

# Starcore International Mines Ltd. Interim Consolidated Balance Sheets (in thousands of Canadian dollars) (Unaudited)

	October 31, 2008		July 31, 2008
Assets			
Current			
Cash and cash equivalents (notes 3 and 13(a))	\$	3,526	\$ 2,890
Amounts receivable (note 4)		2,541	2,664
Inventory (note 5) Prepaid expenses and advances		1,261 1,112	1,517 1,090
repaid expenses and advances		1,112	1,000
		8,440	8,161
Mining interest, plant and equipment (note 6)		46,138	38,294
Mineral properties and deferred exploration costs (note 7)		806	806
	\$	55,384	\$ 47,261
Liabilities			
Current			
Accounts payable and accrued liabilities	\$	4,927	\$ 4,953
Current portion of loan payable (note 8)		2,867	2,173
		7,794	7,126
Loan payable (notes 8, 12, and 13(a))		6,734	6,304
Reclamation and closure cost obligations (note 9)		1,815	1,708
Other long-term liabilities (note 10)		2,738	2,190
Future income taxes		9,295	7,674
		28,376	25,002
Shareholders' Equity			
Share capital (note 11)		33,318	33,318
Contributed surplus (note 11(d))		4,074	3,985
Warrants (notes 8 and 11(e))		6,202	6,202
Accumulated other comprehensive income (loss)		2,019	(2,750)
Deficit		(18,605)	(18,496)
		27,008	22,259
	\$	55,384	\$ 47,261

Commitments (notes 7, 8, 9, 10, 11, and 13) Segmented information (note 14) Nature of Operation and Going Concern (note 1)

**Approved by the Directors:** 

"Robert Eadie" Director "Gary Arca" Director

Interim Consolidated Statements of Operations and Other Comprehensive Loss (in thousands of Canadian dollars except per share amounts) (Unaudited)

For the three months ended October 31,	2008	2007		
Revenues (note 12)				
Mined ore	\$ 4,371	\$	5,041	
Purchased concentrate	2,258		2,584	
	6,629		7,625	
Cost of Sales				
Mined Ore (note 11(d))	2,921		2,467	
Purchased concentrate	2,109		2,540	
Reclamation and closure (note 9)	19		22	
Amortization and depletion	621		654	
	5,670		5,683	
<b>Earnings from mining operations</b>	959		1,942	
Administrative Expenses				
Amortization	16		10	
Stock-based compensation (note 11(d))	13		917	
Interest on long-term debt (note 8)	146		238	
Accretion on long-term debt (note 8)	52		40	
Professional and consulting fees	201		94	
Management fees and salary	77		136	
Office, travel and administration	75		231	
Shareholder relations	103		162	
Transfer agent and regulatory fees	6		16	
	689		1,844	
Income before other income and income taxes	270		98	
Other income	(1.50)		120	
Foreign exchange	(153)		120	
Investment and interest income	45		47	
Income before income taxes	162		265	
Foreign taxes	-		427	
Future income tax	271		478	
Net loss for the period	(109)		(640)	
Other Comprehensive income (loss):				
Foreign currency translation adjustment	4,769		(2,186)	
Comprehensive income (loss) for the period	\$ 4,660	\$	(2,826)	
Basic and diluted loss per share	\$ (0.00)	\$	(0.01)	
Weighted average number of shares outstanding	60,690,789		60,677,746	

# **Starcore International Mines Ltd. Interim Consolidated Statements of Cash Flows**(in thousands of Canadian dollars) (Unaudited)

