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MISCELLANEOUS

** Asterisks denote mandatory information*

Name of Announcer *	CAPITAMALLS ASIA LIMITED
Company Registration No.	200413169H
Announcement submitted on behalf of	CAPITAMALLS ASIA LIMITED
Announcement is submitted with respect to *	CAPITAMALLS ASIA LIMITED
Announcement is submitted by *	Kannan Malini
Designation *	Company Secretary
Date & Time of Broadcast	22-Jun-2011 17:34:02
Announcement No.	00083

>> ANNOUNCEMENT DETAILS

The details of the announcement start here ...

Announcement Title *	CapitaRetail China Trust - "Private Placement Of 59,829,000 New Units In CapitaRetail China Trust"
Description	CapitaMalls Asia Limited's subsidiary, CapitaRetail China Trust Management Limited, the manager of CapitaRetail China Trust, has today issued an announcement and a news release on the above matter, as attached for information. The initial public offering of CapitaMalls Asia Limited's shares was sponsored by J.P. Morgan (S.E.A.) Limited and DBS Bank Ltd.
Attachments	CRCTCloseofPlacementAnnouncement22June2011.pdf CRCTNewsReleasePrivatePlacement22June2011.pdf Total size = **233K** (2048K size limit recommended)

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CapitaRetail China Trust

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

PRIVATE PLACEMENT OF 59,829,000 NEW UNITS IN CAPITARETAIL CHINA TRUST

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1. INTRODUCTION

Following its announcement on 21 June 2011 on the launch of the **Private Placement**, the **Manager** wishes to announce that DBS Bank Ltd., the **Sole Global Co-ordinator** to the **Private Placement**, together with China International Capital Corporation (Singapore) Pte. Limited, collectively the **Joint Bookrunners and Underwriters** for the **Private Placement**, have in consultation with the **Manager**, closed the book of orders for the **Private Placement** on 22 June 2011.

2. ISSUE PRICE

The issue price per **New Unit** has been fixed at S$1.17, as agreed between the **Joint Bookrunners and Underwriters**, in consultation with the **Manager**, following a book building process and pursuant to an issue price and offer size determination supplement entered into on 22 June 2011.

The **Issue Price** represents a discount of:

(i) (for illustrative purposes only) 3.2% to the adjusted **VWAP**[1] of S$1.2087 per **Unit** for trades done on the full market day on 21 June 2011; and

(ii) 6.5% to the **VWAP** of S$1.2515 per **Unit** for trades done on the full market day on 21 June 2011.

As the initial size of the **Private Placement** of S$55.0 million was 2.5 times subscribed (including the subscription by the subsidiaries of **CMA**), the **Manager** and the **Joint Bookrunners and Underwriters** have increased the size of the **Private Placement** from S$55.0 million to approximately S$70.0 million and the aggregate number of **New Units** to be issued pursuant to the **Private Placement** is 59,829,000.

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[1] The adjusted **VWAP** is computed based on the **VWAP** of all trades on **SGX-ST** for the full market day on 21 June 2011 and subtracting 4.28 cents per **Unit** being the midpoint of the estimated **Advance Distribution** of between 4.26 cents and 4.30 cents. The **Advance Distribution** of between 4.26 cents and 4.30 cents is an estimate only based on information currently available to the **Manager**, and the actual **Advance Distribution** may differ.

3. PLACEMENT TO THE CMA GROUP

At the **EGM** of **Unitholders** held on 21 June 2011, approval was granted by **Unitholders** for the placement of such number of **New Units** under the **Private Placement** to the **CMA Group** up to their proportionate unitholding, in percentage terms, at their pre-placement level.

Pursuant to this approval, 11,728,000 **New Units** under the **Private Placement** have been placed to Retail Crown Pte. Ltd., a wholly-owned subsidiary of **CMA** and 1,222,000 **New Units** have been placed to the **Manager** to maintain the **CMA Group**'s proportionate unitholding, in percentage terms, at their pre-placement level, in **CRCT**.

4. STATUS OF NEW UNITS

Other than the **Advance Distribution** to which the **New Units** will not be entitled, the **New Units** will, upon issue, rank *pari passu* in all respects with the **Existing Units**, including the right to any distributions which may be paid for the period from the date on which the **New Units** are issued, being 30 June 2011, to 31 December 2011, as well as all distributions thereafter.

5. APPLICATION TO THE SGX-ST FOR APPROVAL IN-PRINCIPLE

The **Manager** has made a formal application to the **SGX-ST** for the listing of, dealing in, and quotation of, the **New Units** on the Main Board of the **SGX-ST**. An appropriate announcement will be made upon the receipt of such approval in-principle from the **SGX-ST**. The trading of the **New Units** on the **SGX-ST** is currently expected to commence at 2.00 p.m. on 30 June 2011.

