
CAPITARETAIL CHINA TRUST
2011 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT AND DISTRIBUTION ANNOUNCEMENT

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Summary of CRCT Results

	2Q 2011	2Q 2010	Change %	1H 2011	1H 2010	Change %
	Actual ¹ S\$'000	Actual S\$'000		Actual ¹ S\$'000	Actual S\$'000	
Gross Revenue	30,682	29,556	3.8	61,581	59,063	4.3
Net Property Income	20,617	19,801	4.1	41,326	39,142	5.6
Income for Distribution	13,478	12,090	11.5	26,943	26,246	2.7
Distribution Per Unit ("DPU") (cents)						
For the period	2.15 ²	2.07	3.9	4.30	4.21	2.1
Annualised	8.62	8.30	3.9	8.67	8.49	2.1

	2Q 2011	2Q 2010	Change %	1H 2011	1H 2010	Change %
	Actual ¹ RMB'000	Actual RMB'000		Actual ¹ RMB'000	Actual RMB'000	
Gross Revenue	160,951	145,109	10.9	320,054	288,374	11.0
Net Property Income	108,149	97,204	11.3	214,785	191,108	12.4

	1 Apr 2011 to 30 Jun 2011			1 Jan 2011 to 29 Jun 2011	30 Jun 2011	1H 2011
	Actual ¹ S\$'000	Forecast ¹ S\$'000	Change %	Actual S\$'000	Actual S\$'000	Actual S\$'000
Gross Revenue	30,682	31,029	(1.1)	61,241	340	61,581
Net Property Income	20,617	19,754	4.4	41,098	228	41,326
Income for Distribution	13,478	13,067	3.1	26,793	150	26,943
Distribution Per Unit ("DPU") (cents)						
For the period	2.15 ²	2.09	2.9	4.28 ³	0.02 ⁴	4.30
Annualised	8.62	8.38	2.9	8.68	N.M.	8.67

N.M. – not meaningful

Footnotes:

1. The forecast is based on the forecast set out in CRCT's Circular to Unitholders dated 30 May 2011. The actual and forecast results exclude contribution from New Minzhong Leyuan Mall which was acquired on 30 June 2011.
2. Includes 2.13 cents for the period from 1 April 2011 to 29 June 2011, calculated based on 626,669,650 units and 0.02 cents for 30 June 2011 (1 day) calculated based on 686,498,650 units.
3. Distribution per unit is calculated based on 626,669,650 units.
4. Distribution per unit is calculated based on 686,498,650 units.

For a meaningful analysis/comparison of the actual results against the forecast as stated in CRCT's Circular to Unitholders dated 30 May 2011, please refer to paragraph 9 of this announcement.

DISTRIBUTION & BOOK CLOSURE DATE

Distribution	For 1 January 2011 to 29 June 2011
Distribution type	Capital distribution
Distribution rate	4.28 cents per Unit
Book closure date	29 June 2011
Payment date	23 September 2011

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INTRODUCTION

CapitaRetail China Trust (“CRCT”) was established as a private trust on 23 October 2006 under a trust deed entered into between CapitaRetail China Trust Management Limited (as manager of CRCT) (the “Manager”) and HSBC Institutional Trust Services (Singapore) Limited (as trustee of CRCT) (the “Trustee”), and listed on the Singapore Exchange Securities Trading Limited (“SGX-ST”) on 8 December 2006.

CRCT is a Singapore-based real estate investment trust (“REIT”) established with the investment objective of investing on a long term basis in real estate used primarily for retail purposes and located primarily in China, Hong Kong and Macau.

For the purpose of financing the acquisition of New Minzhong Leyuan Mall through the acquisition of the entire issued share capital of Somerset (Wuhan) Investments Pte Ltd (“Somerset Wuhan”) from The Ascott Holdings Limited (the “Vendor”) and the acquisition of the outstanding shareholder’s loans extended by the Vendor to Somerset Wuhan, which was approved by the Unitholders at the Extraordinary General Meeting held on 21 June 2011, the Trust raised gross proceeds of approximately \$70.0 million through the issue of 59,829,000 new units at a price of \$1.17 per unit. The acquisition was completed on 30 June 2011 in the manner described in the CRCT’s Circular to Unitholders dated 30 May 2011.

New Minzhong Leyuan Mall comprises an annexed building and a conserved building of seven storeys each, which in aggregate represents a Net Lettable Area of 23,361 sq m. Located at Jiangnan District, the Mall enjoys prime frontage along Zhongshan Avenue, an established shopping and entertainment belt and one of the busiest streets in Wuhan, and is easily accessible via public transport.

As at 30 June 2011, CRCT owns and invests in a portfolio of nine retail mall properties located in six key cities of China. The properties are CapitaMall Xizhimen, CapitaMall Wangjing, CapitaMall Shuangjing and CapitaMall Anzhen in Beijing, CapitaMall Qibao in Shanghai, CapitaMall Zhengzhou in Zhengzhou, CapitaMall Saihan in Huhhot, New Minzhong Leyuan Mall in Wuhan, and CapitaMall Wuhu in Wuhu which CRCT has a 51% interest in.

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1(a)(i) **Statement of total return for the Group (2Q 2011 vs 2Q 2010)**

	Group		
	2Q 2011 ¹ S\$'000	2Q 2010 S\$'000	% Change
Gross rental income	28,427	27,381	3.8
Other income ²	2,255	2,175	3.7
Gross revenue	30,682	29,556	3.8
Land rental	(1,085)	(1,159)	(6.4)
Property related tax	(2,048)	(2,154)	(4.9)
Business tax	(1,694)	(1,476)	14.8
Property management fees	(1,269)	(1,240)	2.3
Other property operating expenses ³	(3,969)	(3,726)	6.5
Total property operating expenses	(10,065)	(9,755)	3.2
Net property income	20,617	19,801	4.1
Manager's management fees – Base fee	(798)	(762)	4.7
Manager's management fees – Performance fee	(825)	(792)	4.2
Trustee's fees	(60)	(58)	3.4
Valuation fees	(79)	(107)	(26.2)
Other trust operating expenses	(238)	(185)	28.6
Finance income	65	43	51.2
Foreign exchange loss – realised	(264)	(221)	19.5
Finance costs	(2,678)	(3,364)	(20.4)
Total return before change in fair value of investment properties and unrealised foreign exchange gain	15,740	14,355	9.6
Change in fair value of investment properties	56,588	17,727	219.2
Foreign exchange gain – unrealised	11	111	(90.1)
Total return before taxation	72,339	32,193	124.7
Taxation ⁴	(18,026)	(7,471)	141.3
Total return for the period after taxation	54,313	24,722	119.7
Attributable to:			
Unitholders	54,110	24,576	120.2
Non-controlling interest	203	146	39.0
Total return for the period after taxation	54,313	24,722	119.7

Footnotes:

1. The actual results exclude contribution from New Minzhong Leyuan Mall which was acquired on 30 June 2011.
2. Other income comprises mainly income earned from atrium space, trolley carts and advertisement panel.
3. Included as part of the other property operating expenses are items in the table below.
4. Included the overprovision of tax in prior years.