For the three months ended October 31,		2008	2007
Cash provided by (used in)			
Operating activities			
Loss for the year	\$	<b>(109)</b> \$	(640)
Items not involving cash			
Amortization and depletion		637	664
Stock-based compensation		89	930
Accretion on long-term debt		52	40
Employee profit sharing (note 11)		115	201
Reclamation and closure		19	22
Future income tax		271	478
Other		(1)	-
Change in non-cash working capital items		` ′	
Prepaid expenses and advances		154	512
Amounts receivable		322	(7)
Inventory		457	(338)
Accounts payable and accrued liabilities		(818)	(360)
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Total cash provided by operating activities		1,188	1,502
Financing activities			
Loan payable		(500)	(3,188)
Total cash used in financing activities		(500)	(3,188)
Investing activities			44.540
Mining interest, plant and equipment		(1,125)	(1,248)
Total cash used in investing activities		(1,125)	(1.249)
Total cash used in investing activities		(1,125)	(1,248)
Effect of foreign currency translation on cash		1,073	(369)
		,	(= == )
Net increase (decrease) in cash and cash equivalents		636	(3,303)
•			
Cash and cash equivalents, beginning of period		2,890	9,055
Cash and cash equivalents, end of period	\$	3,526 \$	5,752
Supplementary disclosure of cash flow information	·	· · · · · · · · · · · · · · · · · · ·	•
Cash paid for (recovered from):			
Interest	\$	146 \$	238
Income taxes	\$	- \$	(29)
Non each transactions notes 7, 9 and 11	Ψ	- ψ	(27)

Non-cash transactions - notes 7, 8 and 11

Interim Consolidated Statement of Shareholders' Equity for the period August 1, 2007 to October 31, 2008 (in thousands of Canadian dollars except per share amounts) (Unaudited)

	Shares	Amount	Contributed Surplus	Warrants	Accumulated Other Comprehensive Loss	Deficit	Total
Balance July 31, 2007	60,590,789	\$ 33,266	\$ 2,704	\$ 6,202	\$ (1,955)	\$ (15,929)	\$ 24,288
Issued pursuant to Cerro de Dolores Property							
Option Agreement	100,000	52	_	-	-	-	52
Stock-based compensation	-	_	1,281	-	-	-	1,281
Foreign currency translation and change in value of							
available-for-sale securities	-	_	_	-	(795)	-	(795)
Net loss for the year	-	-		-	-	(2,567)	(2,567)
Balance July 31, 2008	60,690,789	33,318	3,985	6,202	(2,750)	(18,496)	22,259
Stock-based compensation	-	-	89	-	-	-	89
Foreign currency translation	-	_	-	-	4,769	-	4,769
Net loss for the period ended October 31, 2008	-	-	-	-		(109)	(109)
Balance October 31, 2008	60,690,789	\$ 33,318	\$ 4,074	\$ 6,202	\$ 2,019	\$ (18,605)	\$ 27,008

Notes to the Interim Consolidated Financial Statements (in thousands of Canadian dollars unless stated otherwise) (Unaudited)

#### October 31, 2008

#### 1. Nature of Operations and Going Concern

Starcore International Mines Ltd. (formerly Starcore International Ventures Ltd.) (the "Company" or "Starcore") changed its name to Starcore International Mines Ltd. on February 1, 2008.

Starcore is engaged in exploring, extracting and processing gold and silver through the February 1, 2007 acquisition of Compañia Minera Peña de Bernal, S.A. de C.V. ("Bernal"), which owns the San Martin mine in Queretaro, Mexico, from Luismin S.A. de C.V. ("Luismin"), a wholly owned subsidiary of Goldcorp, Inc. (the "Acquisition"). Pursuant to the Acquisition the Company paid US\$24 million or \$28,248 and issued 4,729,600 common shares to Luismin at a fair value of US\$2 million or \$2,365 based upon the TSX trading value of the Company's shares at the date of the Agreement. The San Martin mine has been in operation since 1993 producing gold and silver and represents the purchase of a self sustaining mining operation) mexico for the Company. The acquisition represents a business combination (acquisition of a self sustaining mining operation) and has been accounted for using the purchase method of accounting. The Company became a gold and silver producer as a result of the acquisition and has graduated to the TSX Exchange as a public reporting issuer. The Company is also engaged in owning, acquiring, exploiting, exploring and evaluating mineral properties, and either joint venturing or developing these properties further or disposing of them when the evaluation is completed. The Company has interests in properties which are exclusively located in Mexico.

The Company's continued existence as a going concern is dependent upon its ability to continue profitable operations first generated in 2007 at its San Martin Mine. During the period ended October 31, 2008, the cash flow generated from operations exceeded cash used in repaying the loan payable and in investing activities by \$636 bringing the Company's cash balance to \$3,526, however at October 31, 2008 the Company had a working capital of \$646. The ability of the Company to generate sufficient cash flows to continue as a going concern is dependent upon many factors including, but not limited to, sufficient ore grade, ore production and continued delivery of purchased concentrate at the San Martin mine, control of mine production costs, administrative costs and tax costs and upon the market price of metals. Cash flows may also be affected by the ability of the Company to reduce capital expenditures, including mine development, or to restructure debt payments. The Company may also generate cash from future debt or equity financings, however, depending on market conditions; there is no assurance that such financings will be available to the Company.

