



General Announcement

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Company Information

Main Market Company

New Announcement

Submitting Investment Bank/Advisor
(if applicable)

Submitting Secretarial Firm (if
applicable)

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Subject *: **OTHERS**
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Description *:-

(Note : Please enter the announcement description in this field and the announcement details in the Announcement Details/Table Section or attach the full announcement details as an attachment)

News Release : Quill Capita Trust's Realised Earnings Per Unit Increased by 10.3% in 2Q 2011

- Declaration of income distribution of 4.00 sen per unit

Announcement Details/Table Section :-

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

Kuala Lumpur, 22 July 2011: Quill Capita Management Sdn Bhd ("QCM"), the manager of Quill Capita Trust ("QCT"), a real estate investment trust ("REIT"), is pleased to announce that QCT's net property income for the second quarter ended 30 June 2011 ("2Q 2011") increased by 5.8% to RM14.06 million from RM13.29 million for the corresponding quarter in 2010 ("2Q 2010").

Realised net income was up by 10.5% to RM9.17 million from RM8.30 million reported in 2Q 2010. Correspondingly, QCT's realised earnings per unit ("EPU") increased to 2.35 sen in 2Q 2011 from 2.13 sen in 2Q 2010. The improvement in the realised net income and EPU is mainly due to higher rental income contribution from the properties and lower property operating expenses in 2Q 2011.

An interim income distribution of RM15.6 million or 4.00 sen per unit, being income distribution relating to the period 1 January 2011 to 30 June 2011 has been declared. This will be paid out on Monday, 29 August 2011. The interim income distribution of 4.00 sen per unit is 3.9% higher than the interim income distribution of 3.85 sen per unit during 2Q 2010. For further details of the news release please refer to the file as attached.

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

https://bursalink.bursamalaysia.com/link/qcapita/plc_local.nsf/adca2b6c8485b2fd4825735b0039142... 22/07/2011



NEWS RELEASE

Quill Capita Trust's Realised Earnings Per Unit increased by 10.3% in 2Q 2011

- *Declaration of income distribution of 4.00 sen per unit.*

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QCT's unaudited Consolidated Financial Statements for 2Q 2011 are available on its website (www.qct.com.my) and on Bursa Malaysia's website (www.bursamalaysia.com).

Summary of QCT's 2Q 2011 Results

	2Q 2011 (RM '000)	2Q 2010 (RM '000)	Variance %
Gross Revenue	17,613	17,351	+1.5%
Net Property Income	14,061	13,289	+5.8%
Realised Income After Taxation	9,168	8,297	+10.5%

Dato' Mohammed Hussein, Chairman of QCM said: "QCT's satisfactory performance for this quarter is a result of higher rental income contribution from our quality portfolio and our proactive asset management strategies. YTD June 2011, we have enjoyed positive reversion for all our rental renewals. In addition, we managed to control and lower the property expenses as compared to the corresponding quarter without compromising on the quality of services to tenants. As a result, the unitholders of QCT will enjoy 3.9% higher interim income distribution for 2Q 2011 as compared to 2Q 2010."

"We recognise that good corporate governance practices are essential to protect the best interest of the Unitholders and would ultimately boost investor's confidence in QCT. I am very

pleased to note that QCT was named the top three best scorers for best corporate governance based on the inaugural index scorecard introduced by the Asia-Pacific Real Estate Association ("APREA") for Malaysian REITs. "

Chan Say Yeong, Chief Executive Officer of QCM, said: "QCT's current gearing is 36% and we continue to be prudent in our capital management strategy. We proactively manage our capital plan and are pleased to announce that we have secured refinancing of QCT's RM118 million Commercial Papers maturing in November 2011, five months ahead of its maturity date. This is a demonstration of investor's confidence in QCT."

"After the refinancing of RM190 million borrowings, QCT will have no refinancing requirements until 2013. The completion of this refinancing exercise will also release Quill Building 3 – BMW from being encumbered. This will allow the Manager to have the flexibility of using this unsecured asset for future borrowings. Further to this, an additional facility of RM80 million was put in place to facilitate QCT's future acquisition and proactive asset enhancement initiatives for its portfolio of properties. The Manager will continue to be proactive in its cost management and active asset management strategies in order to achieve sustainable income distribution for unitholders of QCT." added Chan.

- 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 unitholders 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, valued at RM809.5 million.

QCM is owned by CapitaLand RECM Pte Ltd (40%), a wholly-owned subsidiary of CapitaLand Financial Limited, the financial services business unit of CapitaLand Limited; Quill Resources Holding Sdn Bhd (30%); and Coast Capital Sdn Bhd (30%). CapitaLand is one of Asia's largest real estate companies. Headquartered and listed in Singapore, the multi-local company's core businesses in real estate, hospitality and real estate financial services are focused in growth cities in Asia Pacific and Europe.

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.