

**CAPITALAND RETAIL CHINA TRUST  
2016 THIRD QUARTER UNAUDITED FINANCIAL STATEMENT AND DISTRIBUTION ANNOUNCEMENT**

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**Summary of CRCT Results**

	<b>3Q 2016</b>	<b>3Q 2015</b>	<b>Change %</b>	<b>YTD 2016</b>	<b>YTD 2015</b>	<b>Change %</b>
	<b>Actual S\$'000</b>	<b>Actual S\$'000</b>		<b>Actual S\$'000</b>	<b>Actual S\$'000</b>	
Gross Revenue <sup>1</sup>	50,606	55,296	(8.5)	157,676	164,096	(3.9)
Net Property Income <sup>1</sup>	32,766	35,204	(6.9)	104,959	105,791	(0.8)
Income available for distribution	20,550	22,254	(7.7)	66,109	67,371	(1.9)
<b>Distribution Per Unit ("DPU") (cents)</b>						
For the period	2.36	2.64	(10.6)	7.68	8.01	(4.1)
Annualised	9.39	10.47	(10.3)	10.26	10.71	(4.2)

	<b>3Q 2016</b>	<b>3Q 2015</b>	<b>Change %</b>	<b>YTD 2016</b>	<b>YTD 2015</b>	<b>Change %</b>
	<b>Actual RMB'000</b>	<b>Actual RMB'000</b>		<b>Actual RMB'000</b>	<b>Actual RMB'000</b>	
Gross Revenue	248,788	251,812	(1.2)	752,053	751,767	-
Net Property Income	161,283	160,301	0.6	500,614	484,659	3.3

The acquisition of BR Spicy (HK) Limited Group ("Galleria") which indirectly holds the asset Galleria was completed on 30 September 2016 as such the financial performance will be consolidated from 1 October 2016.

Footnote:

1. Average exchange rate for SGD/RMB.

<b>3Q 2016</b>	<b>3Q 2015</b>	<b>Change %</b>	<b>YTD 2016</b>	<b>YTD 2015</b>	<b>Change %</b>
4.92	4.55	8.1	4.77	4.58	4.1

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**INTRODUCTION**

CapitaLand Retail China Trust (“CRCT”) was constituted as a private trust on 23 October 2006 under a trust deed entered into between CapitaLand Retail 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”) constituted 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.

As at 30 September 2016, CRCT owns and invests in a portfolio of 11 shopping malls located in seven China’s cities. The properties are CapitaMall Xizhimen, CapitaMall Wangjing, CapitaMall Grand Canyon, CapitaMall Shuangjing and CapitaMall Anzhen in Beijing; Galleria in Chengdu; CapitaMall Qibao in Shanghai; CapitaMall Erqi in Zhengzhou; CapitaMall Saihan in Huhhot; CapitaMall Minzhongleyuan in Wuhan; and CapitaMall Wuhu in Wuhu in which CRCT has a 51% interest.

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1(a)(i) **Statement of total return for the Group (3Q 2016 vs 3Q 2015)**

	<b>Group</b>		
	<b>3Q 2016</b> <b>S\$'000</b>	<b>3Q 2015</b> <b>S\$'000</b>	<b>%</b> <b>Change</b>
Gross rental income	47,010	51,702	(9.1)
Other income <sup>1</sup>	3,596	3,594	0.1
<b>Gross revenue</b>	<b>50,606</b>	<b>55,296</b>	<b>(8.5)</b>
Land rental	(1,376)	(1,467)	(6.2)
Property related tax <sup>2</sup>	(5,098)	(2,985)	70.8
Business tax <sup>3</sup>	(185)	(3,075)	(94.0)
Property management fees <sup>4</sup>	(2,998)	(3,036)	(1.3)
Other property operating expenses <sup>5</sup>	(8,183)	(9,529)	(14.1)
<b>Total property operating expenses</b>	<b>(17,840)</b>	<b>(20,092)</b>	<b>(11.2)</b>
<b>Net property income</b>	<b>32,766</b>	<b>35,204</b>	<b>(6.9)</b>
Manager's management fees – Base fee	(1,510)	(1,565)	(3.5)
Manager's management fees – Performance fee	(1,317)	(1,413)	(6.8)
Trustee's fees	(99)	(99)	-
Audit fees	(109)	(128)	(14.8)
Valuation fees	(52)	(55)	(5.5)
Other trust operating expenses	(299)	(475)	(37.1)
Finance income <sup>7</sup>	333	385	(13.5)
Foreign exchange (loss)/gain – realised <sup>8</sup>	(303)	82	N.M.
Finance costs	(5,033)	(5,180)	(2.8)
<b>Total return before changes in fair value of financial derivatives, investment properties and unrealised foreign exchange (loss)/gain</b>	<b>24,377</b>	<b>26,756</b>	<b>(8.9)</b>
Foreign exchange gain/(loss) – unrealised <sup>9</sup>	809	(247)	N.M.
<b>Total return before taxation</b>	<b>25,186</b>	<b>26,509</b>	<b>(5.0)</b>
Taxation	(7,102)	(7,996)	(11.2)
<b>Total return for the period after taxation</b>	<b>18,084</b>	<b>18,513</b>	<b>(2.3)</b>
<b>Attributable to:</b>			
Unitholders	18,213	18,948	(3.9)
Non-controlling interest	(129)	(435)	(70.3)
<b>Total return for the period after taxation</b>	<b>18,084</b>	<b>18,513</b>	<b>(2.3)</b>

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1(a)(i) **Statement of total return for the Group (YTD 2016 vs YTD 2015)**

