



## NEWS RELEASE

### **Quill Capita Trust Secures RM80 million 5-year Financing Facilities**

*- Combination of fixed and floating rate facilities to provide financial flexibility in managing interest rate exposure*

**Kuala Lumpur, 29 June, 2009:** Quill Capita Management Sdn Bhd (QCM), the manager of Quill Capita Trust (QCT), a real estate investment trust (REIT), is pleased to announce that Mayban Trustees Berhad, as trustee of QCT, through its wholly-owned special purpose vehicle Samwise Capital Sdn Bhd, has today entered into a facility agreement with Great Eastern Life Assurance (Malaysia) Berhad ("GE") and Alliance Bank Malaysia Berhad ("Alliance"), for financing facilities of RM80 million for five years ("The Facilities").

The Facilities, which include fixed and floating rate tranches, will be utilised to refinance borrowings maturing in November 2009, which were used to part-finance the acquisition of Tesco Building a year ago. The expected interest cost for the Facilities is within the average interest cost assumptions used in QCT's forecast of income and expenses for FY 2009 announced on 21 April 2008. The Facilities will be secured against a third party legal charge on Tesco Building.

Dato' Mohammed Hussein, Chairman of QCM said, "We have always employed a proactive approach for our capital management strategy. In line with this strategy, we are pleased to secure GE and Alliance's commitment in advance to refinance the bridging loan which is maturing in November 2009. This is an affirmation of the financial institutions' confidence in QCT notwithstanding the current challenging credit market environment."

"After this refinancing exercise, we would have substantially addressed all of QCT's refinancing requirements for 2009 and 2010. All our borrowings will be long term debt of which the earliest repayment date is in December 2010. The combination of fixed and floating interest rates of the new facilities will also provide us with financing flexibility to better optimize and manage QCT's interest rate profile. " added Dato'.

Alliance and HwangDBS Investment Bank Berhad are Joint Arrangers for the Facilities.

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## **About Quill Capita Trust**

Quill Capita Trust is a commercial Real Estate Investment Trust (REIT), established through a trust deed dated 9 October 2006. Managed by Quill Capita Management Sdn Bhd (QCM), the main thrust of Quill Capita Trust's activities include acquiring and investing in commercial properties in Malaysia to provide unitholders with long-term and sustainable distribution of income as well as capital growth potential. 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%); CapitalLand RECM Pte Ltd (40%), a wholly-owned subsidiary of CapitalLand Financial Limited, the financial services arm of CapitalLand Limited; and Coast Capital Sdn Bhd (30%).

### **Issued by Quill Capita Management Sdn Bhd**

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## **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.