Management continues working to achieve efficiencies and improved cash flow at the mine and is exploring all opportunities available to the Company to ensure its future success including pursuing efforts to diversify the Company's resource property holdings through acquisition and merger opportunities. While management believes the Company will be able to continue operations in the future, given the uncertainty of the above and other items, there is no assurance that the Company will be able to meet all of its operating costs, forward contract sales, capital expenditures and debt payments in the coming fiscal year.

These financial statements have been prepared on the basis that the Company will continue as a going concern. No adjustments have been made to reflect the effect on the consolidated balance sheet and consolidated statements of operations and other comprehensive loss and cash flows should this assumption be incorrect and the Company forced to liquidate its assets realize its liabilities prematurely.

#### 2. Interim Reporting

While the information presented in the accompanying financial statements is unaudited, it includes all adjustments which are, in the opinion of management, necessary to present fairly the financial position, results of operations and cash flows for the interim period in accordance with Canadian generally accepted accounting principles. It is suggested that these interim unaudited financial statements be read in conjunction with the Company's audited financial statements for the year ended July 31, 2008.

Notes to the Interim Consolidated Financial Statements (in thousands of Canadian dollars unless otherwise stated) (Unaudited)

#### October 31, 2008

#### 2. Interim Reporting – (cont'd)

These unaudited interim consolidated financial statements follow the same accounting policies and methods as the Company's most recent annual audited consolidated financial statements except as outlined below. Operating results for the three months ended October 31, 2008 are not necessarily indicative of the results that can be expected for the year ending July 31, 2009.

## **Recently Released Canadian Accounting Standards**

There are new CICA accounting standards that have been adopted by the Company effective August 1, 2008. The Company has assessed the impact of these new accounting standards on its interim consolidated financial statements.

- a) Effective August 1, 2008, the Company has adopted new accounting standard Section 1535, "Capital Disclosures", which requires companies to disclose their objectives, policies and processes for managing capital. In addition, disclosures are to include whether companies have complied with externally imposed capital requirements and, if not in compliance, the consequences of such non-compliance.
- b) Effective August 1, 2008, the Company has adopted new accounting standard Section 3031 "Inventories", which requires the accounting treatment for inventories and provides guidance on the determination of inventory costs and their subsequent recognition as an expense, including any writedown to net realizable value.

In 2006, the Canadian Accounting Standards Board ("AcSB") published a new strategic plan that will significantly affect financial reporting requirements for Canadian companies. The AcSB strategic plan outlines the convergence of Canadian GAAP with International Financial Reporting Standards ("IFRS") over an expected five year transitional period. In February 2008 the AcSB announced that 2011 is the changeover date for publicly-listed companies to use IFRS, replacing Canada's own GAAP. The date is for interim and annual financial statements relating to the Company's fiscal years beginning on or after August 1, 2011. The transition date of August 1, 2011 will require the restatement for comparative purposes of amounts reported by the Company for the year ended July 31, 2011. While the Company has begun assessing the adoption of IFRS for 2011, the financial reporting impact of the transition to IFRS cannot be reasonably estimated at this time.

## 3. Cash and Cash Equivalents

Cash equivalents include Guaranteed Investment Certificates and/or Government of Canada Treasury bills with a market value of \$1,004 (July 31, 2008 - \$1,034) earning interest income at approximately 2% - 3.5% per annum. Substantially all of the Company's cash is held at three financial institutions and as such the Company is exposed to the risks of those financial institutions.