	Group		
	YTD 2016 S\$'000	YTD 2015 S\$'000	% Change
Gross rental income	147,401	154,661	(4.7)
Other income <sup>1</sup>	10,275	9,435	8.9
<b>Gross revenue</b>	<b>157,676</b>	<b>164,096</b>	<b>(3.9)</b>
Land rental	(4,518)	(4,547)	(0.6)
Property related tax <sup>2</sup>	(10,894)	(10,503)	3.7
Business tax <sup>3</sup>	(5,106)	(9,208)	(44.5)
Property management fees <sup>4</sup>	(9,227)	(9,065)	1.8
Other property operating expenses <sup>5</sup>	(22,972)	(24,982)	(8.0)
<b>Total property operating expenses</b>	<b>(52,717)</b>	<b>(58,305)</b>	<b>(9.6)</b>
<b>Net property income</b>	<b>104,959</b>	<b>105,791</b>	<b>(0.8)</b>
Manager's management fees – Base fee	(4,518)	(4,550)	(0.7)
Manager's management fees – Performance fee	(4,213)	(4,238)	(0.6)
Trustee's fees	(291)	(294)	(1.0)
Audit fees	(334)	(372)	(10.2)
Valuation fees	(143)	(94)	52.1
Other trust operating expenses <sup>6</sup>	(376)	(2,141)	(82.4)
Finance income <sup>7</sup>	1,095	636	72.2
Foreign exchange (loss)/gain – realised <sup>8</sup>	(1,114)	1,077	N.M.
Finance costs	(15,308)	(15,264)	0.3
<b>Total return before changes in fair value of financial derivatives, investment properties and unrealised foreign exchange (loss)/gain</b>	<b>79,757</b>	<b>80,551</b>	<b>(1.0)</b>
Change in fair value of investment properties	18,307	29,783	(38.5)
Foreign exchange loss – unrealised <sup>9</sup>	(450)	(330)	36.4
<b>Total return before taxation</b>	<b>97,614</b>	<b>110,004</b>	<b>(11.3)</b>
Taxation <sup>10</sup>	(26,046)	(31,679)	(17.8)
<b>Total return for the period after taxation</b>	<b>71,568</b>	<b>78,325</b>	<b>(8.6)</b>
<b>Attributable to:</b>			
Unitholders	72,658	81,025	(10.3)
Non-controlling interest	(1,090)	(2,700)	(59.6)
<b>Total return for the period after taxation</b>	<b>71,568</b>	<b>78,325</b>	<b>(8.6)</b>

Footnotes:

1. Other income comprises mainly income earned from atrium space, trolley carts and advertisement panels.
2. The basis for property related tax in 3Q 2016 was changed for the properties in Beijing with effect from July 2016. Similar changes were affected for CapitaMall Wuhu and CapitaMall Saihan in 1H 2015.
3. With effect from 1 May 2016, business tax was replaced with Value Added Tax ("VAT") and these were netted off against the revenue from May to September 2016.
4. Includes reimbursement of costs to property manager for centralised services provided.
5. Includes as part of the other property operating expenses were items in the table below.

	Group		
	3Q 2016 S\$'000	3Q 2015 S\$'000	% Change
Depreciation and amortisation	(507)	(654)	(22.5)
Impairment losses/(write back) on trade receivables, net	2	(20)	N.M.
Plant and equipment written off	(3)	(6)	(50.0)
Doubtful trade receivables recovered	-	5	(100.0)

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	Group		
	YTD 2016 S\$'000	YTD 2015 S\$'000	% Change
Depreciation and amortisation	(1,643)	(1,996)	(17.7)
Impairment losses on trade receivables	(145)	(31)	N.M.
Plant and equipment written off	(15)	(14)	7.1
Doubtful trade receivables recovered	-	5	(100.0)

6. Includes reversal of over provision of other trust operating expenses in YTD 2016.  
7. Finance income mainly earned from positive interest rates swaps ("IRS") from the higher floating rate against fixed rate.  
8. Realised foreign exchange relates to gain/loss on the repayment of the USD denominated shareholder's loans interest.  
9. Includes unrealised foreign exchange gain/loss on the declared dividends in RMB.  
10. Includes over provision of tax from prior years of S\$87,385 in YTD 2015 and S\$656,596 in YTD 2016.

N.M. – not meaningful

**1(a)(ii) Distribution statement for the Group (3Q 2016 vs 3Q 2015)**

	Group		
	3Q 2016 S\$'000	3Q 2015 S\$'000	% Change
<b>Total return for the period attributable to Unitholders before distribution</b>	<b>18,213</b>	<b>18,948</b>	<b>(3.9)</b>
Distribution adjustments (Note A)	2,337	3,306	(29.3)
<b>Income available for distribution to Unitholders</b>	<b>20,550</b>	<b>22,254</b>	<b>(7.7)</b>
Comprises:			
- from operations	12,579	1,610	N.M.
- from Unitholders' contribution	7,971	20,644	(61.4)
	<b>20,550</b>	<b>22,254</b>	<b>(7.7)</b>
<b>Note A</b>			
<b>Distribution adjustments</b>			
- Manager's management fees (performance component payable in units)	1,317	1,413	(6.8)
- Deferred taxation <sup>1</sup>	2,364	2,373	(0.4)
- Transfer to general reserve	(1,115)	(1,141)	(2.3)
- Unrealised foreign exchange (gain)/loss <sup>1</sup>	(724)	1	N.M.
- Other adjustments <sup>1</sup>	495	660	(25.0)
<b>Net effect of distribution adjustments</b>	<b>2,337</b>	<b>3,306</b>	<b>(29.3)</b>

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**1(a)(ii) Distribution statement for the Group (YTD 2016 vs YTD 2015)**

