



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

**NOTICE OF BOOKS CLOSURE
AND DISTRIBUTION PAYMENT DATE**

NOTICE IS HEREBY GIVEN THAT the Transfer Books and Register of Unitholders of CapitaRetail China Trust (“**CRCT**”) will be closed on **10 September 2009 at 5.00 p.m.** (the “**Books Closure Date**”) to determine the entitlements of the unitholders of CRCT (“**Unitholders**”) to CRCT’s distributable income of 4.08 cents per unit in CRCT (“**Unit**”) for the period from 1 January 2009 to 30 June 2009 (the “**Distribution**”).

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units as at the Books Closure Date will be entitled to the Distribution to be paid on **25 September 2009**.

The Distribution will be a Tax Exempt Income Distribution.

Tax Exempt Income Distribution is exempt from Singapore income tax in the hands of all Unitholders. No tax will be deducted from this component of the Distribution.

IMPORTANT DATES AND TIMES

DATE / DEADLINE	Event
10 September 2009 at 5.00 p.m.	Closing of the Transfer Books and Register of Unitholders
25 September 2009	Payment of Distribution

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

BY ORDER OF THE BOARD
CapitaRetail China Trust Management Limited
(Company Registration Number 200611176D)
As manager of CapitaRetail China Trust

Kannan Malini
Company Secretary
23 July 2009

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, CapitaRetail China Trust Management Limited, as the manager of CRCT, (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 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.