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MISCELLANEOUS

* Asterisks denote mandatory information

Name of Announcer *	CAPITACOMMERCIAL TRUST
Company Registration No.	N.A.
Announcement submitted on behalf of	CAPITACOMMERCIAL 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	26-Oct-2009 19:10:28
Announcement No.	00120

>> ANNOUNCEMENT DETAILS

The details of the announcement start here ...

Announcement Title *	Announcements by Quill Capita Trust ("QCT") - (1) Third Quarter 2009 Financial Results (2) News Release : QCT 3Q FY09 EPU growth of 18.3% (3) Corporate Presentation Slides dated 26 October 2009
Description	The announcements and news release issued by Quill Capita Management Sdn Bhd, as manager of QCT, to the Bursa Malaysia Securities Berhad, are attached for information. CCT is a substantial unitholder of QCT.
Attachments	QCT_Presentation_3Q_2009_Results.pdf QCT_3Qnewsrelease.pdf QCT_3Q09financialresults.pdf Total size = **1834K** (2048K size limit recommended)

Close Window

BURSA MALAYSIA

General Announcement

Initiated by **QUILL CAPITA TRUST** on **14/10/2009 02:43:46 PM**
Submitted by **QUILL CAPITA TRUST** on **26/10/2009 06:23:48 PM**
Reference No **QC-091014-53026**
Form Version V3.0

Submitted

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
*** Contact person**	Corinne Tan
*** Designation**	Vice President
*** Contact number**	03-23806288
E-mail address	corinne.tan@qct.com.my

Type *	**Announcement**
Subject *:	Quil Capita Trust : Corporate Presentation Slides dated 26 October 2009

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)
Corporate Presentation Slides dated 26 October 2009 are as attached for reference.

Announcement Details :-
(This field is for the details of the announcement, if applicable)

Attachment(s):- (please attach the attachments here)
Presentation_3Q 2009 Results-(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:

3rd QUARTER 2009 FINANCIAL RESULTS

26 October 2009

Contents

- Financial Results
- Portfolio Update

Important Notice

This Presentation shall be read in conjunction with the QCT Group Forecast & Projections Statement announced on 21 April 2008 and all such other relevant announcements released by QCT to the Bursa Malaysia Securities Berhad.

This presentation is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in QCT. The past performance of QCT is not necessarily indicative of the future performance of QCT.

This presentation may contain forward-looking statements that involve 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 limitations) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income and occupancy, changes in operating expenses including employee wages, benefits and training, property expenses and governmental and public policy changes. You are cautioned not to place undue reliance on these forward-looking statements which are based on the manager's current view of future events.

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

The information in this Announcement must not be published outside Malaysia.

Financial Results

Quill Capita Trust

Summary of Profit & Loss

(RM'000)	3Q 2009	YTD 30 September 2009
Total Gross Revenue	**16,807**	**50,394**
Total Operating Expenses	(3,945)	(11,616)
Net Property Income	**12,862**	**38,778**
Interest Income	94	306
Net Investment Income	**12,956**	**39,084**
Interest and Other Expenses	(4,862)	(15,550)
Income Before taxation	8,094	23,534
Taxation	(3)	(3)
Income After Taxation	**8,091**	**23,531**

Quill Capita Trust

3Q 2009 - EPU Up By 18.3%

(RM'000)	3Q 2008	3Q 2009	Change
Gross Revenue	13,769	16,807	+22.1%
NPI[1]	10,476	12,862	+22.8 %
Income After Tax	6,835	8,091	+18.3 %
EPU[2]	1.75 sen	2.07 sen	+18.3 %

The increase in both Gross Revenue and Income After Taxation in 3Q 2009 were mainly due to the rental income generated from all 10 assets currently under QCT's portfolio as compared to 9 assets in 3Q 2008.

[1] NPI refers to Net Property Income

[2] EPU refers to Earnings Per Unit

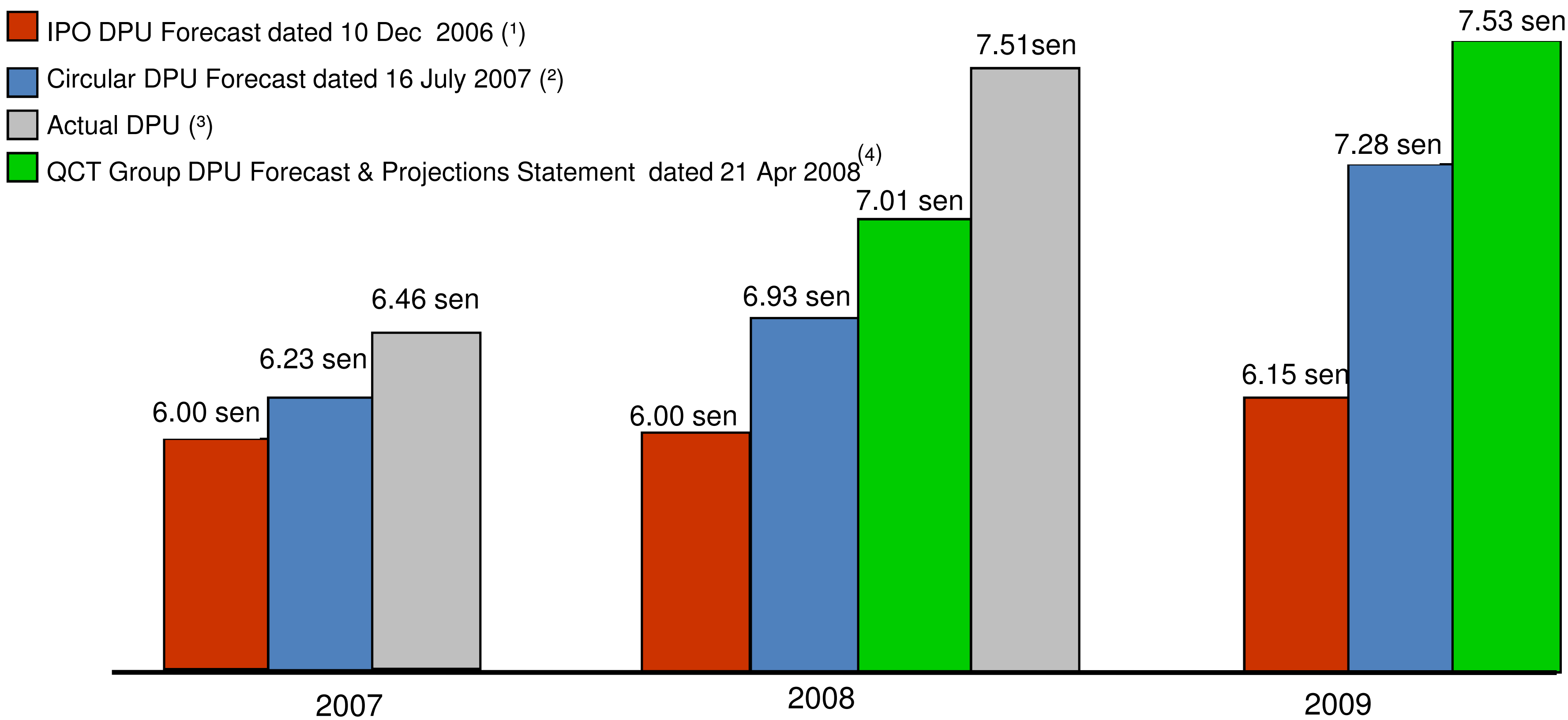
YTD 30 September 2009 - EPU Up By 13.8%

(RM'000)	YTD 30 Sept 2008	YTD 30 Sept 2009	Change
Gross Revenue	38,843	50,394	+29.7%
NPI[1]	29,515	38,778	+31.4 %
Income After Tax	20,685	23,531	+13.8 %
EPU[2]	5.30 sen	6.03 sen	+13.8 %

[1] NPI refers to Net Property Income

[2] EPU refers to Earnings Per Unit

QCT Group DPU Forecast & Projection Statement Dated 21 April 2008



Important Notice : Please read the above in conjunction with the principal bases and assumptions in the QCT Group Forecast and Projections Statement announced on 21 April 2008