The **Private Placement** shall be subject to certain conditions precedent more particularly set out in the **Placement Agreement**, including the receipt of the approval in-principle of the **SGX-ST** for the listing of, dealing in, and quotation of, the **New Units** on the Main Board of the **SGX-ST**.

BY ORDER OF THE BOARD
CAPITARETAIL CHINA TRUST MANAGEMENT LIMITED
(Company Registration No. 200611176D)
(As manager of CapitaRetail China Trust)

Kannan Malini
Company Secretary
22 June 2011

Definitions:

Advance Distribution	A distribution of the distributable income of **CRCT** for the period from 1 January 2011 to 29 June 2011, the day immediately prior to the date on which the **New Units** are issued pursuant to the **Private Placement**
CMA	CapitaMalls Asia Limited
CMA Group	CMA and its subsidiaries (including the **Manager**)
CRCT	CapitaRetail China Trust
EGM	The extraordinary general meeting of **Unitholders** held on Tuesday, 21 June 2011 at 10.30 a.m. at STI Auditorium, 168 Robinson Road, Level 9, Capital Tower, Singapore 068912, to approve the matters set out in the notice of **EGM** dated 30 May 2011
Existing Units	The **Units** in issue immediately prior to the issue of the **New Units**
Issue Price	The issue price of S$1.17 per **New Unit**
Joint Bookrunners and Underwriters	DBS Bank Ltd. and China International Capital Corporation (Singapore) Pte. Limited
Manager	CapitaRetail China Trust Management Limited, in its capacity as manager of **CRCT**
New Units	The new **Units** to be issued pursuant to the **Private Placement**
Placement Agreement	The placement agreement entered into between the **Manager** and the **Joint Bookrunners and Underwriters** on 21 June 2011
Private Placement	The proposed issue of 59,829,000 **New Units** pursuant to Section 302C of the Securities and Futures Act (Cap. 289)
Securities Act	United States Securities Act of 1933, as amended
SGX-ST	Singapore Exchange Securities Trading Limited
Sole Global Co-ordinator	DBS Bank Ltd.
Unit	A unit representing an undivided interest in **CRCT**
Unitholder	A holder of **Unit**(s)
VWAP	Volume weighted average price

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** 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**.

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

THIS ANNOUNCEMENT IS NOT AN OFFER OR SALE OF THE **UNITS** IN THE UNITED STATES. THE **UNITS** HAVE NOT BEEN AND WILL NOT BE REGISTERED UNDER THE **SECURITIES ACT** AND MAY NOT BE OFFERED OR SOLD IN THE UNITED STATES EXCEPT PURSUANT TO AN EXEMPTION FROM, OR IN A TRANSACTION NOT SUBJECT TO, THE REGISTRATION REQUIREMENTS UNDER THE **SECURITIES ACT**. NO PUBLIC OFFERING IS BEING MADE IN THE

UNITED STATES. ANY PUBLIC OFFERING OF **UNITS** TO BE MADE IN THE UNITED STATES WILL BE MADE BY MEANS OF A PROSPECTUS THAT MAY BE OBTAINED FROM THE **MANAGER** THAT WILL CONTAIN DETAILED INFORMATION ABOUT **CRCT**, THE **MANAGER** AND ITS MANAGEMENT, AS WELL AS FINANCIAL STATEMENTS.

News Release

22 June 2011
For Immediate Release

CRCT's Private Placement of New Units 2.5 Times Subscribed

- ***Upsize option exercised***
- ***Gross proceeds of about S$70.0 million raised for the acquisition of New Minzhong Leyuan Mall***

Singapore, 22 June 2011 – CapitaRetail China Trust Management Limited ("CRCTML"), the manager of CapitaRetail China Trust ("CRCT"), is pleased to announce today that about 59.8 million new units ("New Units") have been successfully placed, pursuant to the private placement ("Private Placement"), raising gross proceeds of about S$70.0 million to finance the acquisition of New Minzhong Leyuan Mall ("Acquisition"). The balance of the costs of Acquisition will be funded from a draw down from CRCT's existing debt facilities.

The initial Private Placement size of S$55.0 million to institutional and other investors was 2.5 times subscribed, including subscription by subsidiaries of CapitaMalls Asia Limited. With a strong demand book, the full upsize option was exercised, raising the size of the Private Placement to S$70.0 million. The total demand book comprised over 40 existing and new investors from Asia, the United States and Europe. CapitaMalls Asia's subsidiaries subscribed for about 12.9 million New Units, maintaining their proportionate unitholding, in percentage terms, at their pre-placement level.