	Group		
	2Q 2011 S\$'000	2Q 2010 S\$'000	% Change
Depreciation and amortisation ³	(320)	(281)	13.9
Write-back/(impairment losses) on trade receivables, net ³	35	(1)	N.M.
Plant and equipment written off ³	-	(52)	N.M.
Overprovision of tax in prior years ⁴	253	-	N.M.

N.M. – not meaningful

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1(a)(i) **Statement of total return for the Group (1H 2011 vs 1H 2010)**

	Group		
	1H 2011 ¹ S\$'000	1H 2010 S\$'000	% Change
Gross rental income	57,365	55,225	3.9
Other income ²	4,216	3,838	9.8
Gross revenue	61,581	59,063	4.3
Land rental	(2,190)	(2,334)	(6.2)
Property related tax	(4,134)	(4,027)	2.7
Business tax	(3,397)	(2,954)	15.0
Property management fees	(2,544)	(2,463)	3.3
Other property operating expenses ³	(7,990)	(8,143)	(1.9)
Total property operating expenses	(20,255)	(19,921)	1.7
Net property income	41,326	39,142	5.6
Manager's management fees – Base fee	(1,557)	(1,503)	3.6
Manager's management fees – Performance fee	(1,653)	(1,566)	5.6
Trustee's fees	(118)	(115)	2.6
Valuation fees	(161)	4	N.M.
Other trust operating expenses	(113)	(338)	(66.6)
Finance income	93	76	22.4
Foreign exchange loss – realised	(415)	(272)	52.6
Finance costs	(5,447)	(5,737)	(5.1)
Total return before change in fair value of financial derivatives and investment properties and unrealised foreign exchange gain/(loss)	31,955	29,691	7.6
Change in fair value of cash flow hedge transferred to the statement of total return from hedging reserve	-	(180)	N.M.
Change in fair value of investment properties	56,588	17,727	219.2
Foreign exchange gain/(loss) – unrealised	3	(80)	N.M.
Total return before taxation	88,546	47,158	87.8
Taxation ⁴	(22,507)	(10,691)	110.5
Total return for the period after taxation	66,039	36,467	81.1
Attributable to:			
Unitholders	65,641	36,131	81.7
Non-controlling interest	398	336	18.5
Total return for the period after taxation	66,039	36,467	81.1

Footnotes:

1. The actual results exclude contribution from New Minzhong Leyuan Mall which was acquired on 30 June 2011.
2. Other income comprises mainly income earned from atrium space, trolley carts and advertisement panel.
3. Included as part of the other property operating expenses are items in the table below.
4. Included the overprovision of tax in prior years.

Depreciation and amortisation ³	(636)	(559)	13.8
Write-back/(impairment losses) on trade receivables, net ³	22	(45)	N.M.
Plant and equipment written off ³	-	(74)	N.M.
Overprovision of tax in prior years ⁴	253	-	N.M.

	Group		
	1H 2011 S\$'000	1H 2010 S\$'000	% Change
Depreciation and amortisation ³	(636)	(559)	13.8
Write-back/(impairment losses) on trade receivables, net ³	22	(45)	N.M.
Plant and equipment written off ³	-	(74)	N.M.
Overprovision of tax in prior years ⁴	253	-	N.M.

N.M. – not meaningful

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1(a)(ii) **Distribution statement for the Group (2Q 2011 vs 2Q 2010)**

	Group		
	2Q 2011¹ S\$'000	2Q 2010 S\$'000	% Change
Total return for the period attributable to Unitholders before distribution	54,110	24,576	120.2
Distribution adjustments (Note A)	(40,632)	(11,667)	248.3
Income available for distribution to Unitholders	13,478	12,909	4.4
Comprises :			
- from operations	3,447	3,619	(4.8)
- from Unitholders' contribution	10,031	9,290	8.0
	13,478	12,909	4.4
Note A			
Distribution adjustments			
- Manager's management fees (performance component payable in units)	825	792	4.2
- Change in fair value of investment properties	(56,588)	(17,727)	219.2
- Deferred taxation	15,323	5,440	181.7
- Transfer to general reserve	(501)	(394)	27.2
- Unrealised foreign exchange gain	(11)	(111)	(90.1)
- Other adjustments	320	333	(3.9)
Net effect of distribution adjustments	(40,632)	(11,667)	248.3

Footnote:

1. *The actual results exclude contribution from New Minzhong Leyuan Mall which was acquired on 30 June 2011.*

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1(a)(ii) **Distribution statement for the Group (1H 2011 vs 1H 2010)**

	Group		
	1H 2011¹	1H 2010	%
	S\$'000	S\$'000	Change
Total return for the period attributable to Unitholders before distribution	65,641	36,131	81.7
Distribution adjustments (Note A)	(38,698)	(9,885)	291.5
Income available for distribution to Unitholders	26,943	26,246	2.7
Comprises :			
- from operations	7,575	8,145	(7.0)
- from Unitholders' contribution	19,368	18,101	7.0
	26,943	26,246	2.7
Note A			
Distribution adjustments			
- Manager's management fees (performance component payable in units)	1,653	1,566	5.6
- Change in fair value of investment properties	(56,588)	(17,727)	219.2
- Deferred taxation	16,568	6,763	145.0
- Transfer to general reserve	(964)	(753)	28.0
- Unrealised foreign exchange (gain)/loss	(3)	80	N.M.
- Other adjustments ²	636	186	241.9
Net effect of distribution adjustments	(38,698)	(9,885)	291.5

N.M. – not meaningful

Footnotes:

1. *The actual results exclude contribution from New Minzhong Leyuan Mall which was acquired on 30 June 2011.*
2. *Includes the settlement of hedging transactions under the net investments hedge of \$0.4 million on 5 February 2010.*