1) The IPO DPU Forecast refers to the DPU forecast in the IPO Prospectus dated 10 Dec 2006
2) The Circular DPU Forecast refers to the DPU forecast in the Circular dated 16 July 2007
3) Actual DPU refers to the Total Distribution declared and paid from the distributable income for the financial year ended 31 Dec 2007 & 31 Dec 2008
4) QCT Group DPU Forecast & Projections Statement includes Quill Building 1-DHL1, Quill Building 2-HSBC, Quill Building 3-BMW, Quill Building 4-DHL2, part of Plaza Mont' Kiara, Wisma Technip, Quill Building 5 -IBM, Quill Building 8-DHL (XPJ) & Quill Building 10-HSBC (Section 13) and has been verified by an external auditor

Total Assets – RM807.5 million
NAV per unit - RM1.2112

			(Unaudited)	(Unaudited)	(Unaudited)
	as at	as at	as at	as at	as at
	30-Sep-08 (RM'000)	31-Dec-08 (RM'000)	31-Mar-09 (RM'000)	30-Jun-09 (RM'000)	30-Sept-09 (RM'000)
Non Current Assets	646,657	783,712	783,717	786,776	787,763
Current Assets	30,319	32,301	22,617	30,927	19,730
Total Assets	**676,976**	**816,013**	**806,334**	**817,703**	**807,493**
Current Liabilities	131,477	123,104	211,313	217,336	207,057
Non Current Liabilities	76,572	221,065	123,177	127,830	127,899
Net Assets	468,927	471,844	471,844	472,537	472,537
No of Units	390,131	390,131	390,131	390,131	390,131
NAV per Unit (RM)	**1.2020**	**1.2094**	**1.2094**	**1.2112**	**1.2112**

Strong Financial Ratios

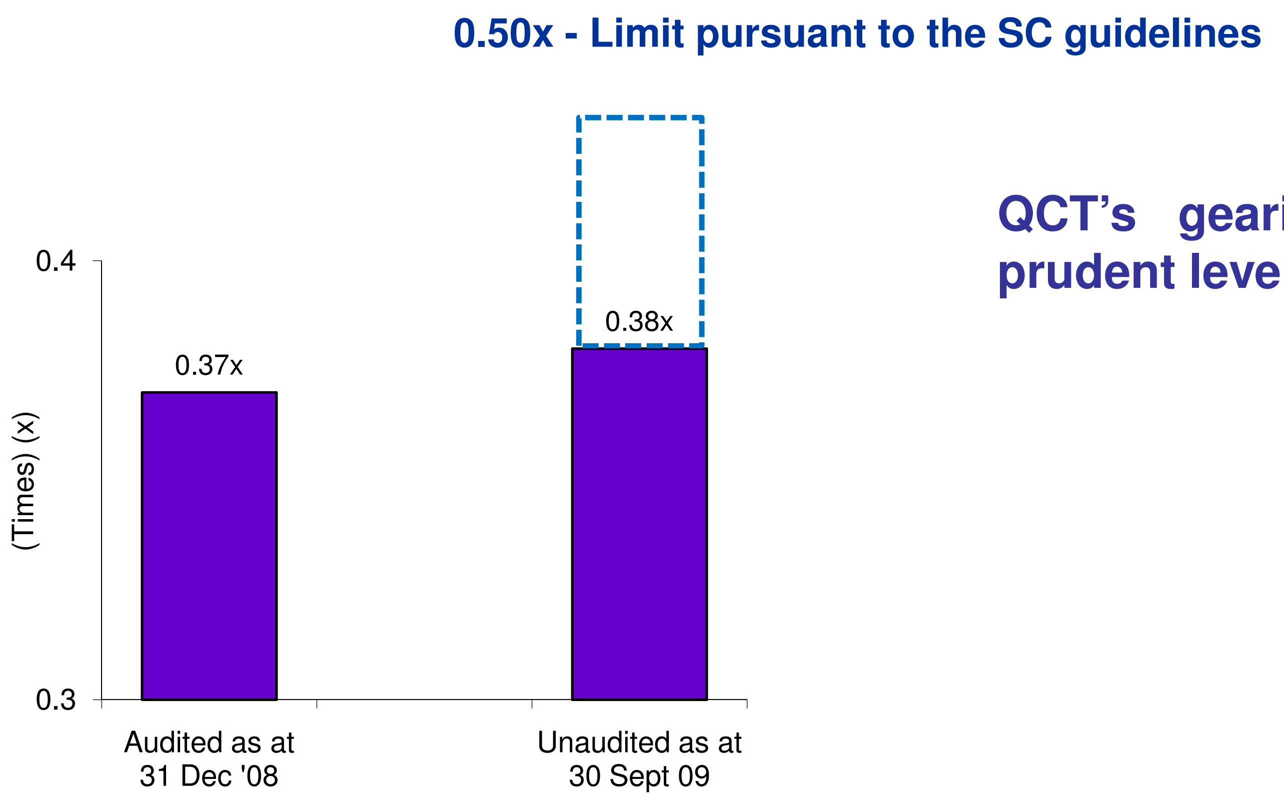
	as at 30-Sep-08 (RM'000)	as at 31-Dec-08 (RM'000)	(Unaudited) as at 31-Mar-09 (RM'000)	(Unaudited) as at 30-Jun-09 (RM'000)	(Unaudited) as at 30-Sept -09 (RM'000)
Total Debts	176,638	303,455	304,616	304,264	305,066
Gearing Ratio[1]	**0.26x**	**0.37x**	**0.38x**	**0.37x**	**0.38x**
Interest Service Cover Ratio (for the quarter) [2]	4.63x	4.05x	3.07x	3.50x	3.51x
Average Cost of Debt (p.a) [3]	**4.23%**	**4.58%**	**4.58%**	**4.58%**	**4.46%**

[1] Gearing Ratio refers to Total Debts over Total Assets

[2] Interest Service Cover Ratio is calculated based on profit before taxation (exclude revaluation surplus) and interest expenses over interest expenses (excluding transaction cost and recurring credit facility fee)

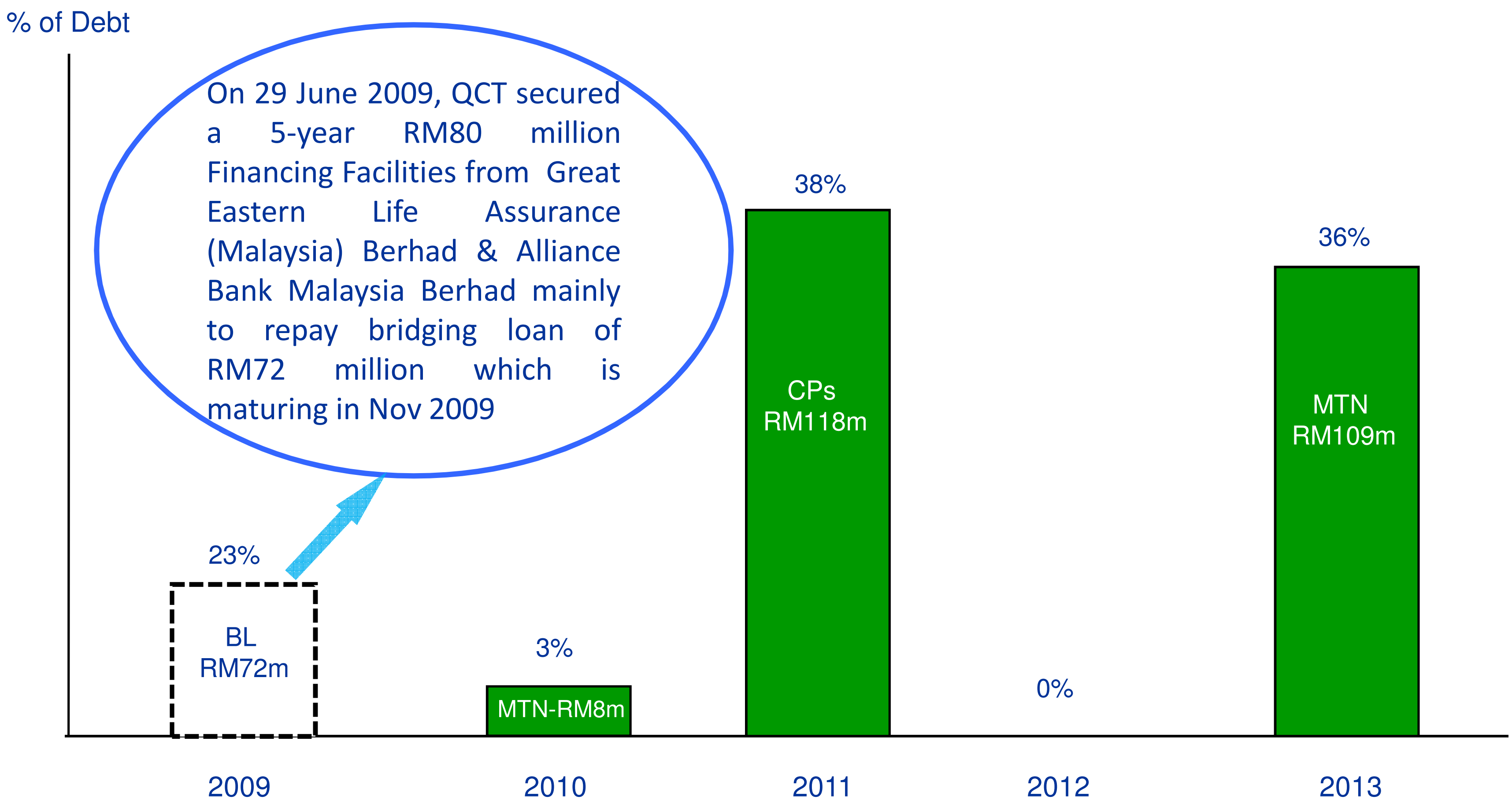
[3] Average Cost of Debt is calculated based on interest rates applicable during the period

