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SHANGHAI ZENDAI PROPERTY LIMITED

上海証大房地產有限公司*

(incorporated in the Bermuda with limited liability)

(Stock Code: 0755)

PROFIT WARNING

This announcement is made by Shanghai Zendai Property Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company and potential investors that the Group is expected to record a considerably lower profit for the 6 months ended 30 June 2011 as compared to the profit for the 6 months ended 30 June 2010 mainly due to the considerable decrease in the turnover of the operating activities of the Group.

This profit warning announcement is only based on the Company’s preliminary review of the management accounts of the Group, which is still subject to the finalisation. Details of the Group’s interim results will be disclosed in the unaudited results announcement of the Company for the six months ended 30 June 2011, which is expected to be released by the end of August 2011.

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.

By order of the Board
Shanghai Zendai Property Limited
Dai Zhikang
Chairman

Hong Kong, 8 August 2011

As at the date of this announcement, the executive Directors are Mr. Dai Zhikang, Mr. Wang Fujie, Mr. Zhu Nansong, Mr. Zuo Xingping Ms. Zhou Yan, and Mr. Tang Jian. The non-executive Directors are Mr. Wu Yang, Mr. Zhou Chun, Mr. Dong Wenliang and Mr. Liu Zhiwei. The independent non-executive Directors are Mr. Lo Mun Lam, Raymond, Mr. Lai Chik Fan and Dr. Tse Hiu Tung, Sheldon.

* *for identification purpose only*