QUILL CAPITA TRUST - SECOND QUARTER 2013 FINANCIAL RESULTS * FINANCIAL STATEMENT AND RELATED ANNOUNCEMENT

** Asterisks denote mandatory information*

Name of Announcer *	CAPITACOMMERCIAL TRUST MANAGEMENT LIMITED (AS MANAGER OF CAPITACOMMERCIAL TRUST)
Company Registration No.	200309059W
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	01-Aug-2013 18:33:36
Announcement No.	00180

>> ANNOUNCEMENT DETAILS

The details of the announcement start here ...

For the Financial Period Ended *	30-06-2013
Description	Announcements by Quill Capita Trust ("QCT") - (1) 2nd Quarter 2013 Financial Results (2) News Release : QCT delivers 1H 2013 distribution per unit of 4.10 sen (3) Corporate Presentation Slides dated 1 August 2013 (4) Entitlements (Notice of Book Closure) The above announcements 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_2Q2013_FinancialResults.pdf News_Release.pdf Corporate_Presentation_2Q2013.pdf Entitlements_Notice_of_BookClosure.pdf Total size =3962K (2048K size limit recommended)

BURSA MALAYSIA

Financial Results

Form Version 8 (Enhanced)
Initiated by QUILL CAPITA TRUST on 09/07/2013 10:58:01 AM
Submitted by QUILL CAPITA TRUST on 01/08/2013 04:59:23 PM
Reference No QC-130709-39481

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**	03-27888188
E-mail address	corinne.tan@qct.com.my

Part A : To be filled by Public Listed Company

* **Financial Year End**	**31/12/2013**
* **Quarter**	**2 Qtr**
* **Quarterly report for the financial period ended**	**30/06/2013**
* **The figures**	**have not been audited**

Please attach the full Quarterly Report here

QCT 2Q 2013 quarterly report (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
* 30/06/2013

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR	PRECEDING	CURRENT YEAR	PRECEDING

	QUARTER *	YEAR CORRESPONDING QUARTER	TO DATE *	YEAR CORRESPONDING PERIOD
	30/06/2013	30/06/2012	30/06/2013	30/06/2012
	[dd/mm/yyyy] $$'000	[dd/mm/yyyy] $$'000	[dd/mm/yyyy] $$'000	[dd/mm/yyyy] $$'000
1. Revenue	17,274	17,424	34,501	35,208
2. Profit/(loss) before tax	8,908	9,169	17,017	17,240
3. Profit/(loss) for the period	8,908	9,169	17,017	17,240
4. Profit/(loss) attributable to ordinary equity holders of the parent	8,908	9,169	17,017	17,240
5. Basic earnings/(loss) per share (Subunit)	2.28	2.35	4.36	4.42
6. Proposed/Declared dividend per share (Subunit)	2.02	2.03	4.10	4.10

	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 ($$)	1.3563	1.3556

Remarks :

net assets per share shown are before provision for distribution.

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 STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 30 JUNE 2013 (UNAUDITED)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year	Preceding Year Corresponding	Current Year	Preceding Year Corresponding
	Quarter 30.06.2013	Quarter 30.06.2012	To Date 30.06.2013	To Date 30.06.2012
	RM	RM	RM	RM
TOTAL INCOME				
Gross revenue	17,273,678	17,423,962	34,500,643	35,208,147
Property operating expenses	(3,689,760)	(3,521,462)	(7,851,100)	(8,015,014)
Net property income	13,583,918	13,902,500	26,649,543	27,193,133
Interest income	158,759	188,110	450,726	385,932
	13,742,677	14,090,610	27,100,269	27,579,065
TOTAL EXPENDITURE				
Manager's fee	(1,316,076)	(1,326,899)	(2,667,942)	(2,689,936)
Trustee's fee	(64,724)	(63,155)	(129,972)	(127,091)
Finance costs	(3,372,350)	(3,497,545)	(6,829,316)	(6,954,991)
Valuation fees	67,500	47,500	(105,000)	(122,500)
Auditors' remuneration	(30,879)	(36,505)	(91,758)	(67,258)
Tax agent's fee	(4,929)	(4,629)	(60,758)	(11,458)
Administrative expenses	(113,392)	(40,807)	(198,553)	(365,995)
	(4,834,850)	(4,922,040)	(10,083,299)	(10,339,229)
INCOME BEFORE TAX	8,907,827	9,168,570	17,016,970	17,239,836
Income tax expense	-	-	-	-
NET INCOME FOR THE PERIOD	8,907,827	9,168,570	17,016,970	17,239,836
OTHER COMPREHENSIVE INCOME				
Loss on remeasurement of financial derivatives (a)	(13,938)	(2,229,072)	(35,014)	(809,035)
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	8,893,889	6,939,498	16,981,956	16,430,801
Net income for the period is made up as follows:				
Realised	8,907,827	9,168,570	17,016,970	17,239,836
Unrealised	-	-	-	-
EARNINGS PER UNIT (b)				
- after manager's fees (sen)	2.28	2.35	4.36	4.42
- before manager's fees (sen)	2.62	2.69	5.05	5.11
EARNINGS PER UNIT (REALISED) (c)				
- after manager's fees (sen)	2.28	2.35	4.36	4.42
- before manager's fees (sen)	2.62	2.69	5.05	5.11
INCOME DISTRIBUTION				
Interim income distribution	(7,886,228)	(7,924,105)	(15,995,371)	(15,995,371)
Income distribution per unit				
Gross (sen)	2.02	2.03	(d) 4.10	4.10

(a) This relates to the loss on the remeasurement of the fair values of interest rate swaps ("IRSs"). (please refer Note B15)

(b) Earnings Per Unit is computed based on Net Income for the period divided by 390,131,000 units in circulation during the quarter.

(c) Earnings Per Unit (Realised) is computed based on Realised Net Income for the period divided by 390,131,000 units in circulation during the quarter.

(d) Income distribution of 4.10 sen per unit being the distribution of income for the period 1 January 2013 to 30 June 2013 will be payable on 9 September 2013 to all unitholders as at book closure date. Please refer to Note B17 for further details of the distribution.

The Condensed Consolidated Statement Of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the financial statements.

QUILL CAPITA TRUST
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 30 JUNE 2013 (UNAUDITED)

	AS AT END OF CURRENT QUARTER		AS AT PRECEDING FINANCIAL YEAR END
	30.06.2013 UNAUDITED RM		31.12.2012 AUDITED RM
NON-CURRENT ASSETS			
Plant and equipment	13,340		17,198
Investment properties	820,748,650		820,500,000
Derivative assets (i)	212,694		-
	820,974,684		820,517,198
CURRENT ASSETS			
Trade and other receivables	3,150,885		8,871,804
Derivative assets (i)	115,912		373,292
Deposits with licensed financial institution	21,483,500		21,889,405
Cash on hand and at banks	9,000,082		8,562,822
	33,750,379		39,697,323
CURRENT LIABILITIES			
Trade and other payables	9,786,543		11,344,563
Borrowings	116,954,982		116,819,927
Security deposits	4,109,559		8,489,663
	130,851,084		136,654,153
NET CURRENT LIABILITIES	(97,100,705)		(96,956,830)
NON-CURRENT LIABILITIES			
Derivatives	-		9,672
Borrowings	188,693,977		188,661,043
Security deposits	6,046,680		6,040,680
	194,740,657		194,711,395
NET ASSETS	**529,133,322**		**528,848,973**
Represented by:			
UNITHOLDERS' FUND			
Unitholders' capital	411,712,067		411,712,067
Undistributed and Non-distributable income	117,421,255		117,136,906
	529,133,322		**528,848,973**
NET ASSET VALUE PER UNIT (before provision for distribution)	1.3563	(ii)	1.3556
NET ASSET VALUE PER UNIT (after provision for distribution)	1.3153	(iii)	1.3128
NUMBER OF UNITS IN CIRCULATION	390,131,000		390,131,000

(i) These relate to the fair values of the IRSs (Note B15).

(ii) Before the proposed interim income distribution of 4.10 sen per unit.

(iii) After the proposed interim income distribution of 4.10 sen per unit.

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the financial statements.

