



Form Version 2.0

General Announcement

Submitted by QUILL CAPITA TRUST on 08/08/2007 05:39:35 PM
Reference No QC-070807-40046

Submitting Merchant Bank :
(if applicable)
Submitting Secretarial Firm Name :
(if applicable)
* Company name : Quill Capita Trust
* Stock name : QCAPITA
* Stock code : 5123
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* Type : Announcement Reply to query

* Subject :

Press Release : Quill Capita Trust unitholders approve proposal to double fund size

* **Contents :-**

Kuala Lumpur , Wednesday , 8 August 2007 : Unitholders of Quill Capita Trust ("QCT") today approved the proposals of its manager , Quill Capita Management Sdn Bhd ("QCM") , for the increase in existing approved fund size of 238,691,000 units to a maximum of 490,131,000 units; the placement of up to 251,440,000 new units and the amendments to the Deed of Trust to widen the investment opportunities for QCT. For further details of the press release , please refer to file attached .



QCT press release 8 Aug 2007.p

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:



FOR IMMEDIATE RELEASE

Quill Capita Trust unitholders approve proposal to double fund size

QCT to move ahead with acquisitions of Wisma Technip and part of Plaza Mont' Kiara

Kuala Lumpur, Wednesday, 8 August 2007: Unitholders of Quill Capita Trust (QCT) today approved the proposals of its manager, Quill Capita Management Sdn Bhd (QCM), for the increase in the existing approved fund size of 238,691,000 units to a maximum of 490,131,000 units; the placement of up to 251,440,000 new units; and the amendments to the Deed of Trust to widen the investment opportunities for QCT.

In addition, QCM today signed an underwriting agreement with Aseambankers Malaysia Berhad, HWANGDBS Investment Bank Berhad (formerly known as Hwang-DBS Investment Bank Berhad) (formerly known as Hwang-DBS Securities Berhad), Alliance Investment Bank Berhad and MIDF Amanah Investment Bank Berhad (formerly known as Utama Merchant Bank Berhad) in respect of the issuance and placement of up to 151,440,000 new units so as to raise gross proceeds of approximately RM227 million.

Chan Say Yeong, Chief Executive Officer, QCM said: "We would like to thank our unitholders for their confidence and support in allowing management to pursue growth opportunities for QCT. We will continue with our goal to create long term sustainability of income and thereby increase the total return to our unitholders. With the increase in fund size and placement, we will be adding two more yield-accretive properties, which enjoy high occupancies and long-term tenancies, to our quality portfolio of assets. With this mandate, we are in a good position to seek and secure other real estate opportunities that will further enhance the total return of QCT, going forward."

Said Dato' Michael Ong, Director, QCM: "We are confident of the strong support from our unitholders and institutional investors for the placement. The proposed acquisitions and placement will enable QCT to achieve better geographical diversification by expanding its portfolio beyond Cyberjaya into the greater Klang Valley region. In the same stroke, income sources will also be diversified with the enlarged tenant base."

The placement is expected to be implemented in tranches, with the first tranche of up to 151,440,000 new units to raise approximately RM227 million to finance the proposed acquisitions of Wisma Technip and part of Plaza Mont'Kiara at the purchase prices of RM125 million and RM90 million respectively, and other capital expenditure, working capital and related expenses. The remaining placement of 100,000,000 new units is expected to be launched later.

With the proposed placement of up to 151,440,000 new units, QCT's gearing is expected to reduce from the existing 0.31 times to 0.17 times. The low gearing will enhance QCT's ability to raise new borrowings to finance potential acquisitions in the future.

"We are committed to the robust growth of QCT and the target of increasing its asset size by end 2007. The proposed acquisitions and placement are key milestones towards that target, which we are confident of achieving," said Chan.

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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. Current properties under Quill Capita Trust include four buildings in Cyberjaya. QCM is owned by Quill Resources Holding Sdn Bhd (30%); CapitalLand RECM Pte Ltd (40%), a wholly-owned subsidiary of CapitalLand Financial Limited, the financial services arm of CapitalLand Limited; and Coast Capital Sdn Bhd (30%).

About Quill Group of Companies

The Quill Group is an established one-stop resource in the business of financing, fast-track design, construction and lease-back of purpose-built buildings and facilities to both Malaysian and multinational companies within the Multimedia Super Corridor and elsewhere. Its specialty lies in the integration of IT and M&E requirements in the built- to-suit environment. Examples of these are data centres, call centres and business process outsourcing centres.

Established in 1987, Quill is a reputable multi-disciplinary company in Malaysia, with its in-house teams of architects, engineers, space planners, builders and interior designers. Quill also owns furniture factories and a construction company.

Its track record includes the ownership, design, construction and lease-back of the HSBC Global Electronic Processing Centre, the BMW Headquarters and Regional Group Data Centre, and the DHL Global Information Services Centres. These are amongst the largest facilities in Cyberjaya.

Some recent developments at Quill include:

- a 60:40 joint venture with Malaysia Commercial Development Fund Pte Ltd, a closed-end private fund sponsored by the CapitaLand Group, to build a 29-storey office building with a six-storey podium known as Tower D at Lot J, KL Sentral.
- an agreement with HSBC Malaysia Berhad to develop, design, build and lease back HSBC's proposed new headquarters, a 24-storey annexe adjacent to the current HSBC Malaysia headquarters.
- an agreement to acquire Vision City, an integrated development, comprising retail, serviced apartment and office space, for RM430 million from Vision City (M) Sdn Bhd, a wholly-owned subsidiary of Rashid Hussain Berhad.

About CapitaLand Group

CapitaLand is one of the largest listed real estate companies in Asia. Headquartered in Singapore, the multinational company's core businesses in real estate, hospitality and real estate financial services are focused in gateway cities in Asia Pacific, Europe and the Middle East.

The company's real estate and hospitality portfolio spans more than 90 cities in over 20 countries. CapitaLand also leverages on its significant real estate asset base, financial skills and market knowledge to develop real estate financial products and services in Singapore and the region.

The listed subsidiaries and associates of CapitaLand include The Ascott Group, CapitaMall Trust, CapitaCommercial Trust, Ascott Residence Trust, CapitaRetail China Trust, Quill Capita Trust and Australand.

In Malaysia, CapitaLand, together with Aseambankers Malaysia Berhad has closed a US\$270 million Malaysia Commercial Development Fund, a closed-end private equity investment fund with an expected gross development value of US\$1 billion to invest in real estate development properties primarily in Kuala Lumpur and the Klang Valley. CapitaLand also, has a 30% stake in Menara Citibank, a prime 50-storey office tower in Kuala Lumpur's Golden Triangle.

Issued by Fleishman-Hillard Kuala Lumpur on behalf of Quill Capita Management

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