Prudent Gearing Level



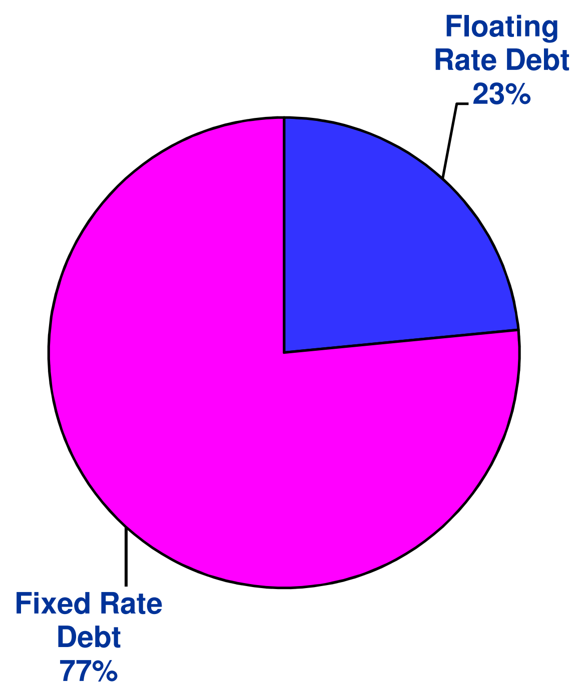
QCT's gearing is at a prudent level of 38%

Debt Maturity Profile



1) As at 30 Sept 09, total debt of RM307 million (principal) comprising bridging loan (BL) of RM72 million, Commercial Paper (CPs) of RM118 million and Medium Term Notes (MTNs) of RM117 million respectively.

Fixed Rate vs. Floating Rate



Portfolio Update

Portfolio of Quality Assets

Quill Building 1 – DHL 1	Quill Building 4 – DHL 2

NLA : 191,467 sq. ft *
(QB 1 = 92,284 sq. ft. & QB4 = 99,183 sq. ft.)

Purchase Price : RM109.1 mil
(QB1 = RM 52.1 mil & QB4 = RM57.0 mil)
Current Value : RM120.0 mil

Quill Building 2 - HSBC

NLA : 184,453 sq. ft.

Purchase Price : RM 107.5 mil
Current Value : RM117.5 mil

Quill Building 3 - BMW

NLA : 117,198 sq. ft.

Purchase Price : RM 59.4 mil
Current Value : RM66.9 mil

Part of Plaza Mont' Kiara	Wisma Technip

Part of Plaza Mont' Kiara	Wisma Technip
NLA : 73,408sq. ft.**	NLA : 233,021 sq. ft.
Purchase Price : RM 90.0 mil Current Value : RM105.0mil	Purchase Price : RM125 mil Current Value : RM145 mil

Net Lettable Area for 6 properties 799,547 sq ft

**Excluding car park area

Notes:

(1) The current market value of the respective buildings were valued by CH Williams Talhar & Wong on 1 Dec 2008.

(2) * Both the land of which Quill Building 1-DHL 1 and Quill Building 4-DHL 2 are erected on have been amalgamated on 29.08.08 and the new amalgamated title issued is held under title HS(D) no: 28552 PT 40578, Mukim Dengkil, Daerah Sepang, Negeri Selangor.

Acquisitions in 2008 - Portfolio of Quality Assets

Quill Building 5 – IBM

NLA : 80,000 sq ft
Purchase Price : RM43 mil
Current Value : RM44 mil

Quill Building 8 – DHL (XPJ)

NLA : 65,205 sq ft
Purchase Price: RM28.8 mil
Current Value : RM29.0 mil

Quill Building 10 – HSBC (Section 13)

NLA : 68,377 sq ft
Purchase Price : RM26.74 mil [2]
Current Value : RM26.80 mil [2]

TESCO Building, Penang

Lease Area : 275,020 sq. ft
Purchase Price : RM132.0 mil
Current Value : RM133.5 mil

Net Lettable Area for 10 Properties 1,288,149 sq ft
***Excluding car park area**

Notes

1) The current market value of the respective buildings were valued by CH Williams Talhar & Wong on 1 Dec 2008.

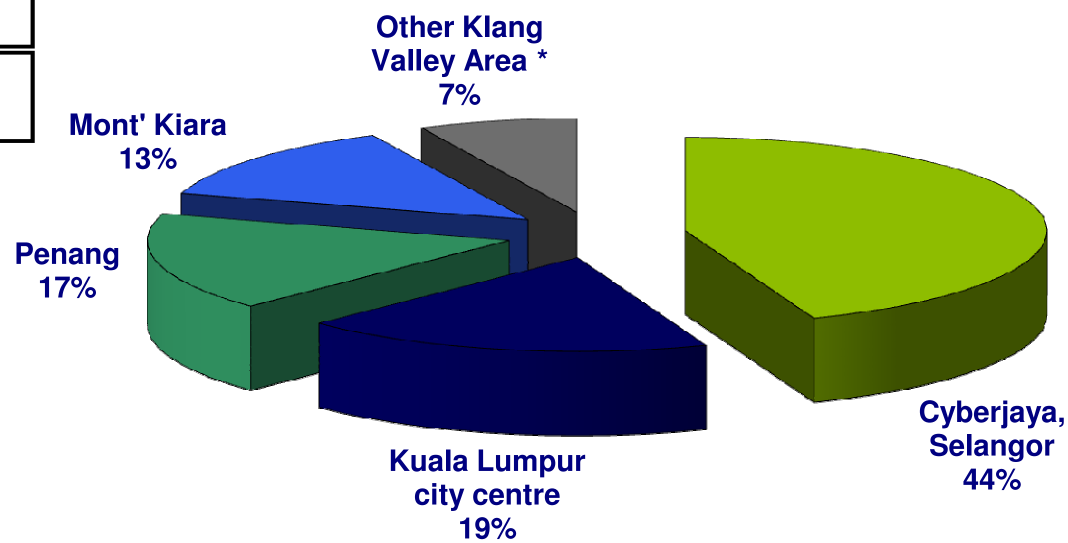
2) Construction of additional floor space of 9,949 sq. ft. in Quill Building 10- HSBC (Section 13) currently occupies by HSBC. A total asset enhancement cost of RM4.0 million was incurred.

