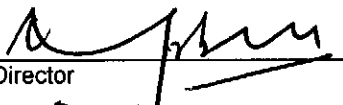



**CIBONEY GROUP LIMITED**  
**UNAUDITED CONSOLIDATED BALANCE SHEET**  
**AS AT AUGUST 31, 2010**

	Unaudited Aug-10 \$'000	Audited May-10 \$'000	Unaudited Aug-09 \$'000
<b>CURRENT ASSETS</b>			
Cash & Deposits	15,949	17,602	23,942
Resale Agreements	31,973	32,512	31,945
Accounts receivable			217
Income Tax recoverable	5,671	5,560	5,053
Land for resale	44,000	44,000	44,000
	<u>97,593</u>	<u>99,674</u>	<u>105,157</u>
<b>CURRENT LIABILITIES</b>			
Accounts payable	14,236	14,246	28,394
Interest payable	99,448	99,448	99,448
	<u>113,684</u>	<u>113,694</u>	<u>127,842</u>
<b>NET CURRENT LIABILITIES</b>	<u>(16,091)</u>	<u>(14,020)</u>	<u>(22,685)</u>
<b>Financed by:</b>			
Share capital	329,436	329,436	329,436
Reserves	46,213	46,213	46,213
Accumulated deficit	(391,740)	(389,669)	(398,334)
	<u>(16,091)</u>	<u>(14,020)</u>	<u>(22,685)</u>

**UNAUDITED CONSOLIDATED PROFIT & LOSS ACCOUNT**  
**QUARTER ENDING AUGUST 31, 2010**

	Quarter ended Aug-10 \$'000	Quarter ended Aug-09 \$'000
Financial income	449	782
Exchange (losses) gains	(1,201)	0
Other Expenses	(1,319)	(1,502)
Group Operating Expenses	(2,520)	(1,502)
Net profit/(loss)	(2,071)	(720)
(Loss)/profit per stock unit	<u>(0.38) ¢</u>	<u>(0.13) ¢</u>

  
 Director  
 October 21, 2010  
 Date

  
 Director

**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**  
**QUARTER ENDED AUGUST 31, 2010**

	Share Capital \$'000	Capital Reserve \$'000	Accumulated Deficit \$'000	Total \$'000
Balances at 31/5/10	329,436	46,213	(389,669)	(14,020)
Profit/(loss) for quarter			(2,071)	(2,071)
	<u>329,436</u>	<u>46,213</u>	<u>(391,740)</u>	<u>(16,091)</u>

**UNAUDITED GROUP STATEMENT OF CASH FLOW**  
**QUARTER ENDED AUGUST 31, 2010**

	Quarter ended 31.08.10 \$'000	Quarter ended 31.08.09 \$'000
<b>Cash flows from operating activities</b>		
Net profit/(loss)	(2,071)	(720)
Items not involving cash	1,201	-
	<u>(870)</u>	<u>(720)</u>
<b>Changes in non-cash working Capital components</b>		
Net cash provided by Operating activities	418	(454)
	<u>(452)</u>	<u>(1,174)</u>
<b>Cash used by foreign exchange effect</b>	(1,201)	-
Net increase/(decrease) in short term deposits	(1,653)	(1,174)
Cash & Short term deposits at beginning of period	17,602	25,116
Cash & Short term deposits at end of quarter	<u>15,949</u>	<u>23,942</u>

**CIBONEY GROUP LIMITED**  
**UNAUDITED CONSOLIDATED STATEMENT OF CHANGES IN STOCKHOLDERS NET DEFICIT**  
**QUARTER ENDED AUGUST 31, 2010**

	Share Capital \$'000	Capital Reserve \$'000	Accumulated Deficit \$'000	Total \$'000	31.08.09 \$'000
Balances at 31/5/10	329,436	46,213	(389,669)	(14,020)	(21,965)
Profit/(loss) for quarter			(2,071)	(2,071)	(720)
	<u>329,436</u>	<u>46,213</u>	<u>(391,740)</u>	<u>(16,091)</u>	<u>(22,685)</u>

**UNAUDITED GROUP STATEMENT OF CASH FLOW**  
**QUARTER ENDED AUGUST 31, 2010**

	Quarter ended 31.08.10 \$'000	Quarter ended 31.08.09 \$'000
Cash flows from operating activities		
Net profit/(loss)	(2,071)	(720)
Items not involving cash	1,201	-
	<u>(870)</u>	<u>(720)</u>
Changes in non-cash working Capital components		
Net cash provided by Operating activities	418	(454)
	<u>(452)</u>	<u>(1,174)</u>
Cash used by foreign exchange effect	(1,201)	-
Net increase/(decrease) in short term deposits	<u>(1,853)</u>	<u>(1,174)</u>
Cash & Short term deposits at beginning of period	17,802	25,116
Cash & Short term deposits at end of quarter	<u>15,949</u>	<u>23,942</u>

*profit*  
*31/10/10*