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MELBOURNE ENTERPRISES LIMITED

萬邦投資有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 158)

PROFIT WARNING

This announcement is made by Melbourne Enterprises Limited (the “Company”, and together with its subsidiary, the “Group”) pursuant to rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the inside information provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “Board”) wishes to inform the shareholders of the Company (the “Shareholders”) and potential investors that based on the preliminary assessment of the information currently available to the Board, the Group is expected to record a loss of approximately HK\$127.40 million attributable to Shareholders for the year ended 30 September 2022, as compared with a profit of approximately HK\$66.90 million attributable to Shareholders for the year ended 30 September 2021. Such increase in loss was mainly due to a further decrease in the fair value of investment properties of the Group as compared to the year ended 30 September 2021, which was attributable to the revaluation of the Group's investment properties as at 30 September 2022.

The information contained in this announcement is only a preliminary assessment by the Board based on information currently available to it and is not based on any figures or information that has been audited or reviewed by the Company's auditors and the actual results of the Group for the year ended 30 September 2022 may be different from those disclosed herein. Shareholders and potential investors are advised to refer to the Company's results announcement for the year ended 30 September 2022 which is expected to be published on 16 December 2022.

Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.

By Order of the Board
MELBOURNE ENTERPRISES LIMITED
萬邦投資有限公司
Chung Yin Shu, Frederick
Director

Hong Kong, 12 December 2022

As at date of this announcement, the Board comprises (a) three executive directors, namely Mr. Chung Ming Fai, Mr. Chung Yin Shu, Frederick and Mr. Tsang On Yip, Patrick (Mr. Kenneth Lau as his alternate); (b) one non-executive director, namely Mr. Chung Wai Shu, Robert; and (c) three independent non-executive directors, namely Mr. Wong Kai Tung, Tony, Mr. Lo Pak Shiu and Mr. Yuen Sik Ming, Patrick.