	<b>Group</b>		
	<b>YTD 2016 S\$'000</b>	<b>YTD 2015 S\$'000</b>	<b>% Change</b>
<b>Total return for the period attributable to Unitholders before distribution</b>	<b>72,658</b>	<b>81,025</b>	<b>(10.3)</b>
Distribution adjustments (Note A)	(6,549)	(13,654)	(52.0)
<b>Income available for distribution to Unitholders</b>	<b>66,109</b>	<b>67,371</b>	<b>(1.9)</b>
Comprises:			
- from operations	14,938	5,101	N.M.
- from Unitholders' contribution	51,171	62,270	(17.8)
	<b>66,109</b>	<b>67,371</b>	<b>(1.9)</b>
<b>Note A</b>			
<b>Distribution adjustments</b>			
- Manager's management fees (performance component payable in units)	4,213	4,238	(0.6)
- Change in fair value of investment properties <sup>1</sup>	(18,558)	(31,624)	(41.3)
- Deferred taxation <sup>1</sup>	9,500	15,443	(38.5)
- Transfer to general reserve	(3,553)	(3,718)	(4.4)
- Unrealised foreign exchange loss/(gain) <sup>1</sup>	240	(3)	N.M.
- Other adjustments <sup>1</sup>	1,609	2,010	(20.0)
<b>Net effect of distribution adjustments</b>	<b>(6,549)</b>	<b>(13,654)</b>	<b>(52.0)</b>

*N.M. – not meaningful*

*Footnote:*

*1. Excludes non-controlling interest's share.*

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**1(b)(i) Statement of financial position of the Group includes the financial position of Galleria as at 30 Sep 2016 vs 31 Dec 2015**

	Group			Trust		
	30 Sep 2016 S\$'000	31 Dec 2015 S\$'000	% Change	30 Sep 2016 S\$'000	31 Dec 2015 S\$'000	% Change
<b>Assets</b>						
Investment properties <sup>1</sup>	2,570,565	2,412,626	6.5	-	-	-
Plant and equipment <sup>2</sup>	4,169	5,913	(29.5)	-	-	-
Interests in subsidiaries	-	-	-	1,391,343	1,125,068	23.7
Trade and other receivables	14,386	12,813	12.3	17,199	23,012	(25.3)
Financial derivatives <sup>3</sup>	1,118	12,630	(91.1)	1,118	12,630	(91.1)
Cash and cash equivalents	127,757	126,322	1.1	20,649	369	N.M.
<b>Total assets</b>	<b>2,717,995</b>	<b>2,570,304</b>	<b>5.7</b>	<b>1,430,309</b>	<b>1,161,079</b>	<b>23.2</b>
<b>Less</b>						
<b>Liabilities</b>						
Trade and other payables	56,982	59,519	(4.3)	26,658	4,687	N.M.
Security deposits	47,700	43,348	10.0	-	-	-
Interest-bearing borrowings <sup>4</sup>	993,354	706,006	40.7	932,596	626,417	48.9
Deferred tax liabilities <sup>1</sup>	228,169	236,767	(3.6)	-	-	-
Financial derivatives <sup>3</sup>	5,993	7,157	(16.3)	5,993	7,157	(16.3)
Provision for taxation <sup>5</sup>	4,428	2,441	81.4	4	4	-
<b>Total liabilities</b>	<b>1,336,626</b>	<b>1,055,238</b>	<b>26.7</b>	<b>965,251</b>	<b>638,265</b>	<b>51.2</b>
<b>Net assets</b>	<b>1,381,369</b>	<b>1,515,066</b>	<b>(8.8)</b>	<b>465,058</b>	<b>522,814</b>	<b>(11.0)</b>
<b>Represented by:</b>						
Unitholders' funds	1,360,336	1,490,820	(8.8)	465,058	522,814	(11.0)
Non-controlling interest	21,033	24,246	(13.3)	-	-	-
	<b>1,381,369</b>	<b>1,515,066</b>	<b>(8.8)</b>	<b>465,058</b>	<b>522,814</b>	<b>(11.0)</b>

The statement of financial position includes Galleria management account as at 30 September 2016.

Footnotes:

- The increase in investment properties were due to the acquisition of Galleria on 30 September 2016 offset by weaker RMB against SGD.
- The plant and equipment is net of depreciation. The decrease was also due to depreciation of plant and equipment and weaker RMB against SGD.
- The financial derivative assets and financial derivative liabilities relate to the fair value of the non-deliverable forwards ("NDF") and IRS. The NDF are designated to hedge the currency exposure on the non-RMB denominated loans and the IRS are designated to hedge the variable rate borrowings.
- The interest-bearing borrowings comprise (i) unsecured term loan facilities of \$934.3 million drawn down by the Trust to partially finance the acquisition of the properties in CRCT and to utilise as working capital and (ii) RMB secured term loan facility of RMB297.5million (\$60.8 million) to finance CapitaMall Grand Canyon, net of transaction costs of \$1.7 million.

The increase was mainly due to additional loan taken up to fund the acquisition of Galleria on 30 September 2016.

- The increase in provision for taxation was mainly due to consolidation of the provision of taxation arising from acquisition of Galleria.



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

	Group		Trust	
	30 Sep 2016 S\$'000	31 Dec 2015 S\$'000	30 Sep 2016 S\$'000	31 Dec 2015 S\$'000
<b>Unsecured borrowings</b>				
- Amount repayable within one year	384,303	177,000	384,303	177,000
- Amount repayable after one year	550,000	450,503	550,000	450,503
<b>Secured borrowings</b>				
- Amount repayable within one year	5,106	5,528	-	-
- Amount repayable after one year	55,655	74,061	-	-
	<b>995,064</b>	<b>707,092</b>	<b>934,303</b>	<b>627,503</b>
Less: Transaction costs in relation to the unsecured term loan facilities	(1,710)	(1,086)	(1,707)	(1,086)
	<b>993,354</b>	<b>706,006</b>	<b>932,596</b>	<b>626,417</b>

Details of any collateral

CapitaMall Grand Canyon was acquired with a legal mortgage in favour of the lender over the property.

**1(c)(i) Status on the use of proceeds raised from any offerings pursuant to Chapter 8 and whether the use of proceeds is in accordance with the stated use**

Cash of \$37.1 million was retained from Distribution Reinvestment Plan on 30 March 2016 and 20 September 2016.

