BURSA MALAYSIA

General Announcement

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* Company name	QUILL CAPITA TRUST
* Stock name	QCAPITA
* Stock code	5123
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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)
Quill Capita Trust Corporate Presentation Slides dated 22 July 2014 - Amended
Announcement Details/Table Section :-
(This field is for the details of the announcement, if applicable)

Corporate presentation slides (amended) dated 22 July 2014 are attached for reference.

Attachment(s):- (please attach the attachments here)
Corporate Slides 2Q 2014(final)(Amended).pdf

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Quill Capita Trust

Quill Capita Trust

2nd Quarter 2014 Financial Results

22 July 2014

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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.

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The information in this Announcement must not be published outside Malaysia.

Contents

	Slide No.
• Financial Results	4
• Portfolio Update	10
• Conclusion	16

Financial Results



Quill Building 5 - IBM

Declare DPU of 4.10 sen for 1H 2014

(RM'000)	(Unaudited) 2Q 2013	(Unaudited) 2Q 2014	Variance
Gross Revenue	17,274	17,349	+0.4%
Net Property Income	13,584	13,396	-1.4%
Net Income [1]	8,908	8,562	-3.9%
EPU [2]	2.28 sen	2.19 sen	-3.9%

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

2 EPU refers to Realised Earnings Per Unit

Healthy Balance Sheet

	(Unaudited)	(Audited)	(Unaudited)	(Unaudited)
	as at	as at	as at	as at
	30 Sep 13 (RM'000)	31 Dec 13 (RM'000)	31 Mar 14 (RM'000)	30 June14 (RM'000)
Non Current Assets	821,368	826,592	826,757	829,044
Current Assets	21,420	33,528	34,173	43,989
Total Assets	**842,788**	**860,120**	**860,930**	**873,033**
Current Liabilities	9,646	17,016	13,138	14,838
Non Current Liabilities	310,925	309,644	322,771	324,541
Net Assets	522,217	533,460	525,021	533,654
No of Units	390,131	390,131	390,131	390,131
NAV per Unit (RM)	**1.3386**	**1.3674**	**1.3458**	**1.3679**

Stable Financial Indicators

	Unaudited as at 30 Sept 13	Audited as at 31 Dec 13	Unaudited as at 31 Mar 14	Unaudited as at 30 Jun 14
Total Debts (RM'000)	303,606	304,887	318,400	319,846
Gearing Ratio [1]	0.36x	0.35x	0.37x	0.37x
Net Debt / EBITDA [2]	5.91x	5.68x	6.52	5.89
Interest Coverage [3]	3.66x	3.64x	3.52x	3.53x
Average Term to Maturity (year) [4]	3.70	3.61	3.17	2.92
Average Cost of Debt (p.a) [5]	4.3%	4.3%	4.3%	4.3%

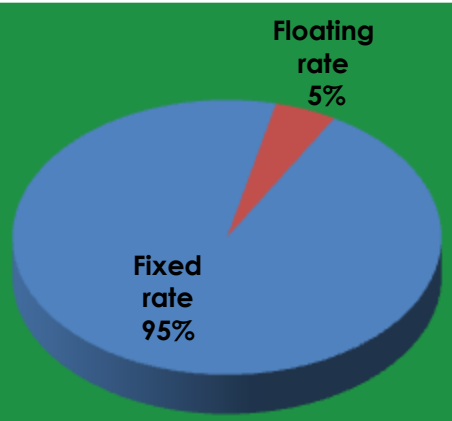
Notes:

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
5.Average Cost of Debt is calculated based on YTD Interest Expense / Average Weighted Borrowing