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1(b)(i) Balance sheet as at 30 Jun 2011 vs 31 Dec 2010

	Group			Trust		
	30 Jun 2011 S\$'000	31 Dec 2010 S\$'000	% Change	30 Jun 2011 S\$'000	31 Dec 2010 S\$'000	% Change
Assets						
Investment properties ¹	1,302,030	1,215,089	7.2	-	-	-
Plant and equipment	3,917	3,499	11.9	-	-	-
Interests in subsidiaries	-	-	-	881,319	834,390	5.6
Trade and other receivables	8,285	7,887	5.0	220	126	74.6
Financial derivatives ²	20,931	8,067	159.5	20,931	8,067	159.5
Cash and cash equivalents	46,919	39,936	17.5	5,169	776	566.1
Total assets	1,382,082	1,274,478	8.4	907,639	843,359	7.6
Less						
Liabilities						
Trade and other payables	42,249	42,986	(1.7)	11,478	5,465	110.0
Security deposits	21,845	19,376	12.7	-	-	-
Interest-bearing borrowings ³	417,789	400,881	4.2	393,426	362,426	8.6
Deferred tax liabilities ⁴	68,666	55,671	23.3	-	-	-
Financial derivatives ²	2,919	289	910.0	2,919	289	910.0
Provision for taxation	2,384	2,623	(9.1)	-	39	N.M.
Total liabilities	555,852	521,826	6.5	407,823	368,219	10.8
Net assets	826,230	752,652	9.8	499,816	475,140	5.2
Represented by:						
Unitholders' funds	808,505	734,507	10.1	499,816	475,140	5.2
Non-controlling interest	17,725	18,145	(2.3)	-	-	-
	826,230	752,652	9.8	499,816	475,140	5.2

N.M. – not meaningful

Footnotes:

- The increase in investment properties was mainly due to the consolidation of 100% interest in New Minzhong Leyuan Mall, which was acquired on 30 June 2011.
- As at 30 June 2011, the financial derivative assets of \$20.9 million were mainly due to fair value change on the non-deliverable forwards ("NDF") to hedge the currency exposure on the \$88.0 million, \$100.0 million and \$100.5 million term loans.

As at 31 December 2010, the financial derivative assets of \$8.1 million were mainly due to fair value change of the following:

- new non-deliverable forwards ("NDF") to hedge the currency exposure on the \$88.0 million and \$100.0 million term loans; and
- new interest rate swap ("IRS") to hedge the variable rate of borrowing of \$100.0 million.

As at 30 June 2011, the financial derivative liabilities of \$2.9 million were mainly due to fair value change on the interest rate swap ("IRS") to hedge the variable rate borrowings of \$100.5 million, \$100.0 million, \$50.0 million and part of the \$88.0 million term loan.

As at 31 December 2010, the financial derivative liabilities of \$0.3 million were mainly due to fair value change of the following:

- new NDF and new IRS to hedge the variable rate borrowing of \$100.5 million in December 2010.
- existing IRS on the variable rate borrowings of \$50.0 million; and
- existing IRS on part of the \$88.0 million term loan.

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3. *Interest-bearing borrowings comprise (i) \$100.5 million, \$100.0 million, \$88.0 million and \$50.0 million unsecured term loan facilities (collectively known as "Trust Term Loan Facilities") drawn down by the Trust to partly finance the acquisition of the Initial Properties and CapitaMall Xizhimen, and utilisation as working capital; (ii) \$55.7 million unsecured short-term loan facilities mainly to finance capital distribution and working capital; and (iii) RMB128.0 million (\$24.4 million) term loan previously secured over CapitaMall Anzhen which was refinanced into a three-year unsecured term loan facility in 2Q 2011.*
4. The increase was mainly due to higher provision for deferred tax liabilities in 2Q 2011 as a result of the increase in fair value of investment properties including New Minzhong Leyuan Mall.

1(b)(ii) Aggregate amount of borrowings and debt securities

	Group		Trust	
	30 Jun 2011 S\$'000	31 Dec 2010 S\$'000	30 Jun 2011 S\$'000	31 Dec 2010 S\$'000
Unsecured borrowing				
- Amount repayable within one year	56,918	25,000	55,700	25,000
- Amount repayable after one year	361,648	338,503	338,503	338,503
Secured borrowing				
- Amount repayable within one year	-	38,455	-	-
	418,566	401,958	394,203	363,503
Less: Transaction costs in relation to Trust Term Loan Facilities	(777)	(1,077)	(777)	(1,077)
(1)	417,789	400,881	393,426	362,426

Footnote:

1. *The increase in the Group's borrowings as at 30 June 2011 was mainly due to additional loan drawn at Trust level.*

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1(c) **Consolidated cash flow statement (2Q 2011 vs 2Q 2010)**

	Group	
	2Q 2011 S\$'000	2Q 2010 S\$'000
Operating activities		
Total return after taxation	54,313	24,722
Adjustments for:		
Finance income	(65)	(43)
Finance costs	2,678	3,364
Depreciation and amortisation	320	281
Taxation	18,026	7,471
Manager's management fees payable in units	825	792
Plant and equipment written off	-	52
Change in fair value of investment properties	(56,588)	(17,727)
(Write-back)/Impairment losses on trade receivables, net	(35)	1
Operating income before working capital changes	19,474	18,913
Changes in working capital:		
Trade and other receivables	(6,154)	(4,724)
Trade and other payables	2,923	51
Cash generated from operating activities	16,243	14,240
Income tax paid	(3,243)	(1,540)
Net cash from operating activities	13,000	12,700
Investing activities		
Interest received	65	43
Net cash outflow on purchase of investment property	(859)	(164)
Net cash outflow on acquisition of subsidiary companies	(69,561)	-
Capital expenditure on investment properties	(23)	(1,833)
Purchase of plant and equipment	(340)	(213)
Net cash used in investing activities	(70,718)	(2,167)
Financing activities		
Proceeds from issuance of new units	70,000	-
Payment of equity issue expenses	(1,466)	-
Proceeds from bank loans	4,000	62,506
Repayment of bank loans	(500)	(64,746)
Interest paid	(2,670)	(1,828)
Net cash from/(used in) financing activities	69,364	(4,068)
Increase in cash and cash equivalents	11,646	6,465
Cash and cash equivalents at beginning of period	35,894	20,700
Effect on exchange rate changes on cash balances	(621)	161
Cash and cash equivalents at end of period	46,919	27,326

