

Acquisitions within 5 months after the IPO

**Net Lettable
Area for 6
properties
799,547 sq. ft**

**Excluding car park area*

Wisma Technip



NLA : 233,021sq ft

Purchase Price: RM125 mil

Current Value : RM141 mil

Part of Plaza Mont' Kiara



NLA : 73,408 sq ft *

Purchase Price: RM90 mil

Current Value : RM105 mil

- ✓ **The Sale & Purchase Agreements for the acquisitions of both Wisma Technip and part of Plaza Mont' Kiara were entered into on 8 June 2007.**

Note: The current market value of the respective buildings was valued by CH Williams Talhar & Wong on 1 December 2007.

Acquisitions in 1Q 2008



Quill Building 5 – IBM
Acquisition was completed
on 14 March 08



Quill Building 8 – DHL (XPJ)
Acquisition was completed
on 25 March 08



Quill Building 10 – HSBC (Section 13)
Acquisition was completed
on 25 March 08



NLA : 80,000 sq ft
Valuation Price : RM43 mil
Purchase Price : RM43 mil

NLA : 65,205 sq ft
Valuation Price: RM28.8 mil
Purchase Price: RM28.8 mil

NLA : 58,428 sq ft
Valuation Price : RM22.74 mil
Purchase Price : RM22.74 mil

Current Net Lettable
Area for 9 Properties
1,003,180 sq ft

**Excluding car park area*

Note: The current market value of the respective buildings was valued by CH Williams Talhar & Wong on 7 January 2008.

Acquisition of TESCO Building, Jelutong in 2Q 2008

TESCO Building, Jelutong



**Net Lettable Area
for 10 Properties**

1,278,200 sq ft

**Excluding car park area*

Lease Area	: 275,020 sq. ft
Valuation Price	: RM132.5 mil
Purchase Price	: RM132.0 mil

- ✓ **The Proposed Acquisition of TESCO Building, Jelutong is expected to be completed by 4Q of 2008.**

Note: The Valuation Price of the TESCO Building, Jelutong was valued by CH Williams Talhar & Wong on 9 May 2008.

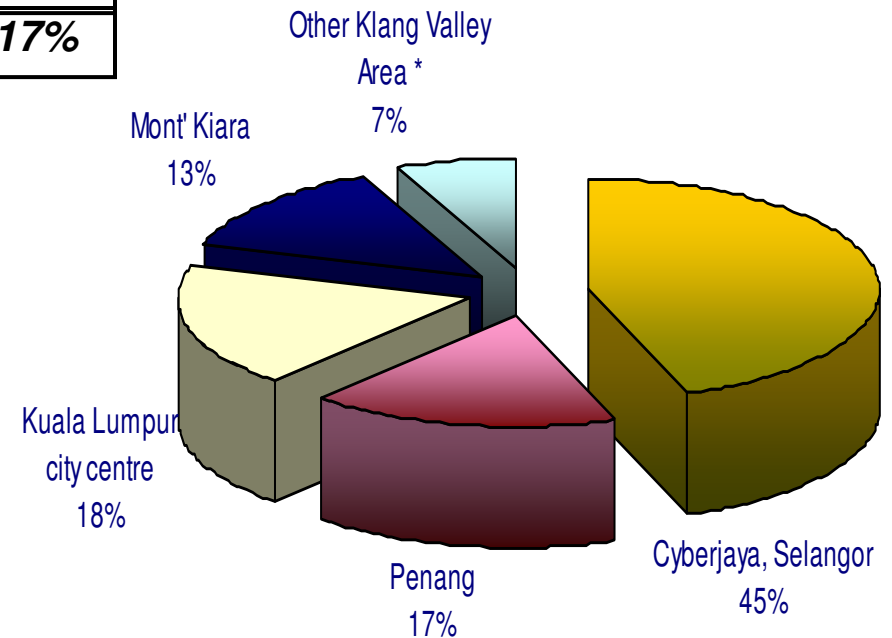
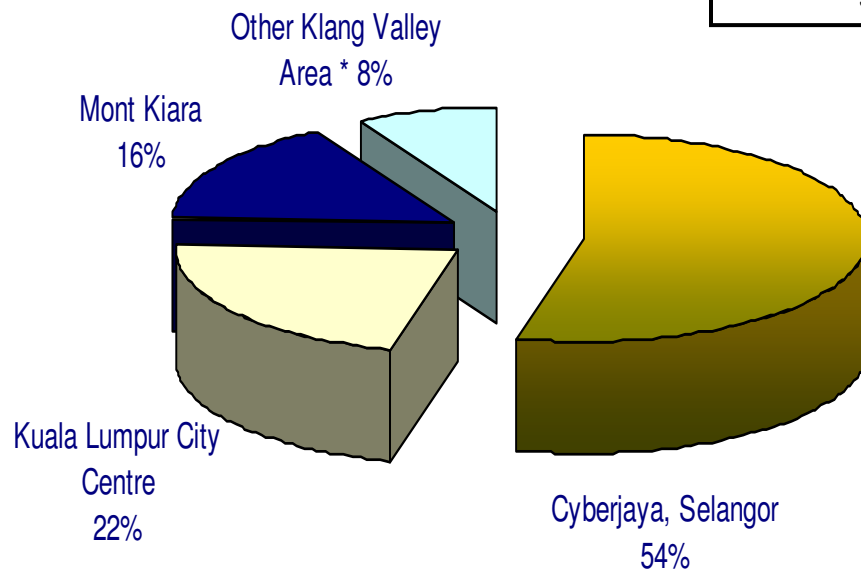
Further Geographical Diversification

