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

ANNOUNCEMENT

COMPLETION OF THE ACQUISITION OF XIZHIMEN MALL, BEIJING

Further to the announcement dated 18 October 2007 in relation to the entry into the S&P Agreement (as defined in the offer information statement dated 25 January 2008 (the "**OIS**") and lodged with the Monetary Authority of Singapore (the "**MAS**") on 25 January 2008) for the acquisition of Xizhimen Mall, Beijing, CapitaRetail China Trust Management Limited, as manager of CapitaRetail China Trust ("**CRCT**", and the manager of CRCT, the "**Manager**"), is pleased to announce the completion of the acquisition of Xizhimen Mall, Beijing, by CRCT.

The total acquisition cost of Xizhimen Mall, Beijing, is S$341.0 million, which comprises the purchase consideration[1] of S$332.0 million, the acquisition fee of S$3.3[2] million and related professional and other fees and expenses of S$5.7 million.

The entire net proceeds of approximately S$182.3 million from the offer and placement of new units in CRCT under the Equity Fund Raising (as defined in the OIS) have been applied in full to partly finance the acquisition of Xizhimen Mall, Beijing.

The balance of the total acquisition cost are funded through (i) bank borrowings of S$88.0 million, taken at the CRCT level in the form of a two-year unsecured term loan facility, (ii) S$12.0 million drawn down from an existing short-term loan facility and (iii) CRCT's internal cash balances.

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 The purchase consideration is defined in paragraph 15 of the OIS.

2 The acquisition fee of S$3.3 million will be paid in the form of Units pursuant to the Property Funds Guidelines issued by the MAS as Appendix 2 of the Code on Collective Investment Schemes.

Important Notice

The value of units in CRCT ("**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 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.