

RIDDOCK INTERNATIONAL LIMITED

(Formerly Welcome Stranger Mining Limited)

ACN 007 670 386

PROSPECTUS

For an offer of up to 50,000,000 Shares at an issue price of \$0.20 per Share to raise up to \$10,000,000.

This Prospectus also contains an offer of Shares to the Vendors and others. Please refer to Section 3.2 for further details.

IMPORTANT INFORMATION

This Prospectus is a re-compliance prospectus for the purposes of satisfying Chapters 1 and 2 of the ASX Listing Rules and to satisfy ASX requirements for re-listing following a change to the nature and scale of the Company's activities. This is an important document that should be read in its entirety. If you do not understand it, you should consult your professional advisers without delay.

IMPORTANT INFORMATION

This Prospectus is dated 30 November 2015 and was lodged with ASIC on that date. ASIC, ASX and their respective officers take no responsibility for the contents of this Prospectus or the merits of the investment to which this Prospectus relates.

No Shares will be issued on the basis of this Prospectus later than 13 months after the date of this Prospectus.

The Company will apply for Official Quotation of the Shares offered under this Prospectus within seven days after the date of this Prospectus.

No person or entity is authorised to give any information or to make any representation in connection with this Prospectus, which is not contained in the Prospectus. Any information or representation not so contained may not be relied on as having been authorised by the Company or the Directors in connection with this Prospectus.

This Prospectus does not constitute an offer of Shares in any place in which, or to any person to whom, it would be unlawful to do so. No action has been taken to register the Offers or otherwise permit the Offers to be made in any jurisdiction outside Australia. The distribution of this Prospectus in jurisdictions outside Australia may be restricted by law and any person into whose possession this Prospectus comes (including nominees, trustees or custodians) should seek advice on and observe those restrictions. Failure to comply with these restrictions may violate securities laws.

It is important that you read this Prospectus in its entirety and seek professional advice where necessary.

Conditional Offer—Change in nature and scale of activities and re-compliance with Chapters 1 and 2 of the ASX Listing Rules

As announced to ASX on 11 September 2015, RIL has entered into a Share Purchase Agreement with the shareholders of Ye Eun Property Development Limited (**Ye Eun**) to acquire all of the issued capital in Ye Eun for payment of \$167 million to be satisfied by the issue of 835 million fully paid ordinary shares in RIL at an issue price of \$0.20.

RIL's acquisition of the issued capital in Ye Eun will result in a significant change in the nature and scale of the Company's activities, which requires approval of its Shareholders under Chapter 11 of the ASX Listing Rules.

The Company's shares are suspended from trading on ASX and will not be reinstated until satisfaction of the conditions to the Offers and ASX approving the Company's re-compliance with the admission requirements of Chapters 1 and 2 of the ASX Listing Rules.

There is a risk that the Company may not be able to satisfy the conditions to the Offers and meet the requirements of ASX for re-quotation on ASX. In the event that Shareholders do not approve the resolutions put to the General Meeting or the Company does not receive conditional approval for re-quotation on ASX, then the Company will not proceed with the Offers and will repay all application monies received.

Risk factors

Before deciding whether to apply for Shares pursuant to this Prospectus, you should consider the risk factors that could affect the financial performance of the Company and consult with your professional advisers. For further information in relation to the risk factors of the Company please refer to the summary in the Investment Overview (Section 2) and Section 10 of this Prospectus.

Exposure Period

The Company's fully paid ordinary shares are *quoted securities* as defined in the Corporations Act. This is a Prospectus for the offer of securities in the same class as the *quoted securities* of the Company. Accordingly, no exposure period applies to this Prospectus by operation of ASIC Class Order CO 00/168.

Electronic Prospectus

This Prospectus will also be issued as an electronic prospectus. A copy of this Prospectus can be downloaded from the Company's website at riddockint.com/prospectus.

If you are accessing the electronic version of this Prospectus for the purpose of making an investment in the Company, you must be an Australian resident and must only access this Prospectus from within Australia.

The Corporations Act prohibits any person passing onto another person an Application Form unless it is attached to a hard copy of this Prospectus or it accompanies the complete and unaltered version of this Prospectus. You may obtain a hard copy of this Prospectus free of charge by contacting the Company.

The Company reserves the right not to accept an Application Form from a person if it has reason to believe that when that person was given access to the electronic Application Form, it was not provided together with the electronic Prospectus and any relevant supplementary or replacement prospectus or any of those documents were incomplete or altered.

Forward-looking statements

This Prospectus contains forward-looking statements, which are identified by words such as 'may', 'could', 'believes', 'estimates', 'targets', 'expects' or 'intends', and other similar words that involve risks and uncertainties.

These statements are based on an assessment of present economic and operating conditions, and on a number of assumptions regarding future events and actions that, as at the date of this Prospectus, are expected to take place.

Such forward-looking statements are not guarantees of future performance and involve known and unknown risks, uncertainties, assumptions and other important factors, many of which are beyond the control of the Directors and Company.

The Company cannot and does not give any assurance that the results, performance or achievements expressed or implied by the forward-looking statements contained in this Prospectus will actually occur and investors are cautioned not to place undue reliance on these forward-looking statements.

Privacy

For information in relation to the Company's Privacy Statement, please refer to Section 3.20.

General

All amounts are in Australian dollars unless otherwise specified.

A number of terms and abbreviations used in this Prospectus have defined meanings, which appear in Section 14.

All references to time are to the time in Sydney, New South Wales.

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1 CHAIRMAN'S LETTER

Dear Investor,

On behalf of the Board of Directors, I am pleased to invite you to invest in Riddock International Limited (**RIL** or the **Company**).

Acquisition of Ye Eun

As announced to ASX on 11 September 2015, RIL has entered into a Share Purchase Agreement (**SPA**) to acquire all of the issued capital in Ye Eun Property Development Limited (**Ye Eun**) for a consideration of \$167 million, which is to be satisfied by the issue by RIL of 835 million fully paid ordinary shares.

Ye Eun's business

Ye Eun, through its wholly owned Korean subsidiary, Yea Eun Memorial Park, owns and operates a columbarium and memorial park (the **Park**) in South Korea. The Park is located about 60 minutes' drive from the Seoul CBD. A columbarium is a place for the respectful and public storage of urns holding a deceased's cremated remains. Ye Eun's revenue from the Park's business is earned from the sale of cremation sites, cremation and praying services for the deceased, annual maintenance fees for the storage of ashes, rental of stalls to vendors of flowers, and other prayer products. The Park covers 10.6 hectares. The first stage of its development, covering 3.7 hectares, has been completed and there is a further 6.9 hectares to be developed progressively. The directors of Ye Eun believe that there is considerable scope for Ye Eun to acquire other memorial parks in Korea and to expand into the development of elderly services in other countries in Asia.

We believe this proposed transaction will add value to the Company and its Shareholders owing to:

- (a) Ye Eun's recent track record and growth under the current management;
- (b) The Company acquiring a profitable new business that has the potential to increase Shareholder value and provide the Company with a viable future business;
- (c) The Company increasing its scale and becoming a significant player in the Korean columbarium and memorial park market; and
- (d) The opportunity for further growth by acquisition in Korea.

Ye Eun is led by a skilled management team with extensive experience in the memorial park business. This management team will join RIL upon completion of the acquisition of Ye Eun, including Ye Eun's CEO Shin Jin Dae.

The Offer

By this Prospectus, RIL offers investors the opportunity to subscribe for 29,000,000 Shares at an issue price of \$0.20 per Share to raise \$5,800,000 (**Offer**). The Company may accept oversubscriptions of up to a further 21,000,000 Shares at an issue price of \$0.20 per Share to raise up to a further \$4,200,000. The funds will be applied to expansion and development costs at the Park, acquisitions, working capital, expenses associated with the Offer and the Ye Eun Acquisition. Attached to each Share issued under the Offer will be a free option (**Offer Options**) entitling the holder to subscribe for a share in the Company at \$0.30 per share at any time up to the third anniversary of the issued date of the Offer Options.

Change in RIL's main undertaking

Owing to the proposed change in the nature and scale of the Company's activities whereby the Ye Eun business will become RIL's main undertaking, the Company is required to re-comply with Chapters 1 and 2 of the ASX Listing Rules.

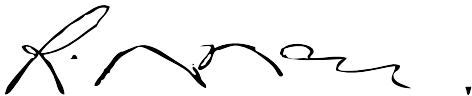
Risks

RIL is subject to a range of risks, which are more fully detailed in Section 10 and are summarised in Section 2. If any of these key risks or other material risks eventuates, it will likely adversely impact RIL's future earnings.

This Prospectus includes details of the Offers, the Company and the Ye Eun Group. We recommend that you read this document carefully and, if you are interested in investing in the Company, seek independent professional advice.

On behalf of the Board of Directors, I commend an investment in RIL to you and look forward to welcoming you as a Shareholder.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Riz Alikhan', with a small comma at the end.

Riz Alikhan
30 November 2015

2 INVESTMENT OVERVIEW

2.1 Important notice

This information is a selective overview only. Investors should read the Prospectus in full before deciding whether to invest in Shares. In particular investors should consider the risk factors that could affect the financial and operating performance of the Company described in Section 10.

Question	Answer	Section
Who is making the Offers?	<p>Riddock International Limited, an Australian public company listed on the official list of ASX (current ASX code: RIL).</p> <p>As announced to ASX on 11 September 2015, RIL has entered into a Share Purchase Agreement (SPA) with the shareholders (Ye Eun Vendors) to acquire all of the issued capital (Sale Shares) in Ye Eun Property Development Limited (Ye Eun) for a consideration of \$167 million to be satisfied by the issue of 835 million RIL Shares at an issue price of \$0.20 per Share to the Ye Eun Vendors (Consideration Shares) on completion of the SPA.</p> <p>This acquisition of Ye Eun (Ye Eun Acquisition) will result in a significant change in the nature and scale of RIL's activities. This required approval of Shareholders under Chapter 11 of the ASX Listing Rules, which was obtained at the General Meeting of Shareholders held on 3 November 2015, and the ASX approving the Company's re-compliance with the admission requirements of Chapters 1 and 2 of the ASX Listing Rules.</p> <p>Completion of the Ye Eun Acquisition under the SPA is conditional on the following:</p> <ul style="list-style-type: none">• RIL successfully raising a minimum of \$5,000,000 under the Offer; and• RIL obtaining all regulatory approvals or consents and shareholder approval of the Ye Eun Acquisition, the Offer, the issue of the Conversion Shares, the issue of the Hermes Shares and the HBO Shares. <p>Despite the minimum capital raising required under the SPA being \$5,000,000, the directors have resolved to raise a minimum of \$5,800,000 under this prospectus. Further details of the SPA are set out in Section 10.1.</p>	<p>5.1</p> <p>11.1 (for summary of SPA)</p>
What is the Company's business?	<p>The current business is the seeking of business opportunities.</p> <p>If the Ye Eun Acquisition proceeds, the Company's business will be the operation and development of a columbarium and memorial park (the Park) in South Korea.</p> <p>Ye Eun has 11 full-time employees at the date of this Prospectus. It has a number of contractors which maintain the Park.</p>	<p>5.1</p> <p>5.2 and following</p>

Question	Answer	Section
How will the Company make money?	<p>Ye Eun generates revenue from the sale of cremation sites, cremation and praying services for the deceased, annual maintenance fees for the storage of ashes, rental of stalls to vendors of flowers and other prayer products.</p> <p>Ye Eun's cost structure includes labour costs for employees, contractor costs for maintaining the Park, sales commissions, advertising, telecommunication service provider costs, management salaries and other general overheads.</p>	5.5 and following
What are the key dependencies affecting the Company?	<p>The success of the Company will be subject to the following key dependencies:</p> <ul style="list-style-type: none"> • Continued provision of a broad range of cremation sites, cremation and praying services for the deceased, rental of stalls to vendors of flowers and other prayer products; • Effective marketing to large corporations and government of 'cradle-to-grave' concept; • Ability to further develop the excess land at the Park to provide further facilities; and • Ability to identify and add new services and capabilities to its offering. 	5.5 and following
What are the key benefits associated with the Company's business?	<p>On completion of the Ye Eun Acquisition, the Company will become an operator and developer of a columbarium and memorial park.</p> <p>The key actual and potential benefits associated with the Ye Eun business include:</p> <ul style="list-style-type: none"> • a proven track record in organic growth; • developing commercial relationships with key partners (large corporations and government); • skilled and proven management team; • acquisition of land that can be developed to extend the operations of the Park; and • prospects for further growth by acquisition in South Korea. <p>Ye Eun's objectives in the near term include:</p> <ul style="list-style-type: none"> • Expanding the customer base by targeting large corporations and the government. Ye Eun aims to market the benefits to large corporates and the government by providing its employees and families with a 'cradle-to-grave' facility at the Park. • Park development. Develop further facilities at the Park. • Acquisitions. Ye Eun will evaluate acquisition opportunities in South Korea. 	5.5 and following

Question	Answer	Section
<p>What are the key risks associated with the Company's business, the Shares and the Offers?</p>	<p>Set out below are some of the key investments risks that the Company is exposed to if the Ye Eun Acquisition proceeds. Further risks associated with an investment in the Company are outlined in Section 10.</p> <p>Re-quotations of Shares on ASX</p> <p>As the Ye Eun Acquisition constitutes a significant change in the nature and scale of the Company's activities, the Company must re-comply with Chapters 1 and 2 of the ASX Listing Rules as if it were seeking admission to the Official List of ASX. There is a risk that the Company may not be able to meet the requirements of ASX for re-quotations of its Shares on ASX. Should this occur, the Shares will not be able to be traded on ASX until such time as those requirements can be met, if at all. Shareholders may be prevented from trading their Shares should the Company be suspended until such time as it does re-comply with the ASX Listing Rules.</p> <p>Control risk</p> <p>After Completion, the Vendors will hold between 65.69% (Maximum Subscription) and 66.8% (Minimum Subscription) of the issued capital. Because of the retained interest of the Vendors, they have the capacity to influence the election of Directors and the potential to influence the outcome of matters submitted to a vote of Shareholders. The interests of the Vendors may differ from the interests of other Shareholders who purchase Shares under the Offer.</p> <p>Contractual risk—Purchase Agreement.</p> <p>Completion of the Ye Eun Acquisition is subject to the satisfaction of various conditions precedent, including confirmation by ASX that the Company has re-complied with the admission requirements set out in Chapters 1 and 2 of the ASX Listing Rules. If the Ye Eun Acquisition is not completed, RIL will incur third party costs relating to advisors and other costs, without any material benefit being achieved.</p> <p>Competition</p> <p>Ye Eun may face increasing and intense competition from the existing memorial parks in the region. The existing parks in the region may cut prices to gain market share, may seek to improve the functionality of their services, and/or may offer more innovative services or fee arrangements.</p>	<p>10</p>

Loss of revenue owing to relationships with sources of revenue

Ye Eun relies on relationships with agents, sales channels and government. It is possible that referrals could be withheld owing to disputes and the relationship with Ye Eun terminated.

Industry risk

There is risk that regulatory codes and requirements could change, adding complexity and cost to the business. Ye Eun might not be able to implement other phases in the development of the Park to comply with new regulations. Non-compliant marketing could cause problems with Ye Eun's future sales and development.

Product development risk and delays

Ye Eun continues to be innovative and develop software to support the launch of new services for existing and new markets. Any software project is subject to potential delays or cost overruns. The new service may not be successful.

Reliance on key personnel

Ye Eun's business development has depended, and is likely to continue to depend, on the expertise and effectiveness of its senior management and experienced staff. The loss of the services of senior management personnel without suitable replacements or the inability to attract and retain qualified personnel can adversely affect performance.

Increased labour costs

Labour costs account for a substantial amount of Ye Eun's costs. Increased labour costs will have a material adverse effect on the financial performance of Ye Eun.

Growth risks

Future operating results will depend on the Company's ability to manage its growth including the expansion of its services into new sales channels, development of unused land at the Park, the ability to control costs, implement and improve operational and financial control systems, and to hire, expand, train and manage employees.

Acquisitions

Ye Eun may face risks in integrating any future acquisitions of assets or businesses. An acquisition may not perform to the level anticipated. A failure to identify and successfully execute suitable acquisitions may have an adverse effect on the financial performance and/or financial position of Ye Eun.

Question	Answer	Section
	<p>Disruption of business operations</p> <p>Ye Eun is exposed to a range of operational risks including external services failure, industrial action or disputes, and natural disasters.</p> <p>Inability of Ye Eun to secure funding</p> <p>Ye Eun might have further capital requirements for future major capital expenditure and acquisitions. There is a risk it may not be able to secure sufficient debt and equity funding on acceptable terms.</p> <p>Liquidity and realisation</p> <p>There is no guarantee that an active market for the Shares will develop once the Shares are requoted on ASX.</p> <p>Foreign currency exchange</p> <p>The business entity is located in South Korea and thus the revenues earned will be exposed to currency fluctuations between the Australian dollar and the Korean won.</p> <p>Economic conditions</p> <p>The financial performance and value of the Company may be influenced by various economic factors such as inflation, interest rates, domestic and international economic growth, taxation policies, legislative change, political stability, stock market conditions in Australia and elsewhere, changes in investor sentiment towards particular market sectors, exchange rate fluctuations and acts of terrorism.</p>	
Who are the Directors and Key Personnel?	<p>On completion of the Ye Eun Acquisition, it is proposed that the current Directors, Rizwan Alikhan, Rehan Alikhan and Poay Meng Tan, will continue.</p> <p>Ms Dang Jian Ru will be appointed as Chief Executive Officer of Ye Eun and Mr Shin Jin Dae will be appointed the CEO of Yea Eun Memorial Park.</p>	6
What key financial information do investors need to know?	<p>A summary of the historical audited consolidated profit and loss statements and balance sheets of each of RIL and the Ye Eun Group and of the pro-forma consolidated balance sheets for the merged RIL and Ye Eun Group are set out in Section 7.</p> <p>The Investigating Accountant's Report is set out in Section 8.</p> <p>The Proforma Consolidated Balance Sheet as at 30 June 2015 discloses net liabilities of \$6,369,675, assuming the Company raises the Minimum Subscription of \$5,800,000, or \$2,423,355, assuming the Company raises the Maximum Subscription of \$10,000,000.</p>	7 and 8

Question	Answer	Section
	RIL's financial history can be found on the ASX website asx.com.au under the codes WSE and RIL.	
Who will benefit from the Offers?	The Offers are being made to acquire Ye Eun and to satisfy ASX requirements for re-listing following a change to the nature and scale of the Company's activities as a result of the acquisition of Ye Eun.	3
	The Ye Eun Vendors will receive the Consideration Shares. The Noteholders, Hermes and HBO will receive Shares. HBO will receive Options. Each of those parties will therefore benefit from the acquisition of Ye Eun and the Offers.	3.7
What is the Offer?	29,000,000 new Shares are being offered by the Company to raise at least \$5,800,000. Oversubscriptions for up to a further 21,000,000 Shares are also being offered by the Company to raise a further \$4,200,000. The maximum amount which may be raised under this Prospectus is therefore \$10,000,000.	3
What is the Issue Price?	The Issue Price is \$0.20 per Share.	3
What is the effect of the Offers?	The effect of the Offers on the capital structure of the Company is depicted in the table in Section 3.7. The current shareholders will be diluted from 100% ownership to 9.29% if the Offers are completed and the Minimum Subscription is raised. If the Maximum Subscription is raised, the current shareholders will be diluted to 9.13%.	3.7 and 3.8
What are the key Offer dates?	The key dates of the Offers are detailed in the indicative timetable in Section 3.4.	3.4
How will the Company use the proceeds from the Offer?	The Company intends to apply funds raised from the Offer to meet the cost of expansion and development costs at the Park, acquisitions, working capital, expenses associated with the Offer and the Ye Eun Acquisition.	3.5 and 3.6
What rights and liabilities attach to the Shares?	The Shares will rank equally in all respects with the Shares held by the existing Shareholders. The rights and liabilities attaching to all Shares are detailed in the Company's Constitution.	12.2
Is the Offer underwritten?	No, the Offer is not underwritten.	3.16
Will I receive dividends on my Shares?	Any future determination as to the payment of dividends by the Company will be at the discretion of the Directors and will depend on the availability of distributable earnings and operating results and financial condition of the Company, future capital requirements and general business and other factors considered relevant by the Directors. No assurance in relation to the payment of dividends or franking credits attaching to dividends can be given by the Company.	3.14

Question	Answer	Section
What are the taxation implications?	<p>The acquisition and disposal of Shares will have tax consequences, which will differ depending on the individual financial affairs of each investor. All potential investors in the Company are urged to obtain independent financial advice about the consequences of acquiring Securities from a taxation viewpoint and generally.</p> <p>To the maximum extent permitted by law, the Company, its officers and each of their respective advisors accept no liability and responsibility with respect to the taxation consequences of subscribing for Securities under this Prospectus.</p>	12.12
How do I participate in the Offer?	To participate in the Offer, please complete the Application Form attached to this Prospectus and return it with payment of the application money before the Closing Date.	3.9
What is the minimum number of Shares I can apply for?	Applications under the Offer must be for a minimum of 10,000 Shares (total cost of \$2,000) and then in multiples of 5,000 Shares (\$1,000).	3.9
Further Questions?	If you have Questions in relation to the Offers, please contact the Company Secretary, Mr Graeme Hogan, during business hours on 0488 004 456 or via email: ho74331@bigpond.net.au .	

3 DETAILS OF THE OFFERS

3.1 The Offer

This Prospectus invites investors to apply for a total of 29,000,000 Shares with attaching free options (**Offer Options**) at an issue price of \$0.20 per Share to raise at least \$5,800,000 before expenses of the Offer. The Company may accept oversubscriptions of up to a further 21,000,000 Shares (with attaching free Offer Options) at an issue price of \$0.20 per Share to raise up to a further \$4,200,000.

The maximum amount which may be raised under this Prospectus is therefore \$10,000,000.

The Offer Options are to be issued free to all Shareholders who subscribe for Offer Shares under the Prospectus on the basis of one Offer Option for each Offer Share issued. Each Offer Option entitles its holder to subscribe in cash for one fully paid ordinary share in the Company at an exercise price of \$0.30 per share and is exercisable at any time prior to the third anniversary of their issue (**Expiry Date**). Any Offer Option that has not been exercised prior to the Expiry Date automatically lapses.

The Shares offered pursuant to the Offer under this Prospectus will rank equally in all respects with the Shares already on issue. Further details of the rights attaching to Shares are set out in Section 11.

3.2 The Ye Eun Offer

This Prospectus also includes an offer to the Ye Eun Vendors, the Noteholders, Hermes and HBO as follows:

- (a) Up to 835,000,000 Shares to the Ye Eun Vendors;
- (b) Up to 110,000,000 Shares to the Noteholders;
- (c) Up to 160,000,000 Shares to Hermes and HBO; and
- (d) Up to 220,000,000 Options to HBO.

(together, the **Ye Eun Offer**).

The Shares offered pursuant to the Ye Eun Offer under this Prospectus will rank equally in all respects with the Shares already on issue. Further details of the rights attaching to Shares are set out in Section 12. The Ye Eun Offer is required to ensure that the Shares to be issued to the Ye Eun Vendors, the Noteholders, Hermes and HBO can be traded freely after their issue.

3.3 Re-compliance with Chapters 1 and 2 of the ASX Listing Rules

The Company's Shares are suspended from Quotation on ASX. The Company's Shares will not be reinstated to Quotation until ASX approves the Company's re-compliance with Chapters 1 and 2 of the ASX Listing Rules.

Re-compliance with these Chapters involves, among other things, the following:

- (a) issuing a prospectus;
- (b) meeting the spread requirements, that is either:
 - (i) at least 400 holders each with a parcel of ordinary shares with a value of at least \$2,000 (excluding restricted securities); or
 - (ii) at least 350 holders with a parcel of ordinary shares with a value of at least \$2,000 (excluding restricted securities), and persons who are not related parties must hold at least 25% of the total number of issued ordinary shares; or

- (iii) at least 300 holders with a parcel of ordinary shares with a value of at least \$2,000 (excluding restricted securities), and persons who are not related parties must hold at least 50% of the total number of issued ordinary shares;
- (c) meeting ASX's profit test or assets test; and
- (d) having the entity's quoted securities issued or sold for at least \$0.20 in cash.

In the event that the Company does not receive conditional approval for re-quotations on ASX, it will not proceed with the Offers and will repay all application monies received under the Offer. Should this occur, then the change to the nature and scale of the Company's activities will not eventuate and the Company's Shares may remain suspended from quotation on ASX.

3.4 Indicative timetable

An indicative timetable of events relating to the transaction is outlined below. The timetable is indicative only and is subject to change without notice. The Company reserves the right to extend the Closing Date or close the Offers early without notice.

