

CORPORATE PROFILE

MRCB-Quill REIT (“MQREIT”) is a Real Estate Investment Trust listed on the main board of Bursa Malaysia Securities Berhad on 8 January 2007 as Quill Capita Trust. It subsequently changed its name to MQREIT on 14 April 2015. MQREIT is formed to acquire and invest in commercial properties primarily in Malaysia, with a view to provide MQREIT unitholders (“unitholders”) with long term and sustainable distribution of income and potential capital growth.

MQREIT will provide its unitholders a unique opportunity to participate in the growth of commercial property market in Malaysia. For MQREIT’s purpose, commercial properties include properties used or predominantly used for commercial purpose.

The initial portfolio of commercial properties acquired by MQREIT comprises built-to-suit office buildings, data processing centres and business park properties. Majority of the key tenants have committed to initial lease term of five years or more, with agreed step-up rentals. With an initial portfolio of 5 assets, MQREIT has grown to 11 commercial assets comprising of mainly office buildings with a total value of RM2.204 billion as at 31 December 2017.

MQREIT is managed by MRCB Quill Management Sdn Bhd (“the Manager”) which has three shareholders, namely, Quill Resources Holding Sdn Bhd, a company within the Quill Group of Companies, Malaysian Resources Corporation Bhd and Global Jejaka Sdn Bhd.

KEY STATISTICS (as at 31 December 2017)

Market Capitalisation (RM million)	1,335
NAV per unit ¹ (RM)	1.2550
Consensus DPU (FY2018) (sen)	8.20
Distribution Yield ² (%)	5.56
YTD Total Return ³ (%)	9.34

¹ NAV per unit after distribution

² Computed based on consensus DPU and unit price as at 31 December 2017

³ For the period 1 January 2017– 31 December 2017

SALIENT FEATURES

Investment Objective

To acquire and invest in commercial properties primarily in Malaysia with a view to:

- provide long term and sustainable distribution of income to unitholders; and
- achieve long term growth in the net asset value per unit of MQREIT

Distribution Policy

To distribute at least 90% of its distributable income at least semi-annually, or at such other intervals as the Manager may determine.

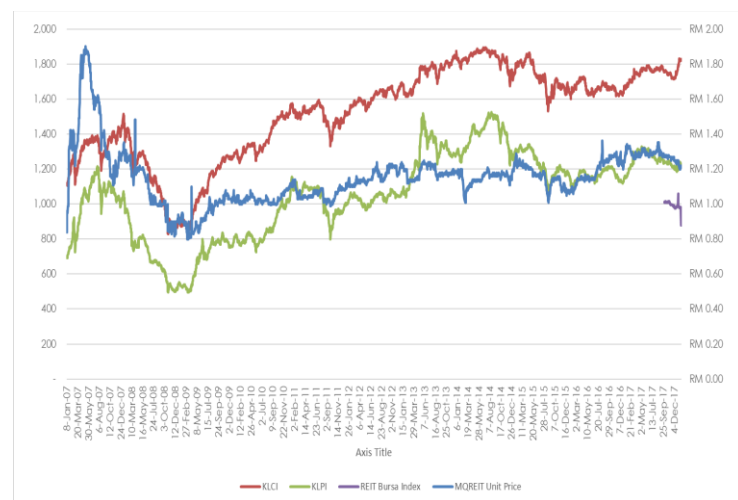
Financial Year End

31 December

TRADING INFORMATION

Stock Name	MQREIT
Stock Code	5123
Unit Price (RM) as at 31 December 2017	1.25
52 -week High (RM)	1.36
52 -week Low (RM)	1.21
52 -week Daily Average Trading Volume (Units)	481,874

Unit Price Performance (since IPO)



Source: Bloomberg

ASSET PORTFOLIO

Portfolio of Quality Assets as at 31 Dec 2017



Quill Building 1
- DHL 1^(a)



Quill Building 4
- DHL 2^(b)



Quill Building 2
- HSBC ^(a)



Platinum Sentral
- KL Sentral ^(a)



Quill Building 3
- BMW ^(a)



Quill Building 5
- IBM ^(a)



Quill Building 8
- DHL (XPJ) ^{(a)(d)}



Part of Plaza
Mont Kiara ^(a)



Wisma Technip ^(a)



TESCO Building
Penang ^(a)



Menara Shell ^(a)

Market Value
of
11 Properties:
RM2.20 bil^(c)

Total NLA:
2.25 mil sq ft
<sup>*Excluding car park
area</sup>

Portfolio
Occupancy
Rate:
96.3%

Weighted
Average Term
to Expiry:
5.3 years

a) The Properties were valued by Hawawtje Leung Property Consultants Sdn. Bhd., an independent firm of professional valuer registered with the Board of Valuers, Appraisers & Estate Agents Malaysia.

b) The Properties were valued by CH Williams Talhar & Wong Sdn. Bhd., an independent firm of professional valuer, registered with the Board of Valuers, Appraisers & Estate Agents Malaysia.

c) Save for Quill Building 8 - DHL (XPJ), all properties were based on valuation as at 31 December 2017. Quill Building 8 - DHL (XPJ) was based on valuation dated 17 October 2017.

d) Proposed disposal of Quill Building 8 - DHL (XPJ) was announced on 8 January 2018.

MRCB-Quill REIT Presentation 7 January 2018

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