



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
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Type *

Announcement

Subject *:

QCT: Revaluation of investment properties

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)

The Board of directors of Quill Capita Management Sdn. Bhd., the Manager of Quill Capita Trust ("QCT"), is pleased to announce that pursuant to Clause 10.03 of the Securities Commission ("SC")'s Guidelines on Real Estate Investment Trusts ("REITs") and Paragraph 9.19 (46) of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities"), the current market valuation and revaluation surplus of all QCT's buildings collectively Quill Building 1 - DHL 1 and Quill Building 4 - DHL 2, Quill Building 2 - HSBC, Quill Building 3 - BMW, part of Plaza Mont' Kiara, Wisma Technip, Quill Building 5 - IBM, Quill Building 8 - DHL(XPJ), Quill Building 10 - HSBC(Section 13) and Tesco Building Penang ("collectively known as "the Properties"), of RM788.40 million and RM0.692 million, respectively shall be incorporated into the accounts of QCT as at 31 December 2009. Please refer to the announcement attached for further details.

Announcement Details :-

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

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

[QCT Revaluation announcement-2009 \(Bursa\).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:

Subject : Revaluation of Properties

1.0 INTRODUCTION

The Board of Directors of Quill Capita Management Sdn Bhd, the Manager of Quill Capita Trust ("QCT") is pleased to announce that pursuant to Clause 10.03 of the Securities Commission ("SC")'s Guidelines on Real Estate Investment Trusts ("REITs") and Paragraph 9.19 (46) of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities"), the current market valuation and revaluation surplus of all QCT's buildings collectively Quill Building 1 – DHL 1 and Quill Building 4 – DHL 2, Quill Building 2 - HSBC, Quill Building 3 – BMW, part of Plaza Mont' Kiara, Wisma Technip, Quill Building 5 – IBM, Quill Building 8 – DHL (XPJ), Quill Building 10 – HSBC (Section 13) and Tesco Building Penang (collectively known as "the Properties") of RM788.40 million and RM0.692 million, respectively shall be incorporated into the accounts of QCT as at 31 December 2009.

2.0 PURPOSE OF VALUATION

The revaluation exercise for:-

- a) Wisma Technip and part of Plaza Mont' Kiara were conducted in accordance with Clause 10.03 the Securities Commission's Guidelines on Real Estate Investment Trust, whereby a revaluation of a fund's investment portfolio should be carried out once every three years. The last valuation submitted to the SC for Wisma Technip and part of Plaza Mont' Kiara were dated 7 May 2007 and 11 May 2007, respectively.
- b) Quill Building 1 – DHL 1 and Quill Building 4 – DHL 2, Quill Building 2 - HSBC, Quill Building 3 – BMW, Quill Building 4 – DHL 2, Quill Building 5 – IBM, Quill Building 8 – DHL (XPJ), Quill Building 10 – HSBC (Section 13) and Tesco Building Penang were conducted for accounting purposes in accordance to the Financial Reporting Standard 140 (Investment Property).

Pursuant to Clause 10.10 of the SC's Guidelines on REITs, the valuation reports should be deposited with the SC together with the annual report of the fund.

3.0 REVALUATION SURPLUS

The details of the revaluation surplus are set out below:

Name of Properties	Date of Last Valuation	Valuation Date	Net Book Value as at 31 Dec2009 ^(a) (prior to Proposed Revaluation) (RM'000)	Proposed Revaluation Amount ^(b) (RM'000)	Surplus /(Deficit) to be incorporated into fund (RM'000)
Quill Building 1- DHL1 and Quill Building 4- DHL 2	1 Dec 2008	31 Dec 2009	RM120,000	RM121,000	RM1,000
Quill Building 2 HSBC	1 Dec 2008	31 Dec 2009	RM117,500	RM114,350	(RM3,150)
Quill Building 3 BMW	1 Dec 2008	31 Dec 2009	RM66,900	RM70,000	RM3,100
Wisma Technip	1 Dec 2008	31 Dec 2009	RM145,008	RM146,500	RM1,492
Part of Plaza MontKiara	1 Dec 2008	31 Dec 2009	RM105,000	RM106,000	RM1,000
Quill Building 5- IBM	1 Dec 2008	31 Dec 2009	RM44,000	RM42,700	(RM1,300)
Quill Building 8- DHL (XPJ)	1 Dec 2008	31 Dec 2009	RM29,000	RM27,500	(RM1,500)
Quill Building 10- HSBC Section 13	1 Dec 2008	31 Dec 2009	RM26,800	RM25,850	(RM950)
Tesco Building Penang	1 Dec 2008	31 Dec 2009	RM133,500	RM134,500	RM1,000
Total			RM787,708	RM788,400	RM 692

- (a) *The Net Book Value as at 31 December 2009 (prior to the Proposed Revaluation) for Quill Building 1 – DHL 1 and Quill Building 4 – DHL 2, Quill Building 2 - HSBC, Quill Building 3 – BMW, part of Plaza Mont' Kiara, Wisma Technip, Quill Building 5 – IBM, Quill Building 8 – DHL (XPJ), Quill Building 10 – HSBC (Section 13) and Tesco Building Penang comprise of the brought forward net book value as at 31 December 2008 together with asset enhancement related costs incurred during the year.*
- (b) *The Properties were valued by Messrs CH Williams Talhar & Wong, an independent firm of professional valuer, registered with the Board of Valuers, Appraisers & Estate Agents Malaysia.*

4.0 EFFECTS ON THE NET ASSET VALUE

Based on the unaudited results as at 31 December 2009, the net asset value per unit of QCT (after provision for distribution) will be RM1.2175 upon incorporation of the revaluation surplus RM0.692 million.

5.0 DOCUMENTS AVAILABLE FOR INSPECTION

The valuation reports in relation to the revaluation dated 31 December 2009 are made available for inspection at the registered office of Quill Capita Management Sdn Bhd at No.517B, Jalan Tiong, Off Jalan Ipoh, 51100 Kuala Lumpur, Malaysia during normal office hours from Monday to Friday (except public holidays) for a period of 3 months from the date of this announcement.

The announcement is dated 21 January 2010.