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1(c) **Consolidated cash flow statement (1H 2011 vs 1H 2010)**

	Group	
	1H 2011 S\$'000	1H 2010 S\$'000
Operating activities		
Total return after taxation	66,039	36,467
Adjustments for:		
Finance income	(93)	(76)
Finance costs	5,447	5,737
Depreciation and amortisation	636	559
Taxation	22,507	10,691
Manager's management fees payable in units	1,653	1,566
Plant and equipment written off	-	74
Change in fair value of cash flow hedge transferred to the statement of total return from hedging reserve	-	180
Change in fair value of investment properties	(56,588)	(17,727)
(Write-back)/Impairment losses on trade receivables, net	(22)	45
Operating income before working capital changes	39,579	37,516
Changes in working capital:		
Trade and other receivables	(13,064)	(4,518)
Trade and other payables	6,643	1,507
Cash generated from operating activities	33,158	34,505
Income tax paid	(6,605)	(3,214)
Net cash from operating activities	26,553	31,291
Investing activities		
Interest received	93	76
Net cash outflow on purchase of investment property	(1,718)	(483)
Net cash outflow on acquisition of subsidiary companies	(69,561)	-
Capital expenditure on investment properties	(328)	(3,323)
Purchase of plant and equipment	(840)	(377)
Net cash used in investing activities	(72,354)	(4,107)
Financing activities		
Proceeds from issuance of new units	70,000	-
Distribution to Unitholders ¹	(25,953)	(25,288)
Payment of equity issue expenses	(2,544)	-
Proceeds from bank loans	35,900	87,248
Repayment of bank loans	(17,974)	(80,577)
Settlement of derivative contracts	-	(3,889)
Interest paid	(5,924)	(3,674)
Net cash from/(used in) financing activities	53,505	(26,180)
Increase in cash and cash equivalents	7,704	1,004
Cash and cash equivalents at beginning of period	39,936	26,043
Effect on exchange rate changes on cash balances	(721)	279
Cash and cash equivalents at end of period	46,919	27,326

Footnote:

- Distribution for the period from 1 July 2010 to 31 December 2010 was paid in March 2011. Distribution for the period from 1 July 2009 to 31 December 2009 was paid in March 2010.*

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1(d)(i) **Statement of changes in Unitholders' funds (2Q 2011 vs 2Q 2010)**

	Group		Trust	
	2Q 2011 S\$'000	2Q 2010 S\$'000	2Q 2011 S\$'000	2Q 2010 S\$'000
Operations				
Unitholders' funds as at beginning of period	702,698	682,459	441,218	503,586
Change in Unitholders' funds resulting from operations before distribution	54,110	24,576	(6,432)	3,985
Transfer to general reserve	(501)	(394)	-	-
Net increase/(decrease) in net assets resulting from operations	53,609	24,182	(6,432)	3,985
Movements in hedging reserve				
Effective portion of changes in fair value of cash flow hedges	(1,772)	804	(1,772)	804
Movement in foreign currency translation reserve				
Translation differences from financial statements of foreign operations	(7,832)	(2,238)	-	-
Exchange differences on monetary items forming part of net investment in foreign operations	(10,814)	(2,298)	-	-
Exchange differences on hedges of net investment in foreign operations	5,313	3,692	-	-
Net (loss)/gain recognised directly in Unitholders' funds	(15,105)	(40)	(1,772)	804
Movement in general reserve	501	394	-	-
Unitholders' transactions				
New units issued ¹	70,000	-	70,000	-
Creation of units payable/paid to manager				
- Manager's management fees payable/paid	825	792	825	792
Equity issue expenses ²	(4,023)	-	(4,023)	-
Net increase in net assets resulting from Unitholders' transactions	66,802	792	66,802	792
Unitholders' funds at end of period	808,505	707,787	499,816	509,167

Footnotes:

- 59,829,000 new units were issued via a private placement exercise which was completed on 30 June 2011 for the purpose of acquiring New Minzhong Leyuan Mall, through the acquisition of the entire issued share capital of Somerset (Wuhan) Investments Pte Ltd and acquisition of the outstanding shareholder's loans in Somerset (Wuhan) Investments Pte Ltd.
- Included underwriting fees and professional fees paid and payable in connection to the private placement exercise completed on 30 June 2011 for the acquisition of New Minzhong Leyuan Mall.

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1(d)(i) **Statement of changes in Unitholders' funds (1H 2011 vs 1H 2010)**

	Group		Trust	
	1H 2011 S\$'000	1H 2010 S\$'000	1H 2011 S\$'000	1H 2010 S\$'000
Operations				
Unitholders' funds as at beginning of period	734,507	679,868	475,140	515,985
Change in Unitholders' funds resulting from operations before distribution	65,641	36,131	(14,138)	16,280
Transfer to general reserve	(964)	(753)	-	-
Net increase/(decrease) in net assets resulting from operations	64,677	35,378	(14,138)	16,280
Movements in hedging reserve				
Effective portion of changes in fair value of cash flow hedges	(2,863)	444	(2,863)	444
Change in fair value of cash flow hedge transferred to the statement of total return from hedging reserve	-	180	-	180
Movement in foreign currency translation reserve				
Translation differences from financial statements of foreign operations	(17,481)	4,472	-	-
Exchange differences on monetary items forming part of net investment in foreign operations	(26,073)	6,671	-	-
Exchange differences on hedges of net investment in foreign operations	13,097	3,743	-	-
Net (loss)/gain recognised directly in Unitholders' funds	(33,320)	15,510	(2,863)	624
Movement in general reserve	964	753	-	-
Unitholders' transactions				
New units issued ¹	70,000	-	70,000	-
Creation of units payable/paid to manager				
- Manager's management fees payable/paid	1,653	1,566	1,653	1,566
Distribution to Unitholders ²	(25,953)	(25,288)	(25,953)	(25,288)
Equity issue expenses ³	(4,023)	-	(4,023)	-
Net increase/(decrease) in net assets resulting from Unitholders' transactions	41,677	(23,722)	41,677	(23,722)
Unitholders' funds at end of period	808,505	707,787	499,816	509,167

Footnotes:

- 59,829,000 new units were issued via a private placement exercise which was completed on 30 June 2011 for the purpose of acquiring New Minzhong Leyuan Mall, through the acquisition of the entire issued share capital of Somerset (Wuhan) Investments Pte Ltd and acquisition of the outstanding shareholder's loans in Somerset (Wuhan) Investments Pte Ltd.
- This refers to distribution for the period from 1 July 2010 to 31 December 2010 which was paid in March 2011. Distribution to Unitholders in 1H 2010 includes the distribution for the period from 1 July 2009 to 31 December 2009 which was paid in March 2010.
- Included underwriting fees and professional fees paid and payable in connection to the private placement exercise completed on 30 June 2011 for the acquisition of New Minzhong Leyuan Mall.