#### 4. Amounts Receivable

	tober 31, 2008	July 31, 2008
Value added tax and Goods and Services Tax	\$ 1,770	\$ 1,796
Customers	524	868
Other	 247	
	\$ 2,541	\$ 2,664

Notes to the Interim Consolidated Financial Statements (in thousands of Canadian dollars unless otherwise stated) (Unaudited)

#### October 31, 2008

#### 5. Inventory

	Octo	October 31,		uly 31,
		2008		2008
Dore	\$	400	\$	641
Work-in-process		160		160
Supplies		701		716
	\$	1,261	\$	1,517

## 6. Mineral Interest, Plant and Equipment

	October 31, 2008				
	Cost	amo	umulated ortization depletion	Net l	oook value
Mining interest	\$ 41,075	\$	3,330	\$	37,745
Plant and equipment	9,736		1,519		8,217
Corporate office equipment vehicles, software and leaseholds	283		107		176
	\$ 51,094	\$	4,956	\$	46,138
			July	31,	

		July 31,				
		2008 Accumulated amortization				
		Cost	and	depletion	Net	book value
Mining interest	\$	33,465	\$	2,405	\$	31,060
Plant and equipment		8,157	·	1,083	·	7,074
Corporate office equipment vehicles, software and leaseholds		254		94		160
	\$	41,876	\$	3,582	\$	38,294

#### 7. Mineral Properties and Deferred Exploration Costs

## Cerro de Dolores, Mexico

The Company entered into an option agreement effective December 15, 2003, and amended July 23, 2007 with Wheaton River Minerals Ltd. ("Wheaton") and two of Wheaton's subsidiaries, Luismin and Compañia Minera Astumex, S.A. de C.V. (collectively, "Goldcorp") for the acquisition of up to an 80% interest in the Cerro de Dolores property (the "Agreement") subject to a 3% net smelter return royalty.

In order to exercise an initial option and acquire a 51% interest in the property, the Company must issue a total of 250,000 post consolidation common shares and incur US \$1.4 million in exploration expenditures on the property over a six year period to June 2010. To October 31, 2008, the company has incurred approximately US\$475 in direct work expenditures on the property and is required to incur US\$600 of the US\$1.4 million by June 23, 2008.

Notes to the Interim Consolidated Financial Statements (in thousands of Canadian dollars unless otherwise stated) (Unaudited)

#### October 31, 2008

#### 7. Mineral Properties and Deferred Exploration Costs

#### Cerro de Dolores, Mexico

At October 31, 2008, the Company was in default of exploration expenditure requirements under the Agreement and is currently renegotiating with Goldcorp. No exploration costs were incurred during the period ended October 31, 2008 or during the year ended July 31, 2008.

## 8. Loan Payable

Pursuant to the Acquisition of Bernal, the Company arranged a US\$13 million bank Loan with Investec Bank (U.K.) Limited ("Investec") which is repayable quarterly and matures on January 31, 2013. The Loan bears interest at LIBOR plus 3%, subject to an increase to LIBOR plus 4% upon an event of default, and is secured by all of the assets of Bernal, all of the shares of Bernal and Mexicana, and by a guarantee from the Company. At October 31, 2008, the effective interest rate to the Company was 5.9% (July 31, 2008 – 5.8%) based upon a three month LIBOR set at July 31, 2008 at 2.9% (July 31, 2008 – 2.8%) for the next three month period ended January 31, 2009. The Company has the right to repay the Loan at any time without penalty. The Loan consists of two Tranches as follows:

- a) Tranche A for US\$8million is repayable as to interest each three to six months and principal each three months with the balance due by July 31, 2010. In connection with the Tranche A Loan, the Company issued 12,442,000 detachable warrants ("Loan warrants") exercisable to acquire common shares of the Company at a price of Cdn\$0.76 (or US\$0.643) per share until January 31, 2011. The warrants are non-transferable, except by agreement of the Company, and are exercisable first to directly reduce the outstanding Loan balance at the rate of US\$0.643 per warrant exercised and, once the Loan balance is repaid, for cash to the Company at the rate of Cdn \$0.76 per warrant exercised. During the three months ended October 31, 2008, the Company has made principle payments on the Tranche A Loan totaling US\$0.46 million (July 31, 2008 US\$4.03 million).
- b) Tranche B for US\$5million is repayable as to interest each three to six months and principal each three months beginning July 31, 2010 for principal, with the balance due by January 31, 2013. In connection with the Tranche B Loan, the Company issued 6,794,000 detachable warrants ("Loan warrants") exercisable to acquire common shares of the Company at a price of Cdn\$0.87 (or US\$0.736) per share until January 31, 2012. The warrants are non-transferable, except by agreement of the Company, and are exercisable first to directly reduce the outstanding Loan balance at the rate of US\$0.736 per warrant exercised and, once the Loan balance is repaid, for cash to the Company at the rate of Cdn \$0.87 per warrant exercised.