Lodgement of this Prospectus with ASIC	30 November 2015
Opening Date of Offer	1 December 2015
Lodgement of this Prospectus with ASX	2 December 2015
Closing Date of Offers	22 December 2015
Completion of Acquisition and issue of Shares under this Prospectus	11 January 2016
Despatch of holding statements	13 January 2016
Anticipated date suspension of trading is lifted and Company's Shares commence trading again on ASX	18 January 2016

3.5 Purpose of the Offer

The purpose of the Offer is to provide additional funds to enable the Company to:

- (a) meet the requirements of ASX and re-comply with Chapters 1 and 2 of the ASX Listing Rules;
- (b) complete the Ye Eun Acquisition; and
- (c) meet the cost of expansion and development at the Park, acquisitions, working capital, expenses associated with the Offer and the Ye Eun Acquisition.

The Company is aiming to apply the funds raised from the Offer in the manner detailed in Section 3.6 below.

On completion of the Offer, the Board believes the Company will have sufficient working capital to achieve these objectives.

3.6 Use of funds

The Company intends to apply funds raised from the Offer, together with existing cash reserves, following re-quotation on ASX as follows:

	Minimum Subscription \$5,800,000	Maximum Subscription \$10,000,000
	(\$)	(\$)
Funds available		
Cash reserves of RIL	353,719	353,719
Cash reserves of Ye Eun	2,000	2,000
Funds raised from the Offer	5,800,000	10,000,000
Total	6,155,719	10,355,719

Allocation of funds

Cash expenses associated with the Offer	1,100,326	1,354,006
Park expansion costs	4,500,000	8,300,000
Working capital and administration costs	555,393	701,713
Total	6,155,719	10,355,719

In the event the Company raises more than the Minimum Subscription of \$5,800,000 but less than the Maximum Subscription of \$10,000,000, the additional funds raised will be first applied towards expenses of the Offer, followed by expansion and development at the Park and acquisitions.

3.7 Capital structure

The capital structure of the Company following completion of the Offer and the Ye Eun Acquisition is summarised below¹:

Shares²	Minimum Subscription	% of total	Maximum Subscription	% of total
Shares on issue at date of Prospectus	116,079,370	9.29	116,079,370	9.13
Shares to be issued to Ye Eun Vendors	835,000,000	66.80	835,000,000	65.69
Conversion Shares to be issued	110,000,000	8.80	110,000,000	8.65
Offer Shares to be issued	29,000,000	2.32	50,000,000	3.94
Hermes and HBO Shares to be issued	160,000,000	12.80	160,000,000	12.59
Shares on issue after Completion of the Consideration, Conversion, Offer, Hermes and HBO Shares	1,250,079,370	100.00	1,271,079,370	100.00

¹ Refer to the Investigating Accountant's Report set out in Section 8 for further details.

² The rights attaching to the Shares are summarised in Section 12.2.

The capital structure of the Company following completion of the Offer and the Ye Eun Acquisition and the exercise of the Offer Options and HBO Options is summarised below:

	Minimum Subscription	% of total	Maximum Subscription	% of total
Shares on issue after Completion of the Consideration, Conversion, Offer, Hermes and HBO Shares	1,250,079,370	83.39	1,271,079,370	82.48
HBO Options	220,000,000	14.68	220,000,000	14.28
Offer Options	29,000,000	1.93	50,000,000	3.24
Shares on issue after Completion of the Offers and Exercise of the Offer Options¹ and HBO Options²	1,499,079,370	100.00	1,541,079,370	100.00

¹ The rights attaching to the Offer Options are summarised in Section 12.3.

² The rights attaching to the HBO Options are summarised in Section 12.4.

3.8 Substantial Shareholders

There are four Shareholders holding 5% or more of the Shares on issue as at the date of this Prospectus, as set out in the table below:

Shareholder	Shares	%
Good Triumph International Ltd	60,000,000	51.7
Syed Akbar Alikhan	17,000,000	14.6
Debashish Mintu Saha	10,000,000	8.6
Lori Limited	6,000,000	5.2

Shareholders holding 5% or more of the Shares on issue following completion of the Offers are set out in the table below:

Shareholder	Shares	Percentage	
		Minimum Subscription	Maximum Subscription
Shin Jin Dae	250,000,000	20.00	19.67
Jian Ru	195,000,000	15.60	15.34
SHS International Global Limited	195,000,000	15.60	15.34
Tae Hyun	100,000,000	8.00	7.87
Hermes	100,000,000	8.00	7.87
Wise Hand Solution Pte Limited	95,000,000	7.60	7.47

Shin Jin Dae, Tae Hyun, Jian Ru, SHS International Global Limited and Wise Hand Solution Pte Limited are Vendors. Hermes Capital Limited is an Asia-oriented investment banking and management firm headquartered in Hong Kong with an office in Singapore.

The Company will announce to ASX details of its top 20 Shareholders (following completion of the Offer) prior to the Shares re-commencing trading on ASX.

3.9 How to apply for Shares

You should carefully read this Prospectus and instructions accompanying the Application Form before subscribing for Shares. If you wish to participate in the Offer, you should complete the Application Form.

Applications for Shares under the Offer must be for a minimum of 10,000 Shares and thereafter in multiples of 5,000 Shares and payment for the Shares must be made in full at the Issue Price of \$0.20 per Share.

All applications must be completed in accordance with the detailed instructions on how they are to be completed and be accompanied by a cheque in Australian dollars made payable to 'Riddock International Limited—Subscription Account' and crossed 'Not Negotiable' in accordance with the detailed instructions set out in the Application Form. No brokerage or stamp duty is payable by Applicants. The amount payable on application will not vary during the period of the Offer and no further amount is payable on or after allotment in respect of the Shares.

Completed Application Forms and accompanying cheques must be received by the Closing Date at:

Security Transfer Registrars Pty Limited
PO Box 535
Applecross WA 6953

The Company reserves the right to close the Offer early.

All application monies received with duly completed Application Forms will be paid into the Subscription Account.

An original, completed and lodged Application Form together with a cheque for the application monies constitutes a binding and irrevocable offer to subscribe for the number of Shares specified in each Application Form. The Application Form does not need to be signed to be valid. If the Application Form is not completed correctly or if the accompanying payment is for the wrong amount, it may be treated by the Company as valid. The Directors' decision as to whether to treat such an application as valid and how to construe, amend or complete the Application Form is final; however, an applicant will not be treated as having applied for more Shares than is indicated by the amount of the cheque for the application monies.

3.10 Allotment and allocation of Shares

The Directors will determine the allottees of all the Shares at their discretion. The Directors reserve the right to allot Shares in full for any application or to allot any lesser number or to decline any application. Where the number of Shares allotted is less than the number applied for, or where no

allotment is made, the surplus application monies will be returned by cheque to the Applicant within seven days of the allotment date.

Subject to the Minimum Subscription to the Offer being reached and the Company being satisfied that it will meet the requirements of Chapters 1 and 2 of the ASX Listing Rules, Shares issued pursuant to the Offer will be allotted as soon as practicable after the Closing Date.

Pending the allotment and issue of the Shares or payment of refunds pursuant to this Prospectus, all application monies shall be held by the Company in trust. The Company, irrespective of whether the allotment of Shares takes place, will retain any interest earned on the application monies.

It is the responsibility of the applicant to determine their allocations prior to trading in the Shares. Applicants who sell Shares before they receive their statement of shareholding will do so at their own risk.

3.11 Minimum Subscription

The Minimum Subscription for the Offer is 29,000,000 Shares at an issue price of \$0.20 per Share to raise at least \$5,800,000 before expenses of the Offer. The Company will not issue any Shares unless the Minimum Subscription is raised.

If the Minimum Subscription is not raised within four months after the date of this Prospectus (or such later date permitted by ASIC), all Applications will be dealt with in accordance with section 724 of the Corporations Act. Such action may include repayment of application monies (without interest) or the issue of a supplementary or replacement prospectus.

3.12 ASX listing and quotation of Shares

The Company's Shares are suspended from trading on ASX and will not be reinstated to trading until the Company re-complies with Chapters 1 and 2 of the ASX Listing Rules.

Within seven days after the date of this Prospectus, the Company will apply for Official Quotation of the Shares offered under this Prospectus.

If approval for quotation of the Shares issued pursuant to the Offers is not granted within three months after the date of this Prospectus, the Company will not allot or issue any Shares, and will repay all application monies without interest as soon as practicable within the time prescribed under the Corporations Act.

ASX takes no responsibility for the contents of this Prospectus. The fact that ASX may grant Official Quotation is not to be taken in any way as an indication of the merits of the Company or the Shares offered pursuant to this Prospectus.

3.13 Clearing House Electronic Sub-Register System (CHES) and issuer sponsorship

The Company participates in the Clearing House Electronic Subregister System (CHES). CHES is operated by ASX Settlement Pty Limited, a wholly owned subsidiary of ASX, in accordance with the

Listing Rules and the ASX Settlement Operating Rules. Investors who do not wish to participate through CHESS will be issuer-sponsored by the Company.

Under CHESS the Company will not issue certificates to investors. Instead, Shareholders will receive a statement of their holding in the Company. If an investor is broker sponsored, ASX Settlement Pty Limited will send a CHESS statement. Statements are sent by post and set out the number of Shares issued to the Shareholder under this Prospectus and advice of their Holder Identification Number or Securityholder Reference Number. Subsequently, where a holding changes in the course of a calendar month, that Shareholder will be issued with a statement that sets out the changes in their holding. That statement is despatched in the week following the relevant month end.

3.14 Dividends

Any future determination as to the payment of dividends by the Company will be at the discretion of the Directors and will depend on the availability of distributable earnings and operating results and financial condition of the Company, future capital requirements and general business and other factors considered relevant by the Directors. No assurance in relation to the payment of dividends or franking credits attaching to dividends can be given by the Company.

3.15 Applicants outside Australia

This Prospectus does not, and is not intended to, constitute an offer in any place or jurisdiction, or to any person to whom, it would not be lawful to issue this Prospectus or make the Offers. The distribution of this Prospectus in jurisdictions outside Australia may be restricted by law and persons who come into possession of this Prospectus should seek advice on and observe any of these restrictions. Any failure to comply with such restrictions may constitute a violation of applicable securities laws.

No action has been taken to register or qualify the Shares or the Offers or otherwise permit a public offering of the Shares the subject of this Prospectus in any jurisdiction outside Australia.

Applicants who are resident in countries other than Australia should consult their professional advisers as to whether any governmental or other consents are required or whether any other formalities need to be considered and followed to enable them to apply for and be allotted Shares. If you are outside Australia it is your responsibility to obtain all necessary approvals for the allotment and issue of the Shares pursuant to this Prospectus. The return of a completed Application Form will be taken by the Company to constitute a representation and warranty by you that all relevant approvals have been obtained.

3.16 Underwriting

The Offer is not underwritten.

3.17 Commission

The Company reserves the right to pay a commission of up to 6% (exclusive of goods and services tax) of amounts subscribed through any licensed securities dealers or Australian financial services licensee in respect of any valid applications lodged and accepted by the Company and bearing the stamp of the licensed securities dealer or Australian financial services licensee. Payment will be made subject to the receipt of a proper tax invoice from the licensed securities dealer or Australian financial services licensee.

3.18 Restricted Securities

The Company will apply for Official Quotation on the ASX of the Shares offered under this Prospectus within seven days after the date of this Prospectus on the basis that the Company will meet the *assets test* for the purposes of Listing Rule 1. Some or all of the Consideration Shares, the Noteholder Shares, the Hermes Shares and the HBO Shares may be classified as ASX Restricted Securities for an escrow period of between 12 months and up to 24 months from the date on which Official Quotation of those Shares commences. The 110 million Shares issued on 10 August 2015 may be classified as ASX Restricted Securities for an escrow period of between 12 months and up to 24 months from the date on which Official Quotation of those Shares commences. The Company will announce to the ASX full details (quantity and duration) of any ASX Restricted Securities.

3.19 Forward-looking statements

This Prospectus contains forward-looking statements which are identified by words such as 'may', 'could', 'believes', 'estimates', 'targets', 'expects' or 'intends', and other similar words that involve risks and uncertainties.

These statements are based on an assessment of present economic and operating conditions, and on a number of assumptions regarding future events and actions that, as at the date of this Prospectus, are expected to take place.

Such forward-looking statements are not guarantees of future performance and involve known and unknown risks, uncertainties, assumptions and other important factors, many of which are beyond the control of our Company, the Directors and our management. Matters not yet known to the Company or not currently considered material to the Company may impact on these forward-looking statements.

The Company cannot and does not give any assurance that the results, performance or achievements expressed or implied by the forward-looking statements contained in this prospectus will actually occur and investors are cautioned not to place undue reliance on these forward-looking statements.

These forward looking statements are subject to various risk factors that could cause our actual results to differ materially from the results expressed or anticipated in these statements. These risk factors are set out in Section 10.

3.20 Privacy statement

The Company collects, holds and will use information in relation to each Applicant as provided on an Application Form (**Information**) for the purposes of processing the Application Form and, should the application be successful, to administer the Applicant's security holding in the Company (**Purposes**).

By submitting an Application Form, each Applicant agrees that the Company may use the Information for the Purposes and the Company may disclose the Information for the Purposes to the Share Registry, the Company's related bodies corporate, agents, contractors and third party service providers, and to ASX, ASIC and other regulatory authorities.

The Information may also be used and disclosed to persons inspecting the register, including bidders for your securities in the context of takeovers, licensed securities dealers, the share registry, print service providers, mail houses, and regulatory bodies including the Australian Taxation Office.

You can access, correct and update the personal information that we hold about you. If you wish to do so, please contact the share registry at the relevant contact number set out in this Prospectus.

Collection, maintenance and disclosure of certain personal information is governed by legislation including the *Privacy Act 1988* (Cth), the Corporations Act and certain rules such as the ASX Settlement Operating Rules. You should note that if you do not provide the information required on the application for Shares, the Company may not be able to accept or process your application.

3.21 Enquiries in relation to the Offers

This Prospectus provides information for potential investors in the Company, and should be read in its entirety. If, after reading this Prospectus, you have any Questions about any aspect of an investment in the Company, please contact your stockbroker, accountant or independent financial adviser.

4 INDUSTRY OVERVIEW

4.1 South Korean Government policy

Since the 1980s, the government of South Korea has introduced laws to encourage a change in funeral practices from burial to cremation. The law now requires that any grave created after the year 2000 must be removed within 60 years. This policy is largely driven by the need to conserve land for its expanding population of over 50 million people.

As part of this policy, the South Korean government has provided numerous sites to religious bodies and business operators such as Ye Eun, to operate cremation sites.

The South Korean Ministry of Health and Welfare announced on 20 Oct 2014 that the nationwide cremation rate for 2013 was 76.9%, up from 74% the previous year. The cremation rate for 2013 was the highest ever recorded and compares with the rate recorded in 1993 of 19.1%.

4.2 State-owned and private operators

The death care and funeral services industry is serviced by both state-owned companies and the private sector.

State-owned companies in the death care services industry predominantly occupy a substantial part of the market share. State-owned entities are under the control of civil affairs agencies and tend to provide welfare services to meet the demand of low income families. These companies operate on a local and regional basis and typically provide traditional and basic services only. These services include the transfer of the remains, ceremony arrangements, refrigeration of the remains, cremation, sales of urns, wreaths and other related products.

Private sector companies offer a more personalised and higher quality service, such as those provided by Ye Eun. The prices charged for services by private sector companies are significantly higher than those charged by state-owned companies.

There are many companies in Korea providing death care services in Korea. They are generally small in size and have very limited brand recognition. Most businesses operate on a local and regional basis, serving only local consumers.

4.3 Funeral and after-death practices

A tomb sweeping day, known as Ancestors' Day, is observed annually throughout Korea, whereby families pay their respect to the deceased. The day normally falls on the first day of the fifth lunar term of the traditional lunar calendar. Many Koreans will visit columbaria, graves or burial grounds to pray to their ancestors. The activities on Ancestors' Day create many opportunities for facilities, such as the Park, to provide additional services and to make sales of food, tea, wine, joss paper and accessories to honour ancestors. Importantly, Ancestors' Day provides an opportunity to ensure that families renew ownership of the units in the Park by paying their annual maintenance fees at that time.

4.4 Recent article

Set out below is a recent article published in South Korea setting out the difficulties in arranging cremations. The link to the article is www.channelnewsasia.com/news/asiapacific/shortage-of-cremation/2282306.html.

Shortage of cremation facilities in South Korea

By Lim Yun Suk, South Korea Bureau Chief, Channel NewsAsia

POSTED: 22 Nov 2015 01:06

Nowadays, four out of five deceased in South Korea are cremated, but this has created more problems in the country due to lack of cremation facilities.

For hundreds of years, most Koreans believed burying the departed and tending to their graves was the only natural thing to do. But with the lack of burial sites, the government in the early 2000 pushed for more cremations among Koreans.

Now about four out of five deceased are cremated, but this has created more problems in the country.

A funeral in South Korea usually lasts for three days, allowing relatives and friends to show up at the funeral hall to pay their last respects. On the fourth day, early in the morning, the deceased is taken to his/her final resting place.

More than twenty years ago, that would usually be to a ground burial site. But that is no longer the case here in South Korea.

According to the latest data from the Ministry of Health and Welfare, cremations accounted for nearly 80 per cent of funerals last year—that is about four times more compared to two decades ago.

Experts say this is what the government wants—more cremations—but it has not done enough to cope with the drastic increase.

Park Tae-ho, head of the Korea National Council for Cremation Promotion, said: “Since the 1980s, people from various sectors have pointed out the issues of increasing cremation facilities and renovating them, saying they should be tackled from a very early stage. Despite this, nothing has been done. So now with the rising number of cremations, the government is not able to keep up.”

There are about 55 cremation facilities across the country—for a population of about 45 million. Measures to build more are in place, but many Koreans are opposed to the idea of having one built near where they live, even if it means having to pay more for the cremation services in another area.

It usually costs about 100,000 won (US\$86), but if one is not a resident where the cremation facility is located, the cost is 10 times more. That is why these days, many Koreans end up finishing funeral services late at night or even delay the process for a day or two.

Ha Sam-sung had a hard time finding a cremation facility around where his cousin lived in the western city of Bucheon.

“Usually a cremation is done very early in the morning. But we couldn’t find one near where we lived. When we finally did find one somewhere else, there was a long waiting list with priority given to the residents there. So unfortunately for us, the cremation was completed at nine o’clock at night,” Ha said.

Bucheon city has a population of about 900,000 and it does not have a crematorium.

Experts say building more crematoria is an urgent issue as it takes a long time. The Seoul Memorial Park which opened in 2012 took 10 years for construction to begin and another 14 years to complete because of protests from residents.

5 BACKGROUND AND COMPANY OVERVIEW

5.1 History and overview of RIL's current business

Riddock International Limited (**RIL** or the **Company**) was incorporated on 26 June 1967 as Welcome Stranger Mining Company NL, a gold mining and production company. On 12 November 1999, the Company changed its name to WSM Limited.

On 20 April 2000, the Company changed its name to Commsecure Limited. On 8 October 2010, the Company changed its name to Welcome Stranger Mining Limited. Since that time the company has investigated numerous gold exploration tenements and projects both in Australia and overseas, but they were considered unlikely to create shareholder value in the foreseeable future.

On 29 July 2015, the shareholders of the Company elected new Directors and approved the issue of new shares to raise \$550,000; the funds being used to repay existing liabilities and investigate new business opportunities. The Directors consider the Ye Eun Acquisition represents a significant investment opportunity for the Company that has the potential to increase shareholder value.

On 11 September 2015, the Company agreed to purchase all of the issued capital in Ye Eun Property Development Limited (**Ye Eun**) for a consideration of \$167 million, which is to be satisfied by the issue by the Company of 835 million fully paid ordinary shares. Ye Eun, through its wholly owned Korean subsidiary, Yeaen Memorial Park, owns and operates a columbarium and memorial park (the **Park**) in South Korea. A columbarium is a place for the respectful and public storage of urns holding a deceased's cremated remains.

On 21 November 2015, the Company changed its name to Riddock International Limited.

The RIL Directors have not obtained an independent valuation of Ye Eun or Yeaen Memorial Park. The Directors have been provided with an independent valuation of the land on which the Park is situated. The valuation determined that the land value of the Park was ₩140 billion (A\$167 million).

The Directors have made their own determination of the value to be imputed to the acquisition of Ye Eun after assessing Ye Eun's history, the land valuation, asset values, personnel, technology, sales and prospects.

In the sections below, the exchange rate used is A\$1 = ₩842.90, where ₩ refers to the Korean Republic Won (KRW).

5.2 Ye Eun's history

Ye Eun Property Development Company Limited is incorporated in Hong Kong in June 2015. It is a holding company only and does not carry on business. Its sole asset is the Korean company Yeaen Memorial Park, which owns and operates a columbarium at the Park.

Mr Shin Jin Dae, the largest shareholder in Ye Eun Property Development Company Limited, first saw the opportunity to acquire the land and build a cremation and memorial columbarium in the current Park location in 1999. A columbarium is a place for the respectful and public storage of urns holding a deceased's cremated remains. The land on which the Park is built was acquired in March 2003 and the Park started accepting cremation services in 2004.

5.3 About the Park

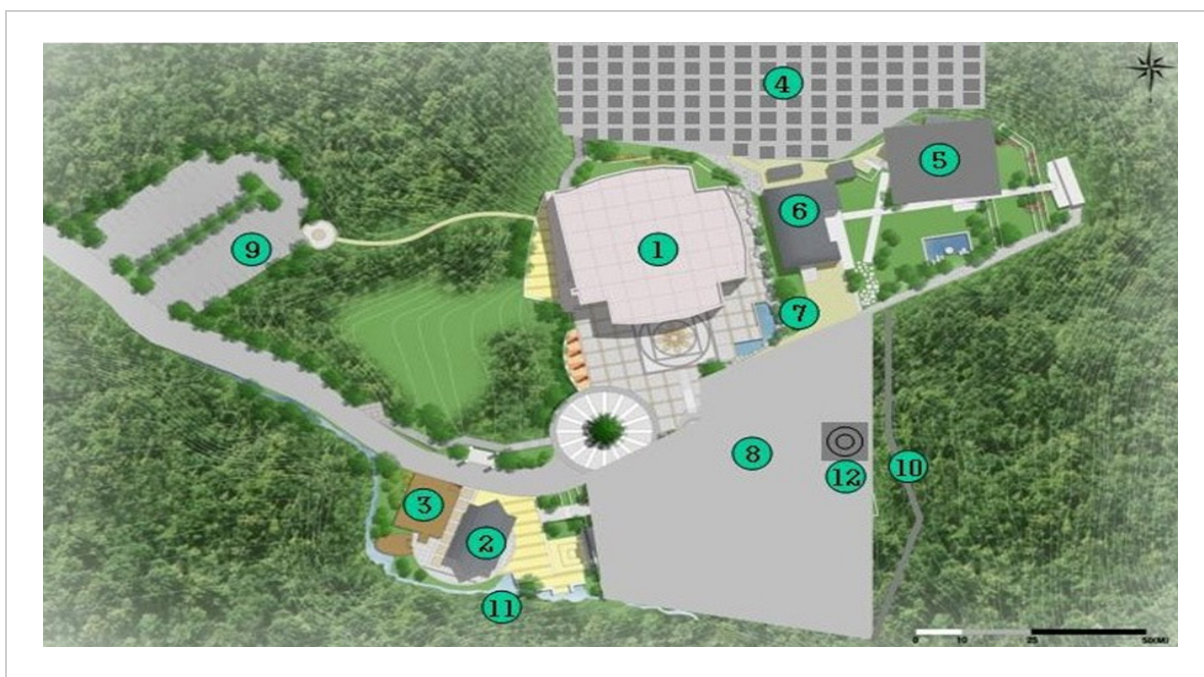
The Park is situated in Guemwang–eup, Eumseong-gun, which is in the central part of South Korea bordering Incheon-si, Gyeonggi-do to the north and Anseong-si, Gyeonggi-do to the northwest. It is 84 km southeast of Seoul, the capital of South Korea. The Park is within one hour’s drive from six major cities. The total land area owned by Ye Eun, on which the Park is located, is 10.6 hectares. The land that is currently developed for use in the Park’s operations is 3.7 hectares. There is a further 6.9 hectares yet to be developed.

The Park has no religious affiliation and therefore does not exclude any groups of potential customers. The customers are mainly Christian with a small portion of Buddhists.

The current facilities (referred to as Stage 1) contain 65,000 ashes storage spaces (**Units**) of which 25,000 Units have been sold. There are currently 40,000 units remaining in Stage 1. The funds raised from the issue of shares under the Offer will substantially be used for future development of the Park, which will provide space, infrastructure and services for the installation of 30,000 additional Units.