Geographical Diversification

By Valuation

QCT has expanded its investment portfolio from 4 initial properties to include 10 properties in Cyberjaya, Kuala Lumpur, Selangor and Penang.

Klang Valley	*39%*
Cyberjaya	*44%*
Penang	*17%*



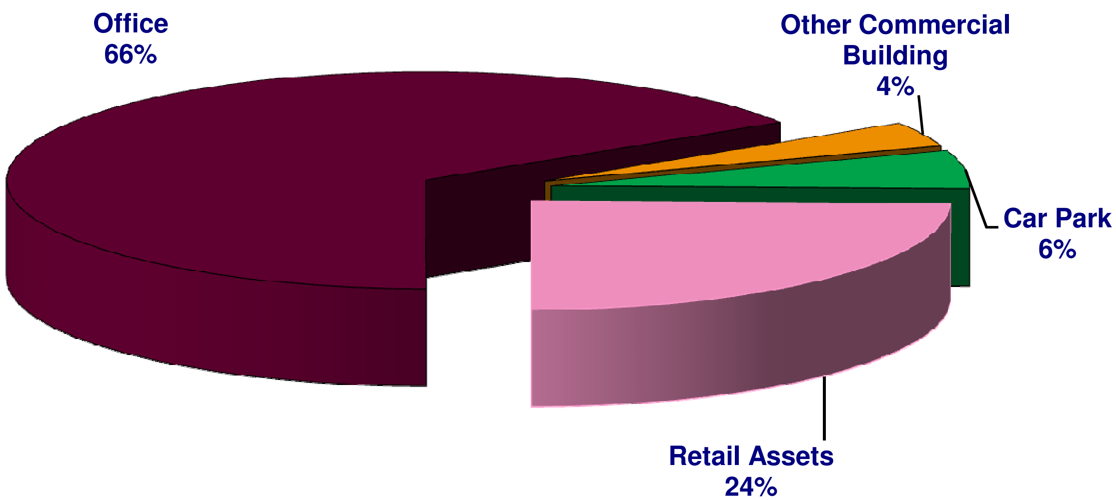
Notes:

(1) Other Klang Valley Area refers to Klang Valley generally excluding KL city centre and Mont' Kiara

(2) As at 30 Sept 2009, the real estate portfolio comprises 10 properties . The current market value of all 10 properties were valued by C H Williams Talhar & Wong on 1 Dec 2008

Diversified Segmental Contributions

By Valuation



Notes:

(1) Office comprises Quill Buildings (excluding Quill Building 8-DHL (XPJ) at Glenmarie, Shah Alam) and Wisma Technip

(2) Retail Assets refers to retail portion of Plaza Mont' Kiara & TESCO Building Penang

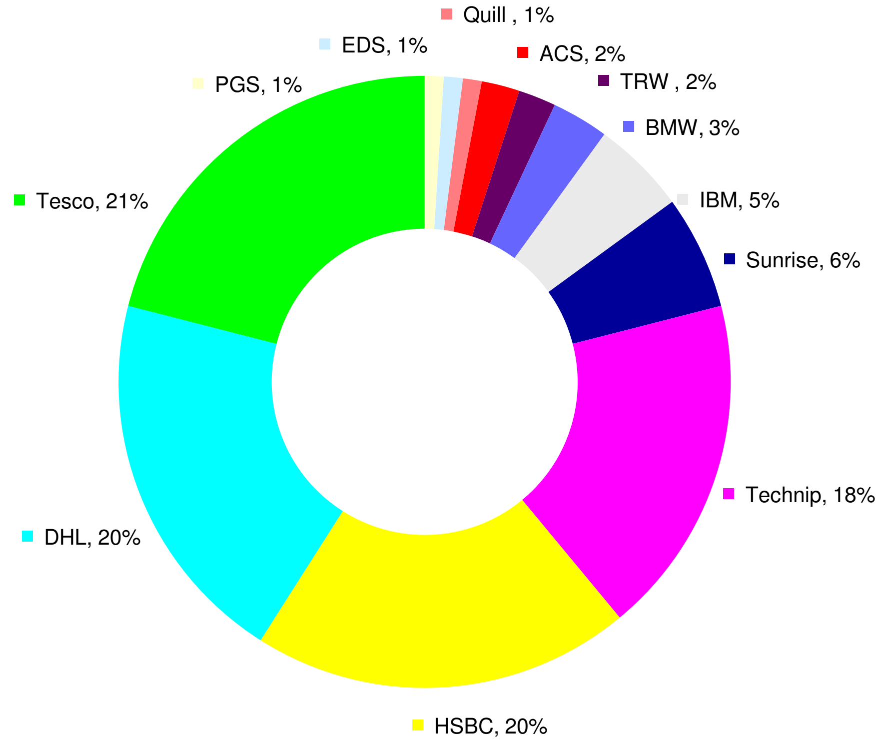
(3) Car Park refers to car parking bays in Plaza Mont' Kiara

(4) Other commercial building refers to Quill- Building 8- DHL (XPJ) at Glenmarie, Shah Alam

