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

DISTRIBUTION PER UNIT AND PAYMENT DATE

Further to its announcement dated 25 January 2008 in relation to the distributable income of CapitaRetail China Trust ("**CRCT**") for the period from 1 July 2007 to 4 February 2008, the Board of Directors of CapitaRetail China Trust Management Limited, the manager of CRCT (the "**Manager**") is pleased to announce that the distribution per unit in CRCT ("**Unit**") will be 4.04 cents and the date of payment of the distribution will be 25 March 2008.

For enquiries, please contact Shirlene Sim at +65 6826 5543 or email: shirlene.sim@capitaland.com or visit our website at <www.capitaretailchina.com>.

In relation to the initial public offering of 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.

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

Kannan Malini
Company Secretary
25 February 2008

Important Notice

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

The value of the Units and the income 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 holders of Units 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.

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)).