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Miscellaneous

* Asterisks denote mandatory information

Name of Announcer *	CAPITACOMMERCIAL TRUST
Company Registration No.	N.A.
Announcement submitted on behalf of	CAPITALCOMMERCIAL TRUST ("CCT")
Announcement is submitted with respect to *	CAPITACOMMERCIAL TRUST
Announcement is submitted by *	Michelle Koh
Designation *	Company Secretary, CapitaCommercial Trust Management Limited (as manager of CCT)
Date & Time of Broadcast	15-Jan-2008 12:51:00
Announcement No.	00021

>> Announcement Details

The details of the announcement start here ...

Announcement Title *	Announcement by Quill Capita Trust ("QCT") - Revaluation Of Properties
Description	The announcement issued by Quill Capita Management Sdn Bhd, as manager of QCT, to the Bursa Malaysia Securities Berhad, is attached for information. CCT is a substantial unitholder of QCT.
Attachments:	QCT-RevaluationofProperties.pdf Total size = **64K** (2048K size limit recommended)

Close Window

Form Version 2.0

General Announcement

Reference No **QC-080108-59821**

Submitting Merchant Bank (if applicable)	:	
Submitting Secretarial Firm Name (if applicable)	:	
* Company name	:	**Quill Capita Trust**
* Stock name	:	**QCAPITA**
* Stock code	:	**5123**
* Contact person	:	**Corinne Tan**
* Designation	:	**Finance & Compliance Manager**

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* Type : ● **Announcement** ○ **Reply to query**

* Subject :

Quill Capita Trust : Revaluation Of Properties

* **Contents :-**

The Board of Directors of Quill Capita Management Sdn. Bhd, the Manager of Quill Capita Trust ("QCT") is pleased to announce the current market valuation and revaluation surplus of QCT's properties, of RM 549 million and RM 57.106 million respectively, full details as per file attached .



QCT Property revaluation.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:

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 11.02(1) of the Securities Commission ("SC")'s Guidelines on Real Estate Investment Trusts ("REITs"), Clause 5 of Guidance Note 5 of SC's Guidelines on REITs and Paragraph 9.19 (44) of the Listing Requirements of Bursa Malaysia Securities ("Bursa Securities"), the current market valuation and revaluation surplus of Quill Building 1 – DHL 1, Quill Building 2 - HSBC, Quill Building 3 – BMW, Quill Building 4 – DHL 2, part of Plaza Mont' Kiara and Wisma Technip (collectively known as "the Properties") of RM549.00 million and RM57.106 million, respectively shall be incorporated into the accounts of QCT as at 31 December 2007.

2.0 PURPOSE OF VALUATION

The revaluation exercise was conducted for accounting purposes in accordance to the Financial Reporting Standard 140 (Investment Property).

Pursuant to Guidance Note 5 of the SC's Guidelines on REITs, the revaluation does not require SC's approval but a copy of the valuation report of the Properties will be submitted to SC.

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 31.12.07 (prior to Proposed Revaluation) (RM)	Proposed Revaluation Amount * (RM)	Surplus / (Deficit) incorporated into QCT (RM)
1	Quill Building 1 – DHL 1	24.2.2006	1.12.2007	52,100,000	56,500,000	4,400,000
2	Quill Building 2 - HSBC	24.2.2006	1.12.2007	107,500,000	117,500,000	10,000,000
3	Quill Building 3 – BMW	24.2.2006	1.12.2007	59,506,672	66,900,000	7,393,328
4	Quill Building 4 – DHL 2	24.2.2006	1.12.2007	57,000,000	62,100,000	5,100,000
5	part of Plaza Mont' Kiara	9.5.2007	1.12.2007	91,507,497	105,000,000	13,492,503
6	Wisma Technip	10.4.2007	1.12.2007	124,279,543	141,000,000	16,720,457
	Total			**491,893,712**	**549,000,000**	**57,106,288**

* *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 2007, the net asset value per unit of QCT will increase from RM1.056 (before revaluation) to RM1.20 upon incorporation of the revaluation surplus RM57,106,288.

5.0 DOCUMENTS AVAILABLE FOR INSPECTION

The valuation reports in relation to the revaluation dated 1 December 2007 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 15 January 2008.