5.4 Ye Eun’s land

The land on which the Park is built was acquired in 2003. A representation of the land, current facilities and proposed facilities is shown below.



1. Memorial Hall
2. Restaurant, Lounge (under construction)
3. Outdoor Lounge
4. Family Cinerary Grave Sight
5. Lodging and Lounge (to be built)
6. Memorial Hall without Relatives
7. Offices and Artificial Waterfall (to be built)
8. First Parking Lot
9. Second parking lot (to be built)
10. Trail (to be built)
11. Valley test space (to be built)
12. Memorial tower (to be built).

The directors of Yeaun commissioned an independent South Korean property valuation company, Tongil Appraisal Co. Ltd, to prepare a valuation as at 20 July 2015. The valuation determined that the land value of the Park was ₩140 billion (A\$167 million). A copy of the English language translation of the valuation is set out in Section 9.

5.5 Business model

The Park's operating revenue is earned from:

- sale of ashes storage spaces;
- cremation and praying services for the deceased;
- annual maintenance fees for the storage of ashes; and
- rental of stalls to vendors of flowers and other prayer products.

Until 2014, Yeaun focused on two types of sales of ashes storage spaces:

- general sales to the public through funerals halls and crematoria; and
- group sales to existing customers by promoting internment of the whole ancestry group under one roof, including sales through religious groups and affiliate support institutions.

Yeaun changed its sales strategy in 2014 to focus on channel promotions to promote the 'cradle-to-grave' concept. This means targeting large corporations to provide the services of the Park as a family welfare benefit for their staff. In June 2015, a commitment was made by one corporation for 1,500 Units, which has a potential revenue value of the equivalent of A\$5,775,000 (referred to in Section 7.2 of this Prospectus). A summary of the terms of this sale is set out below in Section 5.6. The revenue from this sale will be received over a period of time and therefore, for the purposes of the pro forma accounts set out in Section 7, the revenue has not been recognised in the period to 30 June 2015. Further bulk sales to other corporations and government departments are now expected. This strategy relies on the Confucian belief followed by many Asian cultures that providing compassion to staff is a desirable and necessary attribute. Ye Eun is assisting corporations to promote the concept of their employees' whole family being housed together in death.

The cradle-to-grave strategy is expected to increase sales and result in the Units currently available in the Park being fully sold by 2019. The directors of Ye Eun therefore believe it is necessary to commence the next stage of development of the Park to create more Units for sale.

Ye Eun intends to acquire other memorial parks in Korea. The management have entered into discussion with other parks with a view to expand to become a leader in this sector.

The directors believe that demand in 2016 will be approximately 9,000 units. The average selling price of each unit is approximately ₩3,500,000 (A\$4,152).

5.6 Cradle to grave

Summarised below are the terms of the 'cradle-to-grave' contract referred to in Section 5.5 above that was recently entered into by Ye Eun with a large corporate. Contracts with other large corporates and government departments are being pursued on the same basis. The terms are:

- number of Units sold: 1,500 Units;
- each Unit is sold for ₩3,500,000 (A\$4,152);
- total contract price is the equivalent of A\$5.775 million;
- contract date: 1 June 2015;

- payment will be received as Units are taken up progressively;
- ownership of each unit to be registered to the family of each individual, with the families to be responsible for the annual maintenance fees charged by the Park.

5.7 Development of Park facilities

The funds raised from the issue of Shares under the Offer will be used for development of the Park. The next stage will involve construction of various new facilities including additional space for 30,000 Units, a restaurant and lounge, offices, a waterfall, a new parking lot and a memorial tower. The cost of these improvements is estimated at to up to ₩7 billion (A\$8.3 million). The directors intend to commence construction of these facilities in the first half of 2016. If the Maximum Subscription under the Offer is received, the Company will have sufficient funds to undertake the whole of the construction. If the Minimum Subscription is received, the directors intend to stage construction of the facilities over a period of time so as to fund the construction with the funds raised under the Offer plus cash flow from operations.

5.8 Operations

Ye Eun's business is managed by its employees from offices located at the Park. The chief executive is Mr Shin Jin Dae. There are a total of 11 staff in the Park, which include sales representatives and administrative staff. The infrastructure at the Park is predominantly maintained by the use of contractors.

5.9 Prospects, growth initiatives and operational goals

Ye Eun's prospects depend on it continuing to meet its goal of developing the Park to its capacity and making acquisitions. If it achieves those goals, the directors believe that the revenue and profits of the Park should grow accordingly. Its strategies to meet those goals are shown in the table below:

Goal	Strategy
Sales strategy	Yea Eun plans to: <ul style="list-style-type: none"> • continue with its 'cradle-to-grave' marketing strategy; and • promote the Park to referral sources including existing customers and large corporation and government departments.
Expand capacity	Yea Eun aims to extend the facilities in the Park by commencing construction in 2016.
Growth by acquisition	Yea Eun will seek to make acquisitions of other companies within the cremation and memorial columbarium industry.

5.10 Competitive advantages

Yea Eun's competitive advantages include the following:

- The columbarium is located within one hour's drive of Seoul and five major city centres including Daejeon, Cheonan, Cheongju, Suwon and Anseong;
- The management team has been operating in this industry since 2003;
- The company has strong relationships with a sales referral agency;

- The potential to market to large corporations using the “cradle-to-grave” strategy described above;
- The Park is open to all population members, and is not limited to a particular religion or segment of the community.

5.11 Competitors

There are 14 memorial parks within 2.5 hours’ drive from the Park. Of these, Hyowon Charnel Park and Cheonga Park Memorial are the largest with 49,000 and 55,000 Unit spaces, respectively. Those parks charge between ₩2 million (A\$2,373) and ₩9 million (A\$10,677) per Unit. Some parks have developed a niche market where they provide special religious or other requirements and can charge up to ₩13 million (A\$15,423) per Unit.

6 BOARD AND SENIOR MANAGEMENT

The Board will not change on Completion.

6.1 Current Directors

6.1.1 Rizwan Alikhan—Non-Executive Chairman

Mr Rizwan Alikhan has a BSc from the University of Pittsburgh, USA. He holds securities and insurances licences in Canada, England and Australia. He has been in the investment industry for 25 years in North America, Europe and Australasia. He has held senior executive roles and board positions in several publicly listed companies in Canada and America. He has over 20 years' experience in mergers and acquisitions throughout Europe, North America and Eastern Europe in industries including resources, high tech and industrial.

Mr Alikhan currently heads an asset management company in China specialising in the health care industry.

6.1.2 Rehan Alikhan—Non-Executive Director

Mr Rehan Alikhan is the CEO of Renaissance International Marketing Consultants, a Perth-based cosmetic surgery business with offices in Sydney, Melbourne, Singapore, Malaysia and Pakistan. Prior to this, Mr Rehan Alikhan owned and operated private businesses after a successful career as a professional cricketer.

6.1.3 Poay Meng Tan—Director and CFO

Mr Poay Meng Tan (Joey) holds an LLB (Honours) from the University of London and attended an MBA at the University of Dubuque, Iowa. Mr Tan has over 30 years' experience in corporate finance, project management, due diligence, legal review and in-house legal advice for public company clients in Malaysia, Indonesia, Singapore and Thailand.

6.2 Ye Eun's management

Key management of the Company and its subsidiaries following completion of the Ye Eun Acquisition will include the following people:

6.2.1 Dang Jian Ru—proposed CEO of Ye Eun

Ms Dang Jian Ru has a degree from University of Northwestern, China. She started her career with the Shaanxi Province Government Science and Technology Association and retired as the Managing Director of the Government department. She was appointed as Chairwoman of Xian Weilian Taoye Limited and Shaanxi Kewei Assets Management Limited. She has extensive management experience in North Asia.

6.2.2 Shin Jin Dae—CEO of Yeaun

Mr Shin Jin Dae has a degree from Dan Kook University, South Korea. He started his career in the trading division of Byucksan Group and became the CEO of Sam Won Industry and Dong Ligong Young Group. He is the founder of Yeaun Memorial Park, and has extensive experience in the property sector in Korea.

6.2.3 Victor Lee—Financial Controller

Mr Victor Lee is an Australian and holds a BCom from the University of Western Australia, an MBA from the Australian Graduate School of Management (Sydney) and is a CFA. He started his career as an analyst with Bank of Western Australia and became a portfolio manager with Legg Mason Global Asset Management

6.2.4 Baek Junho—Director of Property Development

Mr Baek Junho has a degree from Kyungwon College in construction equipment. He started his career in Young Jin Construction before joining Sinseo Construction as General Manager. He then became General Manager at Taeyoun Engineering and was the General Manager of Ying Kou Property Development Company Limited. Mr Baek has substantial experience in property and construction in Korea and China.

6.3 Employees

As at the date of this Prospectus, Ye Eun has 11 full-time employees.

6.4 Executive service contracts

- (a) Dang Jian Ru is Chief Executive Officer of Ye Eun. The terms and conditions of the appointment include:
- (i) base salary: \$120,000 per annum;
 - (ii) company-supplied mobile phone and laptop;
 - (iii) termination by Ye Eun by giving 12 months' notice or without notice in the event of misconduct or other specified occurrences; and
 - (iv) restrained after termination of her employment with Ye Eun from accepting employment with a competitor for a period of up to 12 months.
- (b) Shin Jin Dae is Chief Executive Officer of Yeaen Memorial Park. The terms and conditions of this appointment include:
- (i) base salary: \$100,000 per annum;
 - (ii) company-supplied mobile phone and laptop;
 - (iii) termination of his employment by Yeaen by giving 12 months' notice or without notice in the event of misconduct or other specified occurrences; and
 - (iv) restrained after termination of his employment with the Company from accepting employment with a competitor for a period of up to 12 months.

6.5 Director agreements

The Company has entered into director agreements with:

- (a) Riz Alikhan in respect of Non-Executive Chairman services;
- (b) Rehan Alikhan in respect of Non-Executive Director services; and
- (c) Poay Meng Tan in respect of Non-Executive Director services.

The fees payable under each of the agreements are as follows:

- (a) Riz Alikhan—\$100,000 per year;
- (b) Rehan Alikhan—\$20,000 per year; and
- (c) Poay Meng Tan—\$20,000 per year.

6.6 Corporate governance

The Company is a disclosing entity listed on ASX. Details of the Company's policies regarding corporate governance and associated matters are disclosed in the Annual Reports to Shareholders that have previously been lodged with ASX. The Company's main corporate governance policies and practices as at the date of this Prospectus are outlined below.

The Company has adopted the *Principles of Corporate Governance and Recommendations (3rd Edition)* published by ASX Corporate Governance Council unless disclosed below.

As the Company's activities develop in size, nature and scope following completion of the Ye Eun Acquisition, the size of the Board and the implementation of additional corporate governance structures will be given further consideration.

6.6.1 Board of Directors

The Board of Directors is responsible for the corporate governance of the consolidated entity. It monitors the business affairs of the Company on behalf of shareholders by whom they are elected and to whom they are accountable.

6.6.2 Board composition

The composition of the Board shall be determined in accordance with the following principles and guidelines:

- The Board shall comprise at least three Directors, increasing where additional expertise is considered desirable in certain areas;
- The Board shall not comprise a majority of executive Directors; and
- Directors shall bring characteristics that allow a mix of qualifications, skills and experience.

While there is currently no formal review process in place, the performance of all Directors is informally reviewed by the Chairman in order to ensure that the Board continues to discharge its responsibilities in an appropriate manner. Directors whose performance is unsatisfactory may be asked to retire. This review process may change following the acquisition of Ye Eun.

The Board currently comprises three independent directors. The skills, experience and expertise relevant to the position of each Director who is in office at the date of this Prospectus are detailed in Section 6.1 above. The Board will remain the same after Completion.

The role of Chairman is currently filled by Rizwan Alikhan, a non-executive Director.

Following completion of the Ye Eun Acquisition, the structure of non-executive Directors' remuneration will be clearly distinguished from that of executive Directors (if any) and senior executives.

6.6.3 Continuous disclosure

The Company is required to comply with the continuous disclosure requirements of the ASX Listing Rules and the Corporations Act. Subject to the exceptions contained in the ASX Listing Rules, the Company discloses to ASX any information concerning the Company that is not generally available and which a reasonable person would expect to have a material effect on the price or value of the Shares. The Company is committed to observing its disclosure obligations under the ASX Listing Rules and the Corporations Act. Copies of documents lodged with ASIC in relation to the Company may be obtained from, or inspected at, an ASIC office.

The Board's aim is to ensure that Shareholders are provided with sufficient information to assess the performance of the Company and that they are informed of all major developments affecting the state of affairs of the Company relevant to Shareholders in accordance with all applicable laws. Information will be communicated to Shareholders through the lodgement of all relevant financial and other information with ASX and publishing information on the Company's website (riddockint.com). In particular, the Company's website will contain information about it, including media releases, key policies and the terms of reference of its Board committees.

All relevant information will be posted on the Company's website as soon as it has been released to ASX. The Company has adopted a policy to take effect from Listing that establishes procedures that are aimed at ensuring that Directors and management are aware of and fulfil their obligations in relation to the timely disclosure of material price-sensitive information.

6.6.4 Performance evaluation and communication to Shareholders

The Board aims to ensure that the Shareholders, on behalf of whom they act, are informed of all information necessary to assess the performance of all Directors. Information is communicated to the Shareholders through:

- the Annual Report, which is distributed to all Shareholders and posted on the ASX website www.asx.com.au;
- the half-yearly report, which is posted on the ASX website www.asx.com.au;
- the Annual General Meeting and other meetings called to obtain approval for Board action as appropriate;
- the Company's compliance with ASX continuous disclosure requirements; and
- all public announcements and associated documents, which are made available on the Company website at riddockint.com.

6.6.5 The role of Shareholders

The Board aims to ensure that Shareholders are informed of all major developments affecting the consolidated entity's state of affairs:

- Proposed major changes in the consolidated entity that may impact on share ownership rights are submitted to a vote of Shareholders.
- Notices of all meetings of Shareholders are made available to Shareholders.
- The Board encourages full participation of Shareholders at the Annual General Meeting to ensure a high level of accountability and identification with the consolidated entity's strategy and goals. Important issues are presented to the Shareholders as single resolutions.
- The Shareholders are requested to vote on the appointment and aggregate remuneration of Directors, the granting of options and shares and changes to the Constitution. Copies of the Constitution are available to any Shareholder who requests it.
- The External Auditor is to attend the Annual General Meeting and is available to answer Shareholder Questions about the conduct of the audit and the preparation and content of the Auditor's report.

6.6.6 Audit committee

The Board holds the responsibilities of the audit committee. This may change following the Ye Eun Acquisition.

6.6.7 Internal control framework

The Board acknowledges that it is responsible for the overall internal control framework but recognises that no cost-effective internal control system will preclude all errors and irregularities. The Board believes that the current cost control framework to be suitable to the Company's current operations. There is no internal audit function as the cost would significantly outweigh the benefits. This may change following the Ye Eun Acquisition.

While the Board currently carries out the day-to-day operations of the Company, once the Chief Executive Officer is appointed upon completion of the Ye Eun Acquisition, he/she (together with the Chief Financial Officer) would be delegated the task of implementing internal controls to identify and manage risks for which the Board provides oversight.

6.6.8 Trading policy

The Company's policy regarding Directors and employees trading in its securities is set by the Board. The policy restricts Directors and employees from acting on material information until it has been released to the market and adequate time has been given for this to be reflected in the security's prices.

6.6.9 Conflict of interest

In accordance with Corporations Act and the Company's Constitution, the Directors must keep the Board advised on an ongoing basis of any interest that could potentially conflict with those of the Company.

6.6.10 Independent professional advice

Each Director will have the right to seek independent professional advice at the Company's expense. However, prior approval of the Chairman will be required, which will not be unreasonably withheld.

6.6.11 Business risk management

The Board will monitor and receive advice on areas of operational and financial risk, and consider strategies for appropriate risk management arrangements.

Specific areas that were initially identified and which will be regularly considered by the Board meetings include foreign currency fluctuations, performance of activities, human resources, the environment and continuous disclosure obligations.

6.6.12 Ethical standards

The Board's policy is for all Directors and management to conduct themselves with the highest ethical standards. All Directors and employees will be expected to act with integrity and objectivity, striving at all times to enhance the reputation and performance of the consolidated entity.

The Company has a Diversity Policy in place that provides a framework for establishing measurable objectives for achieving gender diversity and for the Board to assess annually both the objectives and progress in achieving them.

6.6.13 Other information

Further information relating to the Company's corporate governance practices and policies can be obtained from the Company upon request.

7 FINANCIAL INFORMATION

7.1 Basis and method of preparation

The purpose of this section is to provide a pro forma financial perspective of Riddock International Limited (**RIL**) (formerly known as Welcome Stranger Mining Limited) following completion of the acquisition of 100% of Ye Eun Property Development Limited (**Ye Eun**), and completion of the Offers (subscribed to a minimum of \$5.8 million and maximum of \$10 million).

The Historical Financial Information presented comprises the following:

- historical consolidated statements of financial performance of RIL for the years ended 30 June 2013, 30 June 2014 and 30 June 2015 and of Ye Eun for the years ended 31 December 2012, 31 December 2013 and 31 December 2014;
- historical consolidated statements of financial position of RIL and Ye Eun as at 30 June 2015; and
- significant accounting policies and material accounting matters.

The Pro Forma Consolidated Historical Financial Information presented comprises the following:

- the pro forma consolidated statement of financial position of RIL as at 30 June 2015, assuming the acquisition of Ye Eun and completion of the Offer as disclosed in the Prospectus.

The historical financial information of RIL has been extracted from its annual financial reports, which were audited by Walker Wayland NSW in accordance with the Australian Auditing Standards. Walker Wayland NSW issued an unmodified audit opinion on the financial report. The auditor's opinion included an emphasis of matters regarding a material uncertainty as to the going concern of the Company owing to the net losses incurred, net cash outflows from operating activities and a deficit in net assets as at 30 June 2015.

The historical financial information of Ye Eun has been extracted from the financial statements of the Ye Eun group of companies, which were audited by Ghilin Accounting Firm, South Korea, in accordance with Korean Standards on Auditing. Ghilin Accounting Firm issued a qualified opinion owing to having not observed the counting of physical inventories at the beginning of the year and being unable to satisfy themselves on inventory quantities held as of 31 December 2011.

The Historical and Pro Forma Consolidated Financial Information should be read in conjunction with the Independent Accountant's Report.

The financial information is presented in Australian dollars. The financial information for overseas entities has been translated into Australian dollars at the appropriate foreign exchange rates for the year end or period.

7.2 Statements of financial performance

Detailed in the table below are the summarised consolidated historical statements of financial performance for RIL and Ye Eun. This information should be read in conjunction with the information provided elsewhere in this Prospectus.

Riddock International Limited (formerly known as Welcome Stranger Mining Limited)
Statement of Financial Performance

	FY2015	FY2014	FY2013
	(A\$)	(A\$)	(A\$)
Revenue from continuing operations	–	44,387	116,000
Occupancy	(19,527)	(5,000)	–
Administration and related costs	(43,211)	(39,515)	(20,056)
Legal & Professional fees	(152,283)	(56,880)	(106,897)
Directors fees expense	(149,000)	–	–
Other expenses	(12,309)	(12,020)	(13,714)
Loss before income tax	(376,330)	(69,028)	(24,667)
Income tax expense	–	–	–
Loss after income tax from continuing operations	(376,330)	(69,028)	(24,667)
Profit/(loss) from discontinued operations	–	–	–
Loss after income tax	(376,330)	(69,028)	(24,667)

Ye Eun Group*
Statement of Financial Performance

	HY 30 June 2015 Consolidated	FY 31 Dec 2014	FY 31 Dec 2013	FY 31 Dec 2012
	(A\$)	(A\$)	(A\$)	(A\$)
Revenue	256,994	608,158	399,457	592,821
Cost of sales	(26,388)	(21,853)	(24,191)	(69,331)
Employee benefits	(112,584)	(188,430)	(152,640)	(140,565)
Outsourcing	(27,240)	(113,009)	(97,398)	(172,539)
Selling and admin expenses	(65,899)	(403,282)	(294,577)	(382,219)
Finance costs	(930,570)	(1,720,156)	(1,411,405)	(1,428,370)
Loss before income tax	(905,687)	(1,838,572)	(1,580,754)	(1,600,203)
Income tax	–	–	–	–
Loss after income tax	(905,687)	(1,838,572)	(1,580,754)	(1,600,203)

* The Ye Eun Group is made up of Ye Eun Property Development Limited and its subsidiary Yeaeun Memorial Park. Ye Eun Property Development Limited was incorporated in June 2015. Results for the financial years 2012, 2013 and 2014 reflect the results of the Yeaeun Memorial Park only.

We note the following in relation to the financial performance of Ye Eun:

- (a) Sales of columbaria are recognised at the point of sale.
- (b) Revenue is derived from three main areas: (1) sales of columbaria; (2) sales of family burial facilities, and (3) provision of management services for columbaria and family burial.
- (c) Revenue for the half year ended 30 June 2015 has been reduced by \$5,775,000 compared to the historical information since this revenue had not met the revenue recognition policy.
- (d) Cost of sales for the half year ended 30 June 2015 have been reduced by \$160,600 compared to the historical information in connection with the revenue adjustment noted in (c) above.
- (e) Ye Eun financial statements were prepared under Korean GAAP and Hong Kong GAAP and were audited by Ghilin Accounting Firm in the period ended 30 June 2015 and the years ended 31 December 2012, 2013 and 2014. An assessment of the difference between the accounting policies adopted by Ye Eun used under Korean GAAP and Hong Kong GAAP and those which would be required under IFRS has occurred and no material differences were identified. Accordingly, no adjustments have been required to reflect any differences between Korean GAAP, Hong Kong GAAP and IFRS.

7.3 Historical and pro forma statements of financial position

Set out in the table below are summarised historical consolidated statements of financial position for RIL and Ye Eun as at 30 June 2015, and a summarised pro forma consolidated statement of financial position assuming the acquisition of Ye Eun and completion of the Offer occurred on 30 June 2015 adjusted for other material events that have occurred subsequent to 30 June 2015 as detailed in the notes below.

	Audited statement of financial position 30 June 2015		Pro forma consolidated statement of financial position	
	RIL ⁽¹⁾ (A\$)	Ye Eun Group ⁽²⁾ (A\$)	Minimum Subscription ⁽³⁾ (A\$)	Maximum Subscription ⁽³⁾ (A\$)
Current Assets				
Cash assets ⁽⁴⁾	2,482	9,543	4,961,700	8,908,020
Trade and other receivables	277,555	17	277,571	277,571
Inventories	–	5,243,114	5,243,114	5,243,114
Other current assets	–	1,177	1,177	1,177
Total current assets	280,037	5,253,851	10,483,562	14,429,882
Non-current assets				
Property and equipment	–	699,695	699,695	699,695
Intangible assets	–	1,477	1,477	1,477
Total non-current assets	–	701,172	701,172	701,172
Total assets	280,037	5,955,023	11,184,734	15,131,054
Current liabilities				
Trade and other payables	294,208	511,172	458,845	458,845
Borrowings	503,465	115,782	115,782	115,782
Total current liabilities	797,673	626,954	574,627	574,627
Non-current liabilities				
Long-term accrued expenses	–	6,724,132	6,724,132	6,724,132
Long-term borrowings	–	9,277,140	9,277,140	9,277,140
Provisions	–	978,510	978,510	978,510
Total non-current liabilities	–	16,979,782	16,979,782	16,979,782
Total liabilities	797,673	17,606,736	17,554,409	17,554,409
Net assets	(517,636)	(11,651,713)	(6,369,675)	(2,423,355)
Equity				
Issued capital ⁽⁵⁾	24,631,777	17	197,431,468	201,377,788
Foreign exchange reserve	–	–	(12,655)	(12,655)
Retained profits / (losses)	(25,149,413)	(11,651,730)	(203,788,488)	(203,788,488)
Total equity	(517,636)	(11,651,713)	(6,369,675)	(2,423,355)

Notes

- Column 1 represents the audited historical consolidated statement of financial position of RIL as at 30 June 2015.
- Column 2 represents the audited consolidated statement of financial position of Ye Eun as at 30 June 2015.
- Columns 3 and 4 represent the pro forma consolidated statement of financial position of RIL assuming:
 - The acquisition of 100% of Ye Eun by RIL on 30 June 2015. Since RIL has no existing business and Ye Eun shareholders will obtain control of RIL, the consolidated financial

statements of the legal parent (RIL) are presented as a continuation of the financial statements of the main private operating entity (Ye Eun);

- (b) The Minimum Subscription of \$5,800,000 (column 3) and the Maximum Subscription of \$10,000,000 (column 4), respectively, less estimated associated costs to be satisfied of \$1,900,326 (including costs in cash of \$600,326) and \$2,154,006 (including costs in cash of \$854,006), respectively;
- (c) Issue of 110 million shares subsequent to the General Meeting held on 24 July 2015;
- (d) Payment of past creditors and current creditors;
- (e) Issue of 110 million convertible notes announced 11 September 2015 to raise \$550,000;
- (f) Issue of 100 million shares at \$0.005 plus \$500,000 cash to Hermes Capital plus 60 million shares to HBO at \$0.005; and
- (g) Issue of 110 million Shares on Completion upon conversion of the convertible notes referred to in (e) above.

