



SHANGHAI ZENDAI PROPERTY LIMITED

上海証大房地產有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 755)

POLL RESULT OF SPECIAL GENERAL MEETING

The Directors are pleased to announce that at the special general meeting of the Company held on 26 November, 2007, the ordinary resolutions proposed for approving the Acquisition and the Capital Injection were duly passed by way of poll.

Reference is made to the circular of Shanghai Zendai Property Limited dated 8 November, 2007 in relation to, among other things, the Acquisition and the Capital Injection (the "Circular"). Terms used herein shall have the same meanings as those defined in the Circular unless the context otherwise requires.

The Directors are pleased to announce that at the special general meeting of the Company held on 26 November, 2007 (the "SGM"), the ordinary resolutions proposed for approving the Acquisition and the Capital Injection as set out in the notice of SGM dated 8 November, 2007 were duly passed by the Independent Shareholders by way of poll.

As at the date of the SGM, the issued share capital of the Company was 6,403,738,182 Shares. Giant Glory, being a company wholly owned by Mr. Dai, is interested in 2,733,990,000 Shares, representing approximately 42.69% of the issued share capital of the Company as at the date of the SGM. In accordance with the Listing Rules, Mr. Dai, Mr. Dai Zhixiang, Mr. Zhu Nansong, Giant Glory and their respective associates, had abstained from voting on the ordinary resolutions proposed to approve the Acquisition and the Capital Injection at the SGM. The total number of Shares entitling the Independent Shareholders to attend and vote for or against the ordinary resolutions at the SGM was 3,669,748,182 Shares, representing approximately 57.31% of the issued share capital of the Company as at the date of the SGM. There were no Shares entitling the holder to attend and vote only against the ordinary resolutions proposed at the SGM. Holders of 821,292,000 Shares, which represented approximately 12.83% of the issued share capital of the Company as at the date of the SGM, voted either in person, by proxy or corporate representative on the ordinary resolutions at the SGM. The results of the voting taken on poll at the SGM were as follows:

Ordinary resolutions	Number of Shares voted (%)	
	For	Against
To approve the Acquisition and the transactions contemplated thereunder	821,292,000 (100%)	0 (0%)
To approve the Capital Injection and the transactions contemplated thereunder	821,292,000 (100%)	0 (0%)

As 100% of the votes were cast in favor of the above resolutions, they were duly passed as ordinary resolutions.

The Company's branch share registrar in Hong Kong, Tricor Secretaries Limited, acted as the scrutineer for the vote-taking at the SGM.

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

As at the date of this announcement, the board of Directors comprises seven executive Directors, namely Mr. Dai Zhikang (Chairman), Mr. Fang Bin, Mr. Zhang Wei, Mr. Lu Puling, Mr. Wang Xiangang, Mr. Tang Jian and Mr. Ye Wenbin; and three independent non-executive Directors namely Mr. Lo Mun Lam, Raymond, Mr. Lai Chik Fan and Dr. Tse Hiu Tung, Sheldon.

Hong Kong, 26 November, 2007

* *For identification purpose only*