The Loan agreement also required that the Company enter into a forward sales agreement for the sale of 81,876 ounces of gold at a price of US\$731 per ounce. The sales of approximately 1,135 ounces per month occur over the period of the Loan from February 28, 2007, to January 31, 2013. As at October 31, 2008, 58,407 (July 31, 2008 - 61,770) ounces remained under forward sales contracts.

The Loan is classified as a liability, less the portion relating to the conversion feature (\$1,108) which is classified as an equity component. The Loan discount is difference between the face value of the Loan, US\$13,000 or Cdn\$15,301 less portion of the loan classified as a liability, US\$12,059 or Cdn\$13,867. As a result, the recorded liability to repay the notes is lower than its face value. Using the effective interest rate method and the 11.0% implicit in the calculation, the difference of \$1,108, characterized as the note discount is being charged to the consolidated statements of operations and comprehensive loss and added to the liability over the term of the loan or as the Loan is repaid on a pro-rata basis. The accreted amount for the period ended October 31, 2008 was \$52 (July 31, 2008 - \$157). In addition, the Company incurred direct cash transaction costs of the Loan financing of \$1,130, which were charged to the consolidated statements of operations and comprehensive loss during the year ended July 31, 2007.

Notes to the Interim Consolidated Financial Statements (in thousands of Canadian dollars unless otherwise stated) (Unaudited)

#### October 31, 2008

## 8. Loan Payable – (cont'd)

	October 31, 2008		
Balance, beginning of the year	\$ 8,477	\$	12,947
Tranche A Loan (payment) Tranche B Loan	(455)		(4,032)
Add: Discount accretion Foreign exchange fluctuation	8,022 52 1,527		8,915 157 (595)
<u> </u>	\$ 9,601	\$	8,477

#### A summary of the Loans is as follows:

	O	October 31, 2008		
Tranche A Loan	\$	4,296	\$	4,072
Tranche B Loan		6,111		5,129
		10,407		9,201
Less: Discount		805		724
		9,601		8,477
Less: Current portion		2,867		2,173
Long-term portion	\$	6,734	\$	6,304

Principal due for the fiscal year ended:		
July 31, 2009	2,225	5
2010	2,383	3
2011	1,508	
2012	2,542	
2013	1,749	
	\$ 10,407	7

## 9. Reclamation and Closure Cost Obligations

The Company's asset retirement obligations consist of reclamation and closure costs for mines. The present value of obligations is currently estimated at \$1,815 reflecting undiscounted payments assumed at the end of the mine life of 30,878 Mexican pesos ("MP") or \$2,965 which the Company estimates calculated annually over 10 to 12 years. Such liability was determined using a credit-adjusted risk free rate of 8%, an inflation rate of 4%, and undiscounted cash flows required to settle the obligation is approximately \$1,926. Significant reclamation and closure activities include land rehabilitation, demolition of buildings and mine facilities and other costs.

Changes to the reclamation and closure cost balance during the year are as follows:

**Notes to the Interim Consolidated Financial Statements** 

(in thousands of Canadian dollars unless otherwise stated) (Unaudited)

#### October 31, 2008

## 9. Reclamation and Closure Cost Obligations – (cont'd)

	October 31, 2008		July 31, 2008		
Balance, beginning of year Accretion expense	\$	1,708 19	\$	1,506 123	
Foreign exchange fluctuation		88		133	
Revisions in assumptions, estimates and liabilities incurred		-		(54)	
	\$	1,815	\$	1,708	

## 10. Other Long – Term Liabilities

Under Mexican tax laws, the Company is required to remit 10% of taxable income to employees as statutory profit-sharing. The provision for profit-sharing is based on accounting income and the amounts will become payable as the Company earns taxable income.

## 11. Share Capital

#### a) Authorized

Unlimited common shares with no par value

## b) Shares issued

No shares were issued during the period ended October 31, 2008.

During the year ended July 31, 2008, the Company issued 100,000 common shares at \$0.52 per share pursuant to the Cerro de Dolores property option agreement.

