

CRESCENDO CORPORATION BERHAD

(Company No. : 359750-D)

**UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT
FOR THE FINANCIAL PERIOD ENDED 31 OCTOBER 2007**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 31.10.2007 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 31.10.2006 RM'000	CURRENT YEAR TO DATE 31.10.2007 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31.10.2006 RM'000
Revenue	26,679	22,032	80,665	57,675
Cost of sales	(18,736)	(12,104)	(53,423)	(35,528)
Gross profit	7,943	9,928	27,242	22,147
Other income	602	814	2,246	2,112
Administrative expenses	(2,928)	(2,611)	(8,121)	(7,256)
Other expenses	-	(176)	-	(206)
Finance cost	(539)	(321)	(1,897)	(584)
Gain on disposal of investment	-	3,061	111	4,238
Profit before tax	5,078	10,695	19,581	20,451
Income tax expenses	(1,470)	(2,753)	(5,725)	(5,453)
Profit for the period	3,608	7,942	13,856	14,998
Attributable to:				
Equity holders of the parent	3,195	7,887	13,104	14,509
Minority interests	413	55	752	489
	3,608	7,942	13,856	14,998
Earnings per share attributable to equity holders of parent:				
Basic, for profit for the period (sen)	2.06	5.58	8.77	10.26
Diluted, for profit for the period (sen)	2.05	5.29	8.73	9.76

The Unaudited Condensed Consolidated Income Statement should be read in conjunction with the Annual Financial Statements for the financial year ended 31 January 2007 and the accompanying explanatory notes attached to the interim financial statements.

CRESCENDO CORPORATION BERHAD
(Company No. : 359750-D)

UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET
AS AT 31 OCTOBER 2007

	AS AT 31.10.2007 RM'000	AS AT 31.1.2007 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	59,587	57,349
Long term investments	2,327	3,200
Land held for property development	274,253	259,744
Deferred tax assets	4,921	4,799
	<u>341,088</u>	<u>325,092</u>
Current assets		
Property development costs	52,680	53,620
Inventories	43,449	30,659
Receivables	31,493	28,341
Cash and cash equivalents	3,502	1,608
	<u>131,124</u>	<u>114,228</u>
TOTAL ASSETS	<u>472,212</u>	<u>439,320</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share capital	155,056	143,793
Share premium	15,516	14,533
Treasury shares	-	(2,553)
Other reserves	15,210	13,608
Retained profits	155,454	150,059
	<u>341,236</u>	<u>319,440</u>
Minority interests	4,760	4,196
Total equity	<u>345,996</u>	<u>323,636</u>
Non-current liabilities		
Long term borrowings	57,472	18,957
3% ICULS 2002/2007	-	8,774
Deferred tax liabilities	2,427	4,311
Other payable	11,000	12,000
	<u>70,899</u>	<u>44,042</u>
Current liabilities		
Payables	28,220	25,431
Short term borrowings	23,037	42,897
Provision for tax	618	3,314
Dividend payable	3,442	-
	<u>55,317</u>	<u>71,642</u>
Total liabilities	<u>126,216</u>	<u>115,684</u>
TOTAL EQUITY AND LIABILITIES	<u>472,212</u>	<u>439,320</u>
 Net assets per share attributable to equity holders of the parent (RM)	 <u>2.20</u>	 <u>2.22</u>

The Unaudited Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Financial Statements for the financial year ended 31 January 2007 and the accompanying explanatory notes attached to the interim financial statements.

CRESCENDO CORPORATION BERHAD
(Company No. : 359750-D)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 31 OCTOBER 2007**

	← Attributable to Equity Holders of the Parent →					Minority Interest RM'000	Total Equity RM'000
	← Non-distributable →			Distributable			
	Share Capital RM'000	Share Premium RM'000	Treasury Shares RM'000	Other Reserves RM'000	Retained Profits RM'000		
9 months ended 31 October 2006							
Balance as at 1 February 2006	143,752	14,533	(2,299)	43,314	109,287	3,801	312,388
Effects of adopting FRS 3	-	-	-	(28,974)	28,974	-	-
	143,752	14,533	(2,299)	14,340	138,261	3,801	312,388
Profit for the period	-	-	-	-	14,509	489	14,998
Total recognised income and expense for the period	-	-	-	-	14,509	489	14,998
Dividends	-	-	-	-	(7,127)	-	(7,127)
Issue of ordinary shares from conversion of ICULS	8	-	-	-	-	-	8
Issue of ordinary shares pursuant to ESOS	-	-	-	5	-	-	5
Purchase of treasury shares	-	-	(254)	-	-	-	(254)
Balance as at 31 October 2006	143,760	14,533	(2,553)	14,345	145,643	4,290	320,018