QUILL CAPITA TRUST
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN NET ASSET VALUE
FOR THE PERIOD ENDED 30 JUNE 2013 (UNAUDITED)

		Distributable	Non-Distributable			
	Unitholders' Capital	Undistributed Income Realised	Undistributed Income Unrealised	Net Fair Value (Loss)/Gain On Derivatives Unrealised	Total Undistributed and Non-Distributable Income	Unitholders' Funds
	RM	RM	RM	RM	RM	RM
As at 1 January 2013	411,712,067	23,391,562	94,889,632	(1,144,288)	117,136,906	528,848,973
Total Comprehensive Income for the period	-	17,016,970	-	(35,014)	16,981,956	16,981,956
	411,712,067	40,408,532	94,889,632	(1,179,302)	134,118,862	545,830,929
Unitholders' transactions:						
Distribution paid on 12 March 2013	-	(16,697,607)	-	-	(16,697,607)	(16,697,607)
As at 30 June 2013	411,712,067	23,710,925	94,889,632	(1,179,302)	117,421,255	529,133,322
As at 1 January 2012	411,712,067	4,926,229	89,273,932	(797,251)	93,402,910	505,114,977
Total Comprehensive Income for the period	-	17,239,836	-	(809,035)	16,430,801	16,430,801
	411,712,067	22,166,065	89,273,932	(1,606,286)	109,833,711	521,545,778
Unitholders' transactions:						
Distribution paid on 28 February 2012	-	(16,775,633)	-	-	(16,775,633)	(16,775,633)
As at 30 June 2012	411,712,067	5,390,432	89,273,932	(1,606,286)	93,058,078	504,770,145

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 2012 and the accompanying explanatory notes attached to the financial statemets.

QUILL CAPITA TRUST
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 30 JUNE 2013 (UNAUDITED)

	CURRENT YEAR TO DATE 30.06.2013 RM	PRECEDING YEAR TO DATE 30.06.2012 RM
OPERATING ACTIVITIES		
Income before tax	17,016,970	17,239,836
Adjustments for:		
Finance costs	6,829,316	6,954,991
Depreciation	3,858	710
Interest income	(450,726)	(385,932)
Operating cash flows before changes in working capital	23,399,418	23,809,605
Receivables	5,959,284	(642,793)
Payables	(5,755,042)	(351,928)
Cash flows from operations	23,603,660	22,814,884
Income tax paid	-	-
Net cash flows from operating activities	23,603,660	22,814,884
INVESTING ACTIVITIES		
Additions to investment properties	(185,000)	(14,800)
Purchase of plant & equipment	-	(2,500)
Interest income	449,751	405,140
Net cash flows generated from investing activities	264,751	387,840
FINANCING ACTIVITIES		
Distribution to unitholders	(16,697,607)	(16,775,633)
Finance costs paid	(7,139,449)	(6,610,289)
Net cash flows used in financing activities	(23,837,056)	(23,385,922)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	31,355	(183,198)
CASH AND BANK BALANCES AT BEGINNING OF PERIOD	30,452,227	35,809,717
CASH AND BANK BALANCES AT END OF PERIOD	30,483,582	35,626,519
Cash and cash equivalents at end of period comprises:		
Deposits with licensed financial institutions	21,483,500	27,109,778
Cash on hand and at banks	9,000,082	8,516,741
	30,483,582	35,626,519

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes to the financial statements.

QUILL CAPITA TRUST
EXPLANATORY NOTES FOR PERIOD ENDED 30 JUNE 2013

A1 BASIS OF PREPARATION

The financial statements have been prepared under the historical cost convention except for investment properties and derivative financial instruments which were stated at fair value and presented in Ringgit Malaysia (RM).

The financial statements comply with the Malaysian Financial Reporting Standards ("MFRS") 134 "Interim Financial Reporting", provisions of the Trust Deed and the Securities Commission's Guidelines on Real Estate Investment Trusts and should be read in conjunction with QCT's audited financial statements for the financial year ended 31 December 2012 and the accompanying explanatory notes attached to the unaudited condensed consolidated financial statements.

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. 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 CHANGES IN ACCOUNTING POLICIES

The significant accounting policies adopted in the interim financial report are consistent with those adopted in the financial statements for the year ended 31 December 2012 except for the adoption of the following standards which are effective for annual periods beginning on and after 1 January 2013:

MFRS 101 Presentation of Items of Other Comprehensive Income (Amendments to MFRS 101)
Amendments to MFRS 101: Presentation of Financial Statements (Annual Improvements 2009-2011 Cycle)
MFRS 3 Business Combinations (IFRS 3 Business Combinations issued by IASB in March 2004)
MFRS 10 Consolidated Financial Statements
MFRS 11 Joint Arrangements
MFRS 12 Disclosure of Interests in Other Entities
MFRS 13 Fair Value Measurement
MFRS 119 Employee Benefits
MFRS 127 Separate Financial Statements
MFRS 128 Investment in Associate and Joint Ventures
MFRS 127 Consolidated and Separate Financial Statements (IAS 27 as revised by IASB in December 2003)
Amendment to IC Interpretation 2 Members' Shares in Co-operative Entities and Similar Instruments (Annual Improvements 2009-2011 Cycle)
IC Interpretation 20 Stripping Costs in the Production Phase of a Surface Mine
Amendments to MFRS 7: Disclosures – Offsetting Financial Assets and Financial Liabilities
Amendments to MFRS 1: First-time Adoption of Malaysian Financial Reporting Standards – Government Loans
Amendments to MFRS 1: First-time Adoption of Malaysian Financial Reporting Standards (Annual Improvements 2009-2011 Cycle)
Amendments to MFRS 116: Property, Plant and Equipment (Annual Improvements 2009-2011 Cycle)
Amendments to MFRS 132: Financial Instruments: Presentation (Annual Improvements 2009-2011 Cycle)
Amendments to MFRS134: Interim Financial Reporting (Annual Improvements 2009-2011 Cycle)
Amendments to MFRS 10: Consolidated Financial Statements: Transition Guidance
Amendments to MFRS 11: Joint Arrangements: Transition Guidance
Amendments to MFRS 12: Disclosure of Interests in Other Entities: Transition Guidance

Upon adoption of the above standards and interpretations, there were no material impact on the financial statements in the period of initial application.

A4 AUDIT REPORT OF PRECEDING FINANCIAL YEAR ENDED 31 DECEMBER 2012

The audit report of the financial statements for the preceding year ended 31 December 2012 was not qualified.

A5 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.

A6 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.

A7 CHANGES IN ESTIMATES OF AMOUNTS REPORTED

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

A8 CHANGES IN DEBT AND EQUITY

Save as disclosed in note B14, there were no repurchase, resale and repayment of debt and equity instruments for the current quarter .

A9 INCOME DISTRIBUTION POLICY

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

A10 SEGMENT REPORTING

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

A11 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 profit or loss in the statement of comprehensive income.

For the quarter ended 30 June 2013, there was no revaluation of investment properties.

A12 SIGNIFICANT EVENTS DURING THE QUARTER ENDED 30 JUNE 2013

There were no significant events during the quarter ended 30 June 2013 not otherwise disclosed in the financial statements.

A13 SIGNIFICANT EVENTS SUBSEQUENT TO THE QUARTER ENDED 30 JUNE 2013

There were no significant events subsequent to the quarter ended 30 June 2013.

A14 CHANGES IN CONTINGENT LIABILITIES

There are no contingent liabilities to be disclosed.

A15 CAPITAL COMMITMENTS

There were no capital commitment as at 30 June 2013.

B1 REVIEW OF PERFORMANCE

Quarter and year todate results

QCT recorded total revenue of RM17.27 million and property operating expenses of RM3.69 million respectively for the current quarter ended 30 June 2013. Realised income of RM8.91 million was achieved. Borrowing costs of RM3.37 million and manager's fee of RM1.32 million were incurred during the quarter.

As compared with the preceding year corresponding quarter, the revenue is about 0.9% lower mainly due to higher vacancy, mitigated by rental rate increases of some properties. Property operating expenses is higher by 4.8% due to additional repair costs; resulted in lower net property income by 2.3%. Finance costs is lower by 3.6% due to write back of excess annual recurring fee on CP/MTN programme in the current quarter. Administrative expenses are higher by 177.9% mainly due to AGM expenses incurred in the current quarter. The realised income of RM8.91 million is 2.8% lower than the preceding year corresponding quarter mainly due to lower net property income and higher administrative expenses in the current quarter.