Capital Management

Prudent Capital Management

95% of borrowing on fixed rate



Total average borrowings : RM322m

Average cost of debt

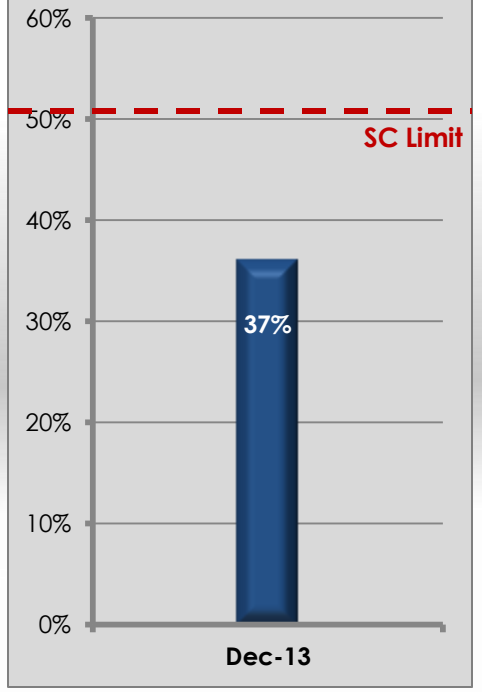
4.3%

Gearing level

37%

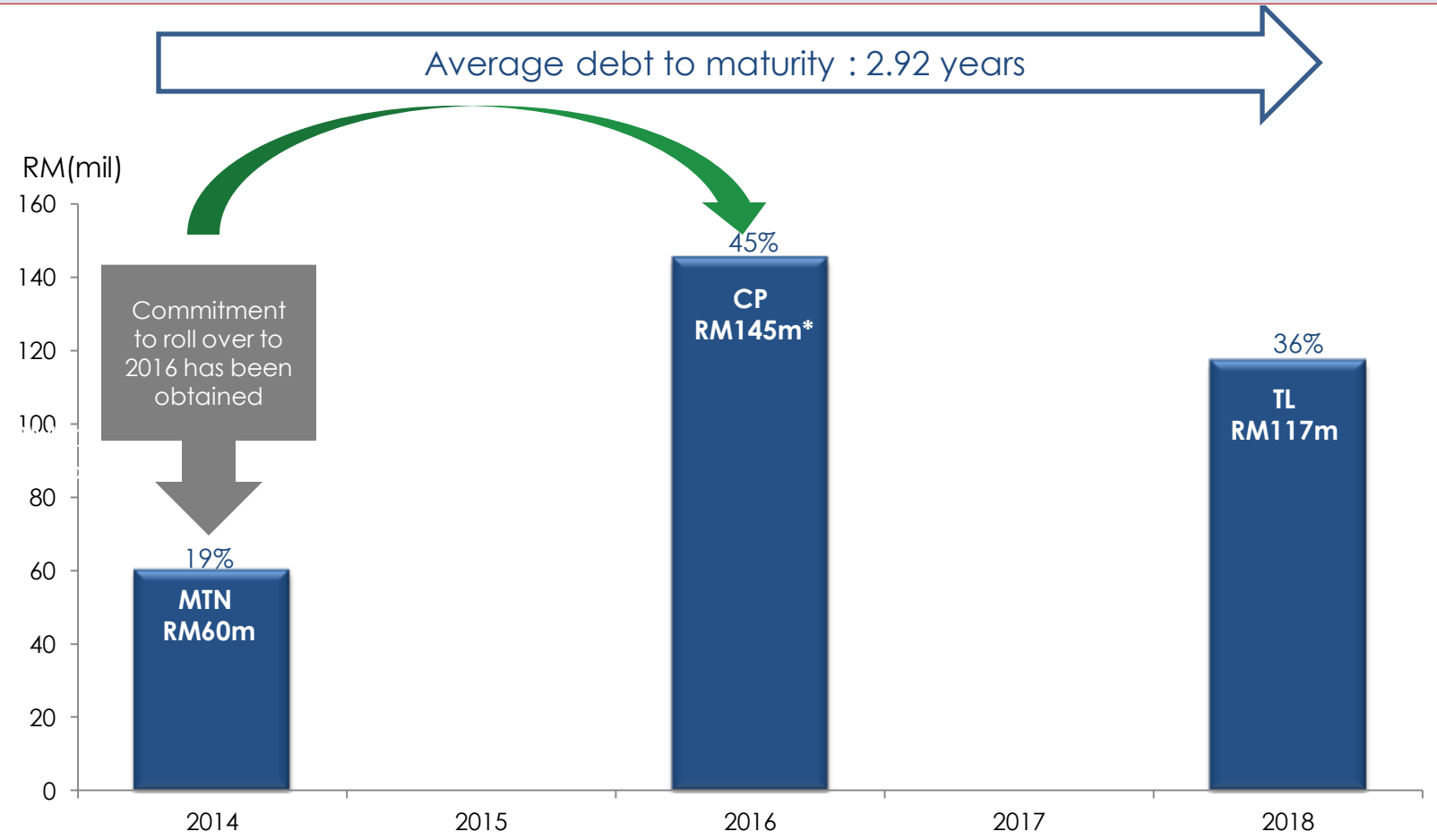
Well below SC limit of 50%

Gearing Ratio



Debt Maturity Profile

Next Refinancing Due in September 2016



Note;

* An additional RM15 million CP were drawn down in January 2014 for the payment of the refundable earnest deposit for the Proposed Acquisition of Platinum Sentral .

