


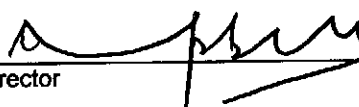
**CIBONEY GROUP LIMITED**  
**UNAUDITED CONSOLIDATED BALANCE SHEET**  
**AS AT NOVEMBER 30, 2009**

	Unaudited Nov-09 \$'000	Audited May-09 \$'000	Unaudited Nov-08 \$'000
<b>CURRENT ASSETS</b>			
Cash & Deposits	22,653	25,116	21,193
Resale Agreements	32,405	31,586	29,908
Accounts receivable	217	217	525
Income Tax recoverable	5,242	4,858	8,222
Land for resale	44,000	44,000	44,000
	<u>104,517</u>	<u>105,777</u>	<u>103,848</u>
<b>CURRENT LIABILITIES</b>			
Accounts payable	28,135	28,294	27,931
Interest payable	99,448	99,448	99,448
	<u>127,583</u>	<u>127,742</u>	<u>127,379</u>
<b>NET CURRENT LIABILITIES</b>	<u>(23,066)</u>	<u>(21,965)</u>	<u>(23,531)</u>
<b>Financed by:</b>			
Share capital	329,436	329,436	329,436
Reserves	46,213	46,213	46,213
Accumulated deficit	(398,715)	(397,614)	(399,180)
	<u>(23,066)</u>	<u>(21,965)</u>	<u>(23,531)</u>

**UNAUDITED CONSOLIDATED PROFIT & LOSS ACCOUNT**  
**QUARTER ENDING NOVEMBER 30, 2009**

	Quarter ended Nov-09 \$'000	Quarter ended Nov-08 \$'000	6 months ended Nov-09 \$'000	6 months ended Nov-08 \$'000
Financial income	754	806	1,536	1,402
Exchange (losses) gains	165	3,807	165	3,872
Other Expenses	(1,300)	(2,852)	(2,802)	(5,825)
Group Operating Expenses	(1,135)	955	(2,637)	(1,953)
Net profit/(loss)	(381)	1,761	(1,101)	(551)
Profit/(loss) per stock unit	<u>(0.07) ¢</u>	<u>0.32 ¢</u>	<u>(0.20) ¢</u>	<u>(0.10) ¢</u>

  
 Director

  
 Director

FEBRUARY 3, 2010  
 Date

**Basis of Presentation**

These consolidated financial statements have been prepared in accordance with and comply with International Financial Reporting Standards (IFRS) and have been prepared under the historical cost convention as modified by the revaluation of certain available for sale investments.

**CIBONEY GROUP LIMITED**  
**Unaudited Consolidated Statement of Changes in Stockholders Net Deficit**  
**Six months ended November 30, 2009**

	Share Capital \$'000	Capital Reserve \$'000	Accumulated Deficit \$'000	Total \$'000	30.11.08 \$'000
Balances at 31/5/09	329,436	46,213	(397,614)	(21,965)	(22,980)
Profit/(loss) for six months	0	0	(1,101)	(1,101)	(551)
	<u>329,436</u>	<u>46,213</u>	<u>(398,715)</u>	<u>(23,066)</u>	<u>(23,531)</u>

**Unaudited Consolidated Statement of Cash Flow**  
**Six months ended November 30 2009**

	6 months ended 30.11.09 \$'000	6 months ended 30.11.08 \$'000
Cash flows from operating activities		
Net profit/(loss)	(1,101)	(551)
Items not involving cash	165	3,872
	<u>(936)</u>	<u>3,321</u>
Changes in non-cash working Capital components	(1,362)	380
Net cash provided by Operating activities	<u>(2,298)</u>	<u>3,701</u>
Cash used by financing activities	<u>(165)</u>	<u>(3,872)</u>
Net increase/(decrease) in short term deposits	(2,463)	(171)
Cash & Short term deposits at beginning of period	25,116	21,364
Cash & Short term deposits at end of period	<u>22,653</u>	<u>21,193</u>