As compared with the immediate preceding quarter, revenue of RM17.27 million is higher by 0.3% mainly due to higher recoverables of some properties. Property operating expenses is lower by 11.3% due to lesser repair cost incurred. Finance costs are lower by 2.4% mainly due to write back of annual recurring fee on CP/MTN programme in the current quarter. Administrative expenses are higher by 33.2% mainly due to additional expenses incurred for the AGM in the current quarter. The realised income of the current quarter is higher by 9.8% mainly due to higher net property income and lower finance costs.

The performance of QCT for the quarter and period ended 30 June 2013 is in line with the investment objective of QCT.

B2 INVESTMENT OBJECTIVES AND STRATEGIES

The investment objective of QCT is to acquire and invest in commercial properties primarily in Malaysia with a view to provide long-term growth and sustainable distribution of income to unitholders to achieve long-term growth in the net asset value per unit. There has been no change in the investment objective of QCT since the date of QCT's Annual Report for 2012.

The Manager will continue to focus on its portfolio management and acquisition growth strategy, active asset management strategy and capital management strategy to achieve the objective of QCT. There has been no change in the strategies employed by the Manager since the date of QCT's Annual Report for 2012 as they remain relevant in the current market conditions.

B3 REVIEW OF THE MARKETS IN WHICH QCT INVESTS IN DURING THE PERIOD AND GENERAL ASSESSMENT OF THE FUTURE PROSPECTS OF THESE MARKETS

Review of office market - Klang Valley

For 1Q2013, the overall rental for both KL City and city fringe saw a marginal increase by 1.2% from the previous quarter to RM5.97 psf and RM5.47 psf, respectively. The overall occupancy rate in the KL City increased marginally to 81.5% from 78.9% in 4Q2012. It is expected that the commercial leasing market will be challenging in the short to medium term due to upcoming completion of office buildings as well as existing supply.

(Sources : The Edge-Knight Frank Klang Valley Office Monitor 1Q2013)

B3 REVIEW OF THE MARKETS IN WHICH QCT INVESTS IN DURING THE PERIOD AND GENERAL ASSESSMENT OF THE FUTURE PROSPECTS OF THESE MARKETS (CONT'D)

Review of retail market - Klang valley

The Klang Valley retail market remains resilient with 91.4% occupancy rate, sustained by strong domestic demand. The supply of retail space stood at 23.5 million sq ft with no major completion registered for six consecutive quarters since 4Q2011.

(Sources : DTZ Research's Property Times Kuala Lumpur 1Q2013)

Review of retail market - Penang

Supply of purpose-built shopping complex space within Penang Island is unchanged at 6.09 million sq ft for 2H2012. Prime shopping malls on the island have recorded a slight increase in average occupancy rate to 96% compared to 95% in 1H2012 whilst for secondary shopping malls, occupancy rates range from 50% to 90%.

(Sources : The Knight Frank 2nd Half 2012 real estate highlights)

B4 PROSPECTS

The overall office demand-supply is expected to remain soft in 2013 and will remain challenging in the short to medium term due to upcoming completion of office buildings as well as existing supply. However, the Manager will continue to explore acquisition opportunities as well as to focus on active asset management and capital and portfolio management initiatives.

Based on the lease expiry profile for net lettable area, 29% of it is due for renewal in 2013. For leases that are due in 2013, 20% of it has been renewed and the balance 80% is not due for renewal as at the second quarter. Majority of the balance leases are only due in 4Q2013. In spite of this, the Manager has initiated discussions with tenants on the renewals with the intention to lock in the tenancy ahead of its expiry.

B5 REVENUE RECOGNITION

Revenue is recognised to the extent that it is probable that the economic benefits will flow to QCT and the revenue can be reliably measured.

Revenues from the rental of investment properties, service charges, car park income and utilities recovery are recognised on an accrual basis.

B6 PROFIT FORECAST / PROFIT GUARANTEE VARIANCE

a) Profit forecast

There has been no profit forecast issued by QCT for the financial year 2013.

b) Profit guarantee

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

B7 TAXATION

Under Section 61A of the Income Tax Act 1967, the undistributed income of a REIT are exempted 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.

B8 PROFIT ON SALE OF INVESTMENTS IN UNQUOTED SECURITIES/PROPERTIES

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

B9 PARTICULARS OF PURCHASE OR DISPOSAL OF INVESTMENT IN QUOTED SECURITIES

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

B10 STATUS OF CORPORATE PROPOSALS

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

B11 UTLILISATION OF PROCEEDS RAISED FROM ANY NEW ISSUANCE

There were no issuance of new units during the quarter and period to date.

B12 CIRCUMSTANCES WHICH MATERIALLY AFFECT ANY INTEREST OF THE UNITHOLDERS

As at the date of this report, the directors of the Manager are not aware of any circumstances not otherwise disclosed in this report which would materially affect interest of the unitholders.

B13 COMPOSITION OF INVESTMENT PORTFOLIO AS AT 30 JUNE 2013

As at 30 June 2013, QCT's portfolio comprised of ten buildings as follows:

	Investment properties	Cost of Investment	Market Value /Net Carrying amount as at 30 June 2013	Market value /Net Carrying amount as % of NAV
		RM	RM	
	Commercial buildings			
1	QB1 -DHL 1 & QB 4-DHL2	109,100,000	125,000,000	23.62%
2	QB 2- HSBC	107,500,000	118,000,000	22.30%
3	QB 3- BMW	59,400,000	73,000,000	13.80%
4	Wisma Technip	125,000,000	158,000,000	29.86%
5	Part of Plaza Mont' Kiara	90,000,000	110,000,000	20.79%
6	QB5- IBM	43,000,000	45,185,000	8.54%
7	QB10-HSBC Section 13	22,740,000	26,500,000	5.01%
8	Tesco Building Penang	132,000,000	139,000,000	26.27%
	Industrial building			
9	QB 8 -DHL XPJ	28,800,000	26,063,650	4.93%
		717,540,000	820,748,650	

There were no changes to the total number of buildings held by QCT since the preceding financial year ended 31 December 2012.

Capital expenditure of RM113,650 was incurred during the quarter. Maintenance costs were normal expenses incurred for the upkeep of the buildings.

B14 BORROWINGS AND DEBT SECURITIES

	As at end of current quarter ended 30 June 2013
	RM
Current Liabilities:	
RM134 million CP/MTN Programme	
Face value of MTNs issued	117,000,000
Transaction costs c/f	(180,073)
	116,819,927
Amortisation of transaction costs during the period	135,055
	116,954,982
Non-Current Liabilities:	
RM 270 million CP/MTN Programme	
Face value of CPs and MTNs issued	190,000,000
Discount	(2,392,000)
Cash proceeds	187,608,000
Interest expense on CPs	1,534,000
	189,142,000
Transaction costs c/f	(519,957)
Amortisation of transaction costs during the period	71,934
	188,693,977

B14 BORROWINGS AND DEBT SECURITIES (cont'd)

(a) 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 CPs/MTNs Programme of up to RM134 million ("RM134 million Programme").

In 2008, MTNs totalling RM117 million were issued to finance the acquisition of 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 B15.
- 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..

The RM8 million MTNs matured in December 2010 and were redeemed using proceeds from issuance of new MTNs of RM8 million from the Programme at interest rate of 4.2%, which will mature in 2013.

Borrowings under this MTN programme is secured and the programme will mature in September 2013. With effect from 18 April 2013, Boromir Capital Sdn. Bhd. has changed its name to Trusmadi Capital Sdn.Bhd..

On 18 July 2013, Trusmadi Capital Sdn Bhd has signed a RM150 million fixed rate term loan facility agreement for 5 years for the refinancing of the RM134 million programme expiring in September 2013. The interest rate will be 4.6% per annum for tranche 1 and at MGS + 1.4% per annum for tranche 2. Tranche 1 will be used for the refinancing of above said programme while Tranche 2 will be used for capital expenditure and investments.

(b) CP/MTN Programme of up to RM270 million ("RM270 million Programme")

On 18 July 2011, QCT through its SPE , Kinabalu Capital Sdn. Bhd. ("Kinabalu"), established a CPs/MTNs programme of up to RM270 million ("RM270 million Programme") for five years.

