



**For immediate release
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NEWS RELEASE

**CapitaMall Xizhimen conferred
“China’s Most Progressive Mall” award**

Singapore, 26 March 2012 – CapitaRetail China Trust Management Limited (CRCTML), the manager of CapitaRetail China Trust (CRCT), is pleased to announce that CapitaMall Xizhimen has won the “China’s Most Progressive Mall” award, conferred by the China Commercial Real Estate Association.

CapitaMall Xizhimen was selected for the award in view of its excellent market positioning and healthy committed occupancy rate.

Opened in 2008, CapitaMall Xizhimen is positioned as a one-stop shopping destination. With its strategic location in the Xizhimen transportation hub, optimal tenant mix and large shopper catchment of working professionals and students, the mall has become a landmark development in Beijing.

Mr Tony Tan, CEO of CRCTML, said, “We are pleased to have been conferred this award by the China Commercial Real Estate Association. It is a testament to the success of CapitaMall Xizhimen, the largest mall in CRCT’s portfolio of nine shopping malls in six cities in China. Last year, CapitaMall Xizhimen delivered strong performance with double-digit growth in gross revenue for four consecutive quarters, net property income growth of 12.4% (in RMB terms), and double-digit rental reversion of 12.6% in 2011. We are confident that CapitaMall Xizhimen will continue to deliver positive growth going forward.”

“Shopper traffic at the mall has continued to grow at an impressive rate of 20.8% year-on-year in the first two months of 2012. With the recent opening of our Basement 1 connection to the subway interchange, shoppers and commuters now have convenient and seamless access to and from the three subway lines. Together with our property manager CapitaMalls Asia, we will continue to improve and enhance the shopping experience to stay ahead of the competition.”

The China Commercial Real Estate Association is a national commercial real estate and industrial cooperation agency in China, established in 2003. Its members include property developers, architecture and design companies, consulting firms, investment funds as well as scholars and industry experts, including well-known organisations such as Carrefour, Parkson, Intercontinental Hotel Group, CB Richard Ellis and CapitaMalls Asia.

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About CapitaRetail China Trust (www.capitaretailchina.com)

CRCT is the first and only China shopping mall Real Estate Investment Trust (REIT) in Singapore, with a portfolio of nine income-producing shopping malls. Listed on the Singapore Exchange Securities Trading Limited on 8 December 2006, it is established with the objective of investing on a long-term basis in a diversified portfolio of income-producing real estate used primarily for retail purposes and located primarily in China, Hong Kong and Macau.

The geographically diversified portfolio of quality shopping malls is located in six of China's cities. The properties are CapitaMall Xizhimen, CapitaMall Wangjing, CapitaMall Shuangjing and CapitaMall Anzhen in Beijing; CapitaMall Qibao in Shanghai; CapitaMall Erqi in Zhengzhou, Henan Province; CapitaMall Saihan in Huhhot, Inner Mongolia; CapitaMall Wuhu in Wuhu, Anhui Province; and CapitaMall Minzhongleyuan in Wuhan, Hubei Province. As at 31 December 2011, the total asset size of CRCT is approximately S\$1.5 billion.

All the malls in the portfolio are positioned as one-stop family-oriented shopping, dining and entertainment destinations for the sizeable population catchment areas in which they are located, and are accessible via major transportation routes or access points. A significant portion of the properties' tenancies consists of major international and domestic retailers such as Wal-Mart, Carrefour and Beijing Hualian Group under master leases or long-term leases, which provide unitholders with stable and sustainable returns. The anchor tenants are complemented by popular specialty brands such as Vero Moda, ZARA, Sephora, Uniqlo, Watsons, KFC, Pizza Hut, BreadTalk, etc.

CRCT is managed by an external manager, CRCTML, which is an indirect wholly-owned subsidiary of CapitaMalls Asia Limited, one of Asia's largest listed shopping mall developers, owners and managers.

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