

**QUILL CAPITA TRUST
CONDENSED INCOME STATEMENT (UNAUDITED)
FOR THE PERIOD ENDED 31 DECEMBER 2006**

	12.10.2006
	to
	31.12.2006
	RM
TOTAL INCOME	
Gross rental *	1,972,386
Property operating expenses	(308,724)
Net rental income	1,663,662
Interest income	12,950
	<u>1,676,612</u>
TOTAL EXPENDITURE	
Manager's fees	(101,682)
Trustee's fee	(5,338)
Borrowing costs	(315,454)
Auditors' remuneration	(20,000)
Tax agent's fee	(4,000)
Administrative expenses	(36,504)
	<u>(482,978)</u>
INCOME BEFORE TAX	1,193,634
Income tax expense	(15,000)
NET INCOME FOR THE PERIOD	<u>1,178,634</u>
NET INCOME DISTRIBUTION	
Proposed distribution of 0.4938 sen payable on 28 February 2007 **	<u>1,178,634</u>
INCOME AFTER TAXATION IS MADE UP OF THE FOLLOWING :	
Realised	1,178,634
Unrealised	-
	<u>1,178,634</u>
TOTAL UNITS ISSUED AS AT 8 JAN 2007	238,691,000
EARNINGS PER UNIT	
-after managers' fees (sen)	0.4938
-before managers' fees (sen)	0.5364

* The Sale & Purchase Agreements dated 17 October 2006 (the "SPAs ") of the four real estate properties (Quill Building 1, Quill Building 2, Quill Building 3 and Quill Building 4) signed between Maybank Trustee Berhad (as Trustee for QCT) and the vendors were completed on 20 November 2006. According to the terms of the SPAs, the revenue and expenditure of the four real estate properties would acccrue to QCT upon the cash payment, which was satisfied via the issuance of CPs/MTNs on 1 December 2006.

** Withholding tax will be deducted from distributions made to non-resident Unitholders.

The accompanying notes form an integral part of the financial statements.

**CONDENSED BALANCE SHEET
AS AT 31 DECEMBER 2006**

	2006
	RM
NON-CURRENT ASSETS	
Real Estate Properties	276,000,000
CURRENT ASSETS	
Trade and other receivables	4,522,053
Deposits with licensed financial institution	9,900,000
Cash and bank balances	94,119
	<u>14,516,172</u>
CURRENT LIABILITIES	
Provision for income distribution	1,178,634
Trade and other payables	5,766,448
Borrowings	89,533,446
Provision for taxation	15,000
	<u>96,493,528</u>
NET CURRENT ASSETS	(81,977,356)
NON-CURRENT LIABILITIES	
Security deposits	8,021,844
NET ASSETS VALUE	<u>186,000,800</u>
Represented by:	
UNITHOLDERS' FUND	
Unitholders' capital	186,000,800
Undistributed income	-
	<u>186,000,800</u>
NET ASSET VALUE PER UNIT (RM)	0.80
NUMBER OF UNITS IN CIRCULATION AS AT 31 DEC 2006	232,501,000
NUMBERS OF UNITS AS AT 8 JAN 2007	238,691,000

* No comparative figures are available as it is the first quarterly report prepared by QCT to BURSA Malaysia Securities Berhad in compliance with the listing requirement.

The accompanying notes form an integral part of the financial statements.

**CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE
FOR THE PERIOD ENDED 31 DECEMBER 2006' (UNAUDITED)**

	Unitholders' Capital RM	Distributable Undistributed Income RM	Unitholders' Fund RM
At 12 October 2006 (date of establishment)	-	-	-
Creation of units	186,000,800	-	186,000,800
Net income for the period	-	1,178,634	1,178,634
Distribution to unitholders	-	(1,178,634)	(1,178,634)
At 31 December 2006	<u>186,000,800</u>	<u>-</u>	<u>186,000,800</u>

The accompanying notes form an integral part of the financial statements.

**CONDENSED CASH FLOW STATEMENT
FOR THE PERIOD ENDED 31 DECEMBER 2006 (UNAUDITED)**

**12.10.2006
to
31.12.2006
RM**

CASH FLOW FROM OPERATING ACTIVITIES

Profit before tax	1,193,634
Adjustment for:	
Interest expenses	305,334
Amortisation of transaction costs	10,120
Interest income	(12,950)
Operating profit before working capital changes	1,496,138
Trade and other receivables	(4,515,191)
Trade and other payables	12,938,292
Net cash generated from operating activities	<u>9,919,239</u>

CASH FLOW FROM INVESTING ACTIVITIES

Purchase of investment properties	(90,000,000)
Interest income	6,088
Net cash used in investing activities	<u>(89,993,912)</u>

CASH FLOW FROM FINANCING ACTIVITIES

Interest paid	(1,832,008)
Proceed from borrowings	91,900,000
Proceed from issue of units	800
Net cash generated from investing activities	<u>90,068,792</u>

NET INCREASE IN CASH AND CASH EQUIVALENTS

9,994,119

CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD

-

CASH AND CASH EQUIVALENTS AT END OF PERIOD

9,994,119

Cash and cash equivalents at end of period comprises:

Deposit with licensed financial institution	9,900,000
Cash and bank balances	94,119
	<u>9,994,119</u>

The accompanying notes form an integral part of the financial statements.