Todate, CPs/MTNs totalling RM190million were issued by Kinabalu, details as follows:

- RM12 million nominal values of CPs issued on 5 September 2011. The effective interest rate for the RM12 million CPs is 3.34% p.a. due to the IRS arrangement as disclosed in Note B15.
- RM60 million of MTNs issued on 5 September 2011 for 3 years, at interest rate of 4.9% p.a..
- RM118 million nominal values of CPs were issued on 30 November 2011. The effective interest rate for the RM118 million CP is 3.34% p.a. due to the IRS arrangement as disclosed in Note B15.

The transaction costs relating to the programme are amortised over the tenure of the programme.

The RM270 million Programme is a secured borrowings.

B15 DERIVATIVE FINANCIAL INSTRUMENTS

As part of the active interest rate management strategy of QCT, the following Interest Rate Swap ("IRS") arrangements have been entered into and are still in place as at the reporting date:

(i) On 18 August 2008, an IRS arrangement swapping fixed rate for floating rate for a notional amount of 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 17 September 2013.

(ii) On 5 November 2008, an IRS arrangement swapping floating rate for fixed rate for a notional amount of RM64 million ("IRS No. 4") was entered into in relation to the RM64 million nominal value MTNs issued by the Manager with the Bank. Pursuant to IRS No. 4, 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 commenced on 16 March 2009 and will mature on 17 September 2013.

(iii) On 21 November 2011, an IRS arrangement swapping floating rate for fixed rate for a notional amount of RM65 million ("IRS No. 5") was entered into in relation to part of the RM130 million CPs issued by Kinabalu. Pursuant to IRS No. 5, QCT will pay a fixed rate of 3.34% p.a. to the Bank whilst the Bank will pay a floating rate to QCT. IRS No. 5 commenced on 30 November 2011 and will mature on 5 September 2016.

(iv) On 21 November 2011, an IRS arrangement swapping floating rate for fixed rate for a notional amount of RM65 million ("IRS No. 6") was entered into in relation to part of the RM130 million CPs issued by Kinabalu. Pursuant to IRS No. 6, QCT will pay a fixed rate of 3.34% p.a. to the Bank whilst the Bank will pay a floating rate to QCT. IRS No. 6 commenced on 30 November 2011 and will mature on 5 September 2016.

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

The risk associated with the IRSs above would be credit risk, which is the counterparty risk of the financial institutions with whom the IRSs were contracted. However, the Manager has taken precaution to mitigate this risk by entering the IRSs contracts with reputable licensed financial institutions.

The fair values of the IRSs and the maturity profile as at 30 June 2013 are as follows:

	Fair values of derivative assets as at 30 June 2013
	RM
- less than one year	115,912
- one to three years	-
- more than three years	212,694
Total	328,606

QCT was eligible to apply hedge accounting for its IRSs wef 1 October 2010, and changes in fair values of the IRSs since then were recognised in other comprehensive income. Prior to adoption of hedge accounting, the fair value changes of the IRSs were recognised in the profit or loss.

B16 CHANGES IN MATERIAL LITIGATION

The Manager is not aware of any pending material litigation as at the date of issuance of this report.

B17 INCOME DISTRIBUTION

The distribution policy of QCT is to distribute at least 90% (or any other lower percentage at the discretion of the Manager) of its distributable income at least semi-annually, or at such other intervals as the Manager may determine.

An interim income distribution of RM15,995,371 or 4.10 sen per unit, being 94.0% of the realised income for the period 1 January 2013 to 30 June 2013 is proposed. The proposed interim income distribution has been approved by the Board and the Trustee on 1 August 2013, will be payable on 9 September 2013.

The details of the proposed interim distribution are as follows:

	RM
Gross revenue from 1 January 2013 to 30 June 2013	34,500,643
Interest income from 1 January 2013 to 30 June 2013	450,726
Property operating expenses and trust expenses from 1 January 2013 to 30 June 2013	(17,934,399)
	17,016,970
Gross interim distribution (RM)	15,995,371

(approximately 94.0% of RM17,016,970, being realised income after taxation for the period 1 January 2013 to 30 June 2013)

of which,

	RM	
Taxable distribution of income:	15,544,645	3.98 sen per unit
Tax exempt distribution of income:	450,726	0.12 sen per unit
	15,995,371	4.10 sen per unit

The proposed interim income distribution will be recognised in the period it is declared and paid.

Income distribution to resident individuals, non-resident individuals, resident institutional investors, non-resident institutional investors and non-resident companies are subject to withholding tax as follows:

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

B18 CHANGES IN NAV AND MARKET PRICE SINCE THE LAST REPORTING DATE

	As at 30 June 2013	As at 31 March 2013
NAV (RM)	529,133,322	520,239,433
Number of units in circulation (unit)	390,131,000	390,131,000
NAV per unit (RM) (after provision for distribution)	1.3153	1.3127
Market price (RM)	1.22	1.14

NAV per unit is arrived at by dividing the NAV with the number of units in circulation as at the date of reporting.

The changes in NAV per unit is mainly due to higher undistributed and non-distributable income, net of loss on remeasurement of financial derivatives .

The Manager believes that the movement in market price is due mainly to changes in market sentiment.

B19 MANAGER'S FEE AND SOFT COMMISSION

Pursuant to the Trust Deed, the Manager is entitled to receive from QCT the following fees:

(i) Base fee of 0.4% per annum of the gross asset value, payable monthly in arrears;

(ii) Performance fee of 3% per annum on the net investment income, payable semi-annually in arrears.

(iii) Acquisition fee of 1% of the acquisition value of any asset, being authorised investments, acquired by QCT; and

(iv) Divestment fee of 0.5% of the disposal value of any asset divested by QCT.

Total fees accrued to the Manager (inclusive of 6% service tax) for the quarter ended 30 June 2013 are :

	RM
Base fee	898,139
Performance fee	417,937
	1,316,076

There were no other fees paid to the Manager save as disclosed above.

During the quarter, the Manager did not receive any soft commission from its brokers/dealers, by virtue of transaction conducted for QCT.

B20 TRUSTEE'S FEE

Trustee's fee is payable to Maybank Trustees Berhad (Formerly known as Mayban Trustees Berhad) ("Trustee"), which is computed at 0.03% per annum on the first RM2.5 billion gross asset value and 0.02% per annum on the gross asset value in excess of RM2.5 billion, payable monthly in arrears.

Trustee's fee accrued to the Trustee for the quarter ended 30 June 2013 amounted to RM64,724.

B21 UNITHOLDINGS BY THE MANAGER

As at 30 June 2013, the Manager did not hold any units in QCT.

B22 UNITHOLDINGS BY PARTIES RELATED TO THE MANAGER

	No. of units	Percentage of total units	Market Value as at 30 June 2013 RM
HLIB Nominee (Tempatan) Sdn. Bhd. for :			
-Quill Properties Sdn. Bhd.	45,997,000	11.79%	56,116,340
-Quill Land Sdn. Bhd.	48,767,000	12.50%	59,495,740
-Quill Estates Sdn. Bhd.	22,276,000	5.71%	27,176,720
HSBC Nominees (Asing) Sdn. Bhd. for CapitaCommercial Trust	117,040,000	30.00%	142,788,800
	234,080,000	60.00%	285,577,600

The Manager's directors' direct unitholding in QCT:

	No. of units	Percentage of total units	Market Value as at 30 June 2013 RM
Dato' Dr. Low Moi Ing, J.P	50,000	0.01%	61,000
Dato' Michael Ong Leng Chun	55,000	0.01%	67,100
Datuk Dr. Mohamed Arif Bin Nun	50,000	0.01%	61,000
Aw Hong Boo (Alternate to Dato' Dr. Low Moi Ing, J.P)	50,000	0.01%	61,000

The Manager's directors' indirect unitholding in QCT:

	No. of units		Percentage of total units	Market Value as at 30 June 2013 RM
Dato' Dr. Low Moi Ing, J.P	117,040,000	(a)	30.00%	142,788,800
Dato' Michael Ong Leng Chun	117,040,000	(b)	30.00%	142,788,800

(a) Deemed interested by virtue of her direct shareholding in Quill Properties Sdn. Bhd., Quill Land Sdn. Bhd., and Quill Estates Sdn. Bhd..