(5) Based on valuation dated 1 Dec 2008

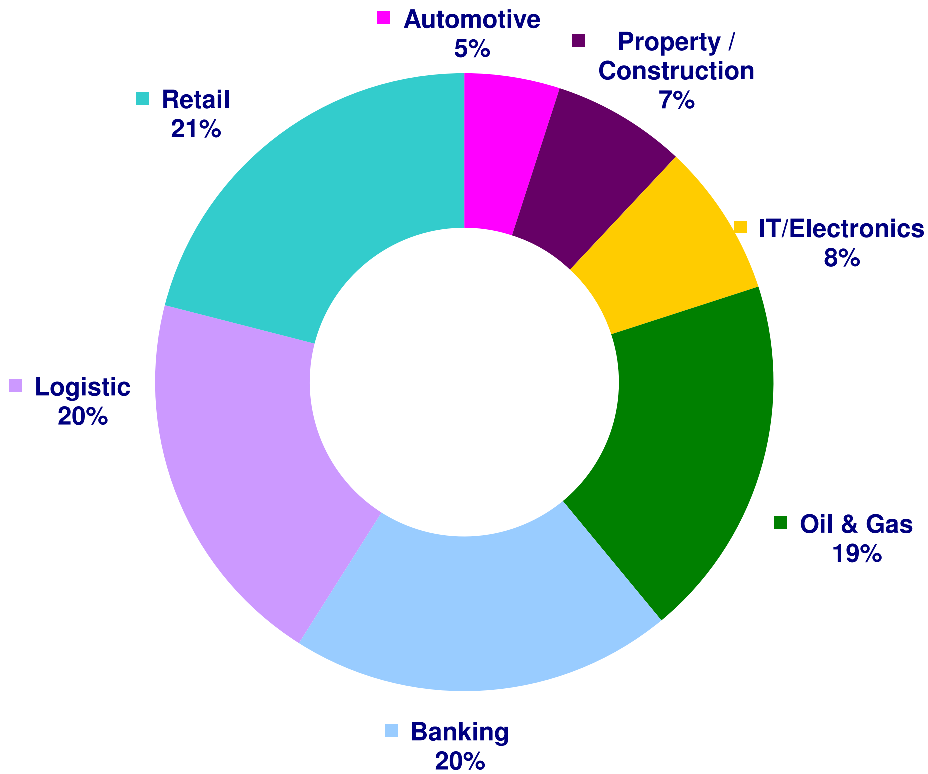
Quill Capita Trust

Good Spread of International and Local Tenants



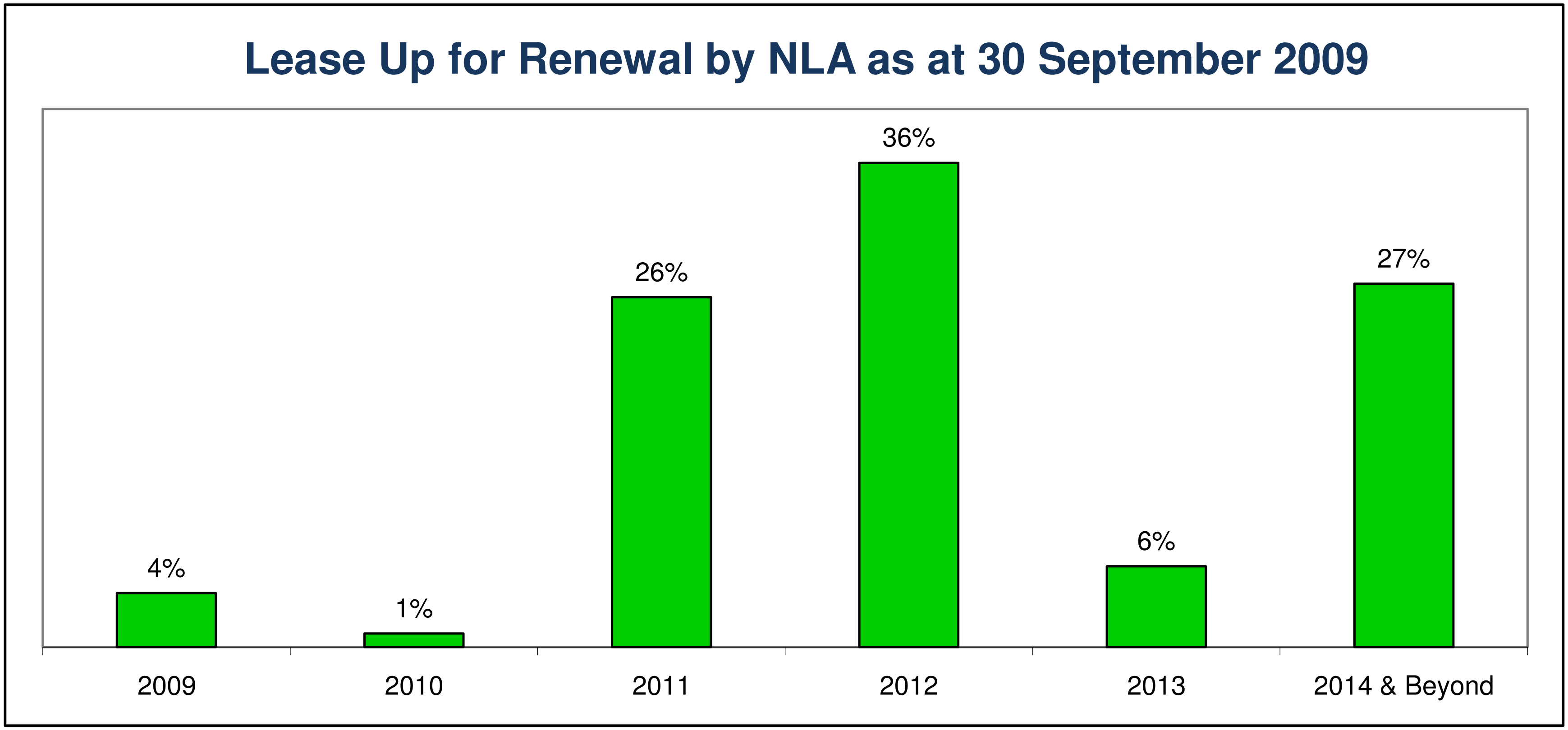
Note : The above tenancy mix is calculated based on NLA

Well Balanced Tenancy Mix



Note : The above tenancy mix is calculated based on NLA

84% of leases expiring in 2009 have been renewed



Note : Leases with BMW & EDS constituting 4% of total NLA expiring in Nov 2009.

In Summary

3Q 2009: Positive Quarter

- Gross Revenue surged 22.1% as compared to preceding year corresponding quarter
- EPU growth of 18.3% as compared to preceding year corresponding quarter
- 84% of our portfolio's leases expiring in 2009 have been renewed

Year 2009 Prospects - Moving Forward

- Continue to be driven by stable income contribution from existing tenants
- Prudent acquisition & capital management strategies and active asset management
- Focus on continuous improvement on buildings and tenant relations

Thank You

For enquires, please contact:
Mr Chan Say Yeong
Ms Corinne Tan
Ms Yong Su-Lin
Ms Celine Lau
(General Line: 603-2380 6288)
(Fax : 603-23806288)

BURSA MALAYSIA

General Announcement

Initiated by **QUILL CAPITA TRUST** on **14/10/2009 02:42:56 PM**
Submitted by **QUILL CAPITA TRUST** on **26/10/2009 06:23:48 PM**
Reference No **QC-091014-52976**
Form Version V3.0

Submitted

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
*** Contact person**	Corinne Tan
*** Designation**	Vice President
*** Contact number**	03-23806288
E-mail address	corinne.tan@qct.com.my

Type *	**Announcement**
Subject *:	News Release : Quill Capita Trust 3Q FY09 EPU Growth of 18.3%

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,Monday, 26 October 2009: Quill Capita Management Sdn Bhd ("QCM"), the manager of Quill Capita Trust ("QCT"), a commercial real estate investment trust (REIT) listed on the Main Board of Bursa Malaysia Securities Berhad,is pleased to announce QCT has achieved profit after tax (PAT) of RM8.09 million for the third quarter ended 30 September 2009 (3Q FY09). This is an 18.3% increase from the RM6.84 million in PAT recorded in the corresponding quarter last year.This also translates to an Earnings Per Unit (EPU) of 2.07 sen, as compared to 1.75 sen in the same period last year. 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)
QCT_News_Release_3Q_2009_Results_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:

QuillCapita
Trust

NEWS RELEASE

Quill Capita Trust 3Q FY09 EPU Growth of 18.3%

Kuala Lumpur, Monday, 26 October 2009: Quill Capita Management Sdn Bhd ("QCM"), the manager of Quill Capita Trust ("QCT"), a commercial real estate investment trust (REIT) listed on the Main Board of Bursa Malaysia Securities Berhad, is pleased to announce QCT has achieved a profit after tax (PAT) of RM8.09 million for the third quarter ended 30 September 2009 (3Q FY09). This is an 18.3% increase from the RM6.84 million in PAT recorded in the corresponding quarter last year. This also translates to an Earnings Per Unit (EPU) of 2.07 sen, as compared to 1.75 sen in the same period last year.

For 3Q FY09 revenue jumped by 22.1% to RM16.81 million as compared to RM13.77 million recorded in the corresponding quarter last year. Cumulative revenue for the first nine months ended 30 September 2009 rose in tandem by 29.7% to RM50.39 million from RM38.84 million in the same period last year. The growth in gross revenue and PAT was a result of full recognition of rental income from all ten assets currently under its portfolio as compared to nine assets in 3Q 2008.

Dato' Mohammed Hussein, Chairman of QCM, said: "We managed to deliver a good set of results mostly due to our pool of international and local tenants who have signed on long term leases at our properties. Our prudent debt management strategy also contributed to sustain QCT's earnings in the current financial crisis. Going forward, QCT will continue this two-pronged approach of proactive tenant management and cost efficiency measures to deliver value to shareholders."

Chan Say Yeong, Chief Executive Officer of QCM, said: "We have successfully renewed our lease with HSBC Electronic Data Processing (Malaysia) Sdn Bhd for the entire Quill Building 2-HSBC. The renewed lease term is for a period of three years commencing in November 2009. In addition, we have also completed asset enhancement works to Quill Building 10 -HSBC (Section 13) creating an additional net lettable area of 9.949 sq ft. for HSBC, who is also our tenant in that building. We greatly value the relationships we have with our tenants, and believe in working closely with them to meet and grow their business needs."

"With the renewal of HSBC's lease, 84% of our portfolio's leases expiring in 2009 have been renewed. We are actively pursuing the remaining renewals," 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.

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
For media enquiries, please contact:
Celine Lau / Yong Su-Lin
Tel: 03-23806288
Fax: 03-23806289
Email: celine.lau@qct.com.my / yong.sulin@qct.com.my

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.

