Ciboney Group Limited 2004

Company Balance Sheet

Year ended May 31, 2004

| | Notes | 2004 | 2003 |
|--|-------|------------------|---------------|
| CURRENT ASSETS | | | |
| Cash and cash equivalents | 4 | 552 , 900 | 3,149,990 |
| Accounts receivable | | 564,103 | 3,470 |
| Income tax recoverable | | 3,079,851 | 3,069,793 |
| Owed by subsidiary | | 299,200 | 299,200 |
| | | 4,496,054 | 6,522,453 |
| CURRENT LIABILITIES | | | |
| Accounts payable and accrued charges | 7 | 14,400,578 | 14,764,710 |
| Interest payable | | 138,370,637 | 14,700,189 |
| Current portion of long-term loans | 14 | 18,192,000 | 17,724,000 |
| Owed to parent company | | 167,558,698 | 167,558,698 |
| Owed to ultimate parent company - Finsac Limited | | 3,155,485 | 3,155,485 |
| | | 341,677,398 | 217,903,082 |
| NET CURRENT LIABILITIES | | (337,181,344) | (211,380,629) |
| INTEREST IN SUBSIDIARIES | 8 | 518,639,513 | 502,898,831 |
| UNQUOTED EQUITY INVESTMENT, at cost | | _ | 300,000 |
| PROPERTY, PLANT AND EQUIPMENT | 10 | 215,811 | 277,471 |
| | | \$181,673,980 | 292,095,673 |
| | | ======== | ========= |

Financed by: STOCKHOLDERS'NET DEFICIT

| Share | capita | al | | |
|----------|--------|---------|--|--|
| Reserves | | | | |
| Accumu | ulated | deficit | | |

LONG-TERM LOANS

Geoffrey Messado Director

Patrick Hylton Director

| 12 | 54,600,000 | 54,600,000 |
|----|---------------|---------------|
| | 274,836,230 | 279,075,375 |
| | (664,345,414) | (615,416,782) |
| | (334,909,184) | (281,741,407) |
| 14 | 516,583,164 | 573,837,080 |
| | \$181,673,980 | 292,095,673 |
| | | ============= |