The issue price of S$1.17 per New Unit represents a discount of approximately 3.2% to CRCT's adjusted volume weighted average price of the existing units in CRCT[1]. The book building exercise by the Joint Bookrunners and Underwriters, DBS Bank Ltd. and China International Capital Corporation (Singapore) Pte. Limited, commenced yesterday evening and closed at 11.00 a.m. today.

[1] The adjusted volume weighted average price of S$1.2087 is computed based on the volume weighted average price of all trades on Singapore Exchange Securities Trading Limited for the full market day on 21 June 2011 and subtracting 4.28 cents per unit which is the midpoint of the estimated Advance Distribution (as defined below) of between 4.26 cents and 4.30 cents.

Mr Victor Liew, Chairman of CRCTML, said, "The strong demand by investors for the Private Placement is testament to the attractiveness of CRCT as an investment for unitholders to tap into China's consumption growth. The successful Private Placement will increase CRCT's market capitalisation and free float, and enlarge the base of institutional investors for CRCT."

Mr Tony Tan, CEO of CRCTML, said, "We appreciate the strong support demonstrated by investors who subscribed for the New Units under the Private Placement. The yield-accretive acquisition of New Minzhong Leyuan Mall is part of our growth strategy to invest in quality income-producing assets. We will continue to pursue yield-accretive acquisition opportunities to deliver sustainable income growth to our unitholders."

Advance Distribution

In connection with the Private Placement, CRCTML intends to declare a distribution ("Advance Distribution") of CRCT's distributable income for the period from 1 January 2011 to 29 June 2011, the day immediately prior to the date on which the New Units will be issued, to existing unitholders of CRCT. The New Units will not be entitled to the Advance Distribution.

CRCTML estimates the quantum of the distribution per unit under the Advance Distribution to be between 4.26 cents and 4.30 cents. The actual quantum will be announced at a later date after the management accounts of CRCT for the relevant period have been finalised.

The next distribution will comprise CRCT's distributable income for the period from the day the New Units are issued, being 30 June 2011, to 31 December 2011. Half-yearly distributions will resume thereafter.

The books closure date for the Advance Distribution is 29 June 2011 at 5.00 p.m. and the Advance Distribution will be paid on or around 23 September 2011.

About CapitaRetail China Trust (www.capitaretailchina.com)

Listed on Singapore Exchange Securities Trading Limited on 8 December 2006, CRCT is the first China shopping mall Real Estate Investment Trust ("REIT") in Singapore. It is established with the objective of investing on a long-term basis in a diversified portfolio of income-producing real estate used primarily for retail purposes and located primarily in People's Republic of China, Hong Kong and Macau.

The current portfolio of eight shopping malls is located in five of China's cities. The properties are CapitaMall Xizhimen, CapitaMall Wangjing, CapitaMall Shuangjing and CapitaMall Anzhen in Beijing; CapitaMall Qibao in Shanghai; CapitaMall Zhengzhou in Zhengzhou, Henan Province; CapitaMall Saihan in Huhhot, Inner Mongolia; and CapitaMall Wuhu in Anhui Province. As at 31 March 2011, the total asset size of CRCT is approximately S$1.2 billion.

All the malls in the portfolio are positioned as one-stop family-oriented shopping, dining and entertainment destinations for the sizeable population catchment areas in which they are located, and are accessible via major transportation routes or access points. A significant portion of the properties' tenancies consists of major international and domestic retailers such as Wal-Mart, Carrefour and Beijing Hualian Group under master leases or long-term leases, which provide unitholders with stable and sustainable returns. The anchor tenants are complemented by popular specialty brands such as Vero Moda, ZARA, Sephora, Watsons, KFC, Pizza Hut, BreadTalk, etc.

CRCT is managed by an external manager, CRCTML, which is an indirect wholly-owned subsidiary of CapitaMalls Asia Limited, one of Asia's largest listed shopping mall developers, owners and managers.

Issued by CapitaRetail China Trust Management Limited
(Company Registration No. 200611176D)

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IMPORTANT NOTICE

The past performance of CapitaRetail China Trust ("CRCT") is not indicative of the future performance of CRCT. Similarly, the past performance of the CapitaRetail China Trust Management Limited (the "Manager") is not indicative of the future performance of the Manager.

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 that the Manager redeem or purchase their Units while the Units are listed. It is intended that holders of Units ("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.

This release may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management on future events.

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

This PRESS RELEASE is not an offer or sale of the Units in the United States. The Units have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the Securities Act) and may not be offered or sold in the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements under the Securities Act. No public offering is being made in the United States. Any public offering of Units to be made in the United States will be made by means of a prospectus that may be obtained from the Manager that will contain detailed information about CRCT, the Manager and its management, as well as financial statements.