BURSA MALAYSIA

Financial Results

Initiated by QUILL CAPITA TRUST on 14/10/2009 02:29:17 PM
Submitted by QUILL CAPITA TRUST on 26/10/2009 06:23:48 PM
Reference No QC-091014-52157
Form Version V3.0

Submitted

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
* Contact person	Corinne Tan
* Designation	Vice President
* Contact number	03-23806288
E-mail address	corinne.tan@qct.com.my

Part A1 : Quarterly Report

* Financial Year End	31/12/2009
* Quarter	3 Qtr
* Quarterly report for the financial period ended	30/09/2009
* The figures	have not been audited

Please attach the full Quarterly Report here

QCT 3Q 09 financials - (Bursa).pdf

Remarks

- DEFAULT CURRENCY
- OTHER CURRENCY

Currency: Malaysian Ringgit (MYR)

Part A2 : SUMMARY OF KEY FINANCIAL INFORMATION

Summary of Key Financial Information for the financial period ended
* 30/09/2009

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER *	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE *	PRECEDING YEAR CORRESPONDING PERIOD
	30/09/2009	30/09/2008	30/09/2009	30/09/2008
	[dd/mm/yyyy] $$'000	[dd/mm/yyyy] $$'000	[dd/mm/yyyy] $$'000	[dd/mm/yyyy] $$'000
1. Revenue	16,807	13,769	50,394	38,843
2. Profit/(loss) before tax	8,094	6,836	23,534	20,685
3. Profit/(loss) for the period	8,091	6,836	23,531	20,685
4. Profit/(loss) attributable to ordinary equity holders of the parent	8,091	6,836	23,531	20,685
5. Basic earnings/(loss) per share (Subunit)	2.07	1.75	6.03	5.30
6. Proposed/Declared dividend per share (Subunit)	0.00	0.00	3.78	3.36

	AS AT END OF CURRENT QUARTER*	AS AT PRECEDING FINANCIAL YEAR END
7. Net assets per share attributable to ordinary equity holders of the parent ($$)	1.2112	1.2094

Remarks :

Definition of Subunit:

In a currency system, there is usually a main unit (base) and subunit that is a fraction amount of the main unit.
Example for the subunit as follows:

Country	Base Unit	Subunit
Malaysia	Ringgit	Sen
United States	Dollar	Cent
United Kingdom	Pound	Pence

QUILL CAPITA TRUST
CONDENSED CONSOLIDATED INCOME STATEMENT
FOR THE QUARTER ENDED 30 SEPTEMBER 2009 (UNAUDITED)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 30.09.2009	Preceding Year Corresponding Quarter 30.09.2008	Current Year To Date 30.09.2009	Preceding Year Corresponding To Date 30.09.2008
	RM	RM	RM	RM
TOTAL INCOME				
Gross revenue	16,807,308	13,768,822	50,393,770	38,843,389
Property operating expenses	(3,945,012)	(3,292,669)	(11,615,425)	(9,328,532)
Net property income	12,862,296	10,476,153	38,778,345	29,514,857
Interest income	93,866	25,356	305,712	331,334
	12,956,162	10,501,509	39,084,057	29,846,191
TOTAL EXPENDITURE				
Manager's fee	(1,293,629)	(1,007,744)	(3,817,588)	(2,977,860)
Trustee's fee	(60,075)	(34,317)	(183,032)	(102,943)
Borrowing costs	(3,412,681)	(2,052,632)	(10,541,782)	(5,050,509)
Valuation fees	(52,500)	(303,000)	(327,500)	(428,000)
Auditors' remuneration	(29,100)	(2,250)	(87,300)	(57,350)
Tax agent's fee	(1,120)	4,675	(11,410)	(3,095)
Administrative expenses	(13,296)	(270,717)	(581,193)	(540,991)
	(4,862,401)	(3,665,985)	(15,549,805)	(9,160,748)
INCOME BEFORE TAXATION	8,093,761	6,835,524	23,534,252	20,685,443
TAXATION	(2,801)	-	(2,801)	-
INCOME AFTER TAXATION	8,090,960	6,835,524	23,531,451	20,685,443
Income After Taxation is made up of the following:				
Realised	8,090,960	6,835,524	23,531,451	20,685,443
Unrealised	-	-	-	-
EARNINGS PER UNIT (c)				
- after manager's fees (sen)	2.07	1.75	6.03	5.30
- before manager's fees (sen)	2.41	2.01	7.01	6.07
INCOME DISTRIBUTION				
-Distribution of Income	-	-	(14,746,952)	(13,108,402)
Income distribution per unit Gross (sen)	-	-	3.78 (a)	3.36 (b)

(a) Interim gross distribution of 3.78 sen per unit relates to the distribution of the distributable income for the period 1 January 2009 to 30 June 2009, and was paid on 28 August 2009.

(b) The distribution of 3.36 sen per unit relates to the distribution of the distributable income for the period 1 January 2008 to 23 June 2008.

(c) Earnings Per Unit for the current year quarter and current year cumulative quarter are computed based on Income After Taxation for the respective periods divided by 390,131,000 units in circulation.

The Condensed Income Statement should be read in conjunction with the audited financial statements for the year ended 31 December 2008 and the accompanying explanatory notes attached to the financial statements.

QUILL CAPITA TRUST
CONDENSED CONSOLIDATED BALANCE SHEET
FOR THE QUARTER ENDED 30 SEPTEMBER 2009 (UNAUDITED)

	AS AT END OF CURRENT QUARTER 30.09.2009 UNAUDITED RM	AS AT PRECEDING FINANCIAL YEAR END 31.12.2008 AUDITED RM
NON-CURRENT ASSETS		
Property, plant and equipment	6,834	12,519
Investment properties	787,756,382	783,700,000
	787,763,216	783,712,519
CURRENT ASSETS		
Trade and other receivables	3,710,963	3,865,026
Deposits with licensed financial institution	7,349,744	21,374,330
Cash and bank balances	8,668,954	7,061,593
	19,729,661	32,300,949
CURRENT LIABILITIES		
Provision for income distribution	8,090,960	16,190,436
Trade and other payables	7,035,914	9,783,427
Borrowings	189,120,426	187,715,080
Security deposits	2,809,877	7,376,293
	207,057,177	221,065,236
NET CURRENT LIABILITIES	(187,327,516)	(188,764,287)
NON-CURRENT LIABILITIES		
Borrowings	115,945,740	115,739,489
Security deposits	11,952,711	7,365,033
	127,898,451	123,104,522
NET ASSETS	472,537,249	471,843,710
Represented by:		
UNITHOLDERS' FUND		
Unitholders' capital	411,712,067	411,712,067
Undistributed and non-distributable income	60,825,182	60,131,643
	472,537,249	471,843,710
NET ASSET VALUE PER UNIT (before provision for distribution)	1.2320	1.2509
NET ASSET VALUE PER UNIT (after provision for distribution)	1.2112	1.2094
NUMBER OF UNITS IN CIRCULATION	390,131,000	390,131,000

The Condensed Balance Sheet should be read in conjunction with the audited financial statements for the year ended 31 December 2008 and the accompanying explanatory notes attached to the financial statements.

QUILL CAPITA TRUST
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN NET ASSET VALUE
FOR THE QUARTER ENDED 30 SEPTEMBER 2009 (UNAUDITED)

	Unitholders' Capital	Distributable Income	Non distributable Income	Total
	RM	RM	RM	RM
As at 1 January 2009	411,712,067	225,462	59,906,181	471,843,710
Net income for the period	-	23,531,451	-	23,531,451
Distribution paid on 28 August 2009	-	(14,746,952)	-	(14,746,952)
Provision for distribution	-	(8,090,960)	-	(8,090,960)
As at 30 September 2009	411,712,067	919,001	59,906,181	472,537,249

The Condensed Consolidated Statement of Changes in Net Asset Value should be read in conjunction with the audited financial statements for the year ended 31 December 2008 and the accompanying explanatory notes attached to the financial statements.