As at 30 September 2008

Post- Acquisition of TESCO Building Jelutong

QCT will further diversify geographically to other States - Penang

Klang Valley	38%
Cyberjaya	45%
Penang	17%



Notes: (1) Other Klang Valley Area refers to Klang Valley generally excluding KLCC and Mont' Kiara

(2) As at 31 December 2007, the real estate portfolio comprises 4 properties injected during the IPO, part of Plaza Mont' Kiara and Wisma Technip. The current market value of all 6 properties was valued by C H Williams Talhar & Wong on 1 December 2007

(3) The 3 new properties acquired in March 2008 were valued at RM94.5 million by CH Williams Talhar & Wong on 7 January 2008

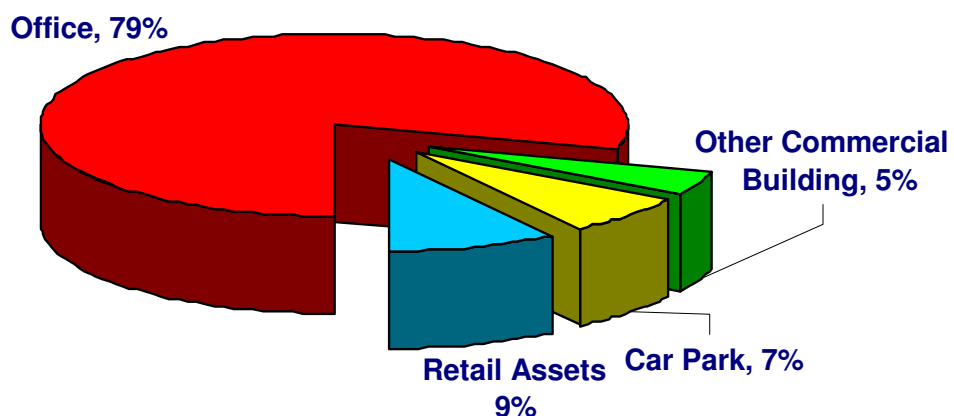
(4) TESCO Building, Jelutong was valued at RM132.5 million by CH Williams Talhar & Wong on 9 May 2008