## c) Options Outstanding

A summary of the Company's outstanding stock options as of October 31, 2008 and July 31, 2008 and the changes during the periods then ended is presented below:

	Number of options	Weighted average exercise price
	options	excicise price
Outstanding at July 31, 2007	9,569,822	\$0.89
Options granted	1,250,000	\$0.78
Options cancelled/expired	(2,950,000)	\$0.99
Outstanding at July 31, 2008 and October 31, 2008	7,869,822	\$0.84
Exercisable at October 31, 2008	6,828,155	\$0.84

At October 31, 2008, there were 7,869,822 stock options outstanding entitling the holders thereof the right to purchase one common share for each option held as follows:

Notes to the Interim Consolidated Financial Statements (in thousands of Canadian dollars unless otherwise stated) (Unaudited)

#### October 31, 2008

#### 11. Share Captal – (cont'd)

## c) Options Outstanding – (cont'd)

Number	Exercise	Weighted Average	
exercisable	Price	Remaining Life	Expiry Date
500,000	\$0.40	1.39 years	March 23, 2010
424,000	\$0.40	2.24 years	January 26, 2011
40,000	\$0.40	2.34 years	March 2, 2011
525,822	\$0.60	3.14 years	December 20, 2011
3,205,000	\$1.06	3.23 years	January 22, 2012
50,000	\$1.06	3.26 years	February 2, 2012
1,391,664	\$0.78	3.69 years	July 9, 2012
833,333	\$0.78	3.98 years	October 23, 2012
6,828,155		3.28 years	
	exercisable  500,000  424,000  40,000  525,822  3,205,000  50,000  1,391,664  833,333	exercisable         Price           500,000         \$0.40           424,000         \$0.40           40,000         \$0.40           525,822         \$0.60           3,205,000         \$1.06           50,000         \$1.06           1,391,664         \$0.78           833,333         \$0.78	exercisable         Price         Remaining Life           500,000         \$0.40         1.39 years           424,000         \$0.40         2.24 years           40,000         \$0.40         2.34 years           525,822         \$0.60         3.14 years           3,205,000         \$1.06         3.23 years           50,000         \$1.06         3.26 years           1,391,664         \$0.78         3.69 years           833,333         \$0.78         3.98 years

## d) Stock Based Compensation

The Company, in accordance with the policies of the Toronto Stock Exchange, is authorized to grant options to directors, officers, and employees to acquire up to 20% of the amount of common stock outstanding. Options may be granted for a maximum term of 5 years. Optioned shares will vest and may be exercised in accordance with the vesting provisions set out as follows:

- (a) 1/3 of the options granted will vest six months after the grant date;
- (b) A further 1/3 of the options granted will vest twelve months after the grant date;
- (c) The remaining 1/3 of the options granted will vest eighteen months after the grant date.

The fair value of options granted during the past three fiscal years was estimated using the Black-Scholes option-pricing model with the following assumptions at date of grant:

	Year ended, July 31,			
	2008	2007		
Number of options granted	1,250,000	8,605,822		
Fair value	\$576	\$5,209		
Dividend Rate	<b>\$0</b>	\$0		
Risk free interest rate	4.28%	4.19%		
Expected life	5 years	5 years		
Expected annual volatility	82%	82%		
Average strike price	<b>\$0.95</b>	\$0.95		
Weighted average fair value per option	<b>\$0.46</b>	\$0.61		

Stock-based compensation during the period ended October 31, 2008 was \$89 (October 31, 2007 - \$930), which has been recorded in the statement of operations and credited to contributed surplus. Of this amount, \$76 (2007 - \$13) has been recorded as a charge to Cost of Sales – Mined ore and \$13 (2007 – \$917) was charged to Administrative Expenses – Stock-based compensation.

Notes to the Interim Consolidated Financial Statements (in thousands of Canadian dollars unless otherwise stated) (Unaudited)

#### October 31, 2008

#### 11. Share Capital - (cont'd)

## e) Warrants Outstanding

Pursuant to the Loan financing, the Company issued 19,236,000 detachable warrants exercisable to acquire common shares of the Company. Of these warrants, 12,442,000 warrants are exercisable at a price of Cdn\$0.76 (or US\$0.643) per share until January 31, 2011, and 6,794,000 warrants are exercisable until January 31, 2012, at a price of Cdn\$0.87 (or US\$0.736), and for a further period of one year if any of the Loan remains outstanding at a price equal to the greater of Cdn\$0.87 (or US\$0.736) and 160% of the volume weighted average trading price of the Company's common shares for the five business days before January 31, 2013.