CRESCENDO CORPORATION BERHAD
(Company No. : 359750-D)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 31 OCTOBER 2007**

	← Attributable to Equity Holders of the Parent →						Minority Interest RM'000	Total Equity RM'000
	← Non-distributable →			Distributable				
	Share Capital RM'000	Share Premium RM'000	Treasury Shares RM'000	Other Reserves RM'000	Retained Profits RM'000	Total RM'000		
9 months ended 31 October 2007								
Balance as at 1 February 2007	143,793	14,533	(2,553)	13,608	150,059	319,440	4,196	323,636
Realisation of revaluation surplus	-	-	-	(234)	234	-	-	-
Reversal of prior year overprovision in respect of deferred tax	-	-	-	1,789	-	1,789	-	1,789
Net income/(expenses) recognised directly in equity	-	-	-	1,555	234	1,789	-	1,789
Profit for the period	-	-	-	-	13,104	13,104	752	13,856
Total recognised income and expense for the period	-	-	-	-	13,104	13,104	752	13,856
Dividends	-	-	-	-	(7,943)	(7,943)	-	(7,943)
Issue of ordinary shares from conversion of ICULS	8,774	-	-	-	-	8,774	-	8,774
Issue of ordinary shares pursuant to ESOS	2,489	230	-	-	-	2,719	-	2,719
Transfer of reserve arising from exercise of ESOS	-	35	-	(35)	-	-	-	-
Share-based payment under ESOS	-	-	-	82	-	82	-	82
Sales of treasury shares	-	718	2,553	-	-	3,271	-	3,271
Increase/(Decrease) in minority interest's share of loss set off against their advances	-	-	-	-	-	-	(188)	(188)
Balance as at 31 October 2007	155,056	15,516	-	15,210	155,454	341,236	4,760	345,996

The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Statements for the financial year ended 31 January 2007 and the accompanying explanatory notes attached to the interim financial statements.

CRESCENDO CORPORATION BERHAD
(Company No. : 359750-D)

**UNAUDITED CONDENSED CONSOLIDATED CASH FLOW STATEMENT
FOR THE FINANCIAL PERIOD ENDED 31 OCTOBER 2007**

	9 MONTHS ENDED	
	31.10.2007	31.10.2006
	RM' 000	RM' 000
Net cash used in operating activities	(15,188)	(14,930)
Net cash (used in)/generated from investing activities	(3,005)	10,000
Net cash generated from/(used in) financing activities	<u>32,331</u>	<u>(6,089)</u>
Net increase/(decrease) in cash and cash equivalents	14,138	(11,019)
Cash and cash equivalents at the beginning of the financial period	(12,453)	5,815
Cash and cash equivalents at the end of the financial period	<u>1,685</u>	<u>(5,204)</u>
Cash and cash equivalents at the end of the financial period		
Deposits with licensed banks	180	-
Cash and bank balances	3,322	2,623
Bank overdraft	<u>(1,637)</u>	<u>(7,827)</u>
	1,865	(5,204)
Fixed deposit pledged	<u>(180)</u>	<u>-</u>
As above	<u>1,685</u>	<u>(5,204)</u>

The Unaudited Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Financial Statements for the financial year ended 31 January 2007 and the accompanying explanatory notes attached to the interim financial statements.

PART A - EXPLANATORY NOTES PURSUANT TO FRS 134

A1 Basis of preparation

The interim financial statements which are unaudited, have been prepared under the historical cost convention except for the revaluation of freehold land included within property, plant and equipment.

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Financial Reporting Standard ("FRS") 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

The interim financial statements should be read in conjunction with the audited financial statements for the financial year ended 31 January 2007. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the financial year ended 31 January 2007.

The accounting policies and methods of computation adopted by the Group in this interim financial statements are consistent with those of the annual financial statements for the year ended 31 January 2007 except for the adoption of the following revised FRSs effective for financial period beginning 1 February 2007:

FRS 117 Leases

FRS 124 Related Party Disclosures

The adoption of the revised FRS stated above does not have significant impact on the Group.

A2 Audit qualification

The auditor's report of the preceding annual financial statements of the Group did not contain any qualification.

A3 Seasonal or Cyclical Factors

There were no significant seasonal factors affecting the operations of the Group. However, the economic cyclical factors will have an impact on property/construction sectors.