4. Cash assets comprise the following:

	Minimum Subscription	Maximum Subscription
Cash balance from RIL as at 30 June 2015	2,483	2,483
Cash balance from Ye Eun as at 30 June 2015	9,543	9,543
Cash assets as at 30 June 2015	12,026	12,026
Proceeds from share issue	550,000	550,000
Share issue funds held in trust	(300,000)	(300,000)
Payment of past and current creditors	(550,000)	(550,000)
Proceeds from convertible notes issued	550,000	550,000
Payment to Hermes Capital	(500,000)	(500,000)
Offer proceeds	5,800,000	10,000,000
Offer costs	(600,326)	(854,006)
Cash as per pro forma statements of financial position	4,961,700	8,908,020

5. Issued capital is calculated as follows:

	Minimum Subscription		Maximum Subscription	
	No. Shares	\$	No. Shares	\$
Number of shares currently on issue	116,079,370	24,631,777	116,079,370	24,631,777
Share capital of Ye Eun	–	17	–	17
Shares issued to Ye Eun at fair value	835,000,000	167,000,000	835,000,000	167,000,000
Hermes and HBO Shares to be issued	160,000,000	800,000	160,000,000	800,000
Conversion shares	110,000,000	1,100,000	110,000,000	1,100,000
Total Shares on issue post transaction	1,221,079,370	193,531,794	1,221,079,370	193,531,794
Fundraising				
Capital Raising	29,000,000	5,800,000	50,000,000	10,000,000
Offer costs to equity		(1,900,326)		(2,154,006)
Total Shares issued post transaction and Offer	1,250,079,370	197,431,468	1,271,079,370	201,377,788

6. Business Combinations—Acquisition of RIL by Ye Eun

As per the Share Purchase Agreement, RIL is to acquire 100% of Ye Eun. The purchase will be satisfied by the issue of 835,000,000 shares with a fair value of \$0.20 each to the vendors of Ye Eun. The acquisition of Ye Eun is not considered a business combination (reverse acquisition) because RIL (the accounting acquiree) does not meet the definition of a business under *AASB 3: Business Combinations*. Instead, this transaction is considered to be a capital transaction of RIL (the legal acquirer) and is equivalent to the issuance of shares by RIL for the net assets of Ye Eun, accompanied by a recapitalisation of the new combined entity.

Although this is not a business combination under AASB 3, the accounting result is similar to reverse acquisition accounting since the previous shareholders of Ye Eun, through their newly acquired RIL shares, control the new combined entity. As a consequence, the reverse acquisition accounting principles were applied, but they did not result in the recognition of goodwill as RIL (the accounting acquiree) is not a business. Instead the deemed fair value of the interest in RIL issued to existing Ye Eun shareholders to effect the combination (the consideration for the acquisition of public shell company) has been recognised as an expense in the income statement in accordance with the requirements of AASB 2 Share-based payments.

As the motive of this transaction is for Ye Eun to obtain the listing status of RIL, this expense in effect represents a cost of listing for the continuing entity and has therefore been included as such within retained profits/(losses) in the pro-forma statement of financial position in Section 7.3.

Purchase consideration	\$
Deemed fair value for acquisition of 100% of RIL's issued capital	167,000,000
There were no assets and liability recognised as a result of the acquisition	–
Cost of listing	167,000,000

7.4 Statement of significant accounting policies

7.4.1 Basis of preparation

The financial statements have been prepared in accordance with the measurement and recognition (but not the disclosure) requirements of Australian Accounting Standards, Australian Accounting Interpretations and the Corporations Act 2001.

The financial statements have been prepared on an accruals basis, are based on historical cost and except where stated do not take into account changing money values or current valuations of selected non-current assets, financial assets and financial liabilities. Cost is based on the fair values of the consideration given in exchange for assets.

The preparation of the Statements of Financial Performance and Statements of Financial Position requires the use of certain critical accounting estimates and assumptions. It also requires management to exercise its judgement in the process of applying the Company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the Statements of Financial Performance and Statement of Financial Position are disclosed where appropriate.

The financial information has been prepared on the basis of a going concern that contemplates continuity of normal business activities and the realisation of assets and settlement of liabilities in the ordinary course of business.

7.4.2 Principles of consolidation

The consolidated financial information incorporates the assets and liabilities of all proposed subsidiaries of Riddock International Limited (**company** or **parent entity**) as at 30 June 2015 and the results of all subsidiaries for the year then ended. Riddock International Limited including its proposed subsidiaries together are referred to in this financial information as the **consolidated entity** or **Group**.

Subsidiaries are all those entities over which the consolidated entity has the power to govern the financial and operating policies, generally accompanying a shareholding of more than one-half of the voting rights. The effects of potential exercisable voting rights are considered when assessing whether control exists. Subsidiaries are fully consolidated from the date on which control is transferred to the consolidated entity. They are de-consolidated from the date that control ceases.

Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

Intercompany transactions, balances and unrealised gains on transactions between entities in the consolidated entity are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of the impairment of the asset transferred. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the consolidated entity.

7.4.3 Revenue recognition

Revenue is recognised when it is probable that the economic benefit will flow to the consolidated entity and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable.

Other revenue

Other revenue is recognised when it is received or when the right to receive payment is established.

7.4.4 Cash and cash equivalents

Cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

7.4.5 Trade and other receivables

Trade receivables are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, less any provision for impairment. Trade receivables are generally due for settlement within 30 days.

Collectability of trade receivables is reviewed on an ongoing basis. Debts which are known to be uncollectable are written off by reducing the carrying amount directly. A provision for impairment of trade receivables is raised when there is objective evidence that the consolidated entity will not be able to collect all amounts due according to the original terms of the receivables. Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation and

default or delinquency in payments (more than 60 days overdue) are considered indicators that the trade receivable may be impaired. The amount of the impairment allowance is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate. Cash flows relating to short-term receivables are not discounted if the effect of discounting is immaterial.

Other receivables are recognised at amortised cost, less any provision for impairment.

7.4.6 Inventories

Inventory relates to lots which are sold as columbarium. Inventory is measured at the lower of cost and net realisable value.

7.4.7 Property and Equipment

Property and equipment is stated at historical cost less accumulated depreciation and any accumulated impairment losses. Depreciation is calculated on a straight line basis over the estimated useful life of the asset.

The assets' residual values, useful lives and amortisation methods are reviewed, and adjusted if appropriate, at each financial year end.

7.4.8 Intangibles

Formation Expenses

Formation expenses are initially recognised at cost.

7.4.9 Trade and other payables

These amounts represent liabilities for goods and services provided to the consolidated entity prior to the end of the financial year and which are unpaid. Due to their short-term nature they are measured at amortised cost and are not discounted. The amounts are unsecured and are usually paid within 30 days of recognition.

7.4.10 Borrowings

Loans and borrowings are initially recognised at the fair value of the consideration received, net of transaction costs. They are subsequently measured at amortised cost using the effective interest method.

Where there is an unconditional right to defer settlement of the liability for at least 12 months after the reporting date, the loans or borrowings are classified as non-current.

7.4.11 Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

7.4.12 Issued capital

Ordinary shares are classified as equity.

Transaction costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

7.4.13 Goods and Services Tax (GST) and other similar taxes

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the tax authority. In this case it is recognised as part of the cost of the acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the tax authority is included in other receivables or other payables in the statement of financial position.

Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the tax authority.

7.4.14 Share Based Payment

As RIL has no existing business and Ye Eun shareholders will obtain control of RIL, the consolidated financial statements of the legal parent (RIL) are presented as a continuation of the financial statements of the main private operating entity (Ye Eun). The acquisition of Ye Eun is in return for shares issued by RIL and accounted for as a share-based payment in return for the assets acquired.

8. INVESTIGATING ACCOUNTANT'S REPORT

LH/RJE

30 November 2015

The Directors
Riddock International Limited
Suite 8, Level 6
55 Miller Street
PYRMONT NSW 2009

Dear Sirs

**Investigating Accountant's Report – Riddock International Limited (Formerly known as Welcome Stranger Mining Limited)
ACN 007 670 386**

Introduction

This report has been prepared at the request of the Directors of Riddock International Limited ("RIL" or "the Company"), for inclusion in a prospectus to be lodged with the Australian Securities and Investment Commission ("ASIC") on or around 30 November 2015 ("Prospectus"), relating to the proposed issue of a minimum of 29,000,000 and a maximum of 50,000,000 ordinary shares at an issue price of 20 cents each to raise a minimum of \$5,800,000 and a maximum of \$10,000,000.

Basis of Preparation

The report has been prepared to provide investors with information on historical results and the financial position of RIL, and to provide investors with a pro forma Statement of Financial Position of RIL as at 30 June 2015 adjusted to include funds raised by the Prospectus and the completion of other transactions as referred to in Section 7 of the Prospectus.

This report does not address the rights attaching to the Shares to be issued in accordance with the Prospectus, the risks associated with the investment, nor form the basis of an Expert's opinion with respect to a valuation of the Company or a valuation of the share issue price of 20 cents per share to the public.

Bentleys NSW Audit Pty Limited ('Bentleys') has not been requested to consider the prospectus for RIL nor the merits and risks associated with becoming a shareholder and accordingly, has not done so, nor purports to do so. Bentleys accordingly takes no responsibility for those matters or for any matter or omission in the Prospectus, other than responsibility for this report. Risk factors are set out in Section 10 of the Prospectus.

Background

RIL, a listed public company, has entered into a Share Purchase Agreement to acquire all of the issued capital in Ye Eun Property Development Limited ("Ye Eun") for a consideration of \$167 million, which is to be satisfied by the issue of 835 million shares in RIL. Refer to Section 11 of the Prospectus for further details of the nature of these agreements.

Scope of Report

Bentleys has been requested to:

- (a) report whether anything has come to our attention which would cause us to believe that the historical financial information disclosed in the appendices to this report is not fairly presented in accordance with the recognition and measurement requirements (but not the disclosure requirements) of Australian Accounting Standards and other mandatory professional reporting requirements in Australia, and the accounting policies adopted by RIL; and
- (b) report whether anything has come to our attention which would cause us to believe that the pro forma financial information disclosed in the appendices to this report is not presented fairly in accordance with the basis of preparation and assumptions set out therein and with the recognition and measurement requirements (but not the disclosure requirements) of Australian Accounting Standards and other mandatory professional reporting requirements in Australia, and the accounting policies adopted by RIL.

RIL has prepared, and is responsible for, the historical and pro forma financial information included in the appendices to this report.

Scope of Review

We have conducted our review of the historical financial information in accordance with Australian Auditing Standard ASAE 3420 "Assurance Engagements to Report on the Compilation of Pro Forma Historical Financial Information included in a Prospectus or other Document". We made such enquiries and performed such procedures as we, in our professional judgement, consider reasonable in the circumstances, including:

- (i) enquiry of directors, management and others;
- (ii) analytical procedures on the historical information;
- (iii) a review of work papers, accounting records and other documents;
- (iv) comparison of consistency in application of the recognition and measurement requirements (but not the disclosure requirements) of Australian Accounting Standards and other mandatory professional reporting requirements in Australia, and the accounting policies adopted by RIL; and
- (v) review of audited workpapers for the years ended 31 December 2012, 2013 and 2014 and the half year ended 30 June 2015 of Ye Eun.

The review procedures were substantially less in scope than an audit examination conducted in accordance with Australian Auditing Standards.

Having regard to the nature of the review, which provides less assurance than an audit and to the nature of the historical and pro forma financial information, this report does not express an audit opinion on the historical and pro forma financial information included in the appendices to this report.

Opinions

(a) Historical Financial Information

Based on our review, which is not an audit, nothing has come to our attention other than what is disclosed in Section 7 of the Prospectus, which causes us to believe that the historical financial information, as set out in Section 7 of the Prospectus is not presented fairly in accordance with the recognition and measurement requirements (but not the disclosure requirements) of Australian Accounting Standards and other mandatory professional reporting requirements in Australia, and the accounting policies adopted by RIL.

(b) Pro Forma Financial Information

Based on our review, which is not an audit, nothing has come to our attention other than what is disclosed in Section 7 of the Prospectus, which causes us to believe that the pro forma financial information, as set out in Section 7 of the Prospectus is not presented fairly in accordance with the basis of preparation in Section 7 of the Prospectus and assumptions set out therein and with the recognition and measurement requirements (but not the disclosure requirements) of Australian Accounting Standards and other mandatory professional reporting requirements in Australia, and the accounting policies adopted by RIL.

Subsequent Events

To the best of Bentleys' knowledge and belief, there have been no material items, transactions or events subsequent to 30 June 2015 not otherwise disclosed in this report or Section 7 of the Prospectus that have come to our attention during the course of our review which would cause the information included in this report to be misleading or deceptive.

Independence

Bentleys does not have any interest in the outcome of the listing of the shares, other than in connection with the preparation of this report for which normal professional fees will be received. Bentleys were not involved in the preparation of any part of the Prospectus, and accordingly, make no representations or warranties as to the completeness and accuracy of any information contained in any other part of the Prospectus. Bentleys consents to the inclusion of this report in the Prospectus in the form and content in which it is included. At the date of this report, this consent has not been withdrawn.

Yours faithfully



BENTLEYS NSW AUDIT PTY LIMITED



ROBERT EVETT
Director

9 KOREAN PROPERTY APPRAISAL

Calculation Basis of Appraised Amount and Its Decision Opinion

W150716-4005

APPRAISAL REPORT

Client	CORPORATION YEAEUN MEMORIAL PARK, Representative : SHIN JINDAE
Case Name	General Trading (166-1 Yonggye-ri, Geumwang-eup, umseong-gun, Chungcheongbuk-do)
Report No.	Tongil(Chungbuk)W150716-4005



Tongil Appraisal Co., Ltd.

Director of Chungbuk Branch

KWON SE JONG /sealed/

(2nd floor) 2675 Yongam-dong, Sangdang-gu, Cheongju-si, Chungcheongbuk-do

TEL. (043) 297-9922 FAX. (043) 297-9921

Calculation Basis of Appraised Amount and Its Decision Opinion

Certificate of Deliberation for Appraisal Price

Certificate No.	1507-W-0005	Date of Issue	2015-07-20
Client	YEAEUN MEMORIAL PARK	Reception Desk	
Purpose of Appraisal	General traction (Referring to market price)	No. of Appraisal Report	W150716-4005
Appraised Amount	₩140,000,0 00,000.-	Appraiser in charge	KWON SE JONG
Case Name	General transaction (166-1 Yogyje-ri, Geumwang-eup, Eumseong-gun, Chungbuk)		
Location of property	166-1 Yogyje-ri, Geumwang-eup, Eumseong-gun, Chungbuk		

※ Evaluation Items

1. Propriety of appraised price
2. Propriety of appraisal method
3. Compliance of related laws and regulations and all provisions
4. Compliance of agreed matters and cooperative matters of financial institutions etc.

The deliberation business of appraisal price in this appraisal report was fairly performed according to all procedures, so the certificate of price deliberation is issued.

/Official Stamp/

Tongil Appraisal Co., Ltd.
Representative Director
YANG WON JIN

Calculation Basis of Appraised Amount and Its Decision Opinion

(납골당 분양권) 감정평가표

이 감정평가서는 감정평가에 관한 법규를 준수하고 감정평가이론에 따라 성실하고 공정하게 작성하였기에 서명날인합니다.

감정평가사 권 세 종 (인)

감정평가액	일금 일천사백억원정 (₩140,000,000,000.-)				
의뢰인	사단법인 예은추모공원 대표 신진대	감정평가 목적	일반거래(시가참고)		
채무자	—	제출처	사단법인 예은추모공원		
소유자 (대상업체명)	사단법인 예은추모공원	기준가치	시장가치		
		감정평가조건	—		
목록표시근거	귀제시목록	기준시점	조사기간	작성일	
		2015. 07. 20	2015. 07. 16 ~ 2015. 07. 20	2015. 07. 20	
감정평가내용					
공부(公簿)(의뢰)		사정		감정평가액	
종류	면적(㎡) 또는 수량	종류	면적(㎡) 또는 수량	단가	금액
납골당 분양권	40,000	납골당 분양권	40,000	3,500,000	140,000,000,000
		< 이 하 여 백 >			
합계					₩140,000,000,000
심사확인	본인은 이 감정평가서에 제시된 자료를 기준으로 성실하고 공정하게 심사한 결과 이 감정평가 내용이 타당하다고 인정하므로 이에 서명날인합니다. 심사자 : 감정평가사 이 위 철 (인)				

Calculation Basis of Appraised Amount and Its Decision Opinion

1. Outline of Appraisal

1. Purpose of Appraisal

The subject property is appraisal for general transaction (referring to market price) to 40,000 copies (units) of enshrinement certificate requested by CORPORATION YEAEUN MEMORIAL PARK, located at 166-1 Yonggye-ri, Geumwang-eup, Eumseong-gun, Chungcheongbuk-do, Korea (Road name address: 936-61 Deokgeum-ro, Geumwang-eup, Eumseong-gun, Chungcheongbuk-do).

2. Basis Point

Based on <2015.07.20.>, the completion date of price survey of the subject property pursuant to Art. 9, Para. 2, 『Appraisal Regulations』.

3. Appraisal Conditions

- A. The sales contract of this case ownership of Unit is a credit contract in which a seller grants a purchaser a power to exclusively occupy and use chanel house, it is just an evidential deed binding only on the contract party as a whole, but according to your requested content, this was evaluated on an assumption that the transaction is made with a requisites of counteraction of transfer of claim.
- B. The ownership of a Unit is generally ti be materialized by an enshrinement certificate and a use clauses and the position of enshrinement platform is to be specified, but 40,000 copies (units) of the ownership of a Unit in this case are in a position without any set enshrinement platform and the facility of some enshrinement platform is not done, so evaluation was based on average state of the standard and materials of the enshrinement platform currently set, so the position has not be specified, that it was reviewed on the average level of the row, column and position etc. of the enshrinement platform.
- C. And it was evaluated on conditions that the ownership is possessed by the business owner and purchasers have a right to use enshrinement at the enshrinement hall and the use period is premised on eternal use after base point based on your presented content and sales conditions are on selling regardless of religion, residence and hometown.

Calculation Basis of Appraised Amount and Its Decision Opinion

- D. This evaluation was premised on a circumstance that a stable management and preservation to the enshrinement hall is sustained in the future and if the above management conditions are not satisfied according to circumstantial change, this evaluation amount is subject to change.
- E. Evaluation to 40,000 copies (units) of this enshrinement certificate was performed considering market circumstance to the sales or transfer of individual enshrinement certificate, it does not guarantee the level of value in case of package sales or transfer of many enshrinement certificates, but it is an evaluated price in case of individual sale or transfer of one unit as of base point, so refer to that in conducting your business.
- F. The ownership of this case is being sold by dividing individual platform, couple platform as of base point, but based on 40,000 copies (units) of individual platform.
- G. This case is evaluation to 40,000 copies (units) of 65,000 copies (units) of enshrinement certificate (number of enshrinement units) in YEAEUN MEMORIAL PARK.
- H. in estimating authorization, permission expense and civil complaint handling expense to be input in constructing land, building and unsold cinerary graves located at this MEMORIAL PARK (166-1 Yonggye-ri, Geumwang-eup, Eumseong-gun, Chungcheongbuk-do), a memorial park as of base point, it will be held to be about 10 or 11 billion won, so refer to that for handling.

4. Basis Value

This appraisal decided appraised amount based on “market value” pursuant to Article 5, Paragraph 1. 「Appraisal Rules」 and taking into account the purpose of appraisal.

5. Subject of Appraisal

Ownership of charnel house to 40,000 copies (units) of 65,000 copies (units) of sales units presented by your part

- ① Owner : Corporation YEAEUN MEMORIAL PARK (Representative : SHIN JINDAE)
- ② Ownership of Unit for charnel house (Enshrinement certificate) : 40,000 copies
- ③ Enshrinement certificate no. : HK-A-00001 ~ HK-A-40000

Calculation Basis of Appraised Amount and Its Decision Opinion

6. Method of Appraisal

- A. The ownership of Unit for this charnel house was evaluated pursuant to laws, regulations and rules related to 『Real Estate Assessment and Appraisal Law』 and 『Appraisal Rules』 etc. 『Funeral Procedure Law』, general theory of appraisal etc.
- B. The ownership of Unit for this charnel house was evaluated by sales comparison approach considering all value forming factors such as the position and surrounding environment, building structure, materials, subsidiary equipment and construction extent and management status and features of enshrinement facility in charnel house, status and demand character of this case based on the transaction cases of the ownership of a similar charnel house.
- C. It is a rule to compare an indicated value calculated by applying an appraisal method provided by subject property according to 『Appraisal Rules』 with the indicated value calculated by one or more appraisal methods belonging to other appraisal method and review its rationality, but it is held to be difficult or unnecessary to apply other appraisal method, this appraised amount was evaluated by reviewing all value data such adjacent cases, assessment precedent cases and price level etc.

7. Other

- A. it is noted that the evaluation purpose of this case is the estimation of market value(refer to market price) of the ownership of Unit(enshrinement certificate), so this appraisal report shall not be used for other purpose (security loan, suit, pubic sale, public auction and other purpose), nor used by others.
- B. The value of the ownership of Unit in this case is evaluated on assumption of the normal operation Corporation YEAEUN MEMORIAL PARK, and in case of the operator's operation being abnormal, the value of enshrinement certificate is subject to change.
- C. The value of the ownership of Unit in this case is evaluated on assumption of continuous maintenance and business without expropriation by future development project to the subject of sales, charnel house, the value is not guaranteed according to future expropriation and the value of the ownership of Unit is subject to change in case of uncertainty in continuous maintenance and business of charnel house.

Calculation Basis of Appraised Amount and Its Decision Opinion

D. This is on evaluation of the ownership of unit for enshrinement certificate to charnel house located at 166-1 Yonggye-ri, Geumwang-eup, Eumseong-gun, Chungcheongbuk-do, Korea (936-61 Deokgeum-ro, Geumwang-eup, Eumseong-gun, Chungcheongbuk-do) owned by the owner, Corporation, YEAEUN MEMORIAL PARK, but other ownership of Unit to charnel house owned by the owner was not considered, so even if it is the enshrinement certificate of a same foundation, the value of ownership of Unit is subject to change according to the location of your part owned memorial hall.