1. MTN - Medium Term Notes
2. CP – Commercial Papers
3. TL – Term Loan

Portfolio Update



Quill Building 3 - BMW

QCT Portfolio Update

Valuation as at 31 Dec 2013: **RM825.56 mil**
Portfolio Occupancy Rate as at 30 June 2014 : **91%**


Quill Building 1
- DHL 1


Quill Building 4
- DHL 2


Quill Building 2
- HSBC

QCT

10 Properties
RM825.56 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



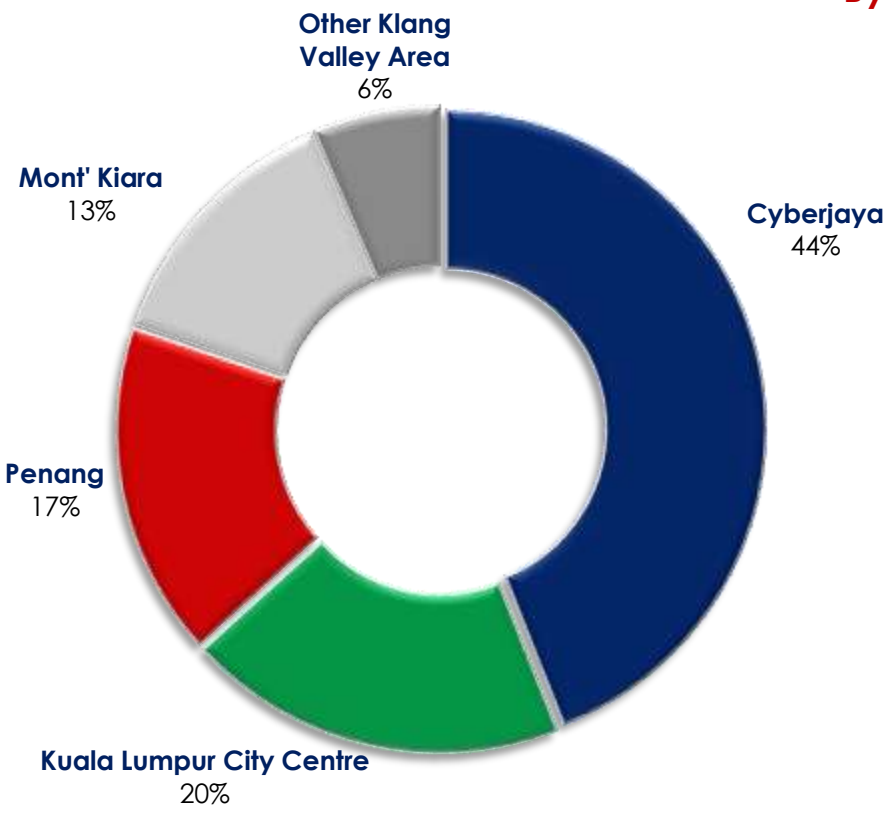
TESCO Building
Penang

Note: The current market value of the respective buildings were valued by Henry Butcher Malaysia Sdn Bhd on 31 December 2013.

Geographical Diversification

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

By Valuation



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

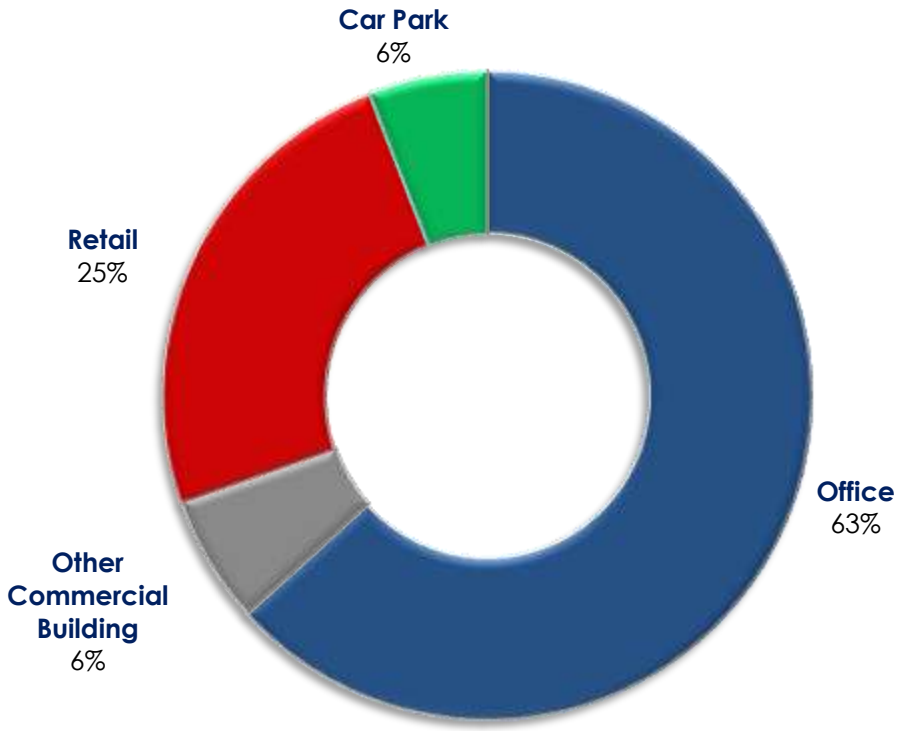
Notes:

(1) Other Klang Valley Area refers to Klang Valley generally excluding KL city centre and Mont' Kiara. Klang Valley refers to Kuala Lumpur and Selangor State excluding Kuala Selangor, Sepang and Sabak Bernam.

Portfolio Distribution

Diversified Portfolio Distrbution

By Valuation



Notes:

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

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

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

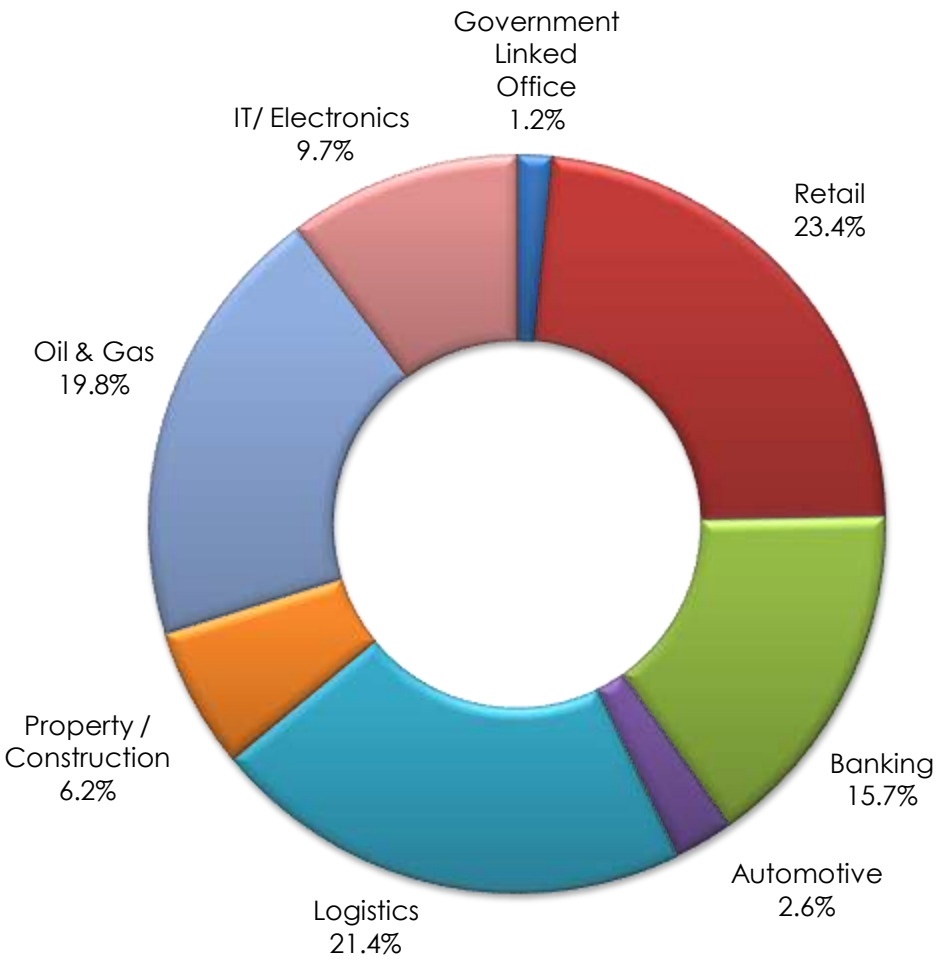
(4) Other commercial building refers to Quill- Building 8- DHL (XPJ) at Glenmarie, Shah Alam