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1(d)(ii) Details of any change in the issued and issuable units (2Q 2011 vs 2Q 2010)

	Trust	
	2Q 2011 Units	2Q 2010 Units
Balance as at beginning of period	625,998,682	623,484,475
New units issued:		
- As payment of manager's management fees ¹	670,968	643,559
- In connection with private placement exercise completed on 30 June 2011	59,829,000	-
Issued units as at end of period	686,498,650	624,128,034
New units to be issued:		
- As payment of manager's management fees ²	672,375	642,312
Total issued and issuable units as at end of period	687,171,025	624,770,346

Footnotes:

1. These were the performance component of the manager's management fees for 1Q 2011 and 1Q 2010 which were issued in June 2011 and May 2010 respectively.
2. These were the performance component of the manager's management fees for 2Q 2011 (which will be issued in 3Q 2011) and 2Q 2010 which was issued in September 2010.

1(d)(ii) Details of any change in the issued and issuable units (1H 2011 vs 1H 2010)

	Trust	
	1H 2011 Units	1H 2010 Units
Balance as at beginning of period	625,381,914	622,854,695
New units issued:		
- As payment of manager's management fees ¹	1,287,736	1,273,339
- In connection with private placement exercise completed on 30 June 2011	59,829,000	-
Issued units as at end of period	686,498,650	624,128,034
New units to be issued:		
- As payment of manager's management fees ²	672,375	642,312
Total issued and issuable units as at end of period	687,171,025	624,770,346

Footnotes:

1. These were the performance component of the manager's management fees for 4Q 2010 & 1Q 2011 which were issued in March 2011 and June 2011 respectively. For 1H 2010, the manager's management fee for 4Q 2009 and 1Q 2010 were issued in March 2010 and May 2010 respectively.
2. These were the performance component of the manager's management fees for 2Q 2011 (which will be issued in 3Q 2011) and 2Q 2010 which was issued in September 2010.

2 Whether the figures have been audited, or reviewed and in accordance with which standard (eg. the Singapore Standard on Auditing 910 (Engagement to Review Financial Statements), or an equivalent standard)

The figures have not been audited nor reviewed by our auditors.

3 Where the figures have been audited or reviewed, the auditor's report (including any qualifications or emphasis of matter)

Not applicable.

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4 Whether the same accounting policies and methods of computation as in the issuer’s most recent audited annual financial statements have been complied

The Group has applied the same accounting policies and method of computation in the financial statements for the current financial period, which are consistent with those described in the audited financial statements for the year ended 31 December 2010, except for the adoption of new and revised Financial Reporting Standards (FRS) which become effective for the financial year beginning on or after 1 January 2011.

5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what had changed, as well as the reasons for, and the effect of, the change

Nil

6 Earnings per unit (“EPU”) and distribution per unit (“DPU”) for the financial period

In computing the EPU, the weighted average number of units as at the end of each period is used for the computation. The diluted EPU is the same as the basic EPU as there are no dilutive instruments in issue during the period.

In computing the DPU, the number of units as at 29 June 2011 and 30 June 2011 are used.

	Group	
	2Q 2011	2Q 2010
Weighted average number of units in issue	626,818,371	623,746,128
Earnings per unit (“EPU”)¹		
Based on weighted average number of units in issue	8.63¢	3.94¢
Based on fully diluted basis	8.63¢	3.94¢
Number of units in issue as at 29 June	626,669,650	-
Number of units in issue as at 30 June	686,498,650	624,128,034
Distribution per unit (“DPU”)		
Based on the number of units in issue as at 29 June ²	2.13¢	-
Based on the number of units in issue as at 30 June ³	0.02¢	2.07¢
	2.15¢	2.07¢

	Group	
	1H 2011	1H 2010
Weighted average number of units in issue	626,107,518	619,881,593
Earnings per unit (“EPU”)¹		
Based on weighted average number of units in issue	10.48¢	5.83¢
Based on fully diluted basis	10.48¢	5.83¢
Number of units in issue as at 29 June	626,669,650	-
Number of units in issue as at 30 June	686,498,650	624,128,034
Distribution per unit (“DPU”)		
Based on the number of units in issue as at 29 June ²	4.28¢	-
Based on the number of units in issue as at 30 June ³	0.02¢	4.21¢
	4.30¢	4.21¢

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Footnotes:

1. EPU is calculated based on total return after tax and non-controlling interest.
2. DPU is calculated based on distributable income for the period from 1 January 2011 to 29 June 2011 based on the number of units in issue at 29 June 2011.
3. DPU is calculated based on distributable income for 30 June 2011 (1 day) based on the number of units in issue at 30 June 2011.

7 Net asset value ("NAV") backing per unit based on issued units at the end of the period

	Group		Trust	
	30 Jun 2011	31 Dec 2010	30 Jun 2011	31 Dec 2010
NAV per unit	\$1.18	\$1.17	\$0.73	\$0.76
Adjusted NAV per unit (excluding distributable income)	\$1.14	\$1.13	\$0.69	\$0.72