(b) Deemed interested by virtue of his direct shareholding in Quill Properties Sdn. Bhd., Quill Land Sdn. Bhd., and Quill Estates Sdn. Bhd..

The market value of the units is computed based on the closing price as of 30 June 2013 of RM1.22 per unit.

B23 UNITHOLDERS CAPITAL

	No. of units	
	Current Quarter	Preceding Quarter
Approved fund size	490,131,000	490,131,000
Issued and fully paid	390,131,000	390,131,000

There was no movement in the number of units during the current quarter.

B24 FINANCE COSTS INCURRED DURING THE QUARTER AND YEAR TO DATE

	Current Quarter RM	Cumulative Quarter RM
Interest expenses	3,308,012	6,579,672
Amortisation of transaction costs and credit facility costs	64,338	249,644
Total finance costs	3,372,350	6,829,316

B25 OTHER INCOME AND EXPENSES

For the current quarter and year to date, the following were credited or charged to the profit or loss in the statement of comprehensive income:

	Current Quarter RM	Cumulative Quarter RM
Depreciation	1,929	3,858
Provision for / write off of receivables	-	-
Provision for / write off of inventories	-	-
Gain/loss on quoted and unquoted investment or properties	-	-
Impairment of assets	-	-
Foreign exchange gain or loss	-	-
Exceptional items	-	-

B26 RESPONSIBILITY STATEMENT AND STATEMENT BY THE DIRECTORS OF THE MANAGER

The Manager is responsible for the preparation of the quarterly report.

In the opinion of the directors of the Manager, the quarterly report has been prepared in accordance with MFRS 134: Interim Financial reporting and Paragraph 9.44 of the Main Market Listing Requirements of the Bursa Malaysia Securities Berhad so as to give a true and fair view of the financial position of QCT as at 30 June 2013 and of its financial performance and cash flows for the quarter ended on that date and duly authorised for release by the Board of the Manager on 1 August 2013.

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

Date: 1 August 2013

BURSA MALAYSIA

General Announcement

Form Version 8.2 (Enhanced)
Initiated by QUILL CAPITA TRUST on 09/07/2013 10:48:25 AM
Submitted by QUILL CAPITA TRUST on 01/08/2013 04:59:24 PM
Reference No QC-130709-38905

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**	03-27888188
E-mail address	corinne.tan@qct.com.my

Type *	Announcement
Subject *:	OTHERS **(Note : INFORMATION ENTERED IN THE DESCRIPTION FIELD WILL BE DISPLAYED AS THE TITLE OF THE ANNOUNCEMENT IN BURSA MALAYSIA'S WEBSITE)**

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 delivers 1H 2013 distribution per unit of 4.10 sen
Announcement Details/Table Section :-
(This field is for the details of the announcement, if applicable)

Kuala Lumpur, 1 August 2013: Quill Capita Management Sdn Bhd ("QCM"), the manager of Quill Capita Trust ("QCT"), a listed commercial real estate investment trust ("REIT"), wishes to announce that QCT delivered a distribution per unit ("DPU") of 4.10 sen for the six months period from 1 January 2013 to 30 June 2013 ("1H 2013"). As QCT pays out its DPU every six months, the DPU of 4.10 sen is expected to be distributed on Monday, 9 September 2013*. The annualised 1H 2013 DPU translates to a yield of 6.72% based on QCT's closing price of RM1.22 on 30 June 2013.

QCT has achieved a net income of RM8.9 million which resulted in an earnings per unit of 2.28 sen for the quarter from 1 April 2013 to 30 June 2013 ("2Q 2013"). This represented a decline of 2.84% compared to the same period in 2012. Although QCT saw higher rental income contribution from a few of its properties, and savings in finance cost, the increase was offset by slightly lower portfolio occupancy and higher operating expenses.

QCT's unaudited Consolidated Financial Statements for 2Q 2013 are available on its website (www.qct.com.my) and on Bursa Malaysia's website (www.bursamalaysia.com).

For further details of the news release, please refer to the file as attached.

Attachment(s):- (please attach the attachments here)
QCT News Release 2Q2013(Bursa).pdf

NEWS RELEASE **1 August 2013**

Quill Capita Trust delivers 1H 2013 distribution per unit of 4.10 sen

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QCT's unaudited Consolidated Financial Statements for 2Q 2013 are available on its website (www.qct.com.my) and on Bursa Malaysia's website (www.bursamalaysia.com).

Dato' Mohammed Hussein, Chairman of QCM said: "QCT has delivered a stable DPU for the first half of 2013 due to proactive leasing and prudent cost management. The portfolio occupancy rate for QCT was 93% as at 30 June 2013. We have put in place asset management initiatives to enhance the value of QCT's portfolio and build strong tenant relationships to ensure satisfactory tenant retention rate."

"We are pleased to announce that QCT won the "Best IR Website" award for small cap companies listed on Bursa Malaysia at the Malaysian Investor Relations Association ("MIRA") Awards 2013 held on 3 July 2013. Our interim CEO, Ms. Yong Su-Lin's was nominated for Best CEO for IR for small cap companies in which she emerged first runner up in her category." added Dato' Mohammed Hussein.

In the area of capital management, QCT, via its wholly-owned special purpose vehicle Trusmadi Capital Sdn Bhd (formerly known as Boromir Capital Sdn Bhd), had on 18 July 2013 signed a RM150 million term loan facility agreement for the refinancing of its RM117 million debt expiring in September 2013. With this, QCT would have addressed its refinancing needs for 2013 and will have no refinancing requirements until 2016.

The Manager will continue to grow QCT's portfolio through acquisitions and improve QCT's income through active leasing, asset enhancements and proactive capital management.

Note:
** Book closure date is on 20 August 2013.*

- 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 10 buildings comprising five in Cyberjaya, two in Kuala Lumpur, one each in Shah Alam and Petaling Jaya and one in Penang, valued at RM820.5 million as at 31 December 2012.

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
For media enquiries, please contact:
Joyce Loh
Tel: 03-27888188
Fax: 03-27888199
Email: joyce.loh@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.

General Announcement

Form Version **8.2 (Enhanced)**
Initiated by **QUILL CAPITA TRUST** on **09/07/2013 10:53:19 AM**
Submitted by **QUILL CAPITA TRUST** on **01/08/2013 04:59:23 PM**
Reference No **QC-130709-39199**

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**	03-27888188
E-mail address	corinne.tan@qct.com.my

Type *	Announcement
Subject *:	OTHERS **(Note : INFORMATION ENTERED IN THE DESCRIPTION FIELD WILL BE DISPLAYED AS THE TITLE OF THE ANNOUNCEMENT IN BURSA MALAYSIA'S WEBSITE)**

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)
QCT Corporate presentation slides dated 1 August 2013
Announcement Details/Table Section :-
(This field is for the details of the announcement, if applicable)

Corporate presentation slides dated 1 August 2013 are as attached for reference.

Attachment(s):- (please attach the attachments here)
QCT Corporate Presentation 2Q 2013 (Bursa).pdf





Quill Capita Trust

2nd Quarter 2013 Financial Results

1 August 2013

Important Notice

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.