Segmental Contributions

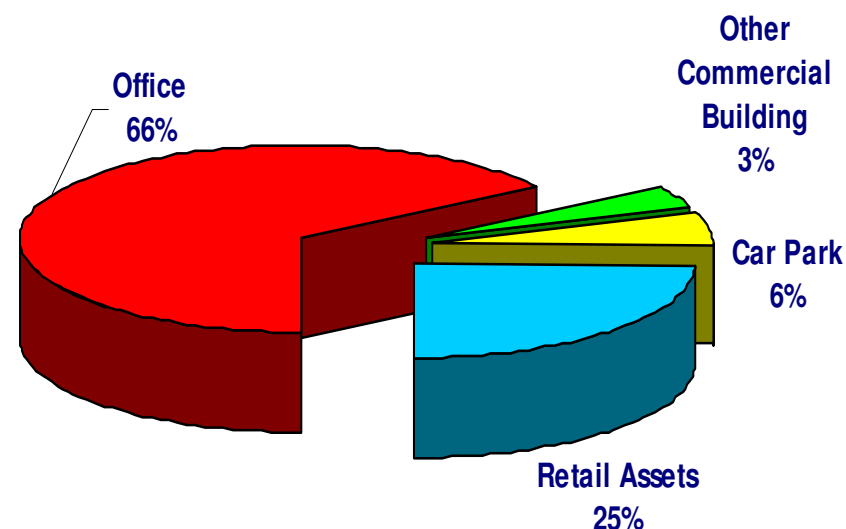


By Valuation

30 September 2008



Post Acquisition of
TESCO Building Jelutong



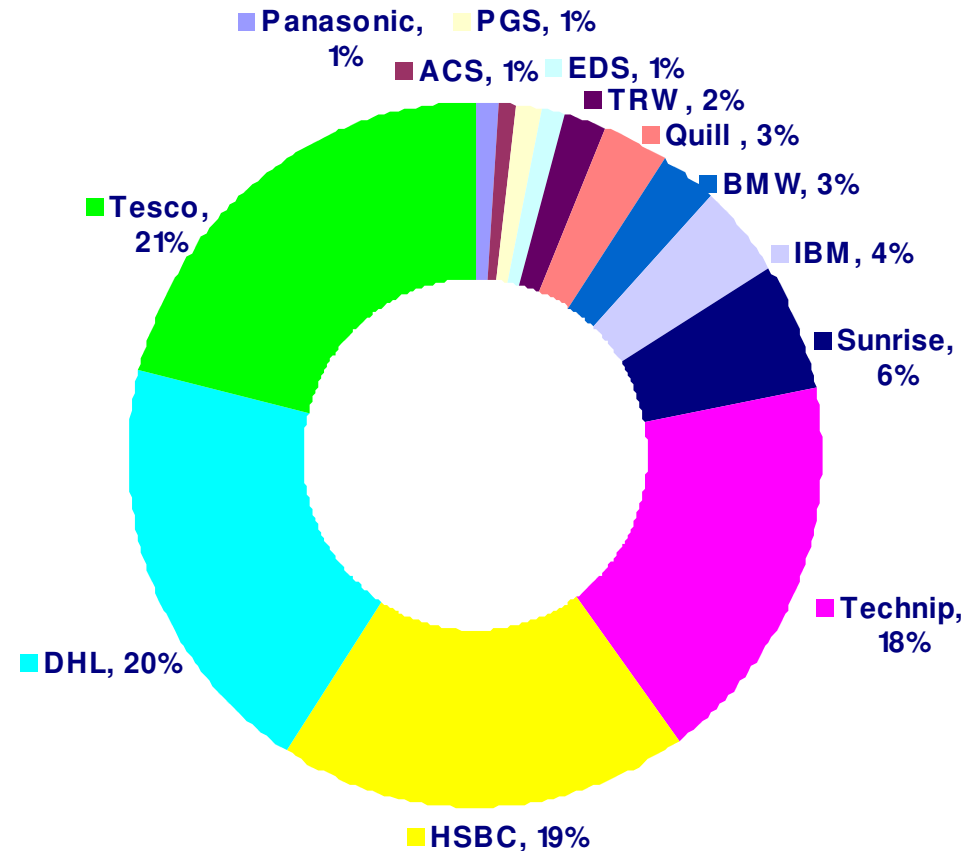
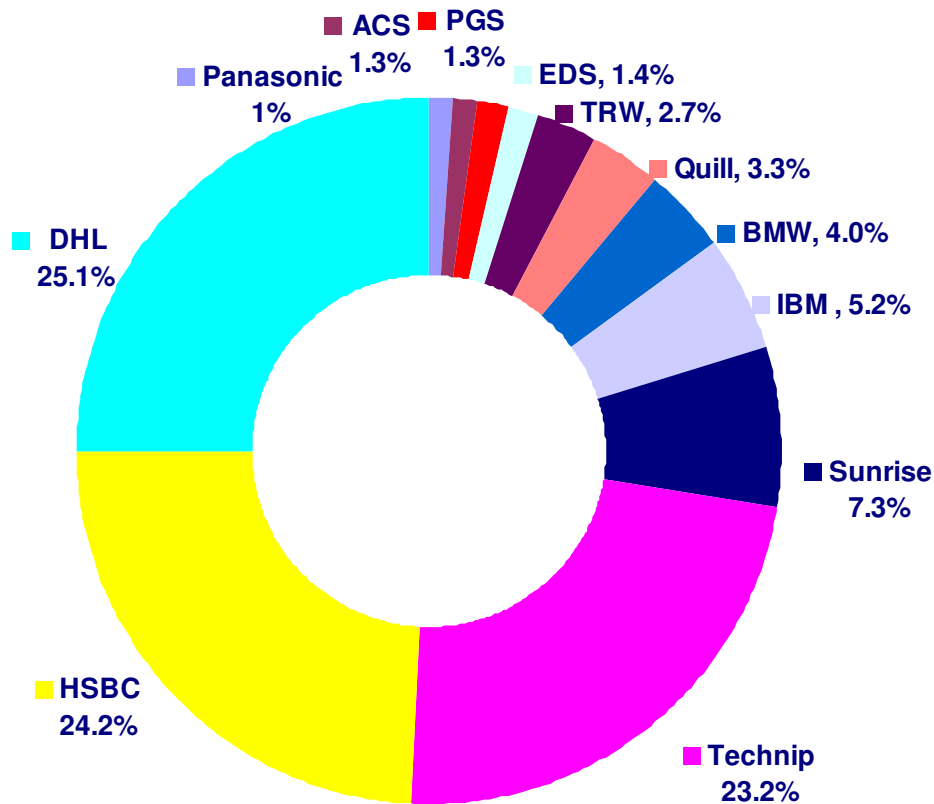
- Notes: (1) Office comprises Quill Buildings (excluding Quill Building 8-DHL (XPJ) at Glenmarie, Shah Alam) and Wisma Technip
(2) Retail Assets refers to retail portion of Plaza Mont' Kiara (& Tesco Building Jelutong upon completion of the acquisition)
(3) Car Park refers to car parking bays in Plaza Mont' Kiara
(4) Other commercial building refers to Quill- Building 8- DHL (XPJ) at Glenmarie, Shah Alam

