



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

NOTICE OF CUMULATIVE DISTRIBUTION BOOKS CLOSURE AND CUMULATIVE DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN THAT the Transfer Books and Register of Unitholders of CapitaRetail China Trust (“**CRCT**”) will be closed at **5.00 p.m.** on 4 February 2008 (the “**Cumulative Distribution Books Closure Date**”) to determine the entitlements of holders of units in CRCT (“**Units**” and holders of Units, “**Unitholders**”) to CRCT’s distributable income for the period from 1 July 2007 to the date immediately before the date of issue of new Units (“**New Units**”) pursuant to an equity fund raising exercise described in the circular dated 14 November 2007 issued by CapitaRetail China Trust Management Limited, the manager of CRCT (the “**Manager**”), to Unitholders (the “**Cumulative Distribution**”). The New Units are currently expected to be listed on or about 5 February 2008. The Cumulative Distribution is in lieu of the distribution originally scheduled to take place in respect of CRCT’s semi-annual distributable income for the period from 1 July 2007 to 31 December 2007. The next distribution following the Cumulative Distribution will comprise CRCT’s distributable income for the period from the date of issue of the New Units to 30 June 2008. Semi-annual distributions will resume thereafter.

Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) has granted a waiver of Rule 704(24) of the SGX-ST Listing Manual, provided a minimum of 5 market days of notice is given for the Cumulative Distribution Books Closure Date.

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units as at the Cumulative Distribution Books Closure Date will be entitled to the Cumulative Distribution.

The current expectation of the Manager is that the quantum of the distribution per Unit under the Cumulative Distribution will be between 4.00 cents and 4.06 cents. The actual quantum of the Cumulative Distribution per Unit will be announced on or around 25 February 2008, after the management accounts of CRCT for the relevant period have been finalised. The Cumulative Distribution is currently expected to be paid on or about 25 March 2008.

In relation to the initial public offering of units in CRCT (“Units”), the Sole Financial Adviser was J.P. Morgan (S.E.A) Limited and the Underwriters and Bookrunners were J.P. Morgan (S.E.A) Limited, UBS, acting through its business group, UBS Investment Bank and China International Capital Corporation Limited.

The Cumulative Distribution will be a capital distribution. Being a capital distribution, the Cumulative Distribution is treated as a return of capital to Unitholders for Singapore income tax purposes. For Unitholders who are liable to Singapore income tax on profits from sale of Units, the amount of Cumulative Distribution will be applied to reduce the cost base of their Units for Singapore income tax purposes.

No tax will be deducted at source from the Cumulative Distribution.

IMPORTANT DATES AND TIMES

Date/Deadline	Event
4 February 2008 at 5.00 p.m.	Closing of CRCT's Transfer Books and Register of Unitholders
On or about 25 March 2008	Payment of Cumulative Distribution

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

CapitaRetail China Trust Management Limited
(Company Registration No. 200611176D)
As manager of CapitaRetail China Trust

Kannan Malini
Company Secretary
25 January 2008

Important Notice

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units.

The value of the Units and the income from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of CRCT is not necessarily indicative of the future performance of CRCT.

The New Units have not been and will not be registered under the U.S. Securities Act of 1933 (as amended) and, subject to certain exceptions, may not be offered or sold within the United States, to and/or for the benefit of U.S. persons (as defined in Regulation S under the U.S. Securities Act of 1933 (as amended)).