The fair value of the 19,236,000 warrants issued pursuant to the Loan was estimated to be \$1,108 which was equal to the discount calculated on the Loan. This value of the 19,236,000 warrants has been recorded in the statement of operations and credited to warrants on the balance sheet.

The warrants issued in conjunction with the \$18,700 private placement have been assigned a value of \$4,713 or \$0.25 per whole warrant. Warrants issued with the \$1,000 private placement have been assigned a value of \$252 or \$0.28 per whole warrant. Private placement warrants were allocated a value based on an allocation of the financing proceeds which was pro-rated using the market value of the shares issued, combined with the fair value of the Warrants determined using a Black-Scholes model. These amounts have been included in Warrants in the Shareholders' Equity section of the balance sheet.

Pursuant to the \$18,700 offering, the Company granted 879,840 agents warrants. Each full warrant is exercisable into one additional common share for one year at an exercise price of \$0.80 per share. These warrants expired unexercised during the year ended July 31, 2008.

The fair value of the 879,840 agents' warrants issued pursuant to the offering was estimated to be \$476 using the Black-Scholes option fair value pricing model using a risk free interest rate of 3.97% and volatility of 80% over a one year life at the \$0.80 per share strike price. This amount has been recorded in share capital and credited to warrants on the balance sheet.

A summary of the Company's outstanding share purchase warrants at October 31, 2008 and July 31, 2008 and the changes during the periods then ended is presented below:

	Number of warrants	Weighted average Exercise price
Outstanding and exercisable at July 31, 2007 Warrants cancelled/expired	39,318,697 (2,079,840)	\$ 0.80 \$ 0.80
Outstanding and exercisable at July 31, 2008 and October 31, 2008	37,238,857	\$ 0.80

## 12. Financial Instruments

All significant financial assets, financial liabilities and equity instruments of the Company are either recognized or disclosed in the financial statements together with other information relevant for making a reasonable assessment of future cash flows, interest rate risk and credit risk. Where practicable the fair values of financial assets and financial liabilities have been determined and disclosed; otherwise only available information pertinent to fair value has been disclosed.

Notes to the Interim Consolidated Financial Statements (in thousands of Canadian dollars unless otherwise stated) (Unaudited)

#### October 31, 2008

#### 12. Financial Instruments – (cont'd)

In the normal course of business, the Company's assets, liabilities and future transactions are impacted by various market risks, including currency risks associated with inventory, revenues, cost of sales, capital expenditures, interest earned on cash and the interest rate risk associated with floating rate debt.

Currency risk is the risk to the Company's earnings that arises from fluctuations of foreign exchange rates and the degree of volatility of these rates. The Company does not use derivative instruments to reduce its exposure to foreign currency risk. At October 31, 2008 the company had the following financial assets and liabilities denominated in Canadian dollars (CDN) and denominated in Mexican Pesos:

	In '000 of CDN Dollars		In '000 of Mexican Pesos (MP)		
Cash and equivalents	\$	1,648	MP	3,047	
Other working capital amounts - net	\$	84	MP	(111)	
Long-term Liabilities	\$	-	MP	28,507	

At October 31, 2008 US dollar amounts were converted at a rate of \$1.2221 Canadian dollars to 1 US dollar and Mexican Pesos were converted at a rate of MP12.7262 to 1 US Dollar.

The Loan agreement entered into on the Acquisition required that the Company enter into a forward sales agreement for the sale of 81,876 ounces of gold at a price of US\$731 per ounce until January, 2013. These gold sales contracts are excluded from the definition of derivatives because the obligation will be met by the physical delivery of gold and the Company's practices, productive capacity and delivery intentions are consistent with the definition of normal sales contracts in accordance with the Company's Revenue Recognition Policy in Note 2 of its audited financial statements for the year ended July 31, 2008 (see note 1 – Nature of Operations and Going Concern). The fair value of the remaining gold sales contracts for the sale of 58,407 ounces to January 31, 2013, as at October 31, 2008 was negative US\$1,689 (July 31, 2008 - US\$14,893) based on a gold value of US\$750 per ounce (July 31, 2008 – US\$929).