(5) Based on valuation dated 31 December 2013

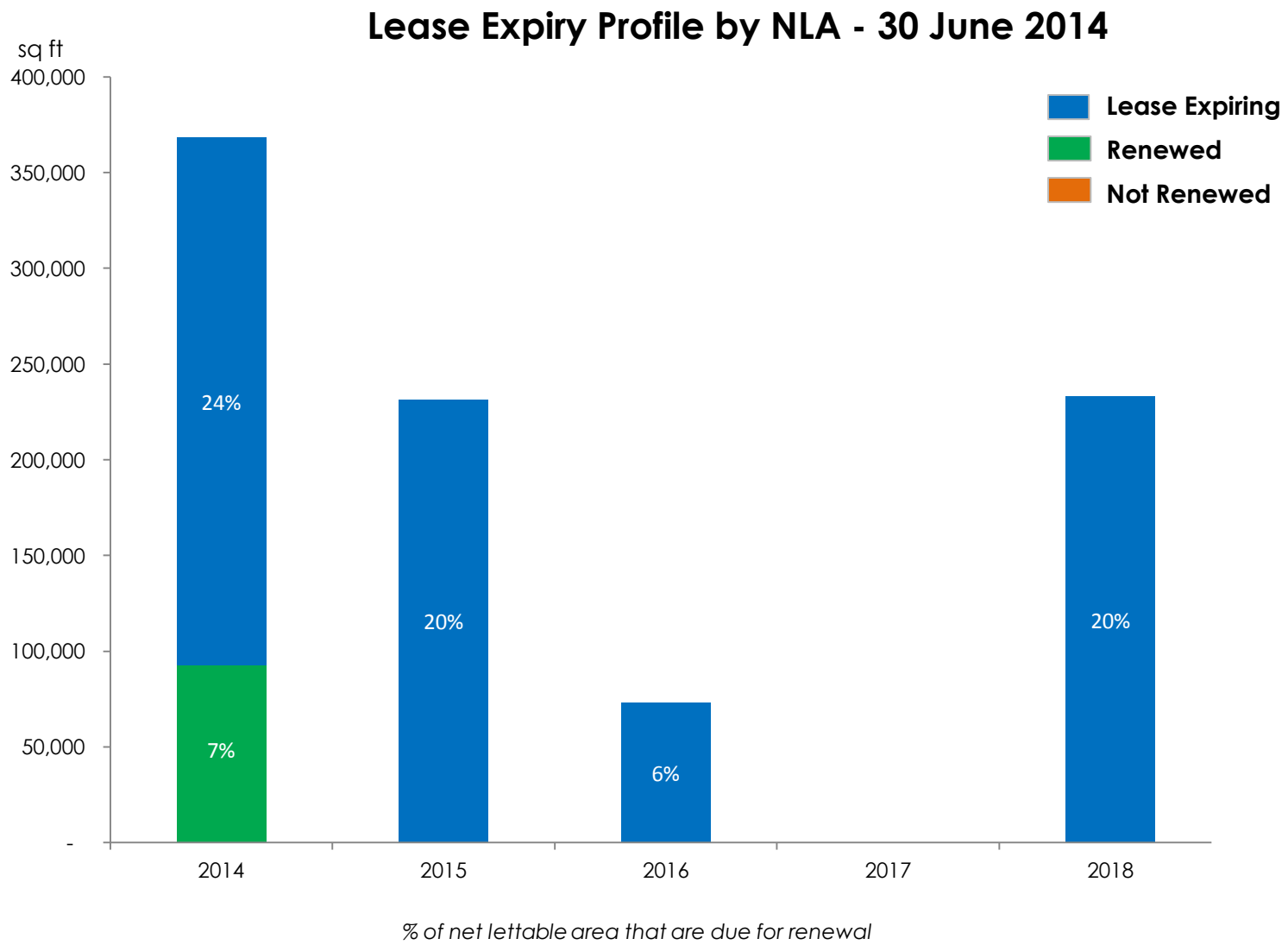
Tenant Mix

Well Balanced Tenancy Mix

By Net Lettable Area



Lease Expiry Profile



% of net lettable area that are due for renewal

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 2014 : Stable Quarter

- Declared 1H 2014 DPU of 4.10 sen
- Successfully renewed all tenancies due in 2Q 2014
- On 8 July 2014, QCT had announced that it has submitted the applications to the Securities Commission in respect of the Proposed Acquisition of Platinum Sentral, as well as the proposed change in shareholders / shareholdings in QCM. The acquisition is expected to complete by 4Q 2014

Year 2014 Prospects – Ongoing Strategies

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












Thank you

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