Contents

Financial Results

Quill Building 5 - IBM

Stable 2Q 2013 Revenue

(RM'000)	(Unaudited) 2Q 2012	(Unaudited) 2Q 2013	Variance
Gross Revenue	17,424	17,274	-0.86 %
Net Property Income	13,903	13,584	-2.29%
Net Income [1]	9,169	8,908	-2.84 %
EPU [2]	2.35 sen	2.28 sen	-2.84%

1 Net Income refers to realised income after taxation (exclude gain from re-measurement of derivatives)

2 EPU refers to Realised Earnings Per Unit

Interim DPU of 4.10 sen declared

(RM'000)	(Unaudited) 1H 2012	(Unaudited) 1H 2013	Variance
Gross Revenue	35,208	**34,501**	**-2.01 %**
Net Property Income	27,193	**26,650**	**-2.00%**
Net Income [1]	17,240	**17,017**	**-1.29 %**
EPU [2]	4.42 sen	**4.36 sen**	**-1.29%**
DPU [3]	4.10 sen	**4.10 sen**	**0.00%**

1 Net Income refers to realised income after taxation (exclude gain from re-measurement of derivatives)
2 EPU refers to Realised Earnings Per Unit
3 DPU refers to Distribution Per Unit

Total Assets – RM854.7 million
NAV per unit – RM1.3563

	(Unaudited) as at 30 Sept 12 (RM'000)	(Audited) as at 31 Dec 12 (RM'000)	(Unaudited) as at 31 Mar 13 (RM'000)	(Unaudited) as at 30 June 13 (RM'000)
Non Current Assets	814,834	820,517	820,748	820,975
Current Assets	26,859	39,697	22,507	33,750
Total Assets	**841,693**	**860,214**	**843,255**	**854,725**
Current Liabilities	138,821	136,654	129,500	130,851
Non Current Liabilities	197,074	194,711	193,516	194,741
Net Assets	505,798	528,849	520,239	529,133
No of Units	390,131	390,131	390,131	390,131
NAV per Unit (RM)	**1.2965**	**1.3556**	**1.3335**	**1.3563**

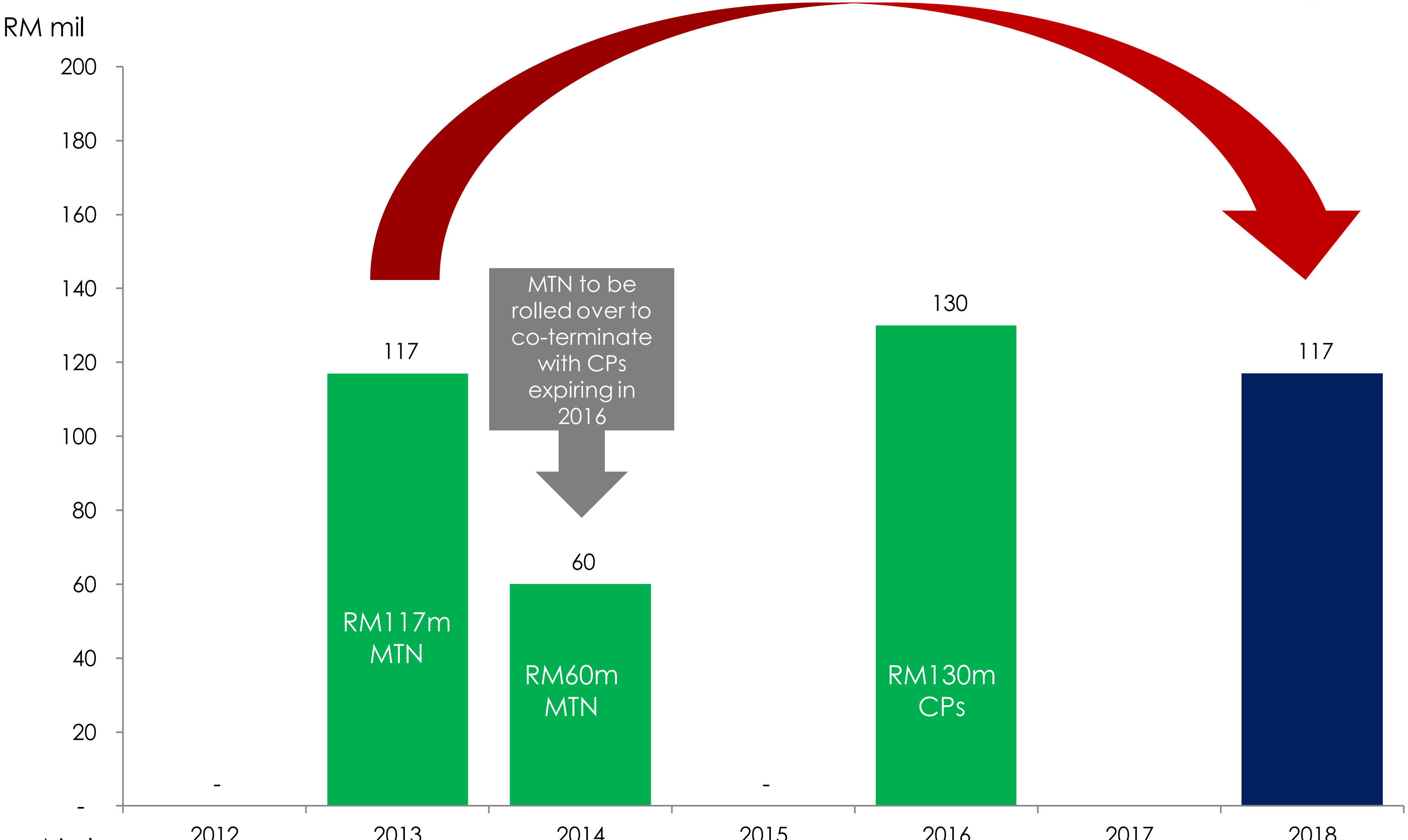
Stable Financial Indicators

	Unaudited as at 30 Jun 12	Unaudited as at 30 Sept 12	Audited as at 31 Dec 12	Unaudited as at 31 Mar 13	Unaudited as at 30 Jun 13
Total Debts (RM'000)	305,165	304,181	305,481	304,362	305,649
Gearing Ratio [1]	0.36x	0.36x	0.36x	0.36x	0.36x
Net Debt / EBITDA [2]	5.90x	6.01x	6.02x	6.16x	5.77x
Interest Coverage [3]	3.66x	3.72x	3.64x	3.54x	3.62x
Average Term to Maturity (year) [4]	3.05	2.80	2.54	2.30	2.05
Average Cost of Debt (p.a) [5]	4.3%	4.3%	4.3%	4.3%	4.3%

Notes:

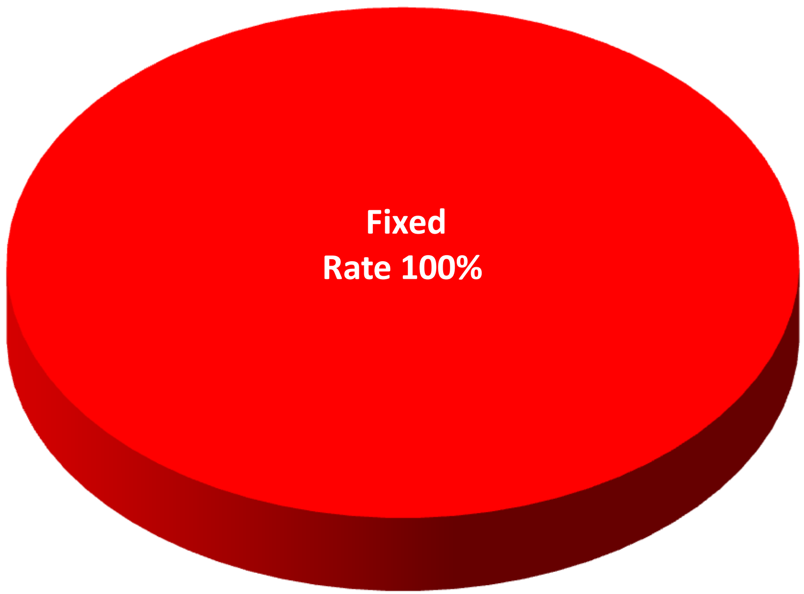
1. Gearing ratio refers to Gross Debt over Total Assets.
2. EBITDA refers to Earnings before Interest Taxation Depreciation and Amortization
3. Interest coverage refers to year to date (YTD) EBITDA / YTD Interest Expense
4. Average Term to Maturity means weighted average time lapse to maturity. Upon completion of the refinancing of RM117 million i.e. by Sept 2013, the Average Term to Maturity will improve to 3.96 years
5. Average Cost of Debt is calculated based on YTD Interest Expense / Average Weighted Borrowing

Debt Profile



Note:
QCT, vide its wholly - owned special purpose vehicle Trusmadi Capital Sdn Bhd (formerly known as Boromir Capital Sdn Bhd), had on 18 July 2013 signed a RM150 million term loan facility agreement for the refinancing of its RM117 million debt expiring in September 2013. QCT is on target to drawdown the said facility by September 2013.