Date	Amount retained	Use of proceeds	Amount used	Balance
	S\$'million		S\$'million	S\$'million
30-Mar-16	15.4	For repayment of CapitaMall Grand Canyon's RMB denominated interest-bearing borrowing	10.7	4.7
19-Jun-16	-	For repayment of CapitaMall Grand Canyon's RMB denominated interest-bearing borrowing	2.6	2.1
20-Sep-16	21.7	-	-	23.8
30-Sep-16	-	For acquisition of Galleria	23.8	-
<b>Total</b>	<b>37.1</b>	-	<b>37.1</b>	-

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1(c)(ii) **Statement of Cash Flow (3Q 2016 vs 3Q 2015)**

	Group	
	3Q 2016 S\$'000	3Q 2015 S\$'000
<b>Operating activities</b>		
Total return after taxation	18,084	18,513
Adjustments for:		
Finance income	(333)	(385)
Finance costs	5,033	5,180
Depreciation and amortisation	507	654
Taxation	7,102	7,996
Manager's management fees payable in units	1,317	1,413
Plant and equipment written off	3	6
Impairment losses on trade receivables, net	(2)	15
<b>Operating income before working capital changes</b>	<b>31,711</b>	<b>33,392</b>
<b>Changes in working capital:</b>		
Trade and other receivables	8,869	(2,783)
Trade and other payables	(11,976)	6,781
<b>Cash generated from operating activities</b>	<b>28,604</b>	<b>37,390</b>
Income tax paid	(4,296)	(6,111)
<b>Net cash from operating activities</b>	<b>24,308</b>	<b>31,279</b>
<b>Investing activities</b>		
Interest received	347	331
Net cash outflow on acquisition of subsidiaries	(289,000)	-
Capital expenditure on investment properties	(3,086)	(4,068)
Proceed from disposal of plant and equipment	-	15
Purchase of plant and equipment	(190)	(69)
<b>Net cash used in investing activities</b>	<b>(291,929)</b>	<b>(3,791)</b>
<b>Financing activities</b>		
Distribution to Unitholders <sup>1</sup>	(23,794)	(43,016)
Payment of financing expenses	(300)	-
Proceeds from bank loans	354,095	42,850
Repayment of bank loans	(52,500)	(12,273)
Settlement of NDF	8,711	-
Interest paid	(4,993)	(4,971)
<b>Net cash from/(used in) in financing activities</b>	<b>281,219</b>	<b>(17,410)</b>
<b>Increase in cash and cash equivalents</b>	<b>13,598</b>	<b>10,078</b>
<b>Cash and cash equivalents at beginning of period</b>	<b>114,027</b>	<b>93,005</b>
<b>Effect on exchange rate changes on cash balances</b>	<b>132</b>	<b>1,230</b>
<b>Cash and cash equivalents at end of period</b>	<b>127,757</b>	<b>104,313</b>

*Footnote:*

- Distribution made to unitholders in 3Q 2016 was for the period from 1 January 2016 to 30 June 2016 which was paid in September 2016.  
Distribution made to unitholders in 3Q 2015 was for the period from 1 January 2015 to 30 June 2015 which was paid in September 2015.*

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**1(c)(ii) Statement of Cash Flow (YTD 2016 vs YTD 2015)**

	<b>Group</b>	
	<b>YTD 2016 S\$'000</b>	<b>YTD 2015 S\$'000</b>
<b>Operating activities</b>		
Total return after taxation	71,568	78,325
Adjustments for:		
Finance income	(1,095)	(636)
Finance costs	15,308	15,264
Depreciation and amortisation	1,643	1,996
Taxation	26,046	31,679
Manager's management fees payable in units	4,213	4,238
Plant and equipment written off	15	14
Change in fair value of investment properties	(18,307)	(29,783)
Impairment losses on trade receivables, net	145	26
<b>Operating income before working capital changes</b>	<b>99,536</b>	<b>101,123</b>
<b>Changes in working capital:</b>		
Trade and other receivables	12,427	(6,490)
Trade and other payables	(24,016)	733
<b>Cash generated from operating activities</b>	<b>87,947</b>	<b>95,366</b>
Income tax paid	(12,653)	(15,725)
<b>Net cash from operating activities</b>	<b>75,294</b>	<b>79,641</b>
<b>Investing activities</b>		
Interest received	1,094	582
Net cash outflow on acquisition of subsidiaries	(289,000)	-
Capital expenditure on investment properties	(16,523)	(8,981)
Proceed from disposal of plant and equipment	1	15
Purchase of plant and equipment	(359)	(1,122)
<b>Net cash used in investing activities</b>	<b>(304,787)</b>	<b>(9,506)</b>
<b>Financing activities</b>		
Distribution to Unitholders <sup>1</sup>	(52,462)	(66,067)
Payment of equity issue expenses	(14)	-
Payment of financing expenses	(1,050)	(417)
Proceeds from bank loans	516,195	164,800
Repayment of bank loans	(215,395)	(131,861)
Settlement of NDF	8,030	(7,694)
Interest paid	(14,817)	(14,706)
<b>Net cash from/(used in) in financing activities</b>	<b>240,487</b>	<b>(55,945)</b>
<b>Increase in cash and cash equivalents</b>	<b>10,994</b>	<b>14,190</b>
<b>Cash and cash equivalents at beginning of period</b>	<b>126,322</b>	<b>86,626</b>
<b>Effect on exchange rate changes on cash balances</b>	<b>(9,559)</b>	<b>3,497</b>
<b>Cash and cash equivalents at end of period</b>	<b>127,757</b>	<b>104,313</b>

*Footnote:*

- Distribution made to unitholders in YTD 2016 was for the period from 1 July 2015 to 31 December 2015 and 1 January 2016 to 30 June 2016 which were paid in March 2016 and September 2016 respectively. Distribution made to unitholders in YTD 2015 was for the period from 1 July 2014 to 31 December 2014 and 1 January 2015 to 30 June 2015 which were paid in March 2015 and September 2015 respectively.*

