



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

**ANNOUNCEMENT**  
**USE OF PROCEEDS OF THE EQUITY FUND RAISING**

The Board of Directors of CapitaRetail China Trust Management Limited, as manager of CapitaRetail China Trust (“**CRCT**”, and the manager of CRCT, the “**Manager**”), is pleased to announce that the entire net proceeds of approximately S\$182.3 million from the offer and placement of new units (“**New Units**”) in CRCT pursuant to the Equity Fund Raising (as defined in the offer information statement dated 25 January 2008 and lodged with the Monetary Authority of Singapore on 25 January 2008) has been applied in full to partly finance the acquisition of Xizhimen Mall, Beijing.

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

Kannan Malini  
Company Secretary  
5 February 2008

**Important Notice**

The value of units in CRCT (“**Units**”) and the income derived 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 of CRCT may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the “**SGX-ST**”). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

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

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.