QUILL CAPITA TRUST
CONDENSED CONSOLIDATED CASH FLOW STATEMENT
FOR THE QUARTER ENDED 30 SEPTEMBER 2009 (UNAUDITED)

	CURRENT YEAR TO DATE 30.09.2009 RM	PRECEDING YEAR TO DATE 30.09.2008 RM
CASH FLOW FROM OPERATING ACTIVITIES		
Income before tax	23,534,252	20,685,443
Adjustments for:		
Interest expenses	10,009,353	4,681,312
Transaction costs & credit facility costs	532,429	369,197
Depreciation	5,685	5,121
Interest income	(305,712)	(331,334)
Operating income before working capital changes	33,776,007	25,409,739
Receivables	17,053	(3,024,720)
Payables	(2,226,688)	2,288,988
Cash generated from operating activities	31,566,372	24,674,007
Income tax paid	(2,801)	-
Net cash generated from operating activities	31,563,571	24,674,007
CASH FLOW FROM INVESTING ACTIVITIES		
Deposits for purchase of investment properties	-	(13,200,000)
Additions to investment properties	(4,056,382)	(96,599,245)
Purchase of property, plant & equipments	-	(9,172)
Interest received	327,628	322,112
Net cash used in investing activities	(3,728,754)	(109,486,305)
CASH FLOW FROM FINANCING ACTIVITIES		
Distribution to unitholders	(30,937,388)	(22,744,638)
Proceeds from borrowings	-	147,163,766
Finance costs paid	(9,314,654)	(2,426,967)
Repayment of borrowings	-	(59,240,000)
Net cash (used in) /generated from financing activities	(40,252,042)	62,752,161
NET MOVEMENT IN CASH AND CASH EQUIVALENTS	(12,417,225)	(22,060,137)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	28,435,923	33,680,472
CASH AND CASH EQUIVALENTS AT END OF PERIOD	16,018,698	11,620,335
Cash and cash equivalents at end of period comprises:		
Deposits with licensed financial institutions	7,349,744	5,500,000
Cash and bank balances	8,668,954	6,120,335
	16,018,698	11,620,335

The Condensed Cash Flow Statement should be read in conjunction with the audited financial statements for the year ended 31 December 2008 and the accompanying explanatory notes to the financial statements.

QUILL CAPITA TRUST
EXPLANATORY NOTES FOR QUARTER ENDED 30 SEPTEMBER 2009

A1 BASIS OF PREPARATION

The financial statements have been prepared under the historical cost convention except for investment properties which are stated at fair value.

The financial statements comply with the applicable Financial Reporting Standards in Malaysia, provisions of the Trust Deed and the Securities Commission's Guidelines on Real Estate Investment Trusts.

A2 BASIS OF CONSOLIDATION

The consolidated financial statements include the financial statements of QCT and its special purpose entities ("SPEs"). The SPEs were established for the specific purpose of raising financing on behalf of QCT for the acquisition of real estate properties and single-purpose companies. QCT does not have any shareholding in these entities. A SPE is consolidated if, based on an evaluation of the substance of its relationship with QCT and the SPE's risks and rewards, QCT concludes that it controls the SPE. SPEs controlled by QCT were established under terms that impose strict limitations on the decision-making powers of the SPE's management resulting in QCT receiving all of the benefits related to the SPE's operations and net assets.

A3 AUDIT REPORT OF PRECEDING FINANCIAL YEAR ENDED 31 DECEMBER 2008

The audit report of the financial statements for the preceding year ended 31 December 2008 was not qualified.

A4 SEASONALITY OR CYCLICALITY OF OPERATIONS

The business operations of QCT may be affected by seasonal or cyclical factors, including but not limited to changes in rental demand and supply of properties which depend on market conditions, economic cycle, financial performance of its tenants, availability of credit facilities and interest rate environment.

A5 UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE

During the current quarter under review, there were no unusual items due to their nature, size or incidence that affects the assets, liabilities, equity, net income or cash flows of QCT.

A6 CHANGES IN ESTIMATES OF AMOUNTS REPORTED

There were no changes in the estimates of amounts reported during the current quarter.

A7 CHANGES IN DEBT AND EQUITY

Save as disclosed in note B9, there were no repurchase, resale and repayment of debt and equity instruments for the current quarter and period to date.

A8 INCOME DISTRIBUTION POLICY

In line with the Trust Deed dated 9 October 2006, effective from financial year 2009, QCT intends to distribute distribution at least 90% of its distributable income at least semi-annually or at such other intervals as the manager may determine.

A9 SEGMENT REPORTING

No segment information is prepared as QCT's activities are predominantly in one industry segment and situated predominantly in Malaysia.

A10 VALUATION OF INVESTMENT PROPERTIES

The investment properties are valued by independent registered valuers and the differences between the valuations and the book values of the respective properties are charged or credited to the Income Statement.

No valuations were carried out for the quarter ended 30 September 2009.

A11 SIGNIFICANT EVENTS DURING THE QUARTER ENDED 30 SEPTEMBER 2009

There were no significant events during the quarter ended 30 September 2009.

A12 SIGNIFICANT EVENTS SUBSEQUENT TO THE QUARTER ENDED 30 SEPTEMBER 2009

There were no significant events subsequent to the quarter ended 30 September 2009.

A13 CHANGES IN CONTINGENT LIABILITIES

There are no contingent liabilities to be disclosed.

A14 CAPITAL COMMITMENTS

The amount of capital commitment not provided for in the financial statements as at 30 September 2009 are as follows:

	As at 30 September 2009 RM
Approved and contracted for :	
Investment properties	365,970
Approved and not contracted for :	
Investment properties	279,760

B1 REVIEW OF PERFORMANCE

QCT recorded RM16.81 million and RM8.09 million of revenue and income after taxation respectively for the current quarter ended 30 September 2009. Revenue and income after taxation have increased as compared with the corresponding quarter 2008 due mainly to contributions from a larger portfolio of assets.

B2 COMPARISON WITH PRECEDING QUARTER

	Current Quarter ended 30 September 2009 RM	Preceding Quarter ended 30 June 2009 RM
Total Revenue	16,807,308	16,670,177
Income before tax	8,093,761	8,087,052
Income after tax	8,090,960	8,087,052
Provision for income distribution #	8,090,960	7,393,513

Revenue for the quarter is higher than the preceding quarter due mainly to increase in rental of some tenants during the current quarter.

Income before taxation and after taxation for the current quarter is not materially different from the preceding quarter.

Provision for income distribution totalling RM8,090,960 being 100 % of the income after taxation for the quarter. No income distribution has been declared for the quarter .

B3 PROSPECTS

With the improvement in the capital market, QCT is expected to operate under more stabilised environment for the remaining months of the year. QCT will continue to focus on tenant retention, capital management and cost efficiency measures.

B4 PROFIT FORECAST / PROFIT GUARANTEE VARIANCE

a) Profit forecast

The unaudited results for the second quarter ended 30 September 2009 is in line with the forecast for FY 2009 as announced on 21 April 2008 ("Forecast 2009").

b) Profit guarantee

QCT is not involved in any arrangement whereby it provides profit guarantees.

B5 TAXATION

Previously, undistributed income of a REIT would be subject to income tax whereas the income distributed would be exempt from tax. With the amendment to Section 61A of the Income Tax Act 1967, effective from Year of Assessment 2007, the undistributed income of a REIT will also be exempt from income tax provided that the REIT distributes 90% or more of its total income for the year. If the REIT is unable to meet the 90% distribution criteria, the entire taxable income of the REIT for the year would be subject to income tax.

As QCT intends to distribute at least 90% of its total income for the year to its unitholders, no provision for tax has been made in the current quarter.

A reconciliation of the income tax expense applicable to income before taxation at the statutory income tax rate to income tax expense at the effective income tax rate of QCT is as follows:

	Current Quarter RM	Year to date RM
Income before taxation	8,093,761	23,534,252
Taxation at Malaysian statutory tax rate of 25%	2,023,440	5,883,563
Expenses not deductible for tax purposes	-	-
Income exempted from tax	(2,023,440)	(5,883,563)
Underprovision of prior year tax	(2,801)	(2,801)
Write-back of over provision	-	-
Tax expense for the period	(2,801)	(2,801)

B6 PROFIT ON SALE OF INVESTMENTS IN UNQUOTED SECURITIES /PROPERTIES

There was no disposal of investments in unquoted securities during the current quarter and the period to date.