Calculation Basis of Appraised Amount and Its Decision Opinion

I. Outline of Appraisal Subject

1. Outline of Land and Structure

Name	Corporation YEAEUN MEMORIAL PARK				
Land Position	166-1 Yonggye-ri, Geumwang-eup, Eumseong-gu, Chungcheongbuk-do, Korea (936-61 Deokgeum-ro, Geumwang-eup, Eumseong-gun, Chungcheongbuk-do)				
Land Area	10,679㎡	Classification	Religious site	Use District	Planning management district
Use	Cultural and meeting facility (Cinerary room)				
Structure	3 stories of rebar slab	Approval Date of Use	2003.03.04		
Story	Structure	Use	Area		
1 st floor under ground	Rebar-concrete	Machinery room/electricity room	261㎡		
1 st floor above ground	Rebar-concrete	Cinerary room/Ancstral tablet room	990.16㎡		
2nd floor above ground	Rebar-concrete	Cinerary room	1,187.44㎡		
3rd floor above ground	Rebar-concrete	Cinerary room	1,184.16㎡		

Calculation Basis of Appraised Amount and Its Decision Opinion

2. Report Details of Installation of Cinerary Facility

No. 2011-7															
Report Certificate of Installation (Change) Religious Organization Enshrinement Hall															
Location	936-61 Deokgeum-ro, Geumwang-eup, Eumseong-gun, Chungcheongbuk-do														
Area	Land : 10,679 m ² Building : 990.16 m ² B/D Fl Area : 3,715.64 m ²	Installed units No.	65,000기												
Content of Installation Change	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Division</th> <th style="width: 20%;">Initial</th> <th style="width: 20%;">Change</th> <th style="width: 30%;">Remark</th> </tr> </thead> <tbody> <tr> <td>Number of enshrined units</td> <td style="text-align: center;">0</td> <td style="text-align: center;">65,000</td> <td style="text-align: center;">6,248</td> </tr> <tr> <td>Reason for change</td> <td colspan="3">Change by non-reflection of gangnam-gu purchased share (6,248 units)</td> </tr> </tbody> </table>			Division	Initial	Change	Remark	Number of enshrined units	0	65,000	6,248	Reason for change	Change by non-reflection of gangnam-gu purchased share (6,248 units)		
Division	Initial	Change	Remark												
Number of enshrined units	0	65,000	6,248												
Reason for change	Change by non-reflection of gangnam-gu purchased share (6,248 units)														
Representative	Name (Religious Org)	SHIN JINDAE (YEAEUN MEMORIAL PARK)	KID# (Corp. permission no.)	530330-1780714 (33374-000620)											
	Address	936-61 Deokgeum-ro, Geumwang-eup, Eumseong-gun, Chungcheongbuk-do	Telephone	043-881-4700											
<p>The change of installation of enshrinement hall was reported pursuant to Article 15, Funeral Procedure Law and Article 7, the enforcement rules, the same law, so a report certificate of installation change of enshrinement hall is issued.</p> <p style="text-align: center;">2011. 11. 02.</p> <p style="text-align: center;">/Official Stamp/</p> <p style="text-align: center;">Head of Eumseong-gun</p>															

Calculation Basis of Appraised Amount and Its Decision Opinion

3. Report of Start of Fee and Maintenance Cost of Charnel House in This Case

Price List

1. Facility Name : Yongheungsa YEAEUN MEMORIAL PARK
2. Facility Location: 936-61 Deokgeum-ro, Geumwang-eup, Eumseong-gun, Chungcheongbuk-do
3. Competent Administrative Agency: Eumseong-gun office (Tel.: 043-871-3536)
4. Price (rate) Table

	Division	Item	Rate (Price, Won)	Content
Enshrine- ment Facility	Fee	11 th platform	2,500,000	
		10 th	2,500,000	
		9 th	2,500,000	
		8 th	3,000,000	
		7 th	3,500,000	
		6 th	4,000,000	
		5 th	4,500,000	
		4 th	4,000,000	
		3 rd	3,500,000	
		2 nd	3,000,000	
		1 st	2,500,000	
	Maintena nce cost	Annual	36,000	
Other				

Calculation Basis of Appraised Amount and Its Decision Opinion

4. Location

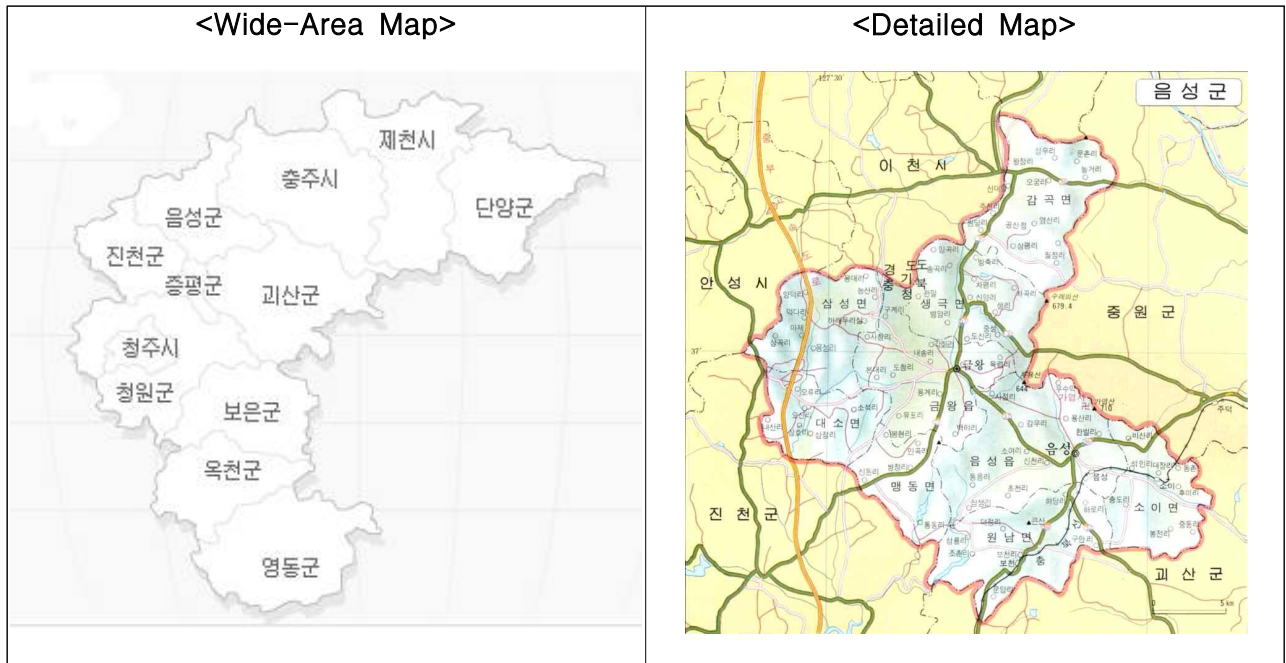
Map

Location: Yonggye-ri Eumseong-gun, Chungcheongbuk-do



Calculation Basis of Appraised Amount and Its Decision Opinion

III. Analysis of Adjacent Region



1. Social Factors

A. Natural Environment

- Eumseong-gun is located in the central North of Chungcheongbuk-do, inland gun (county) classified to the hydrosphere of Hangang and Geumgang. It is bordered on Chungju-si to the east, Anseong-si and Jicheon-gu of Gyeonggi-do to the west, Goisan-gun and Jeungpyeong-gun to the south and Icheon-si of Gyeonggi-do to the north. It is 43.8km away from Cheongju, 25.4km from Chungju and 109 km from Seoul.
- Its topography shows east high and west low as a whole, but many parts are basin types. There are plenty of hills and hilly areas to the North-west, in which farming land and towns are formed with rich water resources and parts of Sobaek Mountains, Mt. Saseop (710m) and Mt. Buyong (644m) to the South-East. Most region is developed by terraced-type at gentle slope areas, which is used for farming village and land. Its climate has distinct four seasons, annual average temperature is 11.2°C and precipitation is 1,360mm.

Calculation Basis of Appraised Amount and Its Decision Opinion

B. Human Environment

(1) Analysis of Demography

1) Demographical Trend by Si, Gun and Gu Unit

(2014.11, Planning and Audit Div., Eumseong-gun Office)

Year \ Div.	No. of Households (Household)	Increase Rate Over Last Year (%)	Population(Inc. Foreigners) (Persons)	Increase Rate Over Last Year (%)	Population per Household (Persons)
2012	39,319	2.08	98,041	1.08	2.36
2013	40,118	2.03	99,594	1.58	2.48
2014	41,604	3.70	102,505	2.92	2.29

2) Demographical Trend by Eup, Myeon, Dong

(2014, Public Service Center, Eumseong-Gun)

Division	Population Change in 2014		
	Number of Households	Population	Increase Rate of Population
Total	41,749	1,819	1.95%
Eumseong-eup	8,054	-47	-0.25%
Geumwang-eup	9,379	120	0.55%
Soi-myeon	1,557	-60	-1.88%
Wonnam-myeon	1,588	-64	-2.01%
Maengdong-myeon	2,561	2,527	48.62%
Daeso-myeon	7,221	-400	-2.32%
Sangseong-myeon	4,011	-48	-0.58%
Saenggeuk-myeon	2,303	-105	-2.12%
Gangok-myeon	5,075	-104	-0.94%

Calculation Basis of Appraised Amount and Its Decision Opinion

3) Current Status of Transitions

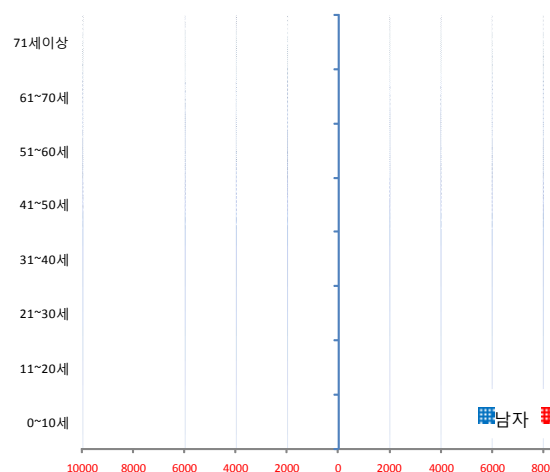
(2014. 10 General Public Service Sec.)

Year	Total Transfer		Transfer in Si and Do		Transfer between Si and Do		Pure Transfer
	Move-In	Move-Out	Move-In	Move-Out	Move-In	Move-Out	
2014	955	855	363	394	592	461	100

4) Population Structure by Age (Population Pyramid)

(2014, Public Service Center, Eumseong-gun)

Year	Age	Population by Age (Persons)	Men (Persons)	Women (Persons)
2014. 10	Total	95,123	49,864	45,259
	0~10 (years)	9,181	4,693	4,488
	11~20	9,645	5,393	4,252
	21~30	13,414	7,327	6,087
	31~40	13,389	7,322	6,067
	41~50	16,025	8,959	7,066
	51~60	16,273	8,826	7,447
	61~70	9,181	4,693	4,488
	Over 71	10,906	4,261	6,645



(2) Number and Supply Rate of Houses

(2014, Statistical Report, Eumseong-Gun Office)

Total	No. of general Houses	Total (Houses)	No. of Houses by Type (House)						Supply Rate (%)
			Detached House	Multiple Dwelling	Apt.	Row House	Multiplex House	Other	
2010	27,642	32,836	17,134	1,993	14,971	1,311	649	589	118.8
2011	30,722	34,209	18,002	2,282	14,114	1,756	337	589	111.4
2012	31,321	36,422	18,773	2,950	14,880	1,811	369	589	114.4

* Supply Rate = Total of No. of Houses (house) / No. of General Households

Calculation Basis of Appraised Amount and Its Decision Opinion

(3) Trend of Change of Public and Convenient Facility

1) Current Status of Medical Institution

(2014, 11. Eumseong Public Health Center)

Year	General Hospital	Hospital	Clinic	Dental Clinic	Herbal Hospital	Herbal Clinic	Public Health Center	Public Health Branch	Health Clinic
2014.11	-	8 (2318 beds)	39 (146 beds)	20	-	18	1	8	18

2) Current Status of School

(2014, Eumseong Office of Education)

Year	Kindergarten	Elementary School	Middle School	High School	Technical School	University	Graduate School	Other School
2014.09	25	25	10	4	1	1	5	-

3) Results of Housing Construction (Construction Results by House Type)

(2014.10, Statistical Nuri of National Land and Transportation, Unit : House)

	Total	Detached House	Multiple Dwelling	Multiplex House	Row House	Apt.
Nationwide	486,711	48,707	104,652	66,603	7,560	259,189
Local Sub-Total	296,173	38,500	84,923	10,934	4,993	156,823
Chungbuk	19,706	4,008	6,501	788	164	8,245

4) Current Status of Unsold Houses

(2014.10, Statistical Nuri of National Land and Transportation, Unit : House)

	'14.1	'14.2	'14.3	'14.4	'14.5	'14.6	'14.7	'14.8	'14.9	'14.10
Chungbuk	670	633	618	1,442	1,520	1,486	1,851	1,553	1,326	1,144
Eumseong	158	158	158	158	158	157	155	155	155	155

Calculation Basis of Appraised Amount and Its Decision Opinion

C. Analysis of Social Factors

- Eumseong-gun is a region combed with traffic such as Jungbu Expressway, Jungbu Inland Expressway, Dongseo Expressway between Pyeongtaek and Eumseong, with population continuously increasing due to creation of an industrial complex and a distribution complex and arrangement of urban environment focusing on Daeso-myeon, Geumwang-eup and Samseong-myeon adjacent to Eumseong IC.

- As indicated at the above status of population, population for recent three years has steadily increased and the number of houses has risen as well, educational facilities and health facilities are in a stable level. Road expansion continuously increases in pace with population growth and gradually urban foundation facilities increase. As building a Jungbu newtown, creation of an industrial complex and completion of unopened section of the expressway between Pyeongtaek and Chungju are underway, so population is expected to increase gradually, but continuously.

Calculation Basis of Appraised Amount and Its Decision Opinion

2. Economic Factors

A. Current Status of Local Economy

(1) General Status

- Analysis of number of businesses and number of workers by industry in Eumseong-gun is as follows.

(2014, Statistical Report of Eumseong-gun Office, 2012 Year)

Division	Number of Businesses	Number of Workers		
		Total	Men	Women
Total	7,164	48,099	32,115	15,984
Agriculture, Forestry, Fishery	13	160	112	48
Mining Industry	1	2	2	-
Manufacturing Business	1,276	26,047	19,614	6,433
Construction Business	263	1,423	1,250	173
Wholesale and retail	1,536	3,688	2,241	1,447
Lodging Industry/Food Service	1,478	3,341	1,156	2,185
Transportation Business	701	1,407	1,216	191
Publishing/Video/Information Service Business	27	199	155	44
Finance and Insurance	84	833	424	409
Real Estate Business and Lease Business	205	628	473	155
Profession, Science and Technology Service	110	627	449	178
Facility Management, Support Service	81	829	557	272
Public Administration, National Defense and Social Security	37	1,437	1,018	419
Educational Service	225	2,978	1,347	1,631
Health/Welfare Service	196	2,176	585	1,591
Art, Sports and Leisure Service	192	565	326	239
Other	698	1,463	932	531

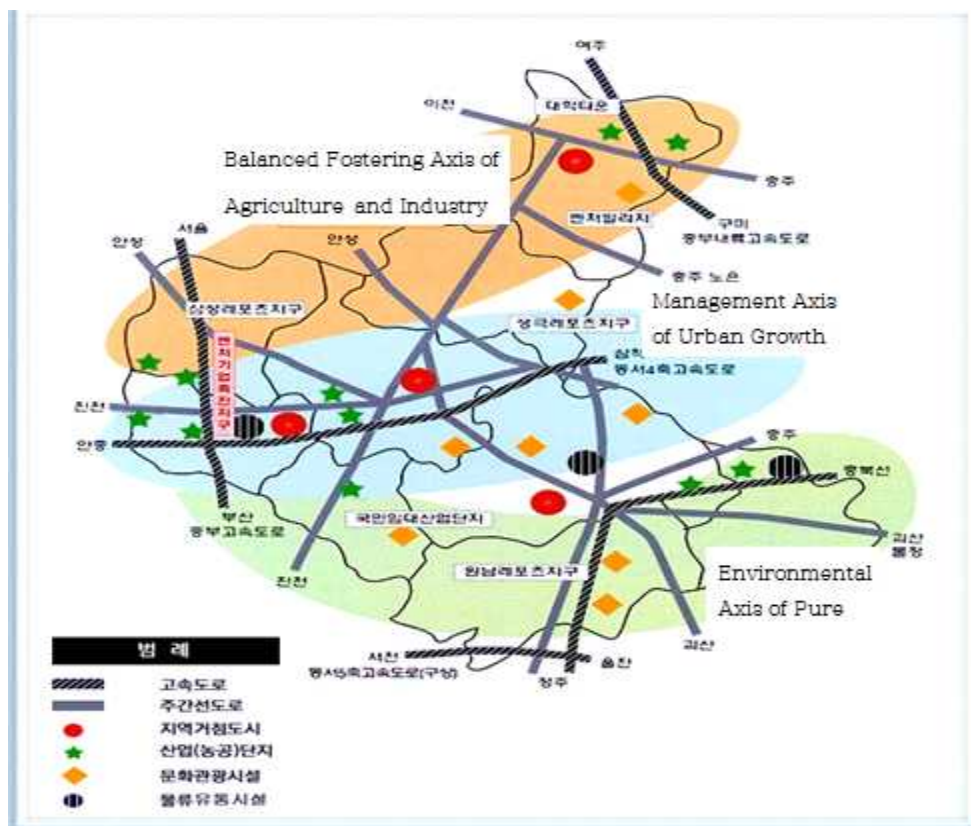
- Business types accounting for the largest rate in Eumseong-gu based on the number of businesses are wholesale and retail, lodging industry/food service and manufacturing business (60% of the whole businesses). Business type accounting for the largest rate in Eumseong-gu based on the number of workers is a manufacturing business (56% of the whole businesses), which is analyzed to be due to entry of manufacturing companies by all types of development projects and small and medium scale partner companies in subordinate level related to adjacent large scale manufacturing companies.

Calculation Basis of Appraised Amount and Its Decision Opinion

- Economic status by major industry in Eumseong-gun examined closely, farmhouse population and cultivating area have steadily decreased and farmhouse population over 60 years old accounts for 40%, so aging phenomena is ongoing. With reduced farmhouse population, cultivating area per head is in growing trend and the production of vegetables, fruits and flowers is increasing. In case of manufacturing business, as local industrial complexes, six complexes such as Daepung, Daeso, Geumwang, Eumseong E-Tech, Eumseing High-tech and Maengdong etc. are developed and Sangwoo, Yongsan and Wonnam industrial complexes are in development.

As agricultural industrial complex, three complexes such as Eumseong-eup Pyeonggok-ri, Geumwang-eup Naesong-ri and Samseong-myeon Sanggok-ri etc. are developed. Smooth traffic network like Jungbu Expressway, Jungbu Inland Expressway and Dongseo Expressway and shortage of factory site in metropolitan area bolsters the increase of manufacturing business and it is predicted to continue creating industrial complexes for solving problems of environmental damage due to disordered factory location and lack of infra-facility and attracting the high-tech industry.

B. Change of Economic Environment



Calculation Basis of Appraised Amount and Its Decision Opinion

- Geographical position of Eumseong-gun and change of condition of surrounding area have a great effect on the development of Eumseong-gun.

Due to improvement of accessibility to metropolitan area by openings of Jungbu Expressway in 1987, Jungbu Inland Expressway in 2002 and Dongseo Expressway, Pyeongtae01-Jecheon Expressway, Pyeongtaek-Chungju Section in 2013 and deregulation of metropolitan area according to metropolitan arrangement plan, many industrial facilities have come to be located in Eumseong-gun region. However, lately, deregulation of metropolitan area shows a characteristic of reverse phenomena.

- Rapid traffic network, good surrounding condition and increased personal and material exchange are the source of development in this region, but rapid industrial clustering causes situation of shortage of public facilities and production foundation, giving rise residential and environmental problems and lack of infrastructure. Especially, Eumseong-gun has no dominant surrounding formation of downtown, so influence on small area life zone is equally shared by center of each myeon.
- Individual effect shows difference by region, differential development and management for regional characteristic is required. To maximize development effect, Eumseong-gun's balanced development is important and development through analysis by each function and regional distribution is required.
- Change of surrounding condition such as the construction of an expressway and the scattering policy of metropolitan area has an effect on space pattern and land use, the space system of Eumseong-gun changes from existing agriculture-focused space type to industry-focused space type and urban and farming settlement system indicates a sign of change and shows various forms according to personal and material exchange.
- Eumseong-gun has invested for developing small and medium enterprises by converting local integrated sector and conventional industry to high-tech industry to realize traffic information sector and locally balanced development for attracting state-level large scaled SOC projects, actively promoted small town development project to expand urban function and create a stable settlement foundation, designated an industrial environmental improvement region for clustering of individual located factories and promoted new town development for planned land use and the stable settlement of industrial workforce in large and small regions and established Samseong urban plan for a planned city maintenance. Also it has created university towns centering on local universities, prevented leakage of industrial manpower outside and actively promoted a development project of small size lease apartment for manpower settlement.

Calculation Basis of Appraised Amount and Its Decision Opinion



– Eumseong-gun is the center of the vertical and horizontal axis of national land, where various traffic networks like expansion and pavement works for existing road networks including Dongseo Expressway (Pyeongtaek-Chungju), Jungbu Inland Expressway, national road between Gamgok and Chungju and national road no. 37 (Saenggeuk-Eumseong), access road of Maeng Lease Industrial Complex have been expanded and expected to increase factories in connection with existing Jungbu Expressway. Accordingly, it was held the number of workers related industry would increase and construction common housing would be active, but it is in a state of faltering due to recession of real economy.

– The development of Jincheon, Eumseong innovative cities is in a final stage and in Maengdong-myeon, national lease industrial complex has been created and in Guemgwang-eup and wonnam-myeon, Gamgok-myeon and Saenggeuk-myeon, local industrial complexes are in development or will be developed, so which is expected to have a positive effect on local economy. If the development extent and each industrial complex and innovative cities are going on smoothly, it is held to be more positively influenced.

– Due to the change of this economic environment, change of land shape and quality for use change focusing on management area in pure agricultural zone has been continuously proceeded, so also in Eumseong-gun, the quasi-urbanization phenomena of agricultural area is gradually proceeding, like conversion to factory site. Therefore, despite expectation of deterioration of agricultural environment, local industrialization has been continuously achieved and land price level shows a steady trend.

Calculation Basis of Appraised Amount and Its Decision Opinion

C. Analysis of Economic Factors

– The development projects pursued by Eumseong-gun are proceeded in various ways. First one is a small town development project. It is mainly targeted for Eumseong-eup and Geumwang-eup and developing festering programs by theme. It is carrying out projected supported by Ministry of Government Administration and Home Affairs in link with residents; income business. Second one is the designation of industrial environment improvement district, clustering individually sited factories and organizing them as a complex, by which complexes are being developed in the whole area of Eumseong-gun focusing on Daeso and Samseong. Based on National Land Planning and Utilization Act, it designates specific use district and nurturing industries intensively. It promotes a new town development at Daeso-myeon, making a planned use of land and providing an urban service by developing a focus city and inducing the stable settlement of industrial manpower. By establishing Samseong city plan, it inducing a new town development promotion project as well as a planned use of land and an eco-friendly city maintenance. Secondly, it is the development of a university town, attempting to form Gamgok university town focusing on Geukdong university-Geukdong Information University. It is striving to attract universities located at other regions to transfer or build universities and newly establish. Thirdly, it is the supply of small scale lease apartments, seeking to stabilize the residence of industrial manpower considering the increase of inflown population due to development such as above-mentioned industrial complex and educational facility. It is proceeding mainly at Daeso, Samseong, Geumwang and Maengdong.

– Jincheon and Eumseong innovative city development is underway and in maturity and in Maengdong-myeon, a national lease industrial complex has been created and local industrial complexes are being developed in Eumseong-eup, Wonnam-myeon and Gamgok-myeon, which is expected to have a positive effect on local economy. It is in a fluid situation according to the development extent of each industrial complex and the process extent of Jungbu new town.

– Due to the change of this economic environment, change of shape and quality for change of use focusing on management area in pure agricultural area has been continuously going on and the quasi-urbanization phenomena of agricultural land is gradually proceeding like increasing conversion to factory sites.

– Lately, the back-to-farm phenomena of the first baby-boom generation is gradually appearing, so newly built houses in existing agricultural region are turning up and some of them form a small size town and return to the farm. It is proceeding around Geumgwang, Wonnam and Daeso with developed traffic facilities, excellent surrounding natural environment and good accessibility of life convenience facilities.

– Thus, the land price level of Eumseong-gun has a ring factor on a long-term basis and held to maintain a strong steady line.

Calculation Basis of Appraised Amount and Its Decision Opinion

3. Administrative Factors

A. Distribution Status of Individual Land by Use District

(2014.10, Eumseong-gun Office)

Division	Total	Residence	Commerce	Industry	Green Belt	Non-Designated	Management	Agriculture and Forestry	Natural Protection
필지	217,094	15,400	3,449	1,938	9,491	-	129,175	57,641	-
비율(%)	100.0	7.1	1.6	0.9	4.4	-	59.5	26.6	-

B. Distribution Status of Individual Land by Land Use Status

(2014.10, Eumseong-gun Office)

Division	Total	For Residence	For Commerce	For Industry	Agricultural Land	Forests	Golf Course	Other
Unit	217,094	27,927	5,517	5,179	97,606	20,116	641	60,108
Rate(%)	100.0	12.9	2.5	2.4	45	9.3	0.3	27.7

C. Distribution Status of Individual Land by Classification on Register

(2014.10, Eumseong-gun Office)

Division	Total	Land	Field	Rice Paddy	Factory	Forest and Fields	Other
Unit	217,094	25,390	49,107	51,849	3,695	25,134	61,919
Rate(%)	100.0	11.7	22.6	23.9	1.7	11.6	28.5

D. Analysis of Administrative Factors

- City region is distributed to Eumseong-eup, Geumwang-eup, Daeso-myeon, Samseong-myeon and Gangok-myeon etc. and non-city region such as management area and agricultural and forestry area is widely distributed over the entire region of Eumseong-gun.

Calculation Basis of Appraised Amount and Its Decision Opinion

– Distribution status of individual land by use district examined, it is mostly distributed at management area by 50.5%, at agricultural and forestry area by 26.6% and at residential area by about 7.1%. Currently, the rate of city area shows 14%, but the city region is considered to gradually expand as continuous industrial environmental improvement district, and small town development project etc.