Low Interest Rate Risk - 100% Fixed Interest Rate as at 30 June 2013



Note :

*		QCT's interest rate exposure has been 100% fixed since 4Q 2011.

Portfolio Update

Quill Building 3 - BMW

Portfolio of Quality Assets

Quill Building 1
- DHL 1

Quill Building 4
- DHL 2

Quill Building 2
- HSBC

QCT

10 Properties
RM820.50 mil
NLA of
1,289,751 sq ft
*Excluding car park area

Quill Building 3
- BMW

Quill Building 5
- IBM

Quill Building 8
- DHL (XPJ)

Part of Plaza Mon't Kiara

Wisma Technip

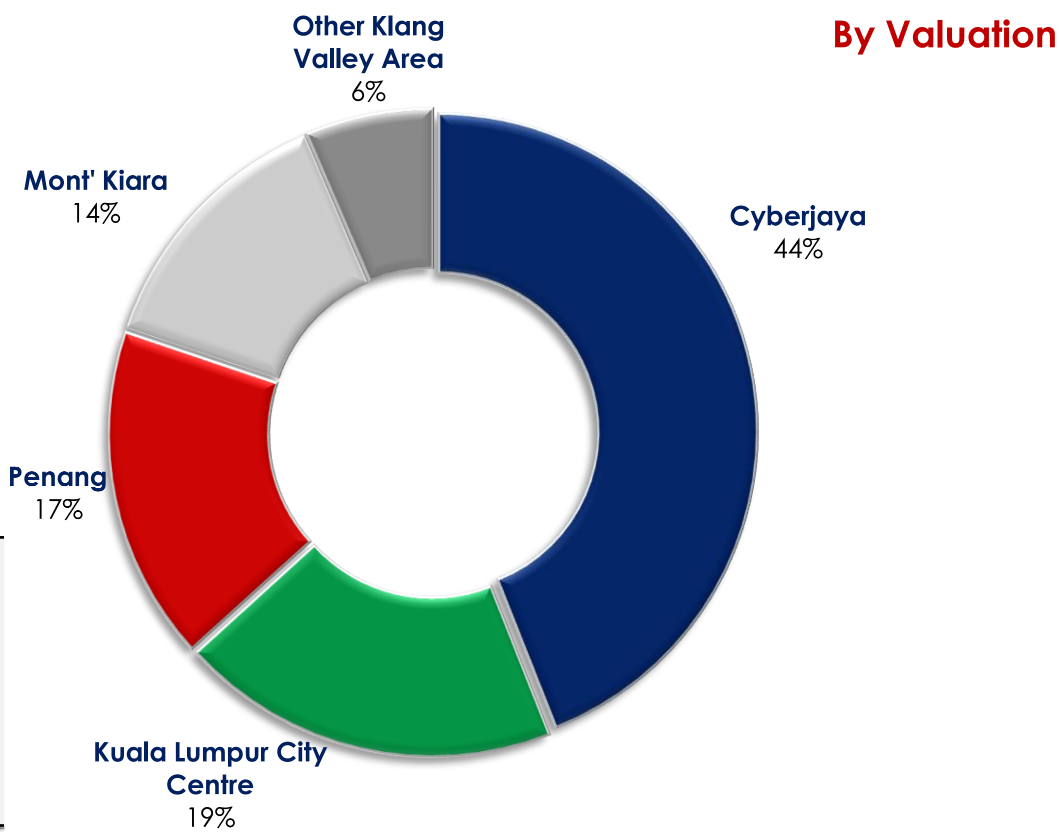
Quill Building 10
- Section13

TESCO Building Penang

Note: The current market value of the respective buildings were valued by Henry Butcher Malaysia Sdn Bhd on 31 December 2012. The portfolio occupancy rate for QCT was 93% as at 30 June 2013.

Geographical Diversification

10 Properties well spread over Cyberjaya, Kuala Lumpur, Selangor and Penang



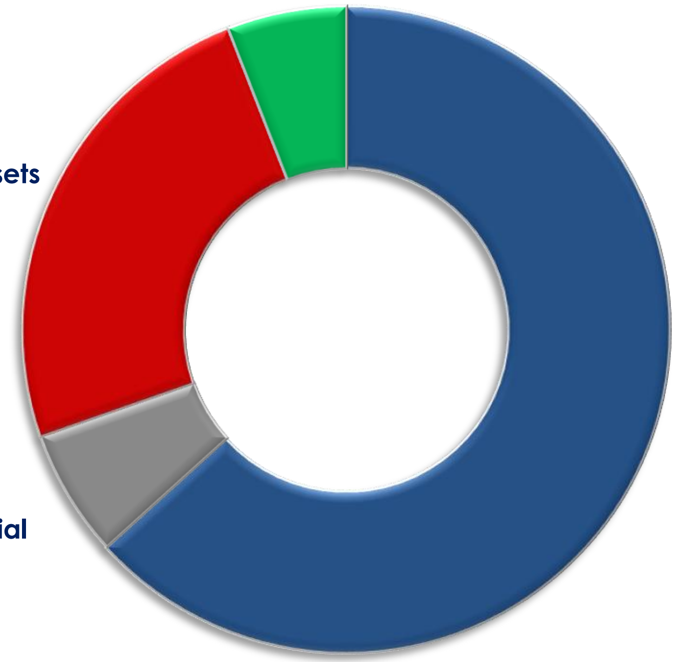
Klang Valley	***39%***
Cyberjaya	***44%***
Penang	***17%***

Notes:

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

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

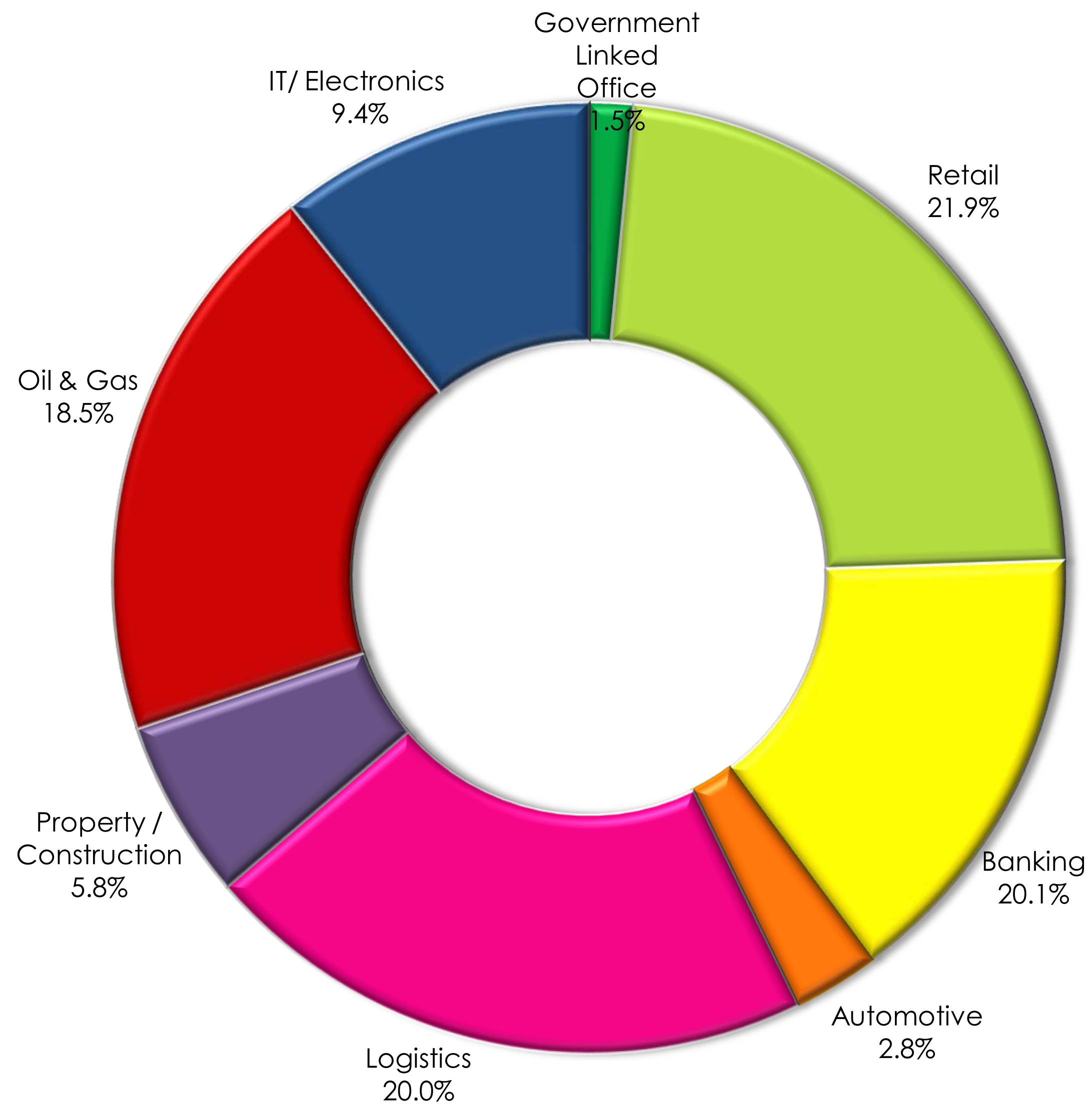
(3) Car Park refers to car parking bays in Plaza Mont' Kiara