B7 PARTICULARS OF PURCHASE OR DISPOSAL OF INVESTMENT IN QUOTED SECURITIES

There was no purchase or disposal of investments in quoted securities during the current quarter and the period to date.

B8 STATUS OF CORPORATE PROPOSALS

There were no corporate proposals during the current quarter and period to date.

B9 BORROWINGS AND DEBT SECURITIES

	As at end of current quarter ended 30 September 2009
Current liabilities :	
<u>**CPs**</u>	
	RM
Face value of CPs issued	118,000,000
Discount on CPs	(1,412,655)
Cash proceeds	116,587,345
Accretion of interest expense on CPs	916,242
	117,503,587
Transaction costs c/f	(452,564)
Amortisation of transaction costs during the period	69,403
	117,120,426
Loan drawndown from RM80 million Loan Facilities	72,000,000
	189,120,426
Non- current liabilities:	
<u>**MTNs**</u>	
Face value of MTNs issued	117,000,000
Transaction costs c/f	(1,260,511)
	115,739,489
Amortisation of transaction costs during the period	206,251
	115,945,740

a <u>**Commercial Papers ("CPs") / Medium Term Notes ("MTNs") programmes ("CPs/MTNs Programme")**</u>

(i) **CPs/MTNs Programme of up to RM118 million (" RM118 million Programme ")**

On 3 November 2006, QCT has through its SPE, Gandalf Capital Sdn. Bhd., established a 7 year RM118 million CPs/MTNs Programme ("RM118 million Programme") to raise funds from the private debt securities market to part finance acquisitions of its investment properties.

Todate, the full RM118 million Programme has been issued, as follows:

- On 1 December 2006, CPs of nominal value of RM91.9 million were issued. The effective interest rate on the CPs is 3.995 % until 30 November 2011 , resulting from the IRS arrangement as disclosed in Note B10.
- On 14 March 2008, CPs of nominal value of RM24 million were issued. The effective interest rate is 4.14% from 15 December 2008 to 30 November 2011 due to the IRS arrangement as disclosed in Note B10.
- On 15 December 2008, CPs of nominal value of RM2.1 million were issued. The effective interest rate is 4.14% due to the IRS arrangement as disclosed in Note B10.

B9 BORROWINGS AND DEBT SECURITIES (Cont'd)

(ii) CP/MTN Programme of up to RM134 million (RM134 million Programme")

On 30 July 2008, QCT through its SPE, Boromir Capital Sdn Bhd ("Boromir"), established a 7 year CP/MTN Programme of up to RM134 million ("RM134 million Programme").

In 2008, MTNs totalling RM117 million were issued to finance certain investment properties of QCT, as follows:

- On 15 September 2008, RM64 million of the MTNs were issued at interest rate of 5.2% p.a for 5 years till year 2013. The effective interest rate is 4.36 % p.a due to the IRS arrangements as disclosed in note B10.
- On 7 November 2008, MTNs of RM45 million were issued for 5 years to 2013 at interest rate of 5.2% p.a.
- On 9 December 2008, RM8 million of MTNs were issued for 2 years to 2010 at interest rate of 5% p.a.

There were no issuance of MTNs in the current quarter and period to date.

b <u>Loan Facilities</u>

(i) <u>RM80 million Loan Facilities from HDBS and MBB ("RM80 million Loan Facilities")</u>

On 16 October 2008, QCT obtained loan facilities totalling RM80 million ("RM80 million Loan Facilities ") with RM40 million each from HwangDBS Investment Bank Berhad ("HDBS") and Maybank Investment Bank Berhad (formerly known as Aseambankers Malaysia Berhad).

The average interest rate on the Loan Facilities is 4.34% p.a .

The said facilities will mature in November 2009 and are expected to be repaid by the 5-year RM80 million Financing Facilities as disclosed in (ii) below.

(ii) <u>RM80 million 5-year financing facilities from Great Eastern Life Assurance (Malaysia) Berhad ("GE") and Alliance Bank Berhad ("Alliance") ("5-year RM80 million Financing Facilities")</u>

On 29 June 2009, QCT through its SPE, Samwise Capital Sdn. Bhd., entered into a facility agreement with GE and Alliance for financing facilities of RM80 million for five years.

The facilities, which include fixed and floating rate tranches, will be utilised to repay the RM80 million Loan Facilities maturing in November 2009 as disclosed in b (i) above.

B10 OFF BALANCE SHEET FINANCIAL INSTRUMENTS

Other than as disclosed below, QCT has no financial instruments with off balance sheet risks as at the date of issuance of this report that may materially affect the position or business of QCT.

As part of the active interest rate management strategy of QCT, the following Interest Rate Swap ("IRS") arrangements have been entered into :

(i) On 18 April 2007, an IRS arrangement swapping floating rate for fixed rate for a notional amount of RM90 million ("IRS No.1") was entered into in relation to the RM91.9 million nominal values CPs issued by the Manager with a financial institution (the "Bank"). Pursuant to IRS No. 1, QCT will pay a fixed rate of 3.745% p.a to the Bank whilst the Bank will pay a floating rate to QCT. IRS No. 1 commenced on 31 May 2007 and will mature on 30 November 2011.

(ii) On 15 September 2008, an IRS arrangement swapping fixed rate for floating rate for RM64 million ("IRS No.2") was entered into in relation to the RM64 million nominal value MTNs issued by the Manager with the Bank . Pursuant to IRS No. 2 , QCT will pay a floating rate to the Bank whilst the Bank will pay a fixed rate of 5.2% p.a to QCT. IRS No.2 commenced on 15 September 2008 and will mature on 30 September 2013.

(iii) On 10 October 2008, an IRS arrangement swapping floating rate for fixed rate for RM25.5 million ("IRS No.3") was entered into in relation to the RM26.1 million nominal value CPs issued by the Manager with the Bank. Pursuant to IRS No. 3, QCT will pay a fixed rate of 3.89% p.a to the Bank whilst the Bank will pay a floating rate to QCT. IRS No.3 commenced on 15 December 2008 and will mature on 30 November 2011.

(iv) On 5 November 2008, an IRS arrangement swapping floating rate for fixed rate for RM64 million nominal value MTNs issued was entered into by the Manager whereby QCT will pay a fixed rate of 4.36% p.a to the Bank whilst the Bank will pay a floating rate to QCT ("IRS No.4"). IRS No. 4 commenced on 16 March 2009 and will mature on 16 September 2013.

The differences between the floating rate and the fixed rate of the respective IRSs will be settled between QCT and the Bank semi-annually, and are charged or credited to the income statement.

B11 CHANGES IN MATERIAL LITIGATION

There is no pending material litigation as at the date of issuance of this report.

B12 INCOME DISTRIBUTION

The distribution policy of QCT is to distribute at least 90% of its distributable income at least semi-annually or at such other intervals as the manager may determine.

A provision for income distribution of RM8,090,960 being 100 % of the income after taxation for the quarter has been made. No income distribution has been declared for the quarter.

An interim distribution of RM14,746,952 or 3.78 sen per unit, being 95.5% of the income after taxation for the period from 1 January 2009 to 30 June 2009, had been paid on 28 August 2009.

Income distribution to resident individuals, non-resident individuals, resident institutional investors, non-resident institutional investors and non-resident companies are subject to withholding tax. The applicable tax rates for income distribution payable in the year 2009 are :

Resident and non-resident individuals	10%
Resident and non-resident institutional investors	10%
Resident companies (flow through)	0%
Non -resident companies	25%

B13 AUTHORISATION FOR ISSUE

The unaudited financial statements were authorised for issue by the Board of Directors of the Manager in accordance with a resolution of directors dated 26 October 2009.

BY ORDER OF THE BOARD

LEE FONG YONG
COMPANY SECRETARY (MAICSA No. 7005956)
Quill Capita Management Sdn Bhd
(Company No: 737252-X)
(As Manager of Quill Capita Trust)
Kuala Lumpur

Dated : 26 October 2009