Blue-Chip Tenants



30 Sept 2008 - Tenants from 9 Properties

Post-Acquisition of TESCO Building, Jelutong



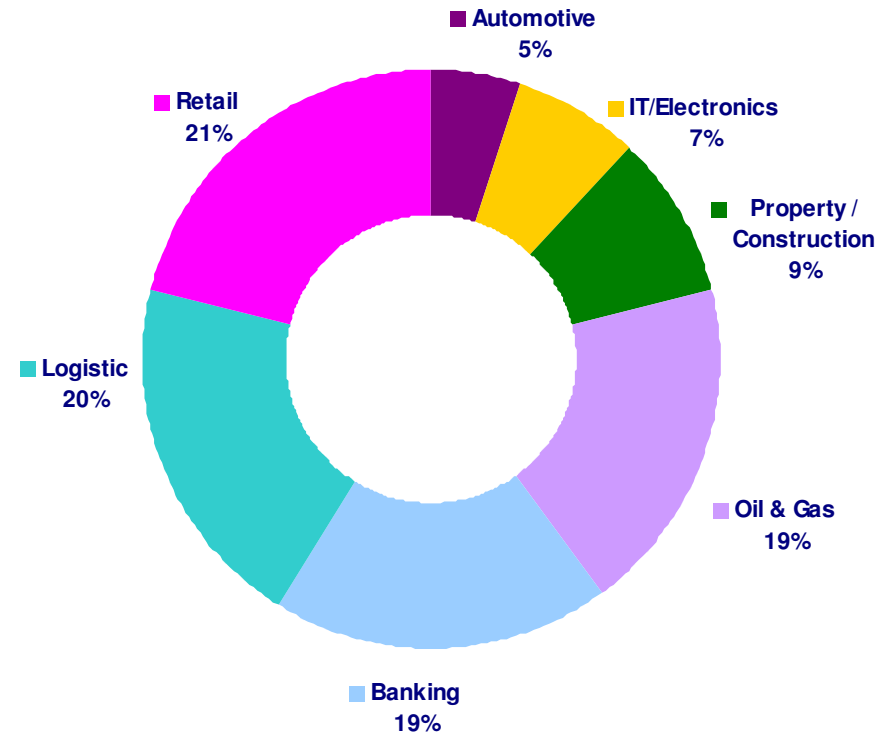
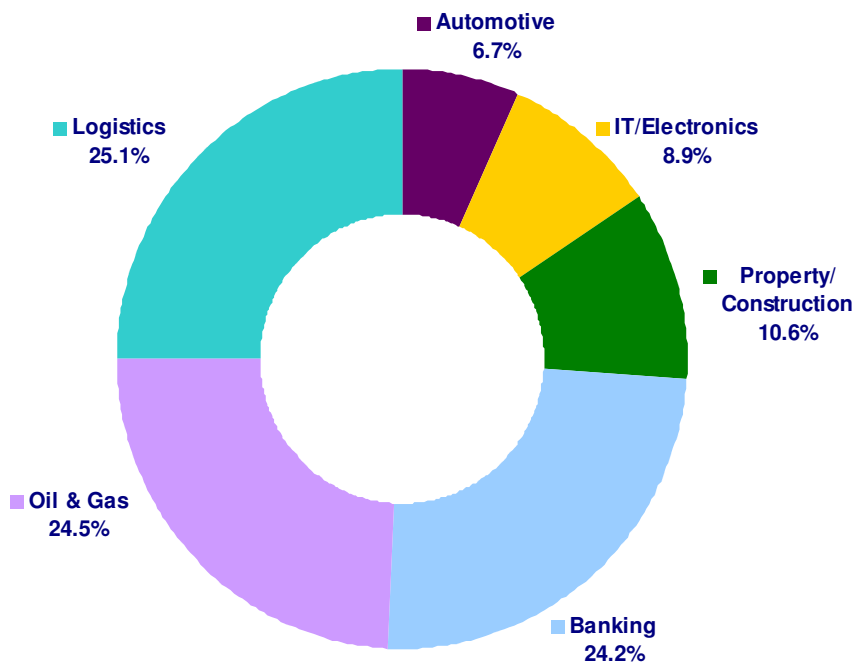
Note : The above tenancy mix is calculated based on NLA

A Well Balanced Tenancy Mix



30 Sept 2008 - Tenants from 9 Properties

Post-Acquisition of TESCO Building, Jelutong



Note : The above tenancy mix is calculated based on NLA

KL Office Market Outlook

■ Sustainable economic growth

- The Budget 2009:- Malaysia economy is projected to grow by 5.4%.