8 Review of the performance

8(i) Statement of total return for the Group

	Group				
	2Q 2011 ¹	2Q 2010	1Q 2011	1H 2011 ¹	1H 2010
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Gross revenue	30,682	29,556	30,899	61,581	59,063
Property operating expenses	(10,065)	(9,755)	(10,190)	(20,255)	(19,921)
Net property income	20,617	19,801	20,709	41,326	39,142
Manager's management fees – Base fee	(798)	(762)	(759)	(1,557)	(1,503)
Manager's management fees – Performance fee	(825)	(792)	(828)	(1,653)	(1,566)
Trustee's fees	(60)	(58)	(58)	(118)	(115)
Valuation fees	(79)	(107)	(82)	(161)	4
Other trust operating income/(expenses)	(238)	(185)	125	(113)	(338)
Finance income	65	43	28	93	76
Foreign exchange loss - realised	(264)	(221)	(151)	(415)	(272)
Finance costs	(2,678)	(3,364)	(2,769)	(5,447)	(5,737)
Total return before change in fair value of financial derivatives, investment properties and unrealised foreign exchange gain/(loss)	15,740	14,355	16,215	31,955	29,691
Change in fair value of cash flow hedge transferred to the statement of total return from hedging reserve	-	-	-	-	(180)
Change in fair value of investment properties	56,588	17,727	-	56,588	17,727
Foreign exchange gain/(loss) - unrealised	11	111	(8)	3	(80)
Total return before taxation	72,339	32,193	16,207	88,546	47,158
Taxation	(18,026)	(7,471)	(4,481)	(22,507)	(10,691)
Total return for the period after taxation	54,313	24,722	11,726	66,039	36,467
Attributable to :					
Unitholders	54,110	24,576	11,531	65,641	36,131
Non-controlling interest	203	146	195	398	336
Total return for the period after taxation	54,313	24,722	11,726	66,039	36,467

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8 Review of the performance

8(i) Statement of total return for the Group

Distribution statement for the Group

Total return for the period attributable to Unitholders before distribution

Net effect of distribution adjustments

Income for distribution to Unitholders

Distribution per unit (in cents)

- For the period

- Annualised

Group				
2Q 2011 ¹	2Q 2010	1Q 2011	1H 2011 ¹	1H 2010
S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
54,110	24,576	11,531	65,641	36,131
(40,632)	(11,667)	1,934	(38,698)	(9,885)
13,478	12,909	13,465	26,943	26,246
2.15 ⁽²⁾	2.07	2.15	4.30	4.21
8.62	8.30	8.72	8.67	8.49

Footnotes:

1. The actual results exclude contribution from New Minzhong Leyuan Mall which was acquired on 30 June 2011.
2. Includes 2.13 cents for the period from 1 April 2011 to 29 June 2011, calculated based on 626,669,650 units and 0.02 cents for 30 June 2011 (1 day) calculated based on 686,498,650 units.

8(ii) Breakdown of Gross Revenue – Actual

	2Q 2011 ¹	2Q 2010	%	2Q 2011	2Q 2010	%
	RMB'000	RMB'000	Change	S\$'000	S\$'000	Change
CapitaMall Xizhimen	47,806	43,013	11.1	9,114	8,762	4.0
CapitaMall Wangjing	37,821	33,548	12.7	7,210	6,834	5.5
CapitaMall Anzhen	19,706	19,511	1.0	3,756	3,974	(5.5)
CapitaMall Zhengzhou	12,304	12,113	1.6	2,345	2,467	(4.9)
CapitaMall Shuangjing	10,546	10,288	2.5	2,011	2,096	(4.1)
CapitaMall Saihan	7,896	5,663	39.4	1,505	1,154	30.4
CapitaMall Qibao	17,479	15,113	15.7	3,332	3,076	8.3
CapitaMall Wuhu	7,393	5,860	26.2	1,409	1,193	18.1
Gross revenue	160,951	145,109	10.9	30,682	29,556	3.8

8(iii) Breakdown of Net Property Income – Actual

	2Q 2011 ¹	2Q 2010	%	2Q 2011	2Q 2010	%
	RMB'000	RMB'000	Change	S\$'000	S\$'000	Change
CapitaMall Xizhimen	33,347	29,642	12.5	6,358	6,039	5.3
CapitaMall Wangjing	27,728	24,353	13.9	5,286	4,961	6.6
CapitaMall Anzhen	16,164	16,108	0.3	3,081	3,280	(6.1)
CapitaMall Zhengzhou	9,890	9,845	0.5	1,885	2,005	(6.0)
CapitaMall Shuangjing	8,318	8,244	0.9	1,586	1,680	(5.6)
CapitaMall Saihan	3,727	2,050	81.8	711	419	69.7
CapitaMall Qibao	6,011	4,731	27.1	1,145	963	18.9
CapitaMall Wuhu	2,964	2,231	32.9	565	454	24.4
Net property income	108,149	97,204	11.3	20,617	19,801	4.1

Footnote:

1. The actual results exclude contribution from New Minzhong Leyuan Mall which was acquired on 30 June 2011.

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2Q 2011 vs 2Q 2010

In RMB terms, gross revenue increased by RMB15.8 million, or 10.9% over 2Q 2010. This was mainly due to higher occupancies achieved, and higher tenant sales registered in CapitaMall Wuhu, CapitaMall Wangjing, CapitaMall Qibao, CapitaMall Xizhimen and CapitaMall Saihan after completion of asset enhancement. Gross revenue in SGD terms for 2Q 2011 increased by \$1.1 million, or 3.8% compared to 2Q 2010 mainly due to a stronger SGD against RMB in 2Q 2011 compared to 2Q 2010.

Property expenses for 2Q 2011 increased by \$0.3 million, or 3.2% over 2Q 2010 mainly due to higher business tax, utilities and staff related costs in 2Q 2011, partially offset by a stronger SGD against RMB.

Management fees payable to the manager were 4.4% higher than 2Q 2010. This was due to higher net property income and deposited properties achieved.

Finance income earned in 2Q 2011 was 51.2% higher than 2Q 2010 mainly due to higher fixed deposit balances placed with financial institutions.

Finance costs in 2Q 2011 decreased by \$0.7 million, or 20.4% over 2Q 2010. This was mainly due to repayment of higher interest bearing term loan and refinancing part of it with lower interest bearing loan.

Taxation in 2Q 2011 increased by \$10.6 million, or 141.3% over 2Q 2010 mainly due to deferred tax liabilities recognised in 2Q 2011 as a result of higher valuation gain achieved on the investment properties in 2Q 2011 against 2Q 2010.

2Q 2011 vs 1Q 2011

In RMB terms, gross revenue increased by RMB1.8 million, or 1.2% over 1Q 2011. This was mainly due to rental growth in CapitaMall Xizhimen and CapitaMall Wangjing and other income recognised in 2Q 2011. Gross revenue in SGD terms for 2Q 2011 decreased marginally by \$0.2 million or 0.7% over 1Q 2011 mainly due to a stronger SGD against RMB in 2Q 2011 compared to 1Q 2011.

Property expenses for 2Q 2011 decreased marginally by \$0.1 million, or 1.2% over 1Q 2011. This was mainly due to a stronger SGD against RMB.

Management fees payable to the manager were 2.3% higher than 1Q 2011 mainly due to higher deposited properties in SGD term but were partially offset by lower net property income.

