



Fourth Quarter Report for the twelve months period from 1st April 2006 to 31st March 2007 to the South Pacific Stock Exchange. 30th April 2007

The financial year ending 31st March 2007 has been one of challenge and positive consolidation for the Company.

During the period the Company has focused on reduction of total profit and loss expenses, the raising of further working capital from international sources and identification of first stage projects and participants.

Total profit and loss expenses (operating, administration and finance costs) have been reduced by \$ 1,382,830, from \$2,591,160 to \$ 1,208,330, which represents a reduction of 53.36 %. The net asset position of the Company is reported at \$ 22,342,460.

The year was characterised by considerable uncertainties in the Fiji domestic economic and political framework which had a significant impact on the Company's ability to successfully source both local and international working capital in a timely manner.

The Company is pleased to report however that, as previously announced to market on the 13th March 2007, it has been able to enter into contractual arrangements with Resorts and Properties International Limited (RPI) an Australian development company with international celebrity and businesswoman Ivana Trump as a shareholder and promoter, for RPI to secure, subject to shareholder approval, a twenty five percent (25%) interest in Yaqara Group Limited and the sub lease to RPI of two waterfront sites for development of two 200 room Hotels at the Yaqara Studio City site.

Resorts and Properties International Limited is a special purpose hotel development and management company, founded by Australian businessman and developer Mr John Stavrou, to be listed on the Australian Stock Exchange (ASX) via an Initial Public Offering (IPO) in June/July 2007. The Board and Management of RPI will provide a high level of international experience and expertise across property, technology, hotel and resort development, management and marketing.

Under the agreement reached with RPI, subject to shareholder and regulatory approval, RPI will purchase a 25% equity interest in YGL via a share placement for a total of F \$ 6.76 million (A \$ 5 million) made up of F \$ 4.05 million (A \$ 3 million) in cash and F \$ 2.71 million (A \$ 2 million) in shares in RPI at initial offer price of A\$1 per share.

YGL will supply sealed road access and services to the hotel sites and RPI will contribute F\$2.5 million to YGL infrastructure funding under agreed financing arrangements and will contribute to rates for internal road usage and its proportion of maintenance, replacement and operation of certain infrastructure equipment.

It is intended that YGL will provide a seat on the Board to RPI and a provision for an alternate.



The total effective working capital to the Company from the arrangements with RPI is in excess of F\$ 10.5 million, calculated as F \$ 6.7 million from the share issue, plus F \$ 2.5 million in infrastructure funding plus F \$1.5 million from intended hotel site land sales.

Conditions for finalisation of the arrangements include the removal of current obligations of YGL requiring payment to various persons of percentages of capital raised and turnover of YGL; approval of shareholders of YGL to the share placement in accordance with the rules of the South Pacific Stock Exchange; any required statutory approvals including Capital Market Development Authority, Native Lands Trust Board, Department of Lands; completion of due diligence by RPI.

Whilst planning work for the two hotels at Yaqara will commence immediately following the IPO, it is intended that construction will commence in 2009. YGL intends to commence works on site for provision of infrastructure in 2008.

The total cost for the two intended 'Ivana' hotels to be built at Yaqara will be in excess of F\$100 million, and will be funded entirely from offshore capital brought into Fiji.

The arrangements also give the Company a platform on which to build and to accelerate the other diverse elements of the overall Yaqara Studio City development.

The Company further expresses its appreciation to Government for its continued support of the Yaqara Studio City development and for its assistance in facilitating and encouraging investments of this nature.

A more comprehensive report for the period along with the audited accounts will be released to market prior to 30th June 2007 in the 2007 Annual Report.

The Board remains committed to achieving the Vision for Yaqara for the benefit of shareholders and Fiji.

Summarised financial statements for the twelve month period from 1st April 2006 to 31st March 2007 are set out in the following pages. The statements are issued subject to Audit.

A handwritten signature in black ink, appearing to read "Driscoll", is written over a horizontal line.

Lyndon Driscoll
Managing Director



Summarised Balance Sheet As at 31 March 2007

	2007 \$	2006 \$ (Audited)
Issued Share Capital	1,693,834	1,641,146
Share Options	61,650	335,830
Share Premium Reserves	3,061,685	2,554,822
Capital Reserve	161,591	6,285
Asset Revaluation Reserve	25,145,278	25,145,278
Retained Earnings	(7,781,578)	(6,696,976)
Total Share Capital & Reserves	\$22,342,460	\$22,986,385
Represented by :		
Fixed Assets	25,654,909	25,903,749
Investments	4	4
	<u>25,654,913</u>	<u>25,903,753</u>
Net Current Assets/(Liabilities)	(2,858,652)	(2,582,318)
Non-Current Liabilities	(453,801)	(335,050)
Total	\$22,342,460	\$22,986,385

The above 2007 figures are provisional and subject to audit.

Name : Lyndon Driscoll
Managing Director

Name : Thomasina Ah Ben
Chief Financial Officer/Company Secretary

**Summarised Profit & Loss Account
For the Year Ended 31 March 2007**

	2007 \$	2006 \$ (Audited)
Turnover	116,831	744,941
Other Income	6,898	22,818
Profit/(Loss) before Taxation	(1,084,601)	(1,823,401)
Provision for taxation/(Income tax benefit)	-	-
Profit/(Loss) after Taxation	(1,084,601)	(1,823,401)
Extraordinary items	-	-
Profit/(Loss) after extraordinary items	(1,084,601)	(1,823,401)
Unappropriated Profits/(Losses) brought forward	(6,696,976)	(4,873,575)
APPROPRIATION :		
Transfer to Reserves	-	-
Interim Dividend	-	-
Proposed Final Dividend	-	-
Balance c/f	(7,781,578)	(\$6,696,976)

The above 2007 figures are provisional and subject to audit.

Name : Lyndon Driscoll



Managing Director



Name : Thomasina Ah Ben
Chief Financial Officer/Company Secretary