



## General Announcement

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### Company Information

Main Market Company

New Announcement

Submitting Investment Bank/Advisor  
(if applicable)

Submitting Secretarial Firm (if  
applicable)

* Company name	QUILL CAPITA TRUST
* Stock name	QCAPITA
* Stock code	5123
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Type \*

Announcement

Subject \*:

News release: Quill Capita Trust's Full Year 2009 EPU increases by 10.2% - Due to income contribution from its ten assets

**Note:** If the announcement is a long announcement, please summarize the announcement in the contents and enter the details of the announcement in the Announcement Details or attached the full details of the announcement as attachment.

#### Contents \*:-

*(This field is to be used for the summary of the announcement)*

Kuala Lumpur, 21 January 2010: Quill Capita Management Sdn Bhd (QCM), the manager of Quill Capita Trust (QCT), a real estate investment trust (REIT), today announced it has achieved an income after taxation (excluding revaluation surplus) of RM32.42 million, which translates to a full year 2009 ("FY2009") Earnings Per Unit ("EPU") of 8.31 sen which has exceeded the FY 2008 EPU of 7.54 sen by 10.2%. For further details of the news release, please refer to file attached.

#### Announcement Details :-

*(This field is for the details of the announcement, if applicable)*

**Attachment(s):-** (please attach the attachments here)

News\_Release\_QCT\_4Q2009\_Results - For Bursa.pdf

**Tables Section - This section is to be used to create and insert tables. Please make the appropriate reference to the table(s) in the Contents of the Announcement:**



## NEWS RELEASE

### Quill Capita Trust's Full Year 2009 EPU increases by 10.2%

- Due to income contribution from its ten assets

**Kuala Lumpur, 21, January 2010:** Quill Capita Management Sdn Bhd (QCM), the manager of Quill Capita Trust (QCT), a real estate investment trust (REIT), today announced it has achieved an income after taxation (excluding revaluation surplus) of RM32.42 million, which translates to a full year 2009 ("FY2009") Earnings Per Unit ("EPU") of 8.31 sen which has exceeded the FY2008 EPU of 7.54 sen by 10.2%. The manager has proposed a full year distribution per unit (DPU) of 7.68 sen which exceeded its FY2008 DPU of 7.51 sen by 2.3%. QCT's distribution yield is 7.1% based on the closing price of RM1.08 per unit on 31 December 2009.

An interim distribution of 3.78 sen has been paid on 28 August 2009, while the proposed final distribution of 3.90 sen is expected to be paid on or about 25 February 2010.

The excellent set of results for FY2009 is due to the recognition of gross revenue and income contribution from its portfolio of ten assets as compared to six assets in 2008.

### Summary of QCT's Financial Year 2009 Results

	(unaudited) FYE 31 Dec 2009 (RM '000)	(audited) FYE 31 Dec 2008 (RM '000)	Variance %
Gross Revenue	67,380	54,443	+23.8
Net Property Income	52,038	42,388	+22.8
<b>Distributable Income*</b>	<b>32,415</b>	<b>29,416</b>	<b>+10.2</b>
<b>Earnings Per Unit</b>	<b>8.31 sen</b>	<b>7.54 sen</b>	<b>+10.2</b>
<b>Distribution Per Unit</b>	<b>7.68 sen</b>	<b>7.51 sen</b>	<b>+2.3</b>

Note:

\* Income after taxation (excluding revaluation surplus)

Dato' Mohammed Hussein, Chairman of QCM, said: "Despite tough economic climates, QCT has shown a better set of results with an EPU of 8.31 sen as compared to the same period last year of 7.54 sen. This good set of results is attributable to our prudent cost management and active asset management strategies. Our active asset management strategies have provided income stability through signing renewals with creditworthy international and local tenants ahead of their lease expiry dates in 2009. Also, additional income is generated through the creation of more nett lettable area arising from the completion of asset enhancement works at our property last year. "

"In terms of capital management, we successfully refinanced all our debt maturing in 2009, replacing them with longer term financing. In addition, 96% of our borrowings are on fixed interest rates, which reduces our exposure to interest rate fluctuations in the market." said Mr. Chan Say Yeong, Chief Executive Officer of QCM.

Looking ahead, with the expected recovery of the economy; QCT will maintain its focus on tenant retention, capital management and cost efficiency measures in the coming year to achieve sustainable income distribution.

End –

## **About Quill Capita Trust**

Quill Capita Trust is a commercial Real Estate Investment Trust (REIT), established through a trust deed dated 9 October 2006. Managed by Quill Capita Management Sdn Bhd (QCM), the main thrust of Quill Capita Trust's activities include acquiring and investing in commercial properties in Malaysia to provide unit holders with long-term and sustainable distribution of income as well as capital growth potential. Currently, Quill Capita Trust owns ten buildings comprising five in Cyberjaya, two in Kuala Lumpur, one each in Shah Alam and Petaling Jaya and one in Penang.

QCM is owned by Quill Resources Holding Sdn Bhd (30%); CapitaLand RECM Pte Ltd (40%), a wholly-owned subsidiary of CapitaLand Financial Limited, the financial services arm of CapitaLand Limited; and Coast Capital Sdn Bhd (30%).

### **Issued by Quill Capita Management Sdn Bhd**

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## **IMPORTANT NOTICE**

The past performance of Quill Capita Trust ("QCT") is not indicative of the future performance of QCT. Similarly, the past performance of QCT Manager is not indicative of the future performance of the QCT Manager.

The value of units in QCT ("QCT Units") and the income derived from them may fall as well as rise. The QCT Units are not obligations of, deposits in, or guaranteed by, the QCT Manager. An investment in the QCT Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the QCT Manager redeem or purchase their QCT Units while the QCT Units are listed. It is intended that holders of the QCT Units may only deal in their QCT Units through trading on Bursa Malaysia Securities Berhad ("Bursa Malaysia"). Listing of the QCT Units on the Bursa Malaysia does not guarantee a liquid market for the QCT Units.

This release may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of the QCT Manager on future events.