Finance income earned in 2Q 2011 was 132.1% higher than 1Q 2011. This was mainly due to higher fixed deposit balances placed with financial institutions.

Finance costs in 2Q 2011 decreased by \$0.1 million, or 3.3% over 1Q 2011. This was mainly due to rollover of loans with lower interest rates.

Taxation in 2Q 2011 increased by \$13.5 million, or 302.3% over 1Q 2011 mainly due to deferred tax liabilities recognised in 2Q 2011 as a result of the increase in fair value of investment properties.

1H 2011 vs 1H 2010

In RMB terms, gross revenue for 1H 2011 increased by RMB31.7 million, or 11.0% over 1H 2010. This was mainly due to higher occupancies achieved, and higher tenant sales registered in CapitaMall Wangjing, CapitaMall Qibao, CapitaMall Wuhu, CapitaMall Xizhimen and CapitaMall Saihan after completion of asset enhancement. Gross revenue in SGD terms for 1H 2011 increased by \$2.5 million, or 4.3% over 1H 2010. This was mainly due to the stronger SGD against RMB in 1H 2011 compared to 1H 2010.

Property expenses for 1H 2011 increased by \$0.3 million, or 1.7% over 1H 2010 mainly due to higher business tax, utilities and staff related costs, partially offset by a stronger SGD against RMB.

Management fees to the manager were 4.6% higher than 1H 2010 mainly due to higher deposited properties and higher net property income achieved.

Finance income earned in 1H 2011 was 22.4% higher than 1H 2010 mainly due to higher fixed deposit balances placed with financial institutions.

Finance cost in 1H 2011 decreased by \$0.3 million, or 5.1% over 1H 2010. This was mainly due to repayment of higher interest bearing term loan and refinancing of loans with lower interest rates.

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Taxation in 1H 2011 increased by \$11.8 million, or 110.5% over 1H 2010 mainly due to higher deferred tax liabilities recognised in 2Q 2011 as a result of higher valuation gain achieved on the investment properties in 2Q 2011 against 2Q 2010.

9 Variance between the forecast or prospectus statement (if disclosed previously) and the actual results

This paragraph relates to the review of the Group results.

9(i) Statement of total return for the Group (Actual vs Forecast)

	Actual¹ 2Q 2011 S\$'000	Forecast¹ 2Q 2011 S\$'000	% Change
Gross rental income	28,427	29,016	(2.0)
Other income	2,255	2,013	12.0
Gross revenue	(a) 30,682	31,029	(1.1)
Land rental	(1,085)	(1,115)	(2.7)
Property related tax	(2,048)	(2,106)	(2.8)
Business tax	(1,694)	(1,716)	(1.3)
Property management fees	(1,269)	(1,268)	0.1
Other property operating expenses	(3,969)	(5,070)	(21.7)
Total property operating expenses	(b) (10,065)	(11,275)	(10.7)
Net property income	20,617	19,754	4.4
Manager's management fees – Base fee	(798)	(771)	3.5
Manager's management fees – Performance fee	(825)	(791)	4.3
Trustee's fees	(60)	(58)	3.4
Valuation fees	(79)	(82)	(3.7)
Other trust operating expenses	(238)	(298)	(20.1)
Finance income	65	-	N.M.
Foreign exchange loss – realised	(264)	-	N.M.
Finance costs	(2,678)	(2,761)	(3.0)
Total return before change in fair value of investment properties and unrealised foreign exchange gain	15,740	14,993	5.0
Change in fair value of investment properties	56,588	-	N.M.
Foreign exchange gain – unrealised	11	-	N.M.
Total return before taxation	72,339	14,993	382.5
Taxation	(c) (18,026)	(3,696)	387.7
Total return for the period after taxation	54,313	11,297	380.8
Attributable to:			
Unitholders	54,110	11,072	388.7
Non-controlling interest	203	225	(9.8)
Total return for the period after taxation	54,313	11,297	380.8

N.M. – not meaningful

Footnote:

- The forecast is based on the forecast set out in CRCT's Circular to Unitholders dated 30 May 2011. The actual and forecast results exclude contribution from New Minzhong Leyuan Mall which was acquired on 30 June 2011.*

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9(ii) **Distribution statement for the Group (Actual vs Forecast)**

	Actual¹ 2Q 2011 S\$'000	Forecast¹ 2Q 2011 S\$'000	% Change
Total return for the period attributable to Unitholders before distribution	54,110	11,072	388.7
Distribution adjustments (Note A)	(40,632)	1,995	N.M.
Income available for distribution to Unitholders	(d) 13,478	13,067	3.1
Comprises :			
- from operations	3,447	4,007	(14.0)
- from Unitholders' contribution	10,031	9,060	10.7
	13,478	13,067	3.1
Note A			
Distribution adjustments			
- Manager's management fees (performance component payable in units)	825	791	4.3
- Change in fair value of investment properties	(56,588)	-	N.M.
- Deferred taxation	15,323	1,264	N.M.
- Transfer to general reserve	(501)	(410)	22.2
- Unrealised foreign exchange gain	(11)	-	N.M.
- Other adjustments	320	350	(8.6)
Net effect of distribution adjustments	(40,632)	1,995	N.M.

N.M. – not meaningful

Footnote:

1. The forecast is based on the forecast set out in CRCT's Circular to Unitholders dated 30 May 2011. The actual and forecast results exclude contribution from New Minzhong Leyuan Mall which was acquired on 30 June 2011.

