(Constituted in the Republic of Singapore pursuant to
a trust deed dated 23 October 2006 (as amended))

RESULTS OF EXTRAORDINARY GENERAL MEETING HELD ON 4 DECEMBER 2007

CapitaRetail China Trust Management Limited, as manager of CapitaRetail China Trust ("**CRCT**", and the manager of CRCT, the "**Manager**"), is pleased to announce that, at the Extraordinary General Meeting of unitholders of CRCT (the "**Unitholders**") held on 4 December 2007 (the "**EGM**"), all of the seven resolutions as set out in the Notice of EGM of CRCT dated 14 November 2007 have been duly passed. The resolutions relate to:

(i) the proposed acquisition of Xizhimen Mall (the "**Proposed Acquisition**") through the acquisition of the entire issued share capital of CapitaRetail China Investments (B) Beta Pte Ltd (as described in the circular dated 14 November 2007 issued by the Manager to Unitholders (the "**Circular**"));

(ii) the proposed issue of new units in CRCT (the "**New Units**") so as to raise gross proceeds of up to approximately S$280.0 million in the manner described in the Circular (the "**Equity Fund Raising**");

(iii) the proposed placement of up to such number of New Units under the private placement tranche of the Equity Fund Raising to CapitaLand Limited and its subsidiaries (the "**CapitaLand Group**") as would be required to maintain the CapitaLand Group's proportionate unitholdings, in percentage terms, at its pre-placement level;

(iv) the proposed placement of up to such number of New Units under the private placement tranche of the Equity Fund Raising to CapitaMall Trust as would be required to maintain its proportionate unitholding, in percentage terms, at its pre-placement level;

(v) the proposed placement of up to such number of New Units under the private placement tranche of the Equity Fund Raising to each of the directors of the Manager and his/her immediate family members, provided that such number of New Units are no more than what would be required for each of them to maintain his/her proportionate unitholding, in percentage terms, at his/her pre-placement level;

In relation to the initial public offering of units in CRCT ("Units"), the Sole Financial Adviser was J.P. Morgan (S.E.A) Limited and the Underwriters and Bookrunners were J.P. Morgan (S.E.A) Limited, UBS, acting through its business group, UBS Investment Bank and China International Capital Corporation Limited.

(vi) the general mandate to be given to the Manager for the issue of new units ("**Units**") and convertible securities ("**Convertible Securities**") in CRCT in the financial year ending 31 December 2008, provided that the aggregate number of new Units and Convertible Securities does not exceed 50.0% of the number of Units in issue as at 31 December 2007 (taking into account the New Units to be issued under the Equity Fund Raising and the new Units to be issued as payment of the Acquisition Fee (as defined in the Circular) to the Manager), of which the aggregate number of new Units and Convertible Securities to be issued other than on a pro-rata basis to existing Unitholders shall not be more than 20.0% of the number of Units in issue as at 31 December 2007 (taking into account the New Units to be issued under the Equity Fund Raising and the new Units to be issued as payment of the Acquisition Fee to the Manager); and

(vii) the retention of Wangjing Mall in the existing property portfolio of CRCT under the terms of the Wangjing Put Option Agreement dated 8 November 2006 entered into between CapitaLand Retail Limited and HSBC Institutional Trust Services (Singapore) Limited, as trustee of CRCT, and as described in the Circular.

BY ORDER OF THE BOARD

CapitaRetail China Trust Management Limited
(Company Registration No. 200611176D)
As manager of CapitaRetail China Trust

Kannan Malini
Company Secretary
Singapore
4 December 2007

Important Notice

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units or New Units.

The value of 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 Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of CRCT is not necessarily indicative of the future performance of CRCT.

The New Units have not been and will not be registered under the U.S. Securities Act of 1933 (as amended) and, subject to certain exceptions, may not be offered or sold within the United States, to and/or for the benefit of U.S. persons (as defined in Regulation S under the U.S. Securities Act of 1933 (as amended)).