,000</u>	<u>4,647</u>	<u>5,491,647</u>

The investment properties are held under long leases (over 50 years) in Hong Kong and were revalued on 31 March 2014 on an open market value basis by an independent professionally qualified valuer, C S Surveyors Limited.

8. DEBTORS, DEPOSITS AND PREPAYMENTS

	31 March 2014 HK\$'000	30 September 2013 HK\$'000
Trade debtors		
Within 30 days past due	2,762	2,640
31 to 60 days past due	979	797
61 to 90 days past due	318	215
Over 90 days past due	654	724
	<u> </u>	<u> </u>
Amount past due but not impaired	4,713	4,376
	<u> </u>	<u> </u>

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

9. CREDITORS, ACCRUALS AND DEPOSITS

	31 March 2014 HK\$'000	30 September 2013 HK\$'000
Trade creditors within 30 days	307	491
	<u> </u>	<u> </u>

BUSINESS REVIEW

Group Results

Net loss for the six months ended 31 March 2014 amounted to HK\$51.4 million (2013: net profit of HK\$353.6 million). Loss resulted in the current period is related to the decrease in fair value of investment properties amounted to HK\$114.0 million (2013: 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 decreased 3.1% from HK\$77.3 million to HK\$74.9 million in the current period, while revenue for the period increased by 5.7% to HK\$105.1 million (2013: HK\$99.4 million).

Significant Investments

The Group's investment properties at Melbourne Plaza and Kimley Commercial Building in Central were both approximately 92% let as at 31 March 2014.

Liquidity and Financial Resources

The Group's working capital requirement was financed by its rental income. As at 31 March 2014, the Group had cash and bank balances totalling HK\$113.7 million (30 September 2013: HK\$124.6 million). During the period, the Group did not require 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. The Group is likely to be required to contribute additional shareholder's loan 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. 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 2014. 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 14 May 2013, 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 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/listco/hk/melbournweb and the Stock Exchange's website at www.hkexnews.hk on or before 30 June 2014.

Chung Yin Shu, Frederick
Secretary

Hong Kong, 16 May 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.