#### 13. Commitments

- a) A term of the Loan financing (note 10) requires that the Company fund a Debt Service Reserve Account ("DSRA") at October 31, 2008, which will maintain a balance equal to six months loan principal and interest at all times. The required funding commitment at October 31, 2008, is approximately US\$1,138 in accordance with the Loan repayment schedule. The Company has used all but \$58 of this account to fund loan principal payments during the periods ended October 31, 2008 and July 31, 2008. The Company is required to refund the DSRA as soon as excess operating funds are available from mine operations. The principal due over the next year ended July 31, 2009 of \$2,224 is shown as a current liability on the Company's balance sheet and is in addition to the funding of the DSRA.
- b) As at October 31, 2008, the Company has shared lease commitments for office space, of \$25, which included minimum lease payments, estimated taxes and excluding operating costs to expiry in February 2010.
- c) As at October 31, 2008, the Company has management contracts to officers and directors totaling \$300 per year, payable monthly, expiring in January, 2013.

Notes to the Interim Consolidated Financial Statements (in thousands of Canadian dollars unless otherwise stated) (Unaudited)

#### October 31, 2008

## 13. Commitments – (cont'd)

d) Pursuant to the Acquisition agreement, the Company has agreed to grant Goldcorp Inc. a security interest over the Bernal mining properties as collateral to ensure that Bernal maintains an agreement to sell all silver produced from the mine to Goldcorp Inc. until October, 2029, at the prevailing spot market rate at the time of the silver sale.

#### 14. Segmented Information

During the quarter ended October 31, 2008, 100% of the Company's reportable sales were to two third parties. The Company operates in two reportable geographical (2008 – two) and three operating segments (2008 – three). Selected financial information by geographical segment is as follows:

		Mexico		Canada	20	oer 31, 008 otal
Revenue	\$	6,629	\$	-	\$	6,629
Amortization and depletion	Ψ	621	Ψ	16	Ψ	637
Interest on long term debt		146		-		146
Earnings (loss) for the year		276		(385)		(109)
Mining interest, plant and equipment		45,962		176		46,138
Mineral properties and deferred exploration costs Segment assets		806 53,332		2,052		806 55,384

	Mexico	Canada	C	October 31, 2007 Total
Revenue	\$ 7625	\$ -	\$	7,625
Amortization and depletion	654	10		664
Interest on long-term debt	238	_		238
Earnings (loss) for the year	720	(1,360)		(640)
			Ju	ly 31, 2008
	Mexico	Canada		Total
Mining interest, plant and				
equipment	\$ 38,134	\$ 160	\$	38,294
Mineral properties and deferred				
exploration costs	806	-		806
Segment assets	45,058	2,203		47,261

Notes to the Interim Consolidated Financial Statements (in thousands of Canadian dollars unless otherwise stated) (Unaudited)

## October 31, 2008

## 14. Segmented Information – (cont'd)

Selected financial information by operating segments is as follows:

				0			Oc	ctober 31, 2008
	Mining Operations		Exploration & Development		Corporate		Total	
Revenue	\$	6,629	\$	_	\$	-	\$	6,629
Amortization and depletion		621		-		16		637
Interest on long term debt		146		-		-		146
Earnings (loss) for the year		276		-		(385)		(109)
Mining interest, plant and equipment Mineral properties and deferred		45,962		-		176		46,138
exploration costs		_		806		_		806
Segment assets		52,526		806		2,052		55,384

					O	ctober 31, 2007
	Mining Operations		oration & elopment	Corporate		Total
Revenue	\$ 7,625	\$	-	\$ -	\$	7,625
Amortization and depletion	654		-	10		664
Interest on long term debt	238		-	-		238
Earnings (loss) for the year	720		-	(1,360)		(640)
						July 31,
						2008
	Mexico	Unit	ed States	Canada		Total
Mining interest, plant and equipment	\$ 38,134	\$	-	\$ 160	\$	38,294
Mineral properties and deferred						
exploration costs	-		806	-		806
Segment assets	44,252		806	2.203		47,261

During the period ended October 31, 2008, 100% (July 31, 2008 - 100%) of revenue of the Company was earned from two customers. The balance owing from these customers on October 31, 2008 was \$524 (July 31, 2008 - \$868).