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**1(d)(i) Statement of Movements in Unitholders' Funds (3Q 2016 vs 3Q 2015)**

	Group		Trust	
	3Q 2016 S\$'000	3Q 2015 S\$'000	3Q 2016 S\$'000	3Q 2015 S\$'000
<b>Unitholders' funds as at beginning of period</b>	<b>1,367,201</b>	<b>1,431,558</b>	<b>485,771</b>	<b>503,797</b>
<b>Operations</b>				
Change in Unitholders' funds resulting from operations before distribution	18,213	18,948	2,587	16,283
Transfer to general reserve	(1,115)	(1,141)	-	-
<b>Net increase in net assets resulting from operations</b>	<b>17,098</b>	<b>17,807</b>	<b>2,587</b>	<b>16,283</b>
<b>Movements in hedging reserve</b>				
Effective portion of changes in fair value of cash flow hedges	(823)	2,795	(823)	2,795
<b>Movement in foreign currency translation reserve</b>				
Translation differences from financial statements of foreign operations	3,066	15,518	-	-
Exchange differences on monetary items forming part of net investment in foreign operations	(2,296)	14,257	-	-
Exchange differences on hedges of net investment in foreign operations	(2,548)	(6,094)	-	-
<b>Net (loss)/gain recognised directly in Unitholders' funds</b>	<b>(2,601)</b>	<b>26,476</b>	<b>(823)</b>	<b>2,795</b>
<b>Movement in general reserve</b>	<b>1,115</b>	<b>1,141</b>	<b>-</b>	<b>-</b>
<b>Unitholders' transactions</b>				
Creation of units paid/payable to manager				
- Units issued and to be issued as satisfaction of the portion of Manager's management fees payable in units	1,317	1,413	1,317	1,413
Units issued in respect of distribution reinvestment plan	21,708	2,094	21,708	2,094
Distribution to Unitholders <sup>1</sup>	(45,502)	(45,110)	(45,502)	(45,110)
<b>Net decrease in net assets resulting from Unitholders' transactions</b>	<b>(22,477)</b>	<b>(41,603)</b>	<b>(22,477)</b>	<b>(41,603)</b>
<b>Unitholders' funds as at end of period</b>	<b>1,360,336</b>	<b>1,435,379</b>	<b>465,058</b>	<b>481,272</b>

*Footnote:*

1. Distribution made to unitholders in 3Q 2016 was for the period from 1 January 2016 to 30 June 2016 which was paid in September 2016.

Distribution made to unitholders in 3Q 2015 was for the period from 1 January 2015 to 30 June 2015 which was paid in September 2015.

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**1(d)(i) Statement of Movements in Unitholders' Funds (YTD 2016 vs YTD 2015)**

	Group		Trust	
	YTD 2016 S\$'000	YTD 2015 S\$'000	YTD 2016 S\$'000	YTD 2015 S\$'000
<b>Unitholders' funds as at beginning of period</b>	<b>1,490,820</b>	<b>1,349,738</b>	<b>522,814</b>	<b>514,680</b>
<b>Operations</b>				
Change in Unitholders' funds resulting from operations before distribution	72,658	81,025	956	23,814
Transfer to general reserve	(3,553)	(3,718)	-	-
<b>Net increase in net assets resulting from operations</b>	<b>69,105</b>	<b>77,307</b>	<b>956</b>	<b>23,814</b>
<b>Movements in hedging reserve</b>				
Effective portion of changes in fair value of cash flow hedges	(10,463)	4,607	(10,463)	4,607
<b>Movement in foreign currency translation reserve</b>				
Translation differences from financial statements of foreign operations	(121,912)	49,539	-	-
Exchange differences on monetary items forming part of net investment in foreign operations	(30,664)	29,040	-	-
Exchange differences on hedges of net investment in foreign operations	8,146	(16,741)	-	-
<b>Net (loss)/gain recognised directly in Unitholders' funds</b>	<b>(154,893)</b>	<b>66,445</b>	<b>(10,463)</b>	<b>4,607</b>
<b>Movement in general reserve</b>	<b>3,553</b>	<b>3,718</b>	<b>-</b>	<b>-</b>
<b>Unitholders' transactions</b>				
Creation of units payable/paid to manager				
- Units issued and to be issued as satisfaction of the portion of Manager's management fees payable in units	4,213	4,238	4,213	4,238
Units issued in respect of distribution reinvestment plan	37,142	19,041	37,142	19,041
Distribution to Unitholders <sup>1</sup>	(89,604)	(85,108)	(89,604)	(85,108)
<b>Net decrease in net assets resulting from Unitholders' transactions</b>	<b>(48,249)</b>	<b>(61,829)</b>	<b>(48,249)</b>	<b>(61,829)</b>
<b>Unitholders' funds at end of period</b>	<b>1,360,336</b>	<b>1,435,379</b>	<b>465,058</b>	<b>481,272</b>

*Footnote:*

- Distribution made to unitholders in YTD 2016 was for the period from 1 July 2015 to 31 December 2015 and 1 January 2016 to 30 June 2016 which were paid in March 2016 and September 2016 respectively.  
Distribution made to unitholders in YTD 2015 was for the period from 1 July 2014 to 31 December 2014 and 1 January 2015 to 30 June 2015 which were paid in March 2015 and September 2015 respectively.*

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**1(d)(ii) Details of any change in the issued and issuable units (3Q 2016 vs 3Q 2015)**

