

## MISCELLANEOUS

\* Asterisks denote mandatory information

|                                                    |                          |
|----------------------------------------------------|--------------------------|
| <b>Name of Announcer *</b>                         | CAPITAMALLS ASIA LIMITED |
| <b>Company Registration No.</b>                    | 200413169H               |
| <b>Announcement submitted on behalf of</b>         | CAPITAMALLS ASIA LIMITED |
| <b>Announcement is submitted with respect to *</b> | CAPITAMALLS ASIA LIMITED |
| <b>Announcement is submitted by *</b>              | Kannan Malini            |
| <b>Designation *</b>                               | Company Secretary        |
| <b>Date &amp; Time of Broadcast</b>                | 26-Sep-2011 18:05:48     |
| <b>Announcement No.</b>                            | 00084                    |

## &gt;&gt; ANNOUNCEMENT DETAILS

The details of the announcement start here ...

|                             |                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Announcement Title *</b> | CapitaRetail China Trust-"Payment Of Management Fee By Way Of Issue of Units In CapitaRetail China Trust"                                                                                                                                                                                                                                                      |
| <b>Description</b>          | <p>CapitaMalls Asia Limited's subsidiary, CapitaRetail China Trust Management Limited, the manager of CapitaRetail China Trust, has today issued an announcement on the above matter, as attached for information.</p> <p>The initial public offering of CapitaMalls Asia Limited's shares was sponsored by J.P. Morgan (S.E.A.) Limited and DBS Bank Ltd.</p> |
| <b>Attachments</b>          |  CRCTPaymentMgrfees2Q201126Sep2011.pdf<br>Total size = <b>70K</b><br>(2048K size limit recommended)                                                                                                                                                                         |



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

**PAYMENT OF MANAGEMENT FEE  
BY WAY OF ISSUE OF UNITS IN CAPITARETAIL CHINA TRUST**

CapitaRetail China Trust Management Limited, as manager of CapitaRetail China Trust ("**CRCT**") and the manager of CRCT, the "**Manager**", wishes to announce that 672,375 units in CRCT ("**Units**") have been issued to the Manager today as payment of the performance component<sup>1</sup> of the Management Fee (as defined in the Trust Deed) for the period from 1 April 2011 to 30 June 2011 (both dates inclusive).

The 672,375 Units have been issued at an issue price of S\$1.2265 per unit. The issue price per unit for the 672,375 Units is the volume weighted average price for a unit for all trades on Singapore Exchange Securities Trading Limited ("**SGX-ST**") in the ordinary course of trading for the period of ten business days preceding 30 June 2011.

The Units have been issued to the Manager as payment of the performance component of the Management Fee in relation to CapitaMall Xizhimen, CapitaMall Wangjing, CapitaMall Shuangjing and CapitaMall Anzhen in Beijing; CapitaMall Qibao in Shanghai; CapitaMall Wuhu in Wuhu; CapitaMall Saihan in Huhhot; and CapitaMall Erqi in Zhengzhou for the period from 1 April 2011 to 30 June 2011.

This manner of payment of the Management Fee in Units was disclosed in the CRCT initial public offering prospectus dated 29 November 2006.

With the above-mentioned issue of Units, the Manager holds an aggregate of 15,619,889 Units and the total number of Units in issue is 688,093,402.

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

Kannan Malini  
Company Secretary  
26 September 2011

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<sup>1</sup> Under the deed of trust dated 23 October 2006 constituting CRCT (as amended) (the "**Trust Deed**"), the Manager is entitled to receive for its own account from the Deposited Property (as defined in the Trust Deed), in relation to any Financial Year (as defined in the Trust Deed), the Performance Fee (as defined in the Trust Deed), being a fee equal to a rate of 4.0% per annum (or such lower percentage as may be determined by the Manager in its absolute discretion) of the Net Property Income (as defined in the Trust Deed) of CRCT for each Financial Year (calculated before accounting for the Performance Fee in that Financial Year).

**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.