– Distribution status of individual land by land use status examined, the rate of agricultural land shows the highest level, such as agricultural land 45%, residence 12.9%, forest and fields 9.3%. By use status, forestry and fields account for 9.3%, which is judged to be a result of forest and field being continuously developed as agricultural land and factory site.

– Distribution status of individual land by classification examined, field is 23.9%, rice paddy is 22.6%, land is 11.7%, which take up high rate. By the influence of improvement of accessibility to metropolitan area and shortage of cultivating area, cultivation of transfer to flowers, fruits and vegetables is rapidly proceeding, so farmland is expected to be actively changed from rice paddy to field.

Calculation Basis of Appraised Amount and Its Decision Opinion

4. Analysis of Land Price Trend

A. Status of Land Price Rate

Division	'13	'14											
	Accumulative	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Current Mon.		0.005	0.166	0.253	0.273	0.114	0.232	0.217	0.138	0.196	0.186	0.244	0.297
Accumulative	1.298	0.005	0.171	0.425	0.699	0.814	1.048	1.267	1.406	1.605	1.794	2.042	2.346

B. Transaction Trend (Based on Si, Gun and Gu)

(2014.12, KAIS, Based on monthly average)

Division		2013	2014. 10
Nationwide	Transaction amount	279,966.2 hundred mil. won	305,784.9 hundred mil. won
	Transaction case	119,838 cases	127,300 cases
Chungcheongbuk-do	Transaction amount	7,122.7 hundred mil. won	7,721.9 hundred mil. won
	Transaction cases	4,866 cases	4,964 cases
Eumseong-gun	Transaction amount	445 hundred mil. won	561.6 hundred mil. won
	Transaction cases	339 cases	429 cases

C. Analysis of Land Price Trend

- The transaction trend of Eumseong-gun examined, the number of transaction cases increased by about 26.5% over last year based on 2014 and transaction amount increased by about 26.2%.
- By the increase of nationwide real estate transaction cases and amount and the effect of government's business support policy and 8.28 real estate policy, real estate market seem to recover little by little.
- Eumseong-gun is equipped with developed transportation and adjacent to metropolitan area, so it is expected for population to inflow due to the development of industrial complexes in Eumseong-gun, so there are positive factors for the real estate market, so the recovery signs of transaction cases and amount have come into sight far largely. Nationwide real estate market shows gradual recovery signs from a long-term downturn, but it can not be predicted that the real estate market stops its downturn and rebounds, it is held that transaction is gradually increasing focusing on actual demand from an overall real estate business recession, so it is expected to be steady for the time being.

Calculation Basis of Appraised Amount and Its Decision Opinion

IV. Market Analysis of Funeral Procedure Related Facilities

1. Effects of Change of Social Structure on Funeral Culture

A. Aging, Increase of Number of The Dead

According to Ministry of Health and Welfare' s data, it predicts that the baby-boom generation would enter into the elderly generation in full force from about 2020 and concretely, about it will be over 5.4 million in 2010, 8 million in 2020 and 12 million people in 2030.

B. Change of Funeral Culture

A concern on enhancing the efficacy of national land and an eco-friendly funeral method has increased and family members have had some limits in forming and managing graves due to quantitative and qualitative change, in line with this social change, funeral facilities have become gentrified and diversified. Traditionally, burial has been preferred as funeral method, which was derived from traditional convention and antipathy to cremation. However, by reasons of simplified funeral procedure, reduction of grave securing and management and reduction of health and sanitation and funeral expense, the phenomena of preferring cremation has increased and demand of cremation has continuously expanded till cremation rate in 2002 (approximately 42.6%) reached about 76.9% level in 2013.

C. Use Status of Cemetery and Cremation Facilities

It is indicated that cemetery facilities are scattered by over 14 million graves nationwide and statistical data is not arranged so much as about 30% of them come to the graves having families or friends and insufficiently managed. On the other hand, public cemeteries exist by 373 nationwide as of end of 2013 and corporation graves exist by 159 and ,crematoria exist by 55, where 259,576 cases are cremated.

Calculation Basis of Appraised Amount and Its Decision Opinion

D. Use Status of Enshrine Hall

Nationwide enshrinement halls in national land are total 373 as of end of 2013 and nationwide enshrinement ability is 3,695,642 units and the number of enshrinement was investigated to be 1,124,053 units.

2. Promotion Status of Funeral Policy

A. Duty of Nation and Local Governments

Nation should make an effort to include matter on installation and creation of funeral facilities to a housing site development plan over a certain scale according to Housing Site Development Promotion Act and specifically it has provided the installation and creation of enshrinement facilities and natural cemetery in case of a housing site development plan over 3.30 million m² and cremation facilities in case of a housing site development plan over 9.90 million m². Local governments can support local residents if relevant local residents strive to make cremation facilities, enshrinement facilities or natural cemetery business promote smoothly and if necessary, they can establish fund by its ordinance and support them.

B. Comprehensive Plan on Supply and Demand of Funeral Facilities

Minister of Health and Welfare should establish a comprehensive plan on supply and demand of funeral facilities every 5 years, which should include necessary matters about basic goal, promotion direction, trend of supply and demand change and supply prospect, plan of facility expansion and financial investment plan etc. in detail. Mayor of Special City etc. should establish a plan on necessary matters about a mid and long-term basic plan, number of born and dead people by year, trend of number of born and dead people by year. installation, creation and management of funeral facilities, joint installation and conflict coordination between regions on funeral facilities.

Calculation Basis of Appraised Amount and Its Decision Opinion

3. Supply and Demand Status of Funeral Facilities.

A. Status of A. Public Cemetery - By City and Province: 2004-2013

Unit : Unit

Division	Number of Units	Cemetery Area (㎡)	Number Grave Installable Units (Unit)	Burial (Unit)
2004	264	28,123,462	790,182	545,917
2005	281	27,779,282	792,760	558,741
2006	282	27,649,100	803,512	568,647
2007	3344	24,433,047	783,898	578,683
2008	347	24,517,355	945,229	555,620
2009	348	25,859,108	914,539	520,680
2010	309	27,243,201	717,854	505,941
2011	308	27,232,089	810,226	512,336
2012	378	28,240,145	708,949	482,412
2013	373	28,791,658	691,259	482,726
Seoul	5	7,150,000	83,309	64,664
Busan	1	743,219	29,021	25,865
Daegu	4	1,979,129	41,097	12,475
Incheon	115	3,294,788	98,456	71,705
Gwangju	2	1,625,618	56,957	50,623
Daejeon	1	500,616	10,446	6,225
Ulsan	0	0	0	0
Sejong	1	210,158	2,699	2,415
Gyeonggi	120	3,005,285	84,475	77,567
Gangwon	16	1,946,985	33,813	10,876
Chungbuk	6	2,119,182	28,670	24,277
Chungnam	9	933,054	25,084	14,491
Jeonbuk	15	536,124	35,742	29,069
Jeonnam	38	2,842,466	75,666	54,893
Gyeongbuk	8	303,653	10,763	10,312
Gyeongnam	17	603,189	26,643	13,813
Jeju	15	998,192	48,418	13,456

*Source : Statistical Report of Ministry of Health and Welfare

* Note : 1) In case of Incheon, public cemetery is included at public cemetery.

Calculation Basis of Appraised Amount and Its Decision Opinion

B. Use Status of Corporation Cemetery - By City and Province : 2004-2013

Unit : Unit

Division	Number of Units	Cemetery Area (㎡)	Number Grave Installable Units (Unit)	Burial (Unit)
2004	132	36,491,955	1,436,455	780,074
2005	137	36,506,930	1,443,330	798,145
2006	136	37,081,834	1,499,051	802,172
2007	154	37,852,661	1,469,565	780,846
2008	150	37,327,351	1,497,841	823,323
2009	152	36,897,095	1,550,125	854,354
2010	153	37,366,252	1,572,865	870,534
2011	155	37,845,858	1,640,025	972,290
2012	154	37,658,379	1,540,136	894,506
2013	159	39,012,391	1,586,525	902,908
서울 Seoul	-	-	-	-
부산 Busan	5	1,492,727	49,125	38,508
대구 Daegu	8	482,009	11,312	7,148
인천 Incheon	8	237,358	31,636	20,041
광주 Gwangju	3	73,611	4,224	4,137
대전 Daejeon	1	9,904	4,951	4,300
울산 Ulsan	2	535,403	33,792	29,902
세종 Sejong	1	357,797	26,500	8,179
경기 Gyeonggi	49	14,817,106	395,649	270,689
강원 Gangwon	8	1,913,957	77,127	39,700
충북 Chungbuk	6	2,032,935	70,971	45,476
충남 Chungnam	7	2,504,457	102,917	68,268
전북 Jeonbuk	5	930,027	55,171	16,396
전남 Jeonnam	7	659,456	91,566	23,256
경북 Gyeongbuk	23	7,058,425	270,229	146,375
경남 Gyeongnam	15	5,772,128	355,491	176,154
제주 Jeju	11	135,091	5,864	4,379

※Source : Statistical Report of Ministry of Health and Welfare

Calculation Basis of Appraised Amount and Its Decision Opinion

C. Use Status of Cremation Facilities and Enshrinement Halls - By City and Province : 2004-2013

Unit : Unit

Division	Crematoria		Enshrinement Halls		
	Number of Crematoria	Number of Cremation Case	Number of Enshrinement	Enshrinement Ability	Number of Enshrinement (Current)
2004	46	187,240	153	1,447,987	116,784
2005	46	172,420	188	1,627,088	508,166
2006	47	197,735	210	1,918,944	576,286
2007	48	187,991	242	2,271,003	529,774
2008	49	202,128	257	2,540,876	676,678
2009	50	246,241	300	3,026,154	795,520
2010	51	229,125	309	3,596,943	1,094,880
2011	51	234,076	355	3,351,148	980,304
2012	53	292,961	384	3,525,902	1,041,674
2013	55	259,576	373	3,695,642	1,124,053
서울 Seoul	2	50,980	27	149,488	84,318
부산 Busan	1	20,577	6	204,601	125,196
대구 Daegu	1	12,164	11	69,851	29,395
인천 Incheon	1	18,222	11	151,360	63,144
광주 Gwangju	1	9,962	4	91,622	28,265
대전 Daejeon	1	8,454	4	44,756	29,279
울산 Ulsan	1	4,641	3	11,590	1,897
세종 Sejong	1	3,963	6	41,396	11,879
경기 Gyeonggi	3	27,737	67	1,028,831	231,827
강원 Gangwon	7	9,828	24	123,173	35,830
충북 Chungbuk	3	9,018	34	284,427	54,925
충남 Chungnam	3	10,991	28	449,362	137,950
전북 Jeonbuk	4	13,077	23	197,065	84,917
전남 Jeonnam	5	14,603	23	132,379	43,557
경북 Gyeongbuk	10	15,361	35	258,266	62,658
경남 Gyeongnam	10	24,568	57	410,785	73,689
제주 Jeju	1	5,430	10	46,690	25,327

※ Source : Statistical Report of Ministry of Health and Welfare

※ Note : 1) Number of cremation cases : Including dead body, dead embryo and moved ashes

2) Enshrinement halls : Status of public, corporation and religious organization enshrinement halls

Calculation Basis of Appraised Amount and Its Decision Opinion

D. Status of Cremation Rate - By City and Province : 2002-2013

(Unit : Unit)

Division	Number of the Dead (Persons)	Number of Cremation Cases (Cases)	Cremation Rate
2002	246,515	105,103	42.6
2003	245,817	113,999	46.4
2004	245,711	120,091	49.2
2005	245,511	128,251	52.6
2006	242,268	136,854	56.5
2007	244,874	144,255	58.9
2008	246,113	152,420	61.9
2009	246,942	160,433	65.0
2010	255,403	172,276	67.5
2011	257,396	182,946	71.1
2012	267,221	197,717	74.0
2013	266,257	204,750	76.9
서울 Seoul	42,063	35,431	84.2
부산 Busan	20,096	17,916	89.2
대구 Daegu	12,531	9,669	77.2
인천 Incheon	13,039	11,445	87.8
광주 Gwangju	6,891	5,121	74.3
대전 Daejeon	6,634	5,015	75.6
울산 Ulsan	4,871	4,111	84.4
세종 Sejong	812	579	71.3
경기 Gyeonggi	50,959	42,046	82.5
강원 Gangwon	10,756	7,607	70.7
충북 Chungbuk	10,371	6,553	63.2
충남 Chungnam	13,854	8,220	59.3
전북 Jeonbuk	13,492	9,314	69.0
전남 Jeonnam	16,332	9,925	60.8
경북 Gyeongbuk	20,245	13,022	64.3
경남 Gyeongnam	19,994	16,688	83.5
제주 Jeju	3,317	1,98642.6	59.9
Unknown Area	0	102	0

※Source : Statistical Report of Ministry of Health and Welfare

※ Note : 1) Of number of cremation cases, moved ashes, dead embryo, foreigners and unknown nationality excluded.

Calculation Basis of Appraised Amount and Its Decision Opinion

E. Comprehensive Review

According to installation obligation to a cemetery over a scale by Housing Site Development Promotion Act, aging and the change of social structure, funeral culture has changed and cremation rate has continuously risen nationwide and the use of enshrinement halls and natural cemeteries has shown a steady increase from existing burial focused funeral culture.

Chungcheongbuk-do area this case is located indicates lower cremation rate (Chungcheongbuk-do: 63.2%) compared to nationwide cremation rate (76.9%) based on end of 2013, but the cremation rate has shown an increasing trend (4.2% up) compared to the cremation rate based on 2012 (Chungcheongbuk-do: 59%).

Calculation Basis of Appraised Amount and Its Decision Opinion

V. Basis of Calculation of Price of Ownership of Unit for Enshrinement Hall

1. Outline

A. Appraisal Method

- The ownership of enshrinement hall in this case was evaluated taking into account all value forming factors like the location and surrounding environment, building structure, materials, subsidiary equipment, construction extent, management state and features of enshrined facilities and enshrinement hall, general supply and demand status to enshrinement hall based on the transaction cases and evaluation cases of similar enshrinement halls.

- An average selling price was evaluated by applying the floor, position and preference of a standard platform considering the sales cases, evaluation cases, transaction level and sales scale of the ownership of Unit of nearby enshrinement halls.

- The ownership of Unit of enshrinement hall is generally specified by its enshrinement certificate and use clauses and the position of enshrinement platform is specified by the enshrinement certificate, but the enshrinement in this case is sold without specifying the installation and position of the enshrinement platform, so it was reviewed on an average level such as the row, line and position of enshrined position and as of base position, it is sold by dividing to individual platform and couple platform, but the market price of the enshrinement certificate was evaluated based on 40,000 units of individual platform.

Calculation Basis of Appraised Amount and Its Decision Opinion

2. Status Analysis of Funeral Facilities in Chungcheongbuk-do (As of end of Dec., 2014 : Chungcheongbukp-do Statistical DB)

A. Status of public Cemetery

(Unit : m² unit)

City, County	Cemetery name	Position	Status of Cemetery Installation					
			Installation Time	Permitted Area(m ²)	Grave Boundary Area(m ²)	No. of Total Burial Possible Units	Existing Busied Units	Future Burial Possible Units
Cheongju-si	Mokryeon Park	731 Mokryeon-ro Sangdang-gu	1998-03-01	488,130	108,535	6,331	5,600	731
Chungju-si	Chungju Public Cemetery	430 Hwagok 1-gil, Judeok-eup Chungju-si	1977-06-13	41,500	28,265	2,696	2,602	94
Cheongju-si	Gadeok Maehwa Park	458 Sangjangincha-ro, Gadeok-myeon, Sangdang-gu	1979-01-01	396,694	216,462	12,439	12,377	1,062
Cheongju-si	Ochang Jangmi Park	88 Yangcheong 3-gil, Ochang-eup, Cheongweon-gu	2000-12-26	95,642	57,385	2,700	905	1,795
Okcheon-gun	Okcheon Public Cemetery	San 19-1 Weoljeon-ri, Gunseo-myeon	1978-09-07	14,728	14,728	1,800	578	1,222
Jincheon-gun	Jincheon Public Cemetery	1465-34 Baekgol-ro, Jincheon-eup	1978-01-10	28,628	28,628	3,000	2,635	365

Calculation Basis of Appraised Amount and Its Decision Opinion

B. Status of Private Corporation Cemetery(As of end of Dec. '14.)

(Unit : m² unit)

City, County	Cemetery name	Position	Management Body	Status of Cemetery Installation					
				Installation Time	Permitted Area(m ²)	Grave Boundary Area(m ²)	No. of Total Burial Possible Units	Existing Busied Units	Future Burial Possible Units
Chungju-si	Jindalrae Garden	San 43-13 Bonpyeong Yangseong-myeon	Foundation Jindalrae Garden	1982-03-25	925,615	555,375	20,000	13,727	6,273
Chungju-si	Chungju Park Cemetery	San 64-1 Okhaeng-dong	Foundation Chungju Park Cemetery	1979-09-22	278,696	131,425	7,800	6,743	1,057
Jecheon-si	Gaenari Park Cemetery	San 138 Dohwa Songhak-myeon	Foundation Gaenari Park Cemetery	1983-03-11	136,397	136,397	6,530	5,413	1,117
Cheongju-si	Catholic Gadeok Park Cemetery	San 15 Sidong-ri Gadeok-myeon	Foundation Catholic Cheongju Parish	1971-11-15	108,900	90,000	6,500	4,715	1,785
Eumseong-gun	Foundation Daeji park Cemetery	504-61 Osin-ro Saenggeuk-myeon	Foundation Daeji park Cemetery	1985-11-04	546,342	546,342	24,976	13,562	11,414
Eumseong-gun	Ggotdongne Paradise Cemetery	San 56-21 Tongdong, Maengdong-myeon	Foundation Christ Ggotdongne Maintenance Foundation	1999-03-27	106,654	42,000	6,800	1,913	4,887

Calculation Basis of Appraised Amount and Its Decision Opinion

C. Public Cremation Facilities (3 Places)

(Unit : Case)

Facility Name	Representative	Position	Installation Time	No. of Cinematographers	No. of Cremation Cases (As of '14.12.31.)			
					Total	Dead Body	Stillborn baby	Moved Ashes
Mokryeongwon	Mayor, Cheongju	731 Mokryeong-ro, Sangdang-gu, Cheongju-si	2007-10-10	8	7,810	3,674	69	4,067
Haneulnara	Mayor of Chungju	256 Mokbeol-gil, Chungju-si	2006-11-16	4	2,549	1,519	4	1,026
Jechon City Run Crematorium	Mayor of Jechon	122 Songhakjucheon-ro 9-gil, Songhak-myeon, Jechon-si	1976-12-10	4	3,350	1,648	8	694

D. Cost of Cremation Facilities(As of end of Dec. '14.)

(Based on general adults, Unit : Thousand won)

City, Province	Cremation Facility	Current		Recommendation of Improvement (Proposal)		
		In Jurisdiction	Out of Jurisdiction	In Jurisdiction	In Chungbuk-do	Out of Chungbuk-do
Cheongju	Mokryeong Park	100	500	100	300	500
Chungju	Haneulnara	100	500	100	300	500
Jechon	Eternal Shelter	150	300	100	300	500

Calculation Basis of Appraised Amount and Its Decision Opinion

E. Public Natural Cemetery (1 place)

(Unit : Place)

City, Province	Cemetery Name	Position	Status of Cemetery Installation (As of ' 14.12.31.)				
			Installa tion Year	Developed Area (㎡)	Total Natural Funeral Capacity	Existing Natural Funeral Case	Future Possible Cases
Cheongju -si	1 st natural cemetery of Mokryeon Park	731 Mokryeon-ro Sangdang-gu	2010	6,039	5,937	357	5,580

Calculation Basis of Appraised Amount and Its Decision Opinion

F. Status of Private Corporation Cemetery (As of End of Dec., '14.)

(Unit : Place)

City, Province	Facility Name	Position	Status of Cemetery Installation (As of '14.12.31.)					
			Installation Year	Site (㎡)	Total Floor Area (㎡)	Total Enshrinement Capacity	Existing Enshrinement	Future Possible Enshrinement
Cheongju-si	1st Mokryeondang Mokryeon Park	731 Mokryeon-ro Sangdang-gu	1997	311	388	5,321	4,462	859
Cheongju-si	2nd Mokryeondang Mokryeon Park	731 Mokryeon-ro Sangdang-gu	2007	654	709	10,000	9,046	954
Cheongju-si	3rd Mokryeondang Mokryeon Park	731 Mokryeon-ro Sangdang-gu	2014	37,400	3,671	29,824	-	29,824
Chungju-si	Cheonsangweon	(Mokbeol-gil) San 38-2 Mokbeol-dong Chungju-si	2006	74,876	3,090	36,000	6,478	29,522
Jecheon-si	Eternal Shelter	122 Songhak Jucheon-ro 9-gil Jecheon-si	1986	7,474	1,260	15,297	5,766	8,106
Cheongju-si	Gadeok Memorial Home (Maehwasweon)	460 Sangjanginch a-ro Sangdang-gu	2007	2,992	894	6,500	536	5,964
Cheongju-si	Ochang Memorial Home (Ochang Mijangweon)	88 Yangcheong 3-gil Ochang-eup Cheongweon-gu	2001	2,000	475	8,272	1,532	6,740
Okcheon-gun	Okcheon Bongandang	34-9 Weoljeon-ri, Gunseo-myeon Okcheon-gun	2005	8,081	797	7,700	1,986	5,714
Jincheon-gun	Jincheon Memorial Home	1465-34 Baekgok-ro Jincheon-eup Jioncheon-gun	2006	5,861	864	8,000	759	7,241
Jecheon-si	Gaenari Park Cemetery	San 138 Dohwa-ri Songhak-myeon Jecheon-si	1983	136,397	136,397	696	279	417
Eumseong-gun	Daeji Park Charnel House	San 45-1 Sinyang-ri Saenggeuk-myeon Eumseong-ri	1999	18,630	18,630	17,513	7,763	9,748
Yeongdong-gun	Yeongdong-gu Public Cemetery	San 45 Otan-ri Yeongdong-eup	2004	1,000	30	504	250	254

Calculation Basis of Appraised Amount and Its Decision Opinion

G. Funeral Hall (As of end of Dec. ' 14.)

(Unit : Place)

Total	Cheongju	Chungju	Jecheon	Boeun	Okcheon	Yeongdong	증평	진천	괴산	음성	단양
48	9	6	6	4	2	3	2	5	3	6	2

H. Status of Chungbuk Cremation Rate ((As of end of Dec. ' 14.)

(Unit :Case)

Year	Number of the Dead	Number of Cremation Case	Cremation Rate (%)
2008	9,717	4,131	42.51
2009	9,987	4,760	47.7
2010	9,826	4,914	50
2011	10,176	5,564	54.7
2012	10,478	6,178	59
2013	10,371	6,553	63.2
2014	10,936	6,588	60.2

Calculation Basis of Appraised Amount and Its Decision Opinion

3. Decision of Price by Unit of Ownership of Unit

A. Status of Enshrinement Hall of Adjacent and Similar Regions

(1) Anseong Utopia

- Location : 213 Hwagok-ri Iljuk-myeon Anseong-si Gyeonggi-do
- General type memorial hall

Platform	1	2	3	4	5	6	7	8	9
selling price (Thousand won)	3,500	4,000	4,500	5,500	6,000	5,500	4,000	3,500	--
Rate by Platform (%)	58	67	75	92	100	92	67	58	--
Maintenance Cost	50,000 won/year by unit								

(2) Cheonan Nobland Haneul Park

- Location : 51-35 Sijang-ri Ipjang-myeon Seobuk-gu Chungcheongnam-do
- Christian type memorial hall

Platform	1	2	3	4	5	6	7	8	9
selling price (Thousand won)	2,000	3,000	4,000	4,500	5,000	4,500	4,000	3,000	2,000
Rate by Platform (%)	40	60	80	90	100	90	80	60	40
Maintenance Cost	50,000 won/year by unit								

Calculation Basis of Appraised Amount and Its Decision Opinion

(3) Haneul Park R&D

- Location : 29-8 Seodae-ri Chubu-myeon Geumsan-gun Chungnam
- Christian type memorial hall

Platform	1	2	3	4	5	6	7	8	9
selling price (Thousand won)	3,000	3,500	4,000	4,500	4,500	4,500	4,000	3,500	3,000
Rate by Platform (%)	67	78	89	100	100	100	89	78	67
Maintenance Cost	70,000 won/year by unit								

(4) Bundang Sky Castle Memorial Park

- Location : 637-1 Sinhyeon-ri Opo-eup Gwangju-si Gyeonggi-do
- General type memorial hall

Platform	1	2	3	4	5	6	7	8	9
selling price (Thousand won)	4,000	5,500	7,000	8,500	8,500	8,500	6,000	4,500	--
Rate by Platform (%)	47	65	82	100	100	100	71	53	--
Maintenance Cost	50,000 won/year by unit								

Calculation Basis of Appraised Amount and Its Decision Opinion

(5) Hyowon Cinerary Park

- Location : 330-26 Dongo-ri Hyangnam-eup Hwaseong-si Gyeonggi-do
- General type memorial hall

Platform	1	2	3	4	5	6	7	8	9
selling price (Thousand won)	1,500	2,500	3,000	4,000	4,500	3,000	2,000	1,500	1,000
Rate by Platform (%)	33	56	67	89	100	67	44	33	22
Maintenance Cost	45,000 won/year by unit								

(6) Bundang Memorial Park Hyu

- Location : 6-3 Neungpyeong-ri Opo-eup Gwangju-si Gyeonggi-do
- General type memorial hall

Platform	1	2	3	4	5	6	7	8	9
selling price (Thousand won)	4,000	5,000	6,000	7,500	8,000	7,500	6,000	4,000	3,000
Rate by Platform (%)	50	63	75	94	100	94	75	50	38
Maintenance Cost	50,000 won/year by unit								

Calculation Basis of Appraised Amount and Its Decision Opinion

(7) Mitajeongsa

- Location : 833-1 Mokhyeon-dong Gwangju-si Gyeonggi-do
- Buddhist-type memorial hall

- Location : 636 Sinhyeon-ri Opo-eup Gwangju-si Gyeonggi-do
- Buddhist-type memorial hall

Platform	1	2	3	4	5	6	7	8	9	10	11	12
selling price (Thousand won)	4,000	4,500	5,000	5,500	5,000	4,000	3,500	3,000	2,500	2,500	2,000	2,000
Rate by Platform (%)	73	82	91	100	91	73	64	55	45	45	36	36
Maintenance Cost	50,000 won/year by unit											

(8) Rainbow Memorial Park

- Location : 29-2 Siyang-ri Saenggeuk-myeon Eumseong-gun
Chungcheongbuk-do
- General type memorial hall

Platform	1	2	3	4	5	6	7	8	9
selling price (Thousand won)	2,000	2,500	3,000	4,000	4,500	4,000	3,000	2,000	1,500
Rate by Platform (%)	44	56	67	89	100	89	67	44	33
Maintenance Cost	50,000 won/year by unit								

Calculation Basis of Appraised Amount and Its Decision Opinion

B. Precedent of Evaluation of Enshrinement Hall

(1) Precedent of Evaluation of This Case

Location	166-1 Yonggye-ri Geumwang-eup Eumseong-gun Chungcheongbuk-do		
Purpose of Evaluation	Public sale	Base Point	2014. 02. 05
Amount of Evaluation	5,379,200,000 won	Number of evaluation Units	1,681
Evaluation Amount by Unit	3,200,000 won by unit		

※ Average amount with the position and platform of enshrinement right not specified.