	Trust	
	3Q 2016 Units	3Q 2015 Units
<b>Balance as at beginning of period</b>	<b>855,296,137</b>	<b>840,042,445</b>
New units issued:		
- As payment of manager's management fees <sup>1</sup>	-	848,218
- As payment of distribution through distribution reinvestment plan	14,383,496	1,330,201
<b>Issued units as at end of period</b>	<b>869,679,633</b>	<b>842,220,864</b>
New units to be issued:		
- As payment of manager's management fees <sup>2</sup>	838,796	1,035,291
<b>Total issued and issuable units as at end of period</b>	<b>870,518,429</b>	<b>843,256,155</b>

*Footnotes:*

- 1. The performance component of the manager's management fees for 2Q 2015 which were issued in September 2015. With effect from 2016, the payment of the performance component of the manager's management fees will crystallise on a yearly basis.*
- 2. The performance component of the manager's management fees for 3Q 2016 which will be issued in March 2017 and for 3Q 2015 was issued in December 2015.*

**1(d)(ii) Details of any change in the issued and issuable units (YTD 2016 vs YTD 2015)**

	Trust	
	YTD 2016 Units	YTD 2015 Units
<b>Balance as at beginning of period</b>	<b>843,256,155</b>	<b>828,117,704</b>
New units issued:		
- As payment of manager's management fees <sup>1</sup>	945,766	2,552,905
- As payment of distribution through distribution reinvestment plan	25,477,712	11,550,255
<b>Issued units as at end of period</b>	<b>869,679,633</b>	<b>842,220,864</b>
New units to be issued:		
- As payment of manager's management fees <sup>2</sup>	2,821,466	1,035,291
<b>Total issued and issuable units as at end of period</b>	<b>872,501,099</b>	<b>843,256,155</b>

*Footnotes:*

- 1. The performance component of the manager's management fees for 4Q 2015 which were issued in March 2016. With effect from 2016, the payment of the performance component of the manager's management fees will crystallise on a yearly basis.  
The manager's management fees for 4Q 2014, 1Q 2015 and 2Q 2015 which were issued in March 2015, June 2015 and September 2015 respectively.*
- 2. The performance component of the manager's management fees for YTD 2016 which will be issued in March 2017 and 3Q 2015 was issued in December 2015.*

**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 methods of computation in the financial statements for the current reporting period as that of the audited financial statements for the year ended 31 December 2015, except for the adoption of revised Financial Accounting Standards ("FRS") (including its consequential amendments) and interpretations effective for the financial period beginning 1 January 2016 as follows:

FRS 1 Presentation of Financial Statements  
FRS 16 Property, Plant and Equipment  
FRS 19 Employee Benefits  
FRS 107 Financial Instruments: Disclosures  
FRS 110 Consolidated Financial Statements  
FRS 112 Disclosure of Interests in Other Entities

The Group does not expect any significant financial impact on its financial position or performance from the adoption of these amendments to FRS.

**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**

Please refer to item 4 above.

**6 Earnings per unit ("EPU") and distribution per unit ("DPU") for the financial period**

	Group	
	3Q 2016	3Q 2015
<b>Earnings per unit ("EPU")</b>		
Basic EPU <sup>1</sup>	2.13¢	2.26¢
Weighted average number of units in issue	856,859,560	840,187,807
Diluted EPU <sup>2</sup>	2.12¢	2.26¢
Weighted average number of units outstanding	859,681,026	840,187,807
Number of units in issue at end of period	869,679,633	842,220,864
<b>Distribution per unit ("DPU")<sup>3</sup></b>		
Based on the number of units in issue at end of period	2.36¢	2.64¢

	Group	
	YTD 2016	YTD 2015
<b>Earnings per unit ("EPU")</b>		
Basic EPU <sup>1</sup>	8.53¢	9.69¢
Weighted average number of units in issue	851,921,571	836,123,549
Diluted EPU <sup>2</sup>	8.50¢	9.69¢
Weighted average number of units outstanding	854,743,036	836,123,549
Number of units in issue at end of period	869,679,633	842,220,864
<b>Distribution per unit ("DPU")<sup>3</sup></b>		
Based on the number of units in issue at end of period	7.68¢	8.01¢

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*Footnotes:*

1. EPU is calculated based on total return after tax and non-controlling interest and weighted average number of units as at the end of each period.
2. Diluted EPU is calculated based on total return after tax and non-controlling interest and weighted average number of units outstanding during the period, adjusted for the effects of all dilutive potential units arising from issuance of estimated units for performance component of manager's management fees.
3. DPU is calculated based on the number of units as at the end of each period.

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

	Group		Trust	
	30 Sep 2016	31 Dec 2015	30 Sep 2016	31 Dec 2015
NAV/NTA per unit	\$1.56	\$1.77	\$0.53	\$0.62
Adjusted NAV per unit (excluding distributable income)	\$1.54	\$1.72	\$0.51	\$0.57

**8 Review of the performance**

**8(i) Breakdown of Gross Revenue – Actual**

	3Q 2016 RMB'000	3Q 2015 RMB'000	% Change	3Q 2016 S\$'000	3Q 2015 S\$'000	% Change
<b><u>Multi-Tenanted Malls</u></b>						
CapitaMall Xizhimen	70,314	69,714	0.9	14,314	15,307	(6.5)
CapitaMall Wangjing	52,401	53,108	(1.3)	10,651	11,663	(8.7)
CapitaMall Grand Canyon	34,659	35,420	(2.1)	7,053	7,778	(9.3)
CapitaMall Qibao	27,873	26,128	6.7	5,684	5,735	(0.9)
CapitaMall Saihan	15,447	15,168	1.8	3,139	3,330	(5.7)
<b>Subtotal</b>	<b>200,694</b>	<b>199,538</b>	<b>0.6</b>	<b>40,841</b>	<b>43,813</b>	<b>(6.8)</b>
<b><u>Malls under Stabilisation</u></b>						
CapitaMall Minzhongleyuan <sup>1</sup>	2,589	3,826	(32.3)	520	840	(38.1)
CapitaMall Wuhu <sup>2</sup>	2,388	3,655	(34.7)	484	805	(39.9)
<b>Total</b>	<b>205,671</b>	<b>207,019</b>	<b>(0.7)</b>	<b>41,845</b>	<b>45,458</b>	<b>(7.9)</b>
<b><u>Master-Leased Malls</u></b>						
CapitaMall Anzhen	19,872	20,659	(3.8)	4,038	4,537	(11.0)
CapitaMall Erqi	12,204	12,730	(4.1)	2,480	2,796	(11.3)
CapitaMall Shuangjing	11,041	11,404	(3.2)	2,243	2,505	(10.5)
<b>Total</b>	<b>43,117</b>	<b>44,793</b>	<b>(3.7)</b>	<b>8,761</b>	<b>9,838</b>	<b>(10.9)</b>
<b>Total Gross Revenue</b>	<b>248,788</b>	<b>251,812</b>	<b>(1.2)</b>	<b>50,606</b>	<b>55,296</b>	<b>(8.5)</b>



