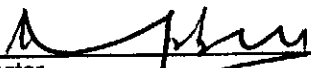


**CIBONEY GROUP LIMITED
UNAUDITED CONSOLIDATED BALANCE SHEET
AS AT AUGUST 31, 2009**

	Unaudited Aug-09 \$'000	Audited May-09 \$'000	Unaudited Aug-09 \$'000
CURRENT ASSETS			
Cash & Deposits	23,942	25,116	21,166
Resale Agreements	31,945	31,586	29,248
Accounts receivable	217	217	525
Income Tax recoverable	5,053	4,858	8,021
Land for resale	44,000	44,000	44,000
	<u>105,157</u>	<u>105,777</u>	<u>102,960</u>
CURRENT LIABILITIES			
Accounts payable	28,394	28,294	28,804
Interest payable	99,448	99,448	99,448
	<u>127,842</u>	<u>127,742</u>	<u>128,252</u>
NET CURRENT LIABILITIES	<u>(22,685)</u>	<u>(21,965)</u>	<u>(25,292)</u>
 Financed by:			
Share capital	329,436	329,436	329,436
Reserves	46,213	46,213	46,213
Accumulated deficit	(398,334)	(397,614)	(400,941)
	<u>(22,685)</u>	<u>(21,965)</u>	<u>(25,292)</u>

**UNAUDITED CONSOLIDATED PROFIT & LOSS ACCOUNT
QUARTER ENDING AUGUST 31, 2009**

	Quarter ended Aug-09 \$'000	Quarter ended Aug-08 \$'000
Financial income	782	596
Exchange (losses) gains	0	65
Other Expenses	(1,502)	(2,973)
Group Operating Expenses	(1,502)	(2,908)
Net profit/(loss)	(720)	(2,312)
(Loss)/profit per stock unit	<u>(0.13) ¢</u>	<u>(0.42) ¢</u>



Director

September 14, 2009

Date



Director

CIBONEY GROUP LIMITED
Unaudited Consolidated Statement of Changes in Stockholders Net Deficit
Quarter ended August 31, 2009

	Share Capital \$'000	Capital Reserve \$'000	Accumulated Deficit \$'000	Total \$'000
Balances at 31/5/09	329,436	46,213	(397,614)	(21,965)
Profit/(loss) for quarter			(720)	(720)
	<u>329,436</u>	<u>46,213</u>	<u>(398,334)</u>	<u>(22,685)</u>

Unaudited Consolidated Statement of Cash Flow
Quarter ended August 31, 2009

	Quarter ended 31.08.09 \$'000	Quarter ended 31.08.08 \$'000
Cash flows from operating activities		
Net profit/(loss)	(720)	(2,312)
Items not involving cash	-	65
	<u>(720)</u>	<u>(2,247)</u>
Changes in non-cash working Capital components		
Net cash provided by Operating activities	<u>(1,174)</u>	<u>2,114</u>
		<u>(65)</u>
Cash used by financing activities		
Net increase/(decrease) in short term deposits	(1,174)	(198)
Cash & Short term deposits at beginning of period	25,116	21,364
Cash & Short term deposits at end of quarter	<u>23,942</u>	<u>21,166</u>