A4 Unusual items

There were no unusual items that have material effects on the assets, liabilities, equity, net income or cash flows for the current financial year-to-date.

A5 Material changes in estimates

There were no changes in estimates that have had a material effect in the current quarter.

A6 Debt and equity securities

The share buy-back, share cancellations, shares held as treasury shares and resale of treasury shares for the nine months ended 31 October 2007 are as follows:-

	No. of shares (' 000)
At 1 February 2007	2,408
Share buy-back	-
Share cancellations	-
Shares held as treasury shares	2,408
Resale of treasury shares	(2,408)
At 31 October 2007	-

CRESCENDO CORPORATION BERHAD
(Company No. : 359750-D)

The issuance and repayment of debt and equity securities for the nine months ended 31 October 2007 are as follows:-

	No. of shares (' 000)	No. of ICULS (RM' 000)
At 1 February 2007	143,793	8,774
Exercise of ESOS	2,489	-
Conversion of ICULS	8,774	(8,774)
At 31 October 2007	<u>155,056</u>	<u>-</u>

A7 Dividends paid

The gross dividends paid during the nine months ended 31 October 2007 is 4 sen less tax per ordinary share in respect of financial year 2007 was paid on 16 August 2007.

A8 Segmental Information

Major segments by activity:-	<u>Revenue</u>		<u>Results</u>	
	9 months ended		9 months ended	
	31.10.2007	31.10.2006	31.10.2007	31.10.2006
	RM'000	RM'000	RM'000	RM'000
Property development				
- Industrial properties	30,638	7,864	10,388	2,942
- Residential / commercial properties	20,798	31,156	7,767	10,433
Construction activities	46,639	54,089	2,488	3,093
Manufacturing and trading	23,670	18,602	1,005	834
Management services and others	6,005	6,275	2,322	3,214
	<u>127,750</u>	<u>117,986</u>	<u>23,970</u>	<u>20,516</u>
Inter-segment elimination	<u>(47,085)</u>	<u>(60,311)</u>	<u>(1,334)</u>	<u>(2,434)</u>
	<u>80,665</u>	<u>57,675</u>	<u>22,636</u>	<u>18,082</u>
Unallocated income			348	4,337
Unallocated expenses			(1,506)	(1,384)
Finance cost			(1,897)	(584)
			<u>19,581</u>	<u>20,451</u>

A9 Valuation of property, plant and equipment

The valuations of property, plant and equipment stated in the previous annual financial statements have been brought forward without amendment.

A10 Material subsequent event

There were no subsequent material events that have not been reflected in the financial statements for the current financial period up to 24 December 2007.

CRESCENDO CORPORATION BERHAD
(Company No. : 359750-D)

A11 Changes in the composition of the Group

There were no changes in the composition of the Group for the nine months ended 31 October 2007 including business combination, acquisition or disposal of subsidiaries and long term investments, restructuring or discontinuing of operations.

A12 Contingent Liabilities

The contingent liabilities of the Group as at 24 December 2007 which comprise Bankers' guarantees issued by a financial institution in favour of third parties are as follows:-

	RM' 000
Secured	4,748
Unsecured	<u>4</u>
	<u>4,752</u>

PART B - ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA SECURITIES

B1 Review of the performance of the company and its principal subsidiaries

The revenue for the first nine months of the financial year ending 31 January 2008 is RM80.7 million which represents an increase of RM23.0 million as compared to the corresponding period in the prior financial year of RM57.7 million. The increase in revenue is mainly due to the increase in sales of industrial properties.

The profit before tax ("PBT") decreased slightly by approximately RM0.9 million to RM19.6 million as compared to the corresponding period in the prior financial year of RM20.5 million. The PBT has not increased proportionately to the increase in revenue mainly due to a gain on disposal of quoted securities of RM4.2 million recorded in the corresponding period of the prior financial year, and lower profit margin from construction operation as well as the industrial properties as a result of the increasing raw material and construction costs.

B2 Comparison of Profit Before Tax for the quarter reported on with the immediate preceding quarter

The PBT of the Group of the third quarter decreased by RM3.5 million as compared to the preceding quarter mainly due to lower sales in industrial properties.

B3 Prospects

The outlook of the property and construction sectors for Johor is expected to be good especially in the Iskandar Development Region (IDR). As the Group's land bank is substantially located within IDR, the Group would be the prime beneficiary of this strong uptrend in property sector and expects its sales to be better for the financial year ending 31 January 2008. As at to date, the total committed unbilled property sales is RM83 million.