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**8(ii) Breakdown of Net Property Income – Actual**

	<b>3Q 2016</b>	<b>3Q 2015</b>	<b>%</b>	<b>3Q 2016</b>	<b>3Q 2015</b>	<b>%</b>
	<b>RMB'000</b>	<b>RMB'000</b>	<b>Change</b>	<b>S\$'000</b>	<b>S\$'000</b>	<b>Change</b>
<b><u>Multi-Tenanted Malls</u></b>						
CapitaMall Xizhimen <sup>3</sup>	49,336	49,059	0.6	10,035	10,773	(6.9)
CapitaMall Wangjing <sup>3</sup>	35,424	37,732	(6.1)	7,175	8,289	(13.4)
CapitaMall Grand Canyon <sup>3</sup>	20,505	22,128	(7.3)	4,153	4,861	(14.6)
CapitaMall Qibao	14,817	11,539	28.4	3,031	2,533	19.7
CapitaMall Saihan	9,190	7,985	15.1	1,871	1,753	6.7
<b>Subtotal</b>	<b>129,272</b>	<b>128,443</b>	<b>0.6</b>	<b>26,265</b>	<b>28,209</b>	<b>(6.9)</b>
<b><u>Malls under Stabilisation</u></b>						
CapitaMall Minzhongleyuan <sup>1</sup>	(1,834)	(3,417)	46.3	(375)	(748)	49.9
CapitaMall Wuhu <sup>2</sup>	(1,678)	(1,075)	(56.1)	(345)	(239)	(44.4)
<b>Total</b>	<b>125,760</b>	<b>123,951</b>	<b>1.5</b>	<b>25,545</b>	<b>27,222</b>	<b>(6.2)</b>
<b><u>Master-Leased Malls</u></b>						
CapitaMall Anzhen <sup>3</sup>	16,367	16,974	(3.6)	3,327	3,727	(10.7)
CapitaMall Erqi	10,302	10,191	1.1	2,096	2,238	(6.3)
CapitaMall Shuangjing <sup>3</sup>	8,854	9,185	(3.6)	1,798	2,017	(10.9)
<b>Total</b>	<b>35,523</b>	<b>36,350</b>	<b>(2.3)</b>	<b>7,221</b>	<b>7,982</b>	<b>(9.5)</b>
<b>Total Net Property Income</b>	<b>161,283</b>	<b>160,301</b>	<b>0.6</b>	<b>32,766</b>	<b>35,204</b>	<b>(6.9)</b>

N.M. – not meaningful

*Footnotes:*

1. The performance of CapitaMall Minzhongleyuan is impacted by road closure to facilitate the construction work of a new subway line.
2. CapitaMall Wuhu is currently undergoing tenancy adjustments to achieve optimal trade mix.
3. Due to higher property taxes (RMB11.2 million) from changes in tax basis by the Beijing tax authority.

**3Q 2016 vs 3Q 2015**

In RMB terms, gross revenue in 3Q 2016 decreased by RMB3.0 million, or 1.2% lower than 3Q 2015. With the implementation of China VAT reform on 1 May 2016, the revenue reported for 3Q 2016 is netted off against 5% VAT. CapitaMall Minzhongleyuan and CapitaMall Wuhu continue to face challenges from the road closure and tenancy adjustments respectively. In SGD terms, gross revenue for 3Q 2016 decreased by \$4.7 million, or 8.5% compared to 3Q 2015 due to weaker RMB against SGD.

Property expenses for 3Q 2016 decreased by \$2.3 million, or 11.2% lower than 3Q 2015. This was mainly due to lower business tax which was replaced with VAT with effect from 1 May 2016 and these were netted off against revenue from 3Q 2016. This was offset by higher property taxes due to additional provision was made in malls in Beijing as a result of change in tax basis by the local tax authority.

Management fees payable to the manager were 5.1% lower than 3Q 2015 mainly due to lower net property income and deposited properties.

Taxation in 3Q 2016 decreased by \$0.9 million, or 11.2% compared to 3Q 2015 due to lower withholding tax provided on shareholder loan interest in 3Q 2016 as a result of a change in interest rate with effect from July 2016.

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**YTD 2016 vs YTD 2015**

In RMB terms, gross revenue for YTD 2016 increased by RMB0.3 million over YTD 2015. CapitaMall Minzhongleyuan and CapitaMall Wuhu continue to face challenges from the road closure and tenancy adjustments respectively. The lower revenue in CapitaMall Grand Canyon was due to a lower actual occupancy rate as a result of delay in opening by tenants occupying large areas. In SGD terms, gross revenue decreased by \$6.4 million, or 3.9% lower compared to YTD 2015 due to weaker RMB against SGD.

Property expenses for YTD 2016 decreased by \$5.6 million or 9.6% over YTD 2015. This was mainly due to lower business tax which was replaced with VAT with effect from 1 May 2016 and these were netted off against revenue from May to September 2016.

Management fees payable to the manager were 0.6% higher than YTD 2015 mainly due to higher net property income and deposited properties.