■ KL office market remained resilience

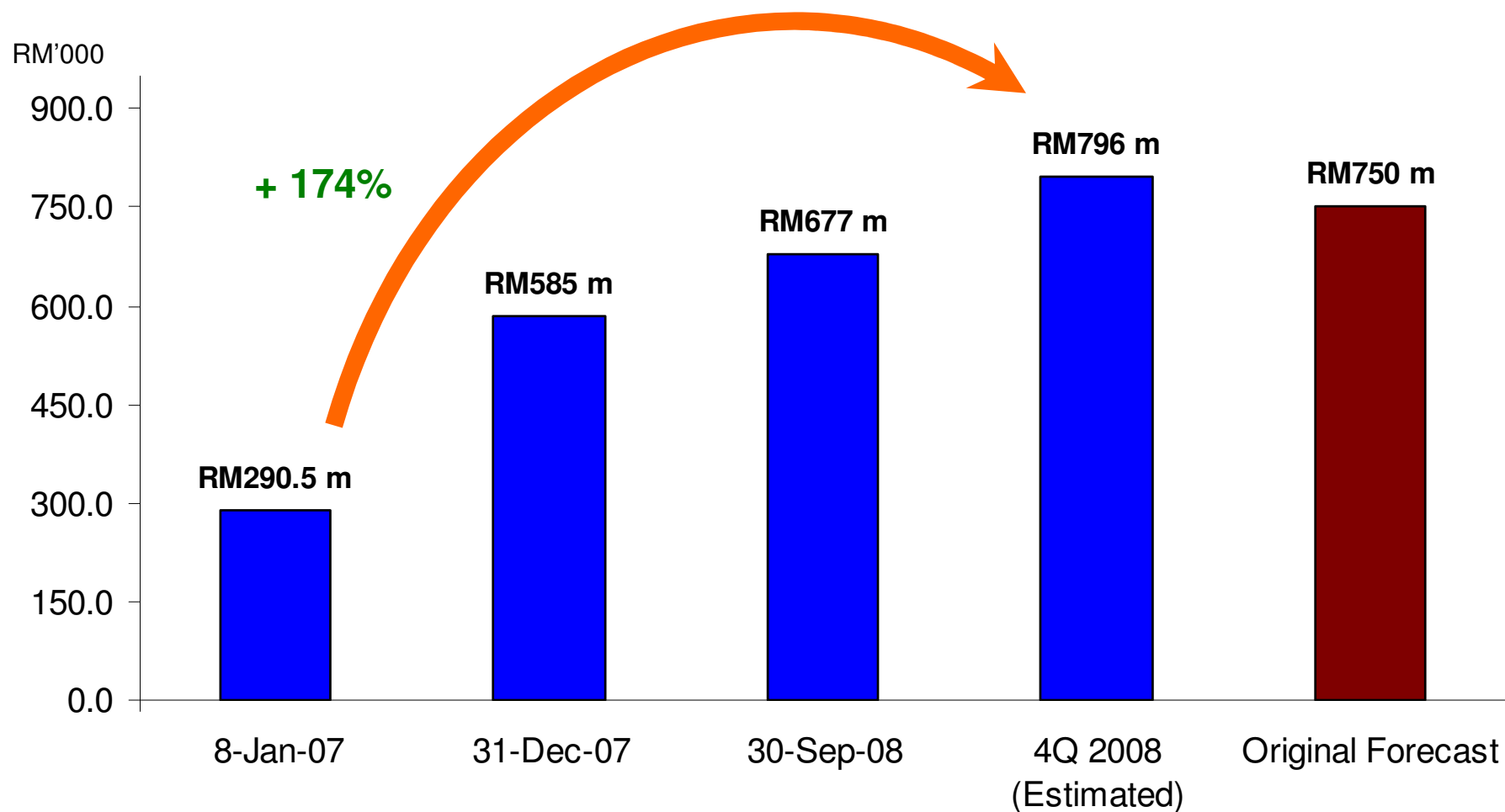
City & Country, The Edge dated 15 September 2008 and The Malaysian Quarterly, Jones Lang Wootton (2nd Quarter 2008)

➤ The office market remained stable in 2Q 2008. The average rental rate grew marginally by 1.2% to RM5.17 from RM4.88 in 1Q 2008. Due to the tight supply of office space in Kuala Lumpur, the average occupancy rate remained at 93%. However, cautious market sentiment is expected to slow down leasing activity and development pipeline in 2H 2008.

➤ Rent rates for office space in the Klang Valley are continuing to creep up due to tight supply of prime office, especially in the Golden Triangle areas. Rental for office space in the Klang Valley is expected to increase by 10% to 15% from 2007. The rise is lower than anticipated due to recent events in the country and region, such as rising costs and political uncertainties.

QCT's Strategy

2008 Target Asset Size



Note: Assumed that the acquisition of TESCO Building, Jelutong will be completed in 4Q of 2008

Acquisition Growth

Active implementation of acquisition strategies as stated in QCT's prospectus since listing...

Pipeline of commercial properties from Quill's and CapitaLand's existing portfolio in Malaysia



New HSBC HQ ('10*)



KL Sentral Lot J ('11*)



Future vehicles or property funds created by Quill or CapitaLand in Malaysia



USD 270M (approx RM1B)
Malaysia Commercial Development Fund



Third party commercial properties

** Projected injection and/or development completion dates*

In Summary



3Q 2008: Positive Quarter

- Profit After Taxation surged 39.5% as compared to preceding year corresponding quarter
- EPU growth of 5.4% as compared to preceding year corresponding quarter

Year 2008 Prospect - Moving Forward

- Continue to be driven by stable income stream from existing tenants
- Active asset management and capital management



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Thank You