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

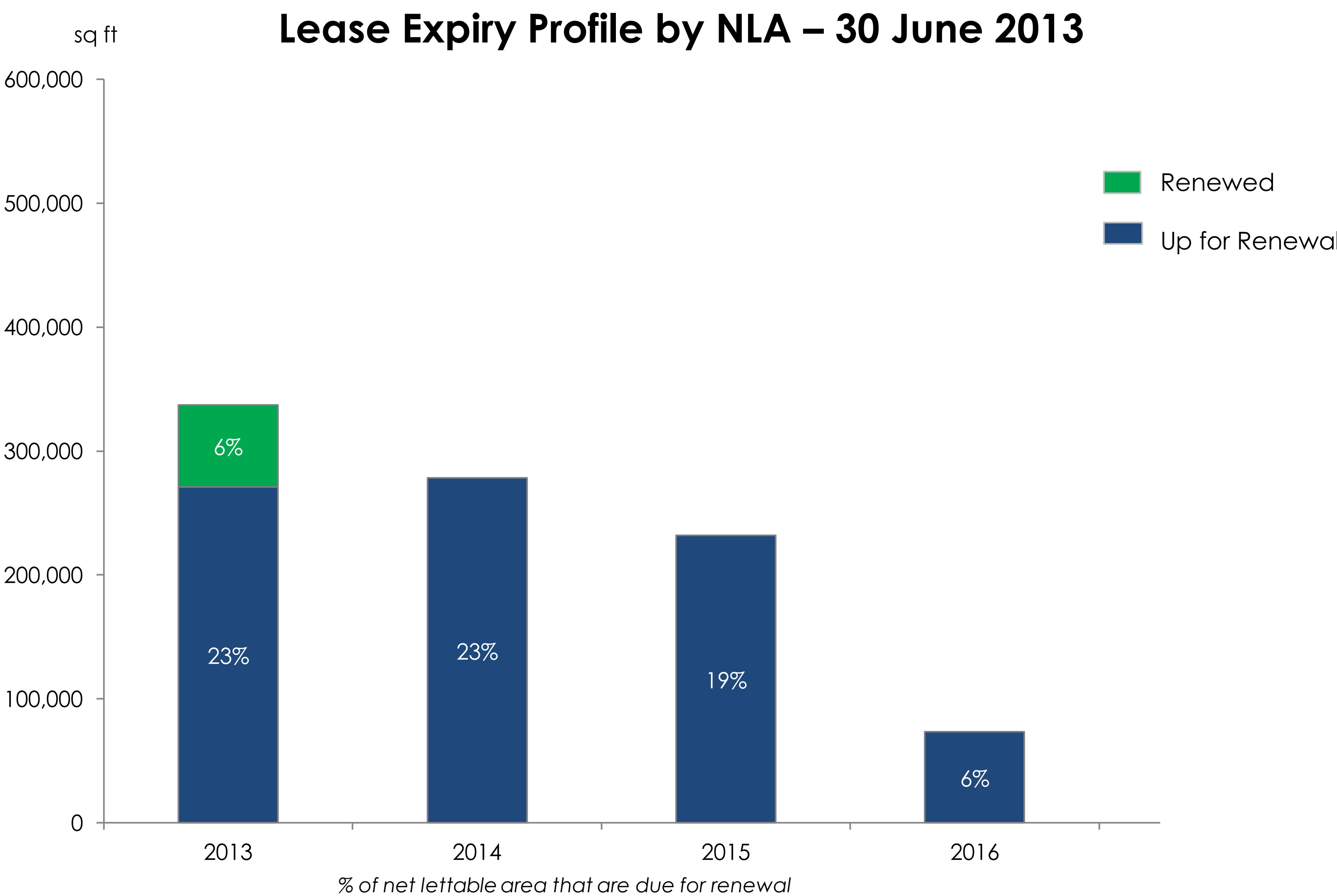
(5) Based on valuation dated 31 December 2012

Well Balanced Tenancy Mix

By NLA



Lease Renewal Profile



Note:
The balance of the 23% of net lettable area are due for renewal in 2032.

Conclusion

Quill Building 1 – DHL 1

In Summary

2Q 2013 : Stable Quarter

- 1H 2013 interim DPU of 4.10 sen is maintained (1H 2012 Interim DPU: 4.10sen)
- QCT vide its wholly owned special purpose vehicle, Trusmadi Capital Sdn Bhd (formerly known as Boromir Capital Sdn Bhd) has signed a RM150 million term loan facility agreement for the refinancing of its RM117 million debt expiring in September 2013
- QCT has been awarded "Best IR Website" for small cap companies listed on Bursa Malaysia at the Malaysian Investor Relations Association ("MIRA") Awards 2013

Year 2013 Prospects – Continuing Strategies

- Proactive asset management strategies to focus on tenant relations and continuous building improvements
- Prudent capital management strategies
- Continue to explore yield accretive acquisition opportunities





QuillCapita Trust

Thank you

For enquires, please contact:
Ms Yong Su Lin
Ms Joyce Loh
Ms Corinne Tan
(General Line: 603-27888188)
(Fax : 603-27888199)

Entitlements (Notice of Book Closure)

Form Version **6 (Enhanced)**
Initiated by **QUILL CAPITA TRUST** on **09/07/2013 10:54:33 AM**
Submitted by **QUILL CAPITA TRUST** on **01/08/2013 04:59:23 PM**
Reference No **QC-130709-39273**

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**	03-27888188
E-mail address	corinne.tan@qct.com.my

Part A : To be filled by Public Listed Company

Entitlement date *	20/08/2013		
Entitlement time *	05:00:00 PM		
Entitlement subject *	Income Distribution		
Entitlement description *	Proposed interim gross income distribution of 4.10 sen per unit (of which taxable income = 3.98 sen, tax exempt income = 0.12 sen), being income distribution relating to the period 1 January 2013 to 30 June 2013. Withholding tax will be deducted from payment of income distribution to resident and non-resident individuals (10%), resident and non-resident institutional investors (10%) and non-resident companies (25%).		
Period of interest payment	01/01/2013	**to**	30/06/2013
Financial Year End	31/12/2013		
Share transfer book & register of members will be closed from		**to**	
(both dates inclusive) for the purpose of determining the entitlements			
Registrar's name ,address, telephone no *	Symphony Share Registrars Sdn Bhd (Co No. 378993D) Level 6, Symphony House, Block D13, Pusat Dagangan Dana 1, Jalan PJU 1A/46, 47301 Petaling Jaya.		
Payment date	09/09/2013		

<u>A depositor shall qualify for the entitlement only in respect of:</u>

a) Securities transferred into the Depositor's Securities Account before 4:00 pm in respect of transfers *	20/08/2013
b) Securities deposited into the Depositor's Securities Account before 12:30 pm in respect of	

securities exempted from mandatory deposit	
c) Securities bought on the Exchange on a cum entitlement basis according to the rules of the Exchange.	
Number of new shares/securities issued (units) (If applicable)	
Entitlement indicator *	Currency
Currency	Malaysian Ringgit (MYR)
Entitlement in Currency *	0.041
Remarks	