



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

ANNOUNCEMENT

INCREASE IN ISSUED AND PAID-UP SHARE CAPITAL/REGISTERED CAPITAL OF WHOLLY-OWNED SUBSIDIARIES

CapitaRetail China Trust Management Limited (“**CRCTML**”), as manager of CapitaRetail China Trust (“**CRCT**”), wishes to announce that CRCT’s wholly-owned subsidiaries, namely CapitaRetail China Investments (B) Alpha Pte. Ltd. and Huaxin Saihan Huhhot Real Estate Co., Ltd (formerly known as CapitaRetail Huhehaote Jinyu Real Estate Co., Ltd) have increased their issued and paid-up share capital/registered capital as follows:-

- (i) CapitaRetail China Investments (B) Alpha Pte. Ltd. (a wholly-owned subsidiary of CRCT, the shares of which are held by HSBC Institutional Trust Services (Singapore) Limited, as trustee of CRCT ("Trustee"))

Increase of issued and paid-up share capital from 95,069,800 (comprising 1 common share and 95,069,799 redeemable preference shares) to 97,299,800 (comprising 1 common share and 97,299,799 redeemable preference shares) by an allotment and issue of an additional 2,230,000 redeemable preference shares to the Trustee for a cash consideration of US\$2,230,000.

- (ii) Huaxin Saihan Huhhot Real Estate Co., Ltd (a wholly-owned subsidiary of CapitaRetail China Investments (B) Alpha Pte. Ltd., which owns the Saihan Mall in Huhehaote, China).

Increase of registered capital from US\$12,000,000 to US\$14,230,000 to CapitaRetail China Investments (B) Alpha Pte. Ltd for a cash consideration of US\$2,230,000.

The purpose of the increase of the issued and paid-up share capital/registered capital is to fund the asset enhancement works in Saihan Mall.

The above transactions are not expected to have any material impact on the net tangible assets or earnings per share of CRCT for the financial year ending 31 December 2008.

None of the directors of CRCTML or the controlling unitholders of CRCT has any interest, direct or indirect, in the above transactions.

By Order of the Board
CapitaRetail China Trust Management Limited
(Company registration no. 200611176D)
As manager of CapitaRetail China Trust

Kannan Malini
Company Secretary
12 May 2008

Important Notice

The value of the 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 the Units will be subject to investment risks, including the possible loss of the principal amount invested. Investors will have no right to request that the Manager redeem or purchase the Units while the Units are listed. It is intended that holders of the Units may only deal in their Units through trading on the Singapore Exchange Securities Trading Limited ("**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.