(2) Precedent of Evaluation of Adjacent/Similar Regions

Location	448 Song-ri Dongtan-myeon Hwaseong-si Gyeonggi-do		
Purpose of Evaluation	General transaction (Refer to market price)	Base Point	2014.05.22
Amount of Evaluation	13,100,000,000원	Number of evaluation Units	10,000
Evaluation Amount by Unit	1,310,000 won by unit		

※ Average amount with the position and platform of enshrinement right not specified.

Calculation Basis of Appraised Amount and Its Decision Opinion

C. Review of Basic Amount of Ownership of Unit in This Case

(1) Review of General Market Status

The selling price of charnel house of similar scale to the adjacent and similar regions to this case examined into, the selling price of standard platform is in the level of 4,500,000 won ~ 6,000,000 won.

(2) Comparison with Adjacent Similar Charnel House

1) Decision of Basic Platform정

Taking into account the price level of comparable selling cases to the subject and the preference of general customers, the basic platform of this case is decided as fifth platform.

2) Selection of Cases

Of above selling cases thought to be comparable to the locational features and scale of this case, the selling price of **#1(Anseong Utopia)** and **#2 (Cheonan Nobland)** was selected as cases.

Calculation Basis of Appraised Amount and Its Decision Opinion

3) Comparison Details (value) to Selling Cases

A. Case #1 (Anseong Utopia)

Factors	Comparison Details (This Case/Cases)	Comparison Value
Location Factors	-In this case and cases, all customers' residential regions are metropolitan and urban areas, so this case is inferior in accessibility to metropolitan area and urban region.	0.87
Whole factors of chanel house	-This case is inferior in the existence, scale of a garden and the management of a garden and a park. -This case is inferior in the management and scale of parking facilities. -This case is inferior in the scale of chanel house.	0.90
factors of Structure Facilities	-Equal in the management state of structure and the construction quality of structure.. -Equal in the existence and scale of convenience facilities. -Equal in the interior of structure.	1.00
Individual Factors of Enshrinement Facilities	-Equal in the existence of enshrinement platform, the individual division of enshrinement box, enshrinement form and space etc.	1.00
Other Factors	-Equal in factors influencing other value.	1.00
Rates of Difference		0.783

Calculation Basis of Appraised Amount and Its Decision Opinion

B. Case #2 (Cheonan Nobland)

Factors	Comparison Details (This Case/Cases)	Comparison Value
Location Factors	-In this case and cases, all customers' residential regions are metropolitan and urban areas, so this case is inferior in accessibility to metropolitan area and urban region.	0.89
Whole factors of charnel house	This case is inferior in the management and scale of parking facilities. -This case is inferior in the existence, scale of a garden and the management of a garden and a park.. -This case is some superior in the scale of charnel house.	0.95
factors of Structure Facilities	-Some superior in the management state of structure and the construction quality of structure. -Superior in the existence and scale of convenience facilities. -Equal in the interior of structure.	1.09
Individual Factors of Enshrinement Facilities	-Equal in the existence of enshrinement platform, the individual division of enshrinement box, enshrinement form and space etc.	1.00
Other Factors	-Equal in factors influencing other value.	1.00
Rates of Difference		0.922

Calculation Basis of Appraised Amount and Its Decision Opinion

3) Decision of Basic Platform Price

Division	Selling Price (Basic unit price)	Rates of Difference	Calculated Unit Price (Won)
Case #1 Base	6,000,000	0.783	4,698,000
Case #2 Base	5,000,000	0.922	4,610,000

Comprehensively considering calculated unit price through the factor comparison of above case #1 and case #2, basic unit price was decided as **4,650,000 won.**

(3) Utility rate by Platform

Referring to the above selling cases and appraisal cases, considering the features of this case, utility rate by platform was decided as follows.

Platform	1	2	3	4	5	6	7	8	9	10	Average
Utility rate by Platform (%)	55	65	80	100	100	100	80	65	55	55	75.5

(4) Decision of Price by Unit of Ownership of Unit

Calculated price by unit = basic platform price × Average of utility rate by platform = 4,650,000 × 75.5% = 3,510,750 won

Calculated price by unit = 3,500,000 won

Calculation Basis of Appraised Amount and Its Decision Opinion

VI. Decision of Price of Ownership of Unit

Price by Unit	Enshrinement Certificate of Evaluation Subject (Copy)	Appraisal Amount
3,500,000 won/copy	40,000	140,000,000,000 won

Calculation Basis of Appraised Amount and Its Decision Opinion

(literary charnel house) appraisal and assessment

Serial Number	location	address	usage	Land Use Areas and structure	Area (m ²)		Appraisal Price		
					official	private	cost	Price	
A	(166-1 Yonggye-ri, Geumwang-eup, umseong-gun, Chungcheongbuk-do)	166-1	Religion	Ownership of a lot of Charnel House	40,000	40,000	3,500,000	140,000,000,000	Certificate of enshrinement HK-A - 00001 - HK-A - 40000
	Total							₩140,000,000,000	-
				<Blank>					

Calculation Basis of Appraised Amount and Its Decision Opinion

P H O T O



[the front view of South]



[the front view of Southeast]



[1st floor (lobby)]



[1st floor (lobby)]

Calculation Basis of Appraised Amount and Its Decision Opinion

P H O T O



1st floor(altar)



1st floor(altar)



1st floor (aisle)



2nd floor(staircase)

Calculation Basis of Appraised Amount and Its Decision Opinion

P H O T O



1st floor (Chamel House)



2nd floor (Chamel House)



2nd floor (Chamel House)



3rd floor (Chamel House)

Calculation Basis of Appraised Amount and Its Decision Opinion

P H O T O



【 the outside of cinerary 】



【 parking lot & additional facilities 】



【 distant view(Northwest) 】



【 Access 】

10 RISK FACTORS

There are specific risks that relate directly to the Company's business, including its operations upon completion of the Ye Eun Acquisition. In addition, there are other general risks, many of which are largely beyond the control of the Company and the Directors. The risks identified in this section, or other risk factors, may have a material impact on the financial performance of the Company and the market price of the Shares. The following is not intended to be an exhaustive list of the risk factors to which the Company is exposed.

10.1 Risks specific to an investment in the Company

10.1.1 Contractual risk—Share Purchase Agreement

Pursuant to the SPA, the key terms of which are summarised in Section 11.1, the Company has agreed to acquire 100% of the issued capital of Ye Eun subject to the fulfilment of certain conditions, including meeting the requirements of Chapters 1 and 2 of the ASX Listing Rules. There is risk that the SPA conditions cannot be fulfilled and, in turn, the Ye Eun Acquisition is not completed.

If the Ye Eun Acquisition is not completed, RIL will incur third party costs relating to advisors and other costs, without any material benefit being achieved.

10.1.2 Re-quotations of Shares on ASX

The Ye Eun Acquisition constitutes a change in the nature and scale of the Company's activities and the Company needs to re-comply with Chapters 1 and 2 of the ASX Listing Rules as if it were seeking admission to the Official List of ASX.

Shareholder approval for the change in nature and scale of the Company's activities was obtained at a General Meeting of shareholders on 3 November 2015. The Company's Shares are suspended from Official Quotation on ASX until ASX approves the Company's re-compliance with Chapters 1 and 2 of the ASX Listing Rules.

There is a risk that the Company may not be able to meet the requirements of ASX for re-quotations of its Shares on ASX. Should this occur, the Shares will not be able to be traded on ASX until such time as those requirements can be met, if at all. Shareholders may be prevented from trading their Shares should the Company be suspended until such time as it does re-comply with the ASX Listing Rules.

10.2 Risks specific to an investment in the Company upon Completion of the Ye Eun Acquisition

10.2.1 Competition

Yea Eun may face increasing and intense competition from the existing memorial parks in the region. The entry of new players into the industry is unlikely as government regulations make it difficult for new entrants to enter the market.

The existing parks in the region may cut prices to gain market share, may seek to improve the functionality of their services, and/or may offer more innovative services or fee arrangements.

10.2.2 Loss of revenue owing to relationships with sources of revenue

Ye Eun relies on relationships with agents, sale channels and government corporations in all markets in which it operates. It is possible that referrals could be withheld owing to disputes, and the relationship with Yea Eun terminated.

10.2.3 Industry risk

There is a risk that regulatory codes and requirements could change, adding complexity and cost to the business. Yea Eun might not be able to implement other phases in the development of the Park to comply with new regulations. Non-compliant marketing could cause problems with Ye Eun's future sales and development.

10.2.4 Reliance on key personnel

Yea Eun's business development has depended, and is likely to continue to depend, on the expertise and effectiveness of its senior management and experienced staff. The loss of the services of senior management personnel without suitable replacements or the inability to attract and retain qualified personnel can adversely affect performance. Competition for skilled personnel has been and is expected to continue to be high for the foreseeable future, potentially resulting in higher personnel turnover and higher costs. If Yea Eun is not able to attract and retain sufficiently skilled personnel, it may not be able to meet expanding customer demand, which could result in less revenue.

10.2.5 Increased labour costs

Labour costs account for a substantial amount of Yea Eun's costs. Increased labour costs will have a material adverse effect on the financial performance of Yea Eun.

10.2.6 Growth Risks

Future operating results will depend on the Company's ability to manage its growth including the expansion of its services into new sale channels, development of unused land at the Park, the ability to control costs, implement and improve operational and financial control systems and to hire, expand, train and manage employees. Any unexpected decline in the growth of revenue without a corresponding decline in the growth of operating costs, or an inability to manage growth effectively, will result in the operating results being adversely affected.

10.2.7 Acquisitions

If Ye Eun undertakes any future acquisitions of assets or businesses, it may face risks in integrating those new assets or businesses. An acquisition may not perform to the level anticipated. A failure to identify and successfully execute suitable acquisitions may have an adverse effect on the financial performance and/or financial position of Ye Eun.

10.2.8 Disruption of business operations

Yea Eun is exposed to a range of operational risks including external services failure, industrial action or disputes, and natural disasters. A disruption to the operations of Yea Eun may have an adverse impact on the financial performance and/or financial position of Yea Eun.

10.2.9 Inability of Yea Eun to secure funding

Yea Eun might have further capital requirements for future major capital expenditure and acquisitions. There is a risk it may not be able to secure sufficient debt and equity funding on acceptable terms. The

existing working capital and the issue proceeds of the Offer may not be sufficient to fully fund the estimated costs of implementing all these plans. Additional debt or equity to fund such expansion plans may be required.

10.2.10 Liquidity and realisation

There is no guarantee that an active market for the Shares will develop once the Shares are requested on ASX.

10.2.11 Foreign currency exchange

The business entity is located in South Korea, and thus the revenues earned will be exposed to currency fluctuation between the Australian dollar and the Korean won.

10.2.12 Future profitability or dividends are not assured

No assurance as to future profitability or dividends can be given as these depend on future earnings and the working capital requirements of the Company. Potential investors should note that there can be no guarantees with respect to the payment of dividends and return of capital.

10.2.13 Control risk

After Completion, the Vendors will hold between 66.80% (if the Minimum Subscription is achieved) and 65.69% (if the Maximum Subscription is achieved) of the issued capital. Because of the retained interest of the Vendors, they have the capacity to influence the election of Directors and the potential to influence the outcome of matters submitted to a vote of Shareholders. The interests of the Vendors may differ from the interests of other Shareholders who purchase Shares under the Offer.

10.3 General risks of an investment in the Company

10.3.1 Economic

The financial performance and value of the Company may be influenced by various economic factors such as inflation, interest rates, domestic and international economic growth, taxation policies, legislative change, political stability, stock market conditions in Australia and elsewhere, changes in investor sentiment towards particular market sectors, exchange rate fluctuations and acts of terrorism.

10.3.2 Unforeseen expenditure risk

Expenditure may need to be incurred that has not been taken into account in the preparation of this document. Although the Company is not aware of any such additional expenditure requirements, if such expenditure is subsequently incurred, this may adversely affect the expenditure proposals of the Company.

10.3.3 Liquidity and realisation

There is no guarantee that an active market for the Shares will develop once the Shares are re-quoted on ASX. There may also be relatively few potential buyers or sellers of the Shares on ASX or otherwise at any time, which may increase the volatility of the market price of the Shares.

It is important to recognise that Shareholders may receive a market price for their Shares that is less than the price that they paid.

Following release from escrow, Shares held by the Ye Eun Vendors, HBO, Hermes and the Noteholders will be able to be freely traded on ASX. A significant sale of Shares by any one of the Shareholders, or the perception that such sales have occurred or might occur, could adversely affect the price of Shares.

10.3.4 Price of Shares

The price at which Shares are quoted on ASX may increase or decrease owing to a number of factors. These factors may cause the Shares to trade at prices below the Issue Price. There is no assurance that the price of the Shares will increase following the re-quotations on ASX, even if Ye Eun's earnings increase. Neither the Company nor the Directors warrant the future performance of the Company or any return on an investment in the Company.

Some of the factors that may affect the price of the Shares include fluctuations in the domestic and international market for listed stocks, general economic conditions, including interest rates, inflation rates, exchange rates, commodity and oil prices, changes to government fiscal, monetary or regulatory policies, legislation or regulation, inclusion in or removal from market indices, the nature of the markets in which Ye Eun operates, and general operational and business risks.

10.3.5 Taxation changes

Changes to the rate of taxes imposed on the Company are likely to affect Shareholder returns. In addition, an interpretation of Australian taxation laws by the Australian Taxation Office that differs from the Company's interpretation may lead to an increase in the Company's taxation liabilities.

10.3.6 Accounting standards

Australian accounting standards are developed and issued by the Australian Accounting Standards Board and are not within the control of the Company or its Directors. Any changes to the accounting standards or to the interpretation of those standards may have an adverse effect on the reported financial performance and position of the Company.

10.3.7 Combination of risks

The Company may not be subject to a single risk. A combination of risks, including any of the risks outlined in this Section, could affect the performance valuation, financial position and prospects of the Company.

10.3.8 Tax audits

From time to time the Company may become subject to income tax audits or similar proceedings with both domestic and foreign tax jurisdictions, and as a result the Company may incur additional costs and expenses, or owe additional taxes, interest and penalties that may negatively impact future operating results.

11 MATERIAL CONTRACTS

Set out below is a brief summary of the material contracts or arrangements that have been entered into by RIL, Ye Eun and Yea Eun. These are important contracts for the Company and have been identified as relevant to potential investors in the Company.

11.1 Share Purchase Agreement in relation to the proposed Acquisition of Ye Eun

Parties: RIL and the Ye Eun Vendors

Date: 10 September 2015

Share Purchase Agreement between RIL and the Ye Eun Vendors. The transaction involves the following:

- (a) The acquisition of 100% of the issued shares in Ye Eun for \$167 million through the issue of 835 million fully paid ordinary shares to the shareholders of Ye Eun;
- (b) RIL to issue 160 million Shares to Hermes and HBO, at Completion; and
- (c) The number of Consideration Shares to be issued to each Vendor at Completion is set out in the table below:

Name	Number of Consideration Shares to be issued
Shin Jin Dae	250,000,000
Jian Ru	195,000,000
SHS International Global Limited	195,000,000
Tae Hyun	100,000,000
Wise Hand Solution Pte Limited	95,000,000
Total	835,000,000

Completion of the SPA is conditional upon certain conditions precedent being satisfied, including but not limited to:

- (a) RIL obtaining all necessary Shareholder approvals and satisfying all requirements, under the Corporations Act and the ASX Listing Rules for the transactions contemplated by the SPA and the Prospectus (all Shareholder approvals were obtained at the General Meeting of shareholders held on 3 November 2015);
- (b) RIL successfully implementing a capital raising of a minimum of \$5,000,000 (before costs) through the issue of 25,000,000 Shares at \$0.20 per Share; and
- (c) RIL applying for Official Quotation of the Consideration Shares, the Conversion Shares, the Hermes Shares and the HBO Shares.

There are various other provisions in the SPA including warranties and indemnities that are standard for transactions of this nature.

11.2 Corporate Advisory Agreement with Hermes

Date: 1 April 2015

Ye Eun engaged Hermes Capital Limited as financial advisor. The terms required Hermes to:

- (a) review current financing needs and develop a strategic plan in order to meet those needs;
- (b) review potential merger and acquisition opportunities and advise the Company on any transaction;
- (c) assist in private placement to finance the transaction;
- (d) identify and engage appropriate investment banking, brokerage, legal and accounting relationships necessary for the transaction;
- (e) work with the auditor in order to ensure compliance with International GAAP accounting standards;
- (f) assist in preparing for the required transaction documents;
- (g) assist in compliance with ASX Listing Rules; and
- (h) assist in the closing of the merger in both private placement and an alternative public offering.

The fee payable to Hermes for its services under the agreement is a cash payment of \$500,000 plus Ye Eun is to procure that RIL issue Hermes with 100 million Shares to be issued at \$0.005 each. The cash payment and the issue of the shares are conditional on Completion occurring.

11.3 Corporate Advisory Agreement with HBO

Date: 15 May 2015

Ye Eun engaged HBO International Global Limited as corporate advisor. Under the agreement, HBO was required to:

- (a) review current financing needs and develop a strategic plan in order to meet those needs;
- (b) review potential merger and acquisition opportunities and advise the Company on any transaction;
- (c) assist in private placement to finance the transaction;
- (d) identify and engage appropriate investment banking, brokerage, legal and accounting relationships necessary for the transaction;
- (e) work with the auditor in order to ensure compliance with International GAAP accounting standards;
- (f) assist in preparing for the required transaction documents;
- (g) assist in compliance with ASX Listing Rules; and
- (h) assist in the closing of the merger in both private placement and an alternative public offering.

The fee payable to HBO for its services under the agreement is that Ye Eun is to procure that RIL issue Hermes with 100 million Shares to be issued at \$0.005 each. The issue of the shares is conditional on Completion occurring.

11.4 Convertible Note Agreements

Parties: RIL and Noteholders

On 11 September 2015, RIL raised \$550,000 in cash upon the issue of 110,000,000 Convertible Notes (**Notes**) to the Noteholders on the following terms:

- (a) The conversion price is \$0.005 per share. The maximum number of Shares that may be issued on conversion is 110,000,000.
- (b) The Notes will convert to 110,000,000 Shares upon ASX re-admitting the shares of RIL to the official list of ASX in accordance with the prospectus.
- (c) Upon conversion of the Notes to Shares, the Company will issue Options to HBO to subscribe for up to 220,000,000 Shares on or before the fourth anniversary of the Conversion Date on payment of \$0.10 per share.
- (d) The funds raised have or will be used for working capital requirements including the cost of preparation of the Notice of Meeting, the preparation of this Prospectus (including travel expenses and professional fees) and ASX listing fees payable on submission of the Company's application for relisting.

The Shares will be issued to the following Noteholders:

Noteholder	Number
Seah Holdings Pte Ltd	55,000,000
Good Triumph International Limited	30,833,000
Profit River International Limited	7,500,000
ICP Inc	6,667,000
Ikegami Hiroshi	2,700,000
Chang Chia Howe	1,600,000
Jack Tang	1,000,000
Nirvana (2015) Consultancy & Services Pte Ltd	1,000,000
Jerrica Lee	1,000,000
Bernard Yaw	1,000,000
Mustafa Dharmawa	800,000
Brian Sutanto	400,000
Victor Lee	250,000
Zheng Yuyu	250,000
Total	110,000,000

12 ADDITIONAL INFORMATION

12.1 Company information

RIL's assets comprise a number of residual assets from its businesses, which it no longer carries on. None of these investments currently produces income for the Company and the Board considers they are unlikely to create Shareholder value in the foreseeable future (refer to Section 5.1 for further information).

12.2 Constitution and rights and liabilities attaching to Shares

The Shares to be issued under this Prospectus will rank equally with the existing fully paid ordinary shares in the Company.

The following is a summary of the more significant rights attaching to Shares. This summary is not exhaustive and does not constitute a definitive statement of the rights and liabilities of Shareholders. To obtain such a statement, persons should seek independent legal advice.

Full details of the rights attaching to Shares are set out in the Constitution, a copy of which is available for inspection at the Company's registered office during normal business hours.

12.2.1 Ranking of Shares

At the date of this Prospectus, all Shares are of the same class (ordinary shares) and rank equally in all respects. Specifically, the Shares issued pursuant to this Prospectus will rank equally with existing Shares.

12.2.2 Voting rights

Subject to any special rights (at present there are none), at any general meeting of the Company, each Shareholder present in person or by proxy has one vote on a show of hands, and on a poll has one vote for each Share held.

12.2.3 Dividend rights

Subject to any special rights (at present there are none), any dividends that may be declared by the Company are payable on all Shares in proportion to the amount paid up.

12.2.4 Variation of rights

The rights attaching to the Shares may only be varied by the consent in writing of the holders of three-quarters of the Shares, or with the sanction of a special resolution passed at a general meeting.

12.2.5 Transfer of shares

Subject to the Constitution, the Corporations Act, the ASX Listing Rules and other relevant laws, the Shares are freely transferable.

12.2.6 General meetings

Each Shareholder is entitled to receive notice of, and to attend and vote at, general meetings of the Company and to receive all notices, accounts and other documents required to be sent to Shareholders under the Constitution, the Corporations Act and any other laws.

12.2.7 Rights on winding up

If the Company is wound up, the liquidator may, with the sanction of a special resolution of the Company:

- divide among the Shareholders the whole or any part of the Company's property; and
- decide how the division is to be carried out between the Shareholders.

Subject to any special rights (at present there are none), any surplus assets (following full satisfaction of all creditors' debts) on a winding up are to be distributed to Shareholders in proportion to the number of Shares held by them irrespective of the amounts paid or credited as paid.