Taxation in YTD 2016 decreased by \$5.6 million or 17.8% compared to YTD 2015. This was mainly due to lower deferred tax liabilities recognised in YTD 2016 compared to YTD 2015 as a result of lower fair value gain in investment properties.

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

CRCT has not disclosed any forecast to the market.

**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**

The Chinese economy maintained a moderate growth pace of 6.7% year-on-year in 3Q 2016 and first nine months of 2016. This is in line with the central government's growth target of 6.5% to 7%, and World Bank's forecast of 6.7% for the full year.

For the first nine months of 2016, retail sales expanded 10.4% year-on-year to RMB23.8 trillion. Urban disposable income and expenditure per capita grew 5.7% and 5.3% year-on-year respectively. (Source: National Bureau of Statistics of China)

Since 1 October 2016, Chinese yuan has been included in the International Monetary Fund's (IMF) Special Drawing Right (SDR) basket, which determines currencies that countries can receive as part of IMF loans. The inclusion in the SDR basket represented a significant milestone in the internationalisation of the yuan and an affirmation of the Chinese government's reform efforts. As of July 2016, yuan was ranked fifth in global payment value by SWIFT and was the second most actively used currency in Asia Pacific.

**Beijing Retail Market Update**

In the first nine months of 2016, Beijing's GDP expanded 6.7% year-on-year and retail sales grew 4.8% year-on-year to RMB775.8 billion. For the same period, urban disposable income and expenditure per capita grew 8.4% and 4.0% year-on-year respectively.

In 2Q 2016, three new projects with a total GFA of around 151,200 sqm were launched. One of the projects is located in the centrally located Sanlitun area, while the other two projects are located in the suburban areas of Daxing and Shunyi districts. There were strong leasing demand from the food and beverage (F&B), lifestyle, children related and service retailers. Overall, Beijing's occupancy rate remained stable and the average ground rent increased slightly by 1.2% quarter-on-quarter.

Most of the upcoming new projects are located in the suburban districts, which are well supported by growing population and rapid development of the transport network. However, stiff competition may result in softness in the average ground floor rent growth. (Sources: Beijing Municipal Bureau of Statistics and Savills)

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**Shanghai Retail Market Update**

In the first nine months of 2016, Shanghai's GDP grew 6.7% year-on-year and retail sales increased 7.9% year-on-year to RMB802.5 billion. For the same period, urban disposable income and expenditure per capita grew 8.8% and 7.0% year-on-year respectively.

Three new shopping malls located in non-prime areas with a total GFA of around 162,000 sqm had their soft openings in 2Q 2016. Vacancy rate and average ground floor rent for non-prime areas increased 0.5 percentage points and 0.1% quarter-on-quarter respectively.

A majority of the upcoming new projects are located in the non-prime areas and are expected to pose a drag on the average rent and increase vacancy rate. (Sources: Shanghai Municipal Bureau of Statistics, Colliers International and Savills)

**Chengdu Retail Market Update**

In the first six months of 2016, Chengdu's GDP and urban disposable income per capita grew 7.5% and 8.1% year-on-year respectively. In the first eight months of 2016, retail sales grew 10% year-on-year to RMB361.9 billion.

Underpinned by leasing demand from fashion and F&B retailers and a lack of new supply, the average vacancy rate in non-prime areas decreased 0.4 percentage points quarter-on-quarter in 2Q 2016. The average rent declined marginally by 0.1% quarter-on-quarter in non-prime areas.

All of the upcoming new projects to be launched for the rest of 2016 are located in non-prime areas of Chengdu. It is expected the new supply will increase the vacancy rate in the short to medium term. The below-average rent for the new supply and the on-going tenant adjustments at some operational malls are expected to pose a drag on the average rent. (Sources: Shanghai Municipal Bureau of Statistics and Colliers International)

**Wuhan Retail Market Update**

In the first six months of 2016, Wuhan's GDP grew 7.6% year-on-year. Retail sales increased 9.1% year-on-year to RMB352.2 billion in the first eight months of 2016.

Leasing demand in the city remained stable with fashion and local F&B chain retailers leading the expansion. With the stable leasing demand and an absence of new project, vacancy rate decreased 0.5 percentage points quarter-on-quarter in 2Q 2016. A new shopping mall, M+ is expected to open in the last quarter of 2016. (Sources: Wuhan Municipal Bureau of Statistics and Colliers International)

**11 Distribution**

**11(a) Current Financial Period**

Any distribution declared for the current financial period? No.

**11(b) Corresponding period of the preceding financial period**

Any distributions declared for the corresponding period of the immediate preceding financial period? No.

11(c) Date payable : Not applicable

11(d) Book closure date : Not applicable

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

Not applicable.

**13 If the Group has obtained a general mandate from Unitholders for Interested Person Transactions ("IPT"), the aggregate value of such transactions as required under Rule 920 (1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect**

The Group has not obtained a general mandate from Unitholders for IPT.

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**14 Confirmation pursuant to Rule 720(1) of the Listing Manual**

The Manager confirms that It has procured undertakings from all its Directors and Executive Officers in the format set out in Appendix 7.7 of the Listing Manual of the Singapore Exchange Securities Limited (the "Listing Manual"), as required by Rule 720(1) of the Listing Manual.

**15 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 which may render the unaudited interim financial results of the Group and Trust (comprising the statement of financial position as at 30 September 2016, statement of total return and distribution statement, statement of cash flow and statement of movements in Unitholders' funds for the nine months ended on that date), together with their accompanying notes, to be false or misleading, in any material respect.

On behalf of the Board of the Manager

Mr Ng Kok Siong  
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  
CAPITALAND RETAIL CHINA TRUST MANAGEMENT LIMITED  
(Company registration no. 200611176D)  
(as Manager of Capitaland Retail China Trust)

Lee Ju Lin, Audrey  
Company Secretary  
25 October 2016