Barring unforeseen circumstances, the Board expects a better performance by the Group for the financial year ending 31 January 2008.

B4 Variance of Actual Profit from Forecast Profit and Shortfall in Profit Guarantee

Not applicable.

B5 Tax

	CURRENT QUARTER 31.10.2007 RM' 000	CURRENT YEAR TO DATE 31.10.2007 RM' 000
Income tax:		
Current year	1,457	5,942
Prior year under / (over) provision	-	-
Deferred tax:		
Current year	13	(373)
Prior year under / (over) provision	-	156
	<u>1,470</u>	<u>5,725</u>

The effective tax rates for the current quarter and financial year-to-date are higher than the statutory rate principally due to the certain expenses which are not deductible for tax purposes.

B6 Profits/(losses) on sale of unquoted investments and/or properties

There were no gain/(loss) on disposal of unquoted investments for the financial year-to-date and there were no profits/(losses) on any sale of properties outside the ordinary course of the Group's business for the financial period under review.

CRESCENDO CORPORATION BERHAD
(Company No. : 359750-D)

B7 Quoted securities

(a) Total purchase consideration, sale proceeds of quoted securities and profit/loss arising therefrom for the current quarter and financial year-to-date are as follows:-

	CURRENT QUARTER 31.10.2007 RM' 000	CURRENT YEAR TO DATE 31.10.2007 RM' 000
Total purchase consideration	-	-
Total sale proceeds	-	626
Total profit / (loss) on disposal	-	111

(b) Total investments in quoted securities as at 31 October 2007:-

	RM' 000
(i) At cost	2,553
(ii) At carrying value/book value	2,267
(iii) At market value	2,058

B8 Status of corporate proposals

There were no corporate proposals announced but not completed as at 24 December 2007.

B9 Group borrowings and debt securities

Group borrowings as at 31 October 2007 were as follows:

	RM' 000
(a) Secured borrowings	80,509
Unsecured borrowings	-
	<u>80,509</u>
(b) Short term borrowings	
- Overdraft	1,637
- Revolving credit	12,000
- Banker acceptance	500
- Term Loan	8,760
- Hire purchase	140
	<u>23,037</u>
Long term borrowings	
- Term loan	57,340
- Hire purchase	132
	<u>57,472</u>
	<u>80,509</u>

(c) All borrowings are denominated in Ringgit Malaysia.

Total interest capitalised in the land held for property development for the financial period ended 31 October 2007 is RM1,246,196.

B10 Financial Instruments with Off Balance Sheet risk

There were no financial instruments with off balance sheet risk as at 24 December 2007.

CRESCENDO CORPORATION BERHAD
(Company No. : 359750-D)

B11 Material Litigation

As at 24 December 2007, there is no material litigation against the Group.

B12 Dividend

(a) No dividend has been declared or proposed for the current quarter ended 31 October 2007.

(b) Total dividend for the current financial year : 3.0 sen per share less 26% tax.

B13 Earnings Per Share ("EPS")

(a) Basic earnings per share

Basic earnings per share amounts are calculated by dividing the profit for the current period attributable to ordinary equity holders of the parent by the weighted average number of ordinary shares in issue during the period, excluding treasury shares held by the Company.

	CURRENT CURRENT QUARTER 31.10.2007	CURRENT YEAR TO DATE 31.10.2007
Profit attributable to ordinary equity holders of the parent (RM'000)	<u>3,195</u>	<u>13,104</u>
Weighted average number of ordinary shares in issue ('000)	<u>154,751</u>	<u>149,368</u>
Basic earnings per share (Sen)	<u>2.06</u>	<u>8.77</u>

(b) Diluted earnings per share

For the purpose of calculating diluted earnings per share, the profit for the period attributable to ordinary equity holders of the parent and the weighted average number of ordinary shares in issue during the period have been adjusted for the effects of dilutive potential ordinary shares from share options granted to employees.

	CURRENT CURRENT QUARTER 31.10.2007	CURRENT YEAR TO DATE 31.10.2007
Profit attributable to ordinary equity holders of the parent (RM'000)	<u>3,195</u>	<u>13,104</u>
Weighted average number of ordinary shares in issue ('000)	154,751	149,368
Effect of dilution:		
Share options ('000)	917	781
Adjusted weighted average number of shares in issue and issuable ('000)	<u>155,669</u>	<u>150,149</u>
Diluted earnings per share (Sen)	<u>2.05</u>	<u>8.73</u>