12.3 Terms attaching to Offer Options

The terms of the Offer Options are as follows:

- (a) Each Offer Option entitles its holder to subscribe in cash for one fully paid ordinary share in the Company at an exercise price of \$0.30 per share.
- (b) Each Offer Option is exercisable at any time prior to the third anniversary of their issue ("Expiry Date"). Any Option that has not been exercised prior to the Expiry Date automatically lapses.
- (c) The Company will not apply for official quotation by ASX of the Options.
- (d) Subject to the Corporations Act, the ASX Listing Rules, and the constitution of the Company, each Option is freely transferable.
- (e) Shares issued upon the exercise of the Options will rank pari passu with the Company's existing Shares.
- (f) The Company will apply for official quotation by ASX of the Shares issued upon exercise of Options, subject to any restriction obligations imposed by ASX.
- (g) The Options will not give any right to participate in dividends unless and until Shares are issued upon exercise of the relevant Options.
- (h) There are no participation rights or entitlements inherent in the Offer Options and holders will not be entitled to participate in new issues of capital offered to shareholders during the life of the Offer Options.
- (i) In the event of any reconstruction (including consolidation, subdivision, reduction or return) of the issued capital of the Company prior to the Expiry Date, the number of Offer Options or the rights attaching to the Offer Options or both will be reconstructed in accordance with the Listing Rules applying to a reorganisation of capital at the time of the reconstruction.
- (j) If there is any inconsistency between any of the preceding terms and conditions and the ASX Listing Rules, then the ASX Listing Rules prevail to the extent of the inconsistency.

12.4 Terms attaching to HBO Options

The terms of the HBO Options are as follows:

- (a) the HBO Options will be issued to HBO at the time the Noteholder Shares are issued; and
- (b) the Options permit HBO to subscribe for up to 220,000,000 Shares on or before the fourth anniversary of the Completion Date on payment to WSE of \$0.20 per share.
- (c) The Company will not apply for official quotation by ASX of the HBO Options.
- (d) Subject to the Corporations Act, the ASX Listing Rules, and the constitution of the Company, each HBO Option is freely transferable.

- (e) Shares issued upon the exercise of the HBO Options will rank pari passu with the Company's existing Shares.
- (f) The Company will apply for official quotation by ASX of the Shares issued upon exercise of HBO Options, subject to any restriction obligations imposed by ASX.
- (g) The HBO Options will not give any right to participate in dividends unless and until Shares are issued upon exercise of the relevant HBO Options.
- (h) There are no participation rights or entitlements inherent in the HBO Options and holders will not be entitled to participate in new issues of capital offered to shareholders during the life of the HBO Options.
- (i) In the event of any reconstruction (including consolidation, subdivision, reduction or return) of the issued capital of the Company prior to the Expiry Date, the number of HBO Options or the rights attaching to the HBO Options or both will be reconstructed in accordance with the Listing Rules applying to a reorganisation of capital at the time of the reconstruction.
- (j) If there is any inconsistency between any of the preceding terms and conditions and the ASX Listing Rules, then the ASX Listing Rules prevail to the extent of the inconsistency.

12.5 Continuous disclosure obligations

The Company is a 'disclosing entity' (as defined in Section 111AC of the Corporations Act) and, as such, it is subject to regular reporting and disclosure obligations. Specifically, like all listed companies, the Company is required to continuously disclose any information it has to the market which a reasonable person would expect to have a material effect on the price or the value of the Company's securities.

12.6 Interests of Directors and Proposed Directors

Other than as set out below or elsewhere in this Prospectus, no Director or Proposed Director has, or has had within two years preceding lodgement of this Prospectus with ASIC:

- any interest in the formation or promotion of the Company, or in any property acquired or proposed to be acquired by the Company in connection with its formation or promotion or in connection with the Offers; and
- no amounts have been paid or agreed to be paid and no benefits have been given or agreed to be given to any Director or Proposed Director, either to induce him or her to become, or to Qualify them as a Director, or otherwise, for services rendered by him or her in connection with the formation or promotion of the Company or the Offers.

12.6.1 Shareholding Qualifications

Directors are not required to hold any Shares under the Constitution.

12.6.2 Directors' interests

As at the date of this Prospectus, none of the Directors (nor their associates) holds any Shares in the Company.

12.6.3 Directors' remuneration

The Constitution provides that the Directors are entitled to such remuneration for their services as Directors from the Company as the Directors decide, but the total amount provided to all Directors must not exceed in aggregate the amount fixed by the Company in a general meeting or, prior to an amount being fixed in general meeting, an amount determined by the Directors. The current aggregate

remuneration for all Directors (as set by the Company in general meeting) will be not more than \$250,000 per annum (allowing for the appointment of future Directors) to be apportioned among the Directors in such a manner as they determine.

The remuneration of Mr Riz Alikhan is currently \$100,000 plus GST each per annum.

The remuneration of Mr Rehan Alikhan is currently \$20,000 plus GST each per annum.

The remuneration of Mr Poay Meng Tan is currently \$20,000 plus GST each per annum.

The Board intends to review and consider the ongoing remuneration of Directors after the completion of the Ye Eun Acquisition in accordance with the Company's Corporate Governance policies and market practices.

12.7 Interests and fees of professionals

Each of the following parties has given and has not, before the issue of this Prospectus, withdrawn its written consent to being named in the Prospectus and to the inclusion, in the form and context in which it is included, of any information described below as being included with its consent.

Chapter 6D of the Corporations Act imposes a liability regime on the Company (as the offeror), the Directors of the Company, persons named in the Prospectus with their consent as proposed directors of the Company, any underwriters, persons named in the Prospectus with their consent as having made a statement in the Prospectus and persons involved in a contravention in relation to the Prospectus, with regard to misleading or deceptive statements made in the Prospectus. Although the Company bears primary responsibility for the content of the Prospectus, other parties involved in the preparation of the Prospectus can also be responsible for certain statements made in it.

In light of this, only to the maximum extent permitted by law, each of the parties referred to below expressly disclaims and takes no responsibility for any part of this Prospectus other than the reference to its name and any statement or report included in this Prospectus.

Bentleys NSW Audit Pty Limited has acted as Investigating Accountant and has prepared the Investigating Accountant's Report that is included in Section 8 of this Prospectus. In accordance with their terms of engagement, the Company estimates it will pay Bentleys NSW Audit Pty Limited a total of \$20,000 (excluding GST) for these services and participation as a member of the due diligence committee. During the 24 months preceding lodgement of this Prospectus with ASIC, Bentleys NSW Audit Pty Limited has not received any fees from the Company for any other services.

BTC Lawyers has acted as solicitor to the Company in relation to this Prospectus. The Company estimates it will pay \$30,000 (excluding GST) for these services up to the date of lodgement of this Prospectus with ASIC. Subsequently, fees will be charged in accordance with normal charge out rates. During the 24 months preceding lodgement of this Prospectus with ASIC, BTC Lawyers has received fees of \$30,000 plus GST from the Company for legal services.

12.8 Related party transactions and possible post-Completion transactions

At the date of this Prospectus, no material transactions with related parties, or Directors' interests or third parties exist or are contemplated, of which the Directors are aware.

12.9 Expenses of the Offers

It is estimated that approximately \$1,900,326 (based on the Minimum Subscription to raise \$5,800,000 before costs) and approximately \$2,154,006 (based on the Maximum Subscription to raise \$10,000,000 before costs) in expenses will be incurred or payable by the Company in respect of legal, accounting and independent experts' fees, commissions, printing, ASIC and ASX fees, and other miscellaneous costs in connection with the Transaction. The total estimated costs are set out in the table below:

	Minimum Subscription under the Offer of \$5.8 million	Maximum Subscription under the Offer of \$10 million
	(\$)	(\$)
Cash fees		
Broker/manager commissions/management fees	848,000	1,100,000
Investigating Accountant fees	20,000	20,000
Legal fees	30,000	30,000
Printing and distribution	5,000	5,000
ASIC fees	2,320	2,320
ASX fees	195,006	196,686
Total cash fees	1,100,326	1,354,006
Non-cash fees	800,000	800,000
Total fees	1,900,326	2,154,006

12.10 Consents

Each of the parties referred to in this section:

- (a) has not authorised or caused the issue of this Prospectus;
- (b) does not make, or purport to make, any statement in this Prospectus or on which a statement made in the Prospectus is based, other than as specified in this section; and
- (c) to the maximum extent permitted by law, expressly disclaims and takes no responsibility for any part of this Prospectus other than a reference to its name and a statement included in this Prospectus with the consent of that party as specified in this section.

Bentleys NSW Audit Pty Limited has given its written consent to being named as Investigating Accountant in this Prospectus and to the inclusion of the Investigating Accountant's Report in Section 8 of this Prospectus in the form and context in which the information and report is included. Bentleys NSW Audit Pty Limited has not withdrawn its consent prior to lodgement of this Prospectus with ASIC.

BTC Lawyers has given its written consent to being named as the solicitor to the Company in this Prospectus and has not withdrawn its consent prior to the lodgement of this Prospectus with ASIC.

Security Transfer Registrars Pty Limited has given its written consent to being named as the share registry to the Company in this Prospectus and has not withdrawn its consent prior to the lodgement of this Prospectus with ASIC.

12.11 Disputes and litigation

As at the date of this Prospectus, the Company is not involved in any legal proceedings and the Directors are not aware of any legal proceedings pending or threatened against the Company.

12.12 Taxation

The acquisition and disposal of Shares in the Company will have tax consequences, which will differ depending on the individual circumstances of each investor. All potential investors in the Company are urged to obtain independent professional financial advice about the consequences of acquiring Shares from a taxation viewpoint and generally. It is the sole responsibility of potential Applicants to inform themselves of their taxation position resulting from participation in the Offer.

The Directors do not consider that it is appropriate to give potential Applicants advice regarding taxation matters and consequences of applying for Shares under this Prospectus, as it is not possible to provide a comprehensive summary of all the possible taxation positions of potential Applicants.

To the maximum extent permitted by law, the Company, its officers and each of their respective advisers accept no liability or responsibility with respect to any taxation consequences to investors of subscribing for Shares under this Prospectus.

12.13 Electronic Prospectus

Pursuant to Class Order 00/44, ASIC has exempted compliance with certain provisions of the Corporations Act to allow distribution of an Electronic Prospectus and electronic application form on the basis of a paper prospectus lodged with ASIC, the publication of notices referring to an Electronic Prospectus or electronic application form, and the issue of shares in response to an electronic application form, subject to compliance with certain provisions.

Any person accessing the electronic version of this Prospectus for the purpose of making an investment in the Company must be an Australian resident and must only access the Prospectus from within Australia.

If you have received this Prospectus as an Electronic Prospectus, please ensure that you have received the entire Prospectus accompanied by the Application Form. If you have not, please contact the Company and it will send to you free of charge either a hard copy or a further electronic copy of this Prospectus or both. Alternatively, you may obtain a copy of this Prospectus from the website of the Company at riddockint.com/prospectus.

The Corporations Act prohibits any person passing onto another person an Application Form unless it is attached to a hard copy of this Prospectus or it accompanies the complete and unaltered version of this Prospectus.

The Company reserves the right not to accept an Application Form from a person if it has reason to believe that when that person was given access to the electronic Application Form, it was not provided together with the Electronic Prospectus and any relevant supplementary or replacement prospectus or any of those documents were incomplete or altered. In such a case, the application monies received will be dealt with in accordance with Section 722 of the Corporations Act.

12.14 Documents available for inspection

The following documents are available for inspection during normal business hours at the registered office of the Company:

- this Prospectus;
- the Constitution; and
- the consents referred to in Section 12.10 of this Prospectus.

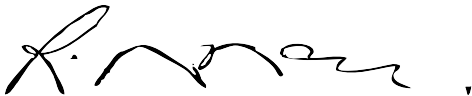
13 DIRECTORS' AUTHORISATION

This Prospectus is issued by the Company and its issue has been authorised by a resolution of the Directors.

In accordance with Section 720 of the Corporations Act, each Director has consented to the lodgement of this Prospectus with ASIC and has not withdrawn that consent.

The Directors state that they have made all reasonable enquiries and on that basis have reasonable grounds to believe that any statements made by the Directors in this Prospectus are not misleading or deceptive and that, in respect to any other statements made in this Prospectus by persons other than Directors, the Directors have made reasonable enquiries and, on that basis, have reasonable grounds to believe that persons making the statement or statements were competent to make such statements. Those persons have given their consent to the statements being included in this Prospectus, in the form and context in which they are included and have not withdrawn that consent before lodgement of this Prospectus with ASIC or, to the Directors' knowledge, before any issue of Shares pursuant to this Prospectus.

Signed for and on behalf of the Company,



Riz Alikhan
Chairman
30 November 2015

14 GLOSSARY

Where the following terms are used in this Prospectus they have the following meanings:

A\$ or **\$** means an Australian dollar.

Applicant means a person who submits an Application Form.

Application Form means the application form that accompanies this Prospectus (and includes a copy of the application form printed from the website at which the Electronic Prospectus is located) relating to the Offer or the Ye Eun Offer.

ASIC means the Australian Securities and Investments Commission.

ASX means ASX Limited (ABN 98 008 624 691) or the financial market operated by it known as Australian Securities Exchange (as the context requires).

ASX Listing Rules or **Listing Rules** means the official listing rules of ASX.

ASX Restricted Securities means any securities that are classified by ASX as Restricted Securities under the ASX Listing Rules.

Board or **Board of Directors** means the board of Directors as constituted from time to time.

Business Day means a day on which ASX is open for trading.

CHESS means Clearing House Electronic Subregister System, which is operated by ASX Settlement Pty Limited, a wholly owned subsidiary of ASX.

Closing Date means the closing date of the Offer as set out in the indicative timetable in Section 3.4 (subject to the Company reserving the right to extend the Closing Date or close the Offer early).

Company means Riddock International Limited (ACN 007 670 386).

Completion means the completion of the purchase of all the sale shares by the Company in accordance with the SPA.

Consideration Shares means the 835 million Shares issued or to be issued at \$0.20 per Share to the Ye Eun Vendors on Completion, as set out in the table in Section 11.1 in consideration for the Company's purchase of all the Sale Shares.

Constitution means the constitution of the Company.

Convertible Notes means the securities described in Section 11.4.

Conversion Shares means the 110 million Shares issued on conversion of the Convertible Notes.

Corporations Act means the Corporations Act 2001 (Cth).

Director means a director of the Company at the date of this Prospectus.

Electronic Prospectus means the electronic copy of this Prospectus located at the website riddockint.com/prospectus.

HBO means HBO International Global Limited.

HBO Shares means the Shares issued or to be issued at \$0.005 per Share to HBO on Completion in consideration or part consideration for the fees payable by Ye Eun for the services of HBO outlined in Section 11.3.

Hermes means Hermes Capital Limited.

Hermes Shares means the Shares issued or to be issued at \$0.005 per Share to Hermes on Completion in consideration or part consideration for the fees payable by Ye Eun for the services of Hermes outlined in Section 11.2.

Issue Price means \$0.20 (20 cents).

Lodgement Date means the date this Prospectus was lodged with ASIC as set out in Section 3.4.

Material Contracts means the material contracts to which the Company or the Ye Eun Group is a party that may be material in terms of the Offers for the operation of the business of the Company or otherwise may be relevant to a potential investor in the Company, and which are summarised in Section 11.

Maximum Subscription means the maximum subscription under the Offer being 50,000,000 Shares to raise \$10,000,000.

Minimum Subscription means the minimum subscription under the Offer being 29,000,000 Shares to raise \$5,800,000.

Offer means the offer of 29,000,000 Shares together with the capacity to accept oversubscriptions of a further 21,000,000 Shares under this Prospectus.

Offers means the Offer and the Ye Eun Offer.

Offer Shares means the Shares offered under the Offer.

Official List means the Official List of ASX.

Official Quotation means Quotation of the Shares on the Official List in accordance with the ASX Listing Rules.

Opening Date means the opening date of the Offer as set out in the indicative timetable in Section 3.4.

Park means the Yea Eun Memorial Park, a columbarium and memorial park in South Korea.

Prospectus means this prospectus.

RIL means the Company.

Sale Share means a fully paid ordinary share in the capital of the Ye Eun Group companies.

Section means a section of this Prospectus.

Share means a fully paid ordinary share in the capital of the Company.

Share Registry means Security Transfer Registrars Pty Limited.

Shareholder means a holder of Shares.

SPA means the share purchase agreement between the Company and the Ye Eun Vendors dated 10 September 2015 to acquire all of the issued share capital of Ye Eun.

Transaction means the sale of all the issued shares in Ye Eun to the Company, the issue and allotment of the Consideration Shares, the Conversion Shares, the Offer Shares, the Hermes Shares and the HBO Shares and related matters.

Ye Eun means Ye Eun Property Development Limited.

Ye Eun Acquisition means completion of the SPA in order to affect the acquisition of Ye Eun by the Company.

Ye Eun Group means collectively Ye Eun and Yeaen Memorial Park.

Ye Eun Offer means the offer set out in Section 3.2.

Ye Eun Vendors or **Vendors** means the holders of shares in Ye Eun, as set out in Section 11.1.

Yeaen means Yeaen Memorial Park, South Korea.

CORPORATE DIRECTORY

Directors

Rizwan Alikhan (Non-Executive Chairman)
Rehan Alikhan (Non-Executive Director)
Poay Meng Tan (Non-Executive Director)

Company Secretary

Graeme Hogan (Company Secretary)

Registered Office

Suite 6.08
55 Miller Street
Pyrmont NSW 2009
Australia

Telephone: 02 9571 8300

Facsimile: 02 9571 8200

Website: riddockint.com

ASX Code

RIL

Solicitor to the Offers

BTC Lawyers
Suite 904, 37 Bligh Street
SYDNEY NSW 2000

Telephone: 02 9233 3308

Facsimile: 02 9233 3307

Investigating Accountant

Bentleys NSW Audit Pty Limited
Level 10
10 Spring Street
SYDNEY NSW 2000

Telephone: 02 9220 0700

Auditors*

Walker Wayland
60 Castlereagh Street
SYDNEY NSW 2000

Telephone: 02 9951 5400

Share Registry*

Security Transfer Registrars Pty Limited
770 Canning Highway
APPLECROSS WA 6153

Telephone: 08 9315 2333

* These entities are included for information purposes only. They have not been involved in the preparation of this Prospectus.

APPLICATION FORM

THIS DOCUMENT IS IMPORTANT. IF YOU ARE IN DOUBT AS TO HOW TO DEAL WITH IT, PLEASE CONTACT YOUR STOCK BROKER OR LICENSED PROFESSIONAL ADVISOR.

All Correspondence to:

Security Transfer Registrars Pty Ltd
PO BOX 535, APPECROSS WA 6953
770 Canning Highway, APPECROSS WA 6153
T: +61 8 9315 2333 F: +61 8 9315 2233
E: registrar@securitytransfer.com.au
W: www.securitytransfer.com.au

RIDDOCK INTERNATIONAL LIMITED

(Formerly Welcome Stranger Mining Limited)

ACN: 007 670 683

BROKER STAMP

Broker Code

Advisor Code

PLEASE READ CAREFULLY ALL INSTRUCTIONS ON THE REVERSE OF THIS FORM

This application relates to the offer of Fully Paid Ordinary Shares at the price of \$0.20 per Share.

I / We apply for:

, , shares at AUD\$0.20 per share A \$, , .

Full Name of Applicant / Company

Title (e.g.: Dr, Mrs) Given Name(s) or Company Name

Joint Applicant #2

Title (e.g.: Dr, Mrs) Given Name(s) or Company Name

Joint Applicant #3

Title (e.g.: Dr, Mrs) Given Name(s) or Company Name

Account Designation (for example: THE SMITH SUPERFUND A/C)

< >

Postal Address

Unit Street Number Street Name or PO BOX

Suburb / Town / City

State

Postcode

Country Name (if not Australia)

CHESS HIN (where applicable)

X

If an incorrect CHESS HIN has been provided (for example, an incorrect number as registration details do not match those registered) any securities issued will be held on the Issuer Sponsored subregister.

Tax File Number / Australian Business Number

Tax File Number of Security Holder #2 (Joint Holdings Only)

()

Email Address

@

Declaration and Statements:

- (1) I/We declare that all details and statements made by me/us are complete and accurate.
- (2) I/We agree to be bound by the Terms & Conditions set out in the Prospectus and by the Constitution of the Company.
- (3) I/We authorise the Company to complete and execute any documentation necessary to effect the issue of Securities to me/us.
- (4) I/We have received personally a copy of the Prospectus accompanied by or attached to this Application form, or a copy of the Application Form or a direct derivative of the Application Form before applying for the Securities.
- (5) I/We acknowledge that the Company will send me/us a paper copy of the Prospectus and any Supplementary Prospectus (if applicable) free of charge if I/we request so during the currency of the Prospectus.
- (6) I/We acknowledge that returning the Application Form with the application monies will constitute my/our offer to subscribe for Securities in the Company and that no notice of acceptance of the application will be provided.

APPLICATION FORMS

Please complete all parts of the Application Form using BLOCK LETTERS. Use correct forms of registrable name (see below). Applications using the wrong form of name may be rejected. Current CHES participants should complete their name and address in the same format as they are presently registered in the CHES system.

Insert the number of Shares you wish to apply for. The application must be for a minimum of 10,000 Shares and thereafter in multiples of 5,000 Shares. The applicant(s) agree(s) upon and subject to the terms of the Prospectus to take any number of Shares equal to or less than the number of Shares indicated on the Application Form that may be allotted to the applicants pursuant to the Prospectus and declare(s) that all details of statements made are complete and accurate.

No notice of acceptance of the application will be provided by the Company prior to the allotment of Shares. Applicants agree to be bound upon acceptance by the Company of the application.

Please provide us with a telephone contact number (including the person responsible in the case of an application by a company) so that we can contact you promptly if there is a query in your Application Form. If your Application Form is not completed correctly, it may still be treated as valid. There is no requirement to sign the Application Form. The Company's decision as to whether to treat your application as valid, and how to construe, amend or complete it shall be final.

PAYMENT

All cheques should be made payable to **RIDDOCK INTERNATIONAL LIMITED** and drawn on an Australian bank and expressed in Australian currency and crossed "Not Negotiable". Cheques or bank drafts drawn on overseas banks in Australian or any foreign currency will NOT be accepted. Any such cheques will be returned and the acceptance deemed to be invalid.

Sufficient cleared funds should be held in your account as your acceptance may be rejected if your cheque is dishonoured. Do not forward cash as receipts will not be issued.

LOGGING OF APPLICATIONS

Completed Application Forms and cheques must be:

Posted to:

RIDDOCK INTERNATIONAL LIMITED
C/- Security Transfer Registrars Pty Ltd
PO Box 535
APPLECROSS WA 6953

OR

Delivered to:

RIDDOCK INTERNATIONAL LIMITED
C/- Security Transfer Registrars Pty Ltd
770 Canning Highway
APPLECROSS WA 6153

Applications must be received by no later than 5pm AEDT on the Closing Date 22 December 2015 which may be changed immediately after the Opening Date at any time and at the discretion of the Company.

CHES HIN/BROKER SPONSORED APPLICANTS

The Company intends to become an Issuer Sponsored participant in the ASX CHES System. This enables a holder to receive a statement of holding rather than a certificate. If you are a CHES participant (or are sponsored by a CHES participant) and you wish to hold shares allotted to you under this Application on the CHES subregister, enter your CHES HIN. Otherwise, leave this box blank and your Shares will automatically be Issuer Sponsored on allotment.

CORRECT FORM OF REGISTRABLE TITLE

Note that only legal entities are allowed to hold securities. Applications must be in the name(s) of a natural person(s), companies or other legal entities acceptable to Riddock International Limited. At least one full given name and the surname are required for each natural person. The name of the beneficiary or any other non-registrable name may be included by way of an account designation if completed exactly as described in the example of the correct forms of registrable names below:

TYPE OF INVESTOR

Individual

Use given names in full, not initials.

Company

Use the company's full title, not abbreviations.

Joint Holdings

Use full and complete names.

Trusts

Use trustee(s) personal name(s). Do not use the name of the trust.

Deceased Estates

Use the executor(s) personal name(s).

Minor (a person under the age of 18)

Use the name of a responsible adult with an appropriate designation.

Partnerships

Use the partners' personal names. Do not use the name of the partnership.

Superannuation Funds

Use the name of the trustee(s) of the super fund.

CORRECT

Mr John Alfred Smith

ABC Pty Ltd

Mr Peter Robert Williams &
Ms Louise Susan Williams

Mrs Susan Jane Smith
<Sue Smith Family A/C>

Ms Jane Mary Smith &
Mr Frank William Smith
<Estate John Smith A/C>

Mr John Alfred Smith
<Peter Smith A/C>

Mr John Robert Smith &
Mr Michael John Smith
<John Smith and Son A/C>

Jane Smith Pty Ltd
<JSuper Fund A/C>

INCORRECT

J A Smith

ABC P/L or ABC Co

Peter Robert &
Louise S Williams

Sue Smith Family Trust

Estate of Late John Smith
or
John Smith Deceased

Master Peter Smith

John Smith and Son

Jane Smith Pty Ltd Superannuation Fund

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