9(iii) **Breakdown of Gross Revenue – 2Q 2011**

	Actual RMB'000	Forecast RMB'000	% Change	Actual S\$'000	Forecast S\$'000	% Change
CapitaMall Xizhimen	47,806	45,426	5.2	9,114	8,907	2.3
CapitaMall Wangjing	37,821	35,955	5.2	7,210	7,050	2.3
CapitaMall Anzhen	19,706	19,706	-	3,756	3,864	(2.8)
CapitaMall Zhengzhou	12,304	12,235	0.6	2,345	2,399	(2.3)
CapitaMall Shuangjing	10,546	10,506	0.4	2,011	2,060	(2.4)
CapitaMall Saihan	7,896	7,997	(1.3)	1,505	1,568	(4.0)
CapitaMall Qibao	17,479	18,788	(7.0)	3,332	3,684	(9.6)
CapitaMall Wuhu	7,393	7,635	(3.2)	1,409	1,497	(5.9)
Gross revenue	160,951	158,248	1.7	30,682	31,029	(1.1)

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9(iv) Breakdown of Net Property Income – 2Q 2011

	Actual RMB'000	Forecast RMB'000	% Change	Actual S\$'000	Forecast S\$'000	% Change
CapitaMall Xizhimen	33,347	30,572	9.1	6,358	5,995	6.1
CapitaMall Wangjing	27,728	24,721	12.2	5,286	4,847	9.1
CapitaMall Anzhen	16,164	16,137	0.2	3,081	3,164	(2.6)
CapitaMall Zhengzhou	9,890	9,838	0.5	1,885	1,930	(2.3)
CapitaMall Shuangjing	8,318	8,177	1.7	1,586	1,604	(1.1)
CapitaMall Saihan	3,727	2,576	44.7	711	506	40.5
CapitaMall Qibao	6,011	5,822	3.2	1,145	1,142	0.3
CapitaMall Wuhu	2,964	2,885	2.7	565	566	(0.2)
Net property income	108,149	100,728	7.4	20,617	19,754	4.4

9(v) Review of the Performance

- (a) Gross revenue in SGD terms for 2Q 2011 was 1.1% lower than forecast for the same period due to a lower SGD/RMB rate used in the forecast.
- (b) Property operating expenses for 2Q 2011 was 10.7% lower compared with the forecast 2Q 2011 mainly due to a lower SGD/RMB rate used and lower actual utility and staff costs as compared to forecast.
- (c) Taxation increased by \$14.3 million, or 387.7% over the forecast for the same period. This is mainly due to recognition of deferred tax liabilities as a result of the increase in fair value of the investment properties but was excluded in the forecast.
- (d) Overall, income available for distribution to Unitholders was \$13.5 million, which was \$0.4 million or 3.1% higher than the forecast for the same period.

10 Commentary on the competitive conditions of the industry in which the Trust and its investees operates and any known factors or events that may affect the Trust and its investees in the next reporting period and the next 12 months

Retail sales in China continued to register double-digit growth. In June 2011, total retail sales of consumer goods reached RMB1.5 trillion, a year-on-year rise of 17.7%. For the first six months of 2011, total retail sales of consumer goods was RMB8.6 trillion, increasing 16.8% over the same period last year (Source: National Bureau of Statistics of China).

Retail consumption in China is expected to remain healthy. China achieved a gross domestic product ("GDP") growth of 9.5% year-on-year in 2Q 2011 (Source: National Bureau of Statistics of China). In June 2011, the International Monetary Fund projected China's 2011 GDP growth to reach 9.6%, allaying fears of a hard landing in China. Rising disposable income, increasing urbanisation and the government's policies aimed at encouraging domestic consumption will continue to support the growth of the retail sector in China.

Beijing Retail Market Update

In the first five months of 2011, total retail sales of consumer goods in Beijing reached RMB267.0 billion, a year-on-year rise of 11.0%. Disposable income per capita for urban households from January to May 2011 was RMB13,629, representing a 9.8% year-on-year growth (Source: Beijing Statistical Information Net).

Retailers continued their expansion in Beijing. In 1Q 2011, the first-floor prime shopping mall rents in Beijing increased 1.5% quarter-on-quarter and the citywide prime shopping mall occupancy rate rose 1.8% quarter-on-quarter and 3.3% year-on-year to 89.1% (Source: Savills Research).

Outlook for prime retail properties in Beijing remain positive, in view of the strong growth potential of the retail sector. The Beijing government is developing Beijing into an international retail centre, which will help support growth in the retail market. Targets include attracting more than 45% of the world's top retailers to Beijing and helping to internationalise Beijing's local brands (Source: Beijing Municipal Government).

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Shanghai Retail Market Update

In 1Q 2011, total retail sales of consumer goods reached RMB161.8 billion, a year-on-year increase of 12.9% (Source: Shanghai Statistical Information Net). Along with the strong sales figures, retail rental also edged up. Demand from international brands expanding in Shanghai also drove up the average net asking rent on the ground floor in major shopping malls (Source: DTZ).

The total supply of new retail space will amount to around 650,000 sq m in 2011, slightly lower than in 2010 (Source: Knight Frank). Underpinned by the increasing demand and retail sales potential, we expect the Shanghai retail market to keep its growth momentum this year.

11 Distribution

11(a) Current Financial Period

Any distribution declared for the current financial period? Yes.

Name of distribution : Distribution for 1 January 2011 to 29 June 2011

Distribution type : Capital distribution

Distribution rate : 4.28 cents per unit

Par value of units : Not meaningful

Tax rate : Capital distribution represents a return of capital to Unitholders for Singapore income tax purposes and is therefore not subject to Singapore income tax. For Unitholders who are liable to Singapore income tax on profits from sale of CRCT units, the amount of capital distribution will be applied to reduce the cost base of their CRCT units for Singapore income tax purposes.

Remark : The capital distribution from 1 January 2011 to 29 June 2011 is expected to be funded from borrowing at the Trust level as well as internal cash flow from operations.

11(b) Corresponding period of the preceding financial period

Any distributions declared for the corresponding period of the immediate preceding financial period? Yes

Name of distribution : Distribution for 1 January 2010 to 30 June 2010.

Distribution Type	Distribution Rate (cents)
Capital distribution	1.55
Tax Exempt Income	2.66
Total	4.21

Par value of units : Not meaningful

11(c) Date payable : 23 September 2011

11(d) Book closure date : 29 June 2011

12 If no distribution has been declared/recommended, a statement to that effect

Not applicable.

**CAPITARETAIL CHINA TRUST
2011 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION ANNOUNCEMENT**

13 Confirmation Pursuant to Rule 705(5) of the Listing Manual

To the best of our knowledge, nothing has come to the attention of the Board of Directors of the manager of CapitaRetail China Trust (the "Manager") which may render the unaudited interim financial results of the Group and Trust (comprising the balance sheets and the result of business, statement of total return & distribution statement, consolidated cash flows statement, statement of changes in Unitholders' funds, together with their accompanying notes) as at 30 June 2011, to be false or misleading in any material respect.

On behalf of the Board of the Manager

Mr Lim Beng Chee
Director

Mr Tan Tee Hieong
Chief Executive Officer / Director

This release may contain forward-looking statements that involve 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 companies and venues for the sale/distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, 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 current view of management on future events.

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

Kannan Malini
Company Secretary
15 July 2011