



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

PAYMENT OF ACQUISITION FEE BY WAY OF ISSUE OF UNITS IN CRCT

The **Manager** wishes to announce that 2,735,125 **Units** have been issued to the **Manager** today as payment of the **Acquisition Fee** for the acquisition of the **Property** through the acquisition of **CRI** and the **PRC Co Acquisition**. The **PRC Co Acquisition** was completed on 30 December 2013 based on the adjusted book value of the **Property**¹ of RMB1,740 million (approximately S\$356.2 million²). The **Manager** is entitled to receive an **Acquisition Fee** pursuant to the **Trust Deed** of approximately S\$3.6 million.

The issue price of the **Acquisition Fee Units** was S\$1.3023 per **Unit**, being the volume weighted average traded price per **Unit** for all trades on the **SGX-ST** in the ordinary course of trading, for the period of 10 business days preceding 10 February 2014, on which the **SGX-ST** was open for trading in securities.

The **Acquisition Fee Units** shall not be sold within one year from the date of issuance.

With the above-mentioned issue of **Units**, the **Manager** holds an aggregate of 26,689,100 **Units** and the total number of **Units** in issue as at the date of this announcement is 805,761,713.

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

Goh Mei Lan
Company Secretary
10 February 2014

¹ Please refer to the **Manager**'s announcement on 15 July 2013 for further information in relation to the adjusted book value of the **Property**.

² Based on an exchange rate of RMB1 : S\$0.2047.

Definitions:

Acquisition Fee	The acquisition fee payable to the Manager pursuant to the Trust Deed in respect of the acquisition of the Property through the acquisition of CRI and the PRC Co Acquisition
Acquisition Fee Units	The 2,735,125 Units issued to the Manager as payment of the Acquisition Fee
CRCT	CapitaRetail China Trust
CRI	CapitaLand Retail Investments (SY) Pte. Ltd., a wholly-owned subsidiary of CRCT
Manager	CapitaRetail China Trust Management Limited, in its capacity as manager of CRCT
PRC	The People's Republic of China
PRC Co	Beijing Huakun Real Estate Management Co., Ltd. (北京华坤房地产经营管理有限公司) (formerly known as Beijing Huakun Investment Co., Ltd (华坤商业投资管理有限公司) prior to the completion of the PRC Co Acquisition), a company incorporated in the PRC
PRC Co Acquisition	The acquisition of PRC Co by CRI
Property	CapitaMall Grand Canyon (凯德 MALL•大峡谷) (formerly known as Grand Canyon Mall or Shoudi Daxiagu Shopping Mall (首地大峡谷购物中心)), a retail mall located at No. 16 South Third Ring West Road, Fengtai District, Beijing, PRC
Securities Act	United States Securities Act of 1933, as amended
SGX-ST	Singapore Exchange Securities Trading Limited
Trust Deed	The trust deed dated 23 October 2006 constituting CRCT (as amended)
Unit	A unit representing an undivided interest in CRCT
Unitholder	A holder of Unit(s)

Important Notice

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 for publication or distribution, directly or indirectly, in or into the United States (including its territories and possessions, any state of the United States and the District of Columbia), Canada or Japan. This Announcement is not an offer of securities for sale into the United States, Canada or Japan. The securities referred to herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended, and may not be offered or sold in the United States, except pursuant to an applicable exemption from registration. Any public offering of securities made in the United States would be made by means of a prospectus that may be obtained from the **Manager** and would contain detailed information about the **Manager** and **CRCT**, as well as financial statements. No public offering of securities is being made in the United States.

The value of **Units** and the income derived from them, if any, 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 should note that they will have no right to request the **Manager** to redeem or purchase their **Units** for so long as the **Units** are listed on the **SGX-ST**. 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**.