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

ANNOUNCEMENT

ISSUE OF 138,236,000 NEW UNITS IN CAPITARETAIL CHINA TRUST ("CRCT")

Further to its announcement dated 25 January 2008 in relation to the launch of the offer and placement of new units ("**New Units**") in CRCT (the "**Equity Fund Raising**"), the Board of Directors of CapitaRetail China Trust Management Limited, as manager of CRCT (the "**Manager**"), wishes to announce that the Manager has issued an aggregate of 138,236,000 New Units today. With this issue of 138,236,000 New Units, the total number of units in CRCT ("**Units**") in issue as at the date of this Announcement is 614,383,309[1].

These New Units will commence trading on the Main Board of Singapore Exchange Securities Trading Limited (the "**SGX-ST**") at 2.00 p.m. today.

Status of the New Units

The New Units will rank *pari passu* in all respects with all other Units in issue on 5 February 2008, including the right to any distributions which may be paid for the period from today to 30 June 2008 as well as all distributions thereafter.

For the avoidance of doubt, the New Units will not be entitled to participate in the distribution of any distributable income accrued prior to today, including the Cumulative Distribution (as defined in the offer information statement dated 25 January 2008 lodged with the Monetary Authority of Singapore on 25 January 2008).

BY ORDER OF THE BOARD
CAPITARETAIL CHINA TRUST MANAGEMENT LIMITED
(Company registration no. 200611176D)
(as Manager of CapitaRetail China Trust)

Kannan Malini
Company Secretary
5 February 2008

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.

[1] Units in issue exclude the Units to be issued to the Manager as payment of the Manager's acquisition fee.

Important Notice

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 of CRCT may only deal in their Units through trading on 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.