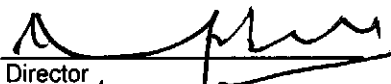


CIBONEY GROUP LIMITED
UNAUDITED CONSOLIDATED BALANCE SHEET
AS AT FEBRUARY 28, 2010

| | Unaudited Feb-10 \$'000 | Unaudited Feb-09 \$'000 | Audited May-09 \$'000 |
|--------------------------------|-------------------------------|-------------------------------|-----------------------------|
| CURRENT ASSETS | | | |
| Cash & Deposits | 19,966 | 25,330 | 25,116 |
| Resale Agreements | 32,749 | 31,013 | 31,586 |
| Accounts receivable | 217 | 525 | 217 |
| Income Tax recoverable | 5,417 | 8,393 | 4,858 |
| Land for resale | 44,000 | 44,000 | 44,000 |
| | <u>102,349</u> | <u>109,261</u> | <u>105,777</u> |
| CURRENT LIABILITIES | | | |
| Accounts payable | 27,846 | 28,027 | 28,294 |
| Interest payable | 99,448 | 99,448 | 99,448 |
| | <u>127,294</u> | <u>127,475</u> | <u>127,742</u> |
| NET CURRENT LIABILITIES | <u>(24,945)</u> | <u>(18,214)</u> | <u>(21,965)</u> |
| Financed by: | | | |
| Share capital | 329,436 | 329,436 | 329,436 |
| Reserves | 46,213 | 46,213 | 46,213 |
| Accumulated deficit | (400,594) | (393,863) | (397,614) |
| | <u>(24,945)</u> | <u>(18,214)</u> | <u>(21,965)</u> |

UNAUDITED CONSOLIDATED PROFIT & LOSS ACCOUNT
NINE MONTHS ENDING FEBRUARY 28, 2010

| | Quarter ended Feb-10 \$'000 | Quarter ended Feb-09 \$'000 | 9 months ended Feb-10 \$'000 | 9 months ended Feb-09 \$'000 |
|------------------------------|-----------------------------------|-----------------------------------|------------------------------------|------------------------------------|
| Financial income | 884 | 685 | 2,420 | 2,087 |
| Exchange (losses) gains | 0 | 6,793 | 165 | 10,665 |
| Other Expenses | (2,763) | (2,161) | (5,565) | (7,986) |
| Group Operating Expenses | (2,763) | 4,632 | (5,400) | 2,679 |
| Net profit/(loss) | (1,879) | 5,317 | (2,980) | 4,766 |
| Profit/(loss) per stock unit | <u>(0.34) ¢</u> | <u>0.97 ¢</u> | <u>(0.55) ¢</u> | <u>0.87 ¢</u> |


 Director


 Director

Date

April 8, 2010

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
NINE MONTHS ENDED FEBRUARY 28, 2010

| | Share Capital \$'000 | Capital Reserve \$'000 | Accumulated Deficit \$'000 | Total \$'000 | 28.02.09 ⁱ \$'000 |
|-------------------------------|----------------------------|------------------------------|----------------------------------|-----------------|---------------------------------|
| Balances at 31/5/09 | 329,436 | 46,213 | (397,614) | (21,965) | (22,980) |
| Profit/(loss) for nine months | 0 | 0 | (2,980) | (2,980) | 4,766 |
| | <u>329,436</u> | <u>46,213</u> | <u>(400,594)</u> | <u>(24,945)</u> | <u>(18,214)</u> |

UNAUDITED CONSOLIDATED PROFIT & LOSS
NINE MONTHS ENDED FEBRUARY 28, 2010

| | 9 months ended 28.02.10 \$'000 | 9 months ended 28.02.09 \$'000 |
|---|--------------------------------------|--------------------------------------|
| Cash flows from operating activities | | |
| Net profit/(loss) | (2,980) | 4,766 |
| Items not involving cash | 165 | 10,665 |
| | <u>(2,815)</u> | <u>15,431</u> |
| Changes in non-cash working Capital components | (2,170) | (800) |
| Net cash provided by Operating activities | <u>(4,985)</u> | <u>14,631</u> |
| Cash used by financing activities | (165) | (10,665) |
| Net increase/(decrease) in short term deposits | (5,150) | 3,966 |
| Cash & Short term deposits at beginning of period | 25,116 | 21,364 |
| Cash & Short term deposits at end of period | <u>19,966</u> | <u>25,330</u> |