

For the month ended (dd/mm/yyyy):

Monthly Return of Equity Issuer on Movements in Securities

| To: Hong Kong Exchanges and Clearing Limited | | | | | |
|--|------------------------------|----------------------------------|---|--|--|
| Name of Issuer Shangh Date Submitted 02/02/2 | ai Zendai Property Li 016 | mited | | | |
| I. Movements in Authorised Share Cap | ital | | | | |
| 1. Ordinary Shares | | | | | |
| (1) Stock code : 755 Descri | ption : Ordinary | Shares | | | |
| | No. of ordinary shares | Par value (State currency) | Authorised share capital (State currency) | | |
| Balance at close of preceding month | 20,000,000,000 | HK\$0.02 | HK\$400,000,000 | | |
| Increase/(decrease) | Nil | | Nil | | |
| Balance at close of the month | 20,000,000,000 | HK\$0.02 | HK\$400,000,000 | | |
| (2) Stock code : <u>N/A</u> Descri | ption : | | _ | | |
| | No. of ordinary shares | Par value (State currency) | Authorised share capital (State currency) | | |
| Balance at close of preceding month | | | | | |
| Increase/(decrease) | | | | | |
| Balance at close of the month | | | | | |

31/01/2016

| Stock code: | N/A | Description : | | |
|--|----------------|--------------------------------|----------------------------------|---|
| | | No. of preference shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close | of preceding m | onth | _ | |
| Increase/(decreas | e) | | _ | |
| | | | | |
| Balance at close of | of the month | | | |
| 3. Other Classes | of Shares | | | |
| Stock code: | N/A | Description : | | |
| | | No. of other classes of shares | Par value (State currency) | Authorised share capital (State currency) |
| | of preceding m | onth | | |
| Balance at close | | | | |
| | e) | _ | _ | |
| Balance at close of the second | | | _ | |

II. Movements in Issued Share Capital

| | No. of ordinary shares | | No of preference | No. of other classes | |
|--|------------------------|-----|------------------|----------------------|--|
| | (1) | (2) | shares | of shares | |
| Balance at close of preceding month | 14,879,351,515 | N/A | N/A | N/A | |
| Increase/ (decrease) during the month | Nil | N/A | N/A | N/A | |
| Balance at close of the month | 14,879,351,515 | N/A | N/A | N/A | |

III. Details of Movements in Issued Share Capital

| Share Options (under | Share Option | Schemes of the | Issuer) | | No. of new shares | |
|--|--------------|-----------------|-------------------------|---|-------------------|--|
| Particulars of share option scheme including EGM | | | | | | No. of new shares of issuer which may be issued pursuant thereto |
| approval date (dd/mm/yyyy) and - | | Movement du | ring the month | | pursuant thereto | as at close of the month |
| class of shares issuable | Granted | Exercised | Cancelled | Lapsed | | |
| 1. Share Option Scheme adopted on | | | | • | | |
| (26/06/2012) ordinary shares (Note 1) | N/A | N/A | N/A | N/A | N/A | 1,242,000,000 |
| 2. N/A | | | | | | |
| (/ /) shares (Note 1) | | | | | | |
| 3. N/A | | | | | | |
| (Note 1) | | | | | | |
| (Note 1) | | | Total A. (Oro (Prefe | dinary shares) erence shares) (Other class) | N/A N/A N/A | |
| Total funds raised dur options (State currence | | from exercise o | of | N/A | | |

Warrants to Issue Shares of the Issuer which are to be Listed No. of new No. of new shares of shares of issuer issued issuer which during the may be issued month pursuant pursuant thereto as at Currency of Nominal value at Exercised Nominal value thereto close of the Description of warrants nominal close of during the at close of the month (Date of expiry - dd/mm/yyyy) value preceding month month month 1. N/A (/ / Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 2. N/A Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3. N/A / / Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 4. N/A Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (/ /) (dd/mm/yyyy) Total B. (Ordinary shares) (Preference shares) N/A (Other class) N/A

| Convertibles (i.e. Convertible in Class and description | | Amount at close of preceding month | Converted during the month | Amount at close of the month | No. of new shares of issuer issued during the month pursuant thereto | No. of new shares of issuer which may be issued pursuant thereto as at close of the month |
|---|----------|------------------------------------|----------------------------|------------------------------|--|--|
| 1. N/A | | | | | | |
| | _ | | | | | |
| Stock code (if listed) | | | | | | |
| Class of shares issuable (Note 1) | | | | | | |
| Subscription price EGM approval date | | | | | | |
| (if applicable) (dd/mm/yyyy)) 2. N/A | (/ /) | | | | | |
| Z. IV/A | <u> </u> | | | | | |
| Stock code (if listed) | | | | | | |
| Class of shares issuable (<i>Note 1</i>) | | | | | | |
| Subscription price | | | | | | |
| EGM approval date (if applicable) (dd/mm/yyyy) | (/ /) | | | | | |
| 3. N/A | | | | | | |
| | <u> </u> | | | | | |
| Stock code (if listed) | | | | | | - |
| Class of shares issuable (<i>Note 1</i>) | | | | | | |
| Subscription price EGM approval date | | | | | | |
| (if applicable) (dd/mm/yyyy) | (/ /) | | | | | |
| 4. N/A | <u> </u> | | | | | |
| | <u> </u> | | | | | |
| Stock code (if listed) | | | | | | |
| Class of shares issuable (Note 1) | | | | | | |
| Subscription price EGM approval date | | | | | | |
| (if applicable) (dd/mm/yyyy) | (/ /) | | | | | |
| | | | Total C. (Ordin | nary shares) ence shares) | N/A N/A | - |
| | | | | Other class) | N/A | - - |

For Main Board and GEM listed issuers
Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

| Full particulars including EGM approval date (dd/mm/yyyy), if applicable, and class of shares issuable: | No. of new shares of issuer issued during the month pursuant thereto | No. of new shares of issuer which may be issued pursuant thereto as at close of the month |
|---|--|---|
| 1. <u>N/A</u> | | |
| | - | |
| | | |
| shares (Note 1) | | · - |
| 2. N/A | | |
| | | |
| | - | |
| (/ /) shares (Note 1) | <u> </u> | |
| Stidies (Note 1) | | |
| 3. N/A | | |
| | | |
| | - | |
| shares (Note 1) | - | |
| Shures (Note 1) | | |
| Total D. (Ordinary shares) | N/A | |
| (Preference shares) | N/A | • |
| (Other class) | N/A | |
| | | |

Other Movements in Issued Share Capital No. of new No. of new shares of issuer shares of issued during issuer the month which may pursuant thereto be issued pursuant thereto as at close of the month Type of Issue Class of shares issuable (*Note 1*) (/ /) At price : State currency Issue and allotment 1. Rights issue date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) N/A N/A Class of shares issuable _ (*Note 1*) (/ /) At price : State currency Issue and allotment 2. Open offer date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) N/A N/A Class of shares issuable __ (*Note 1*) (///)Issue and allotment Placing At price: HK\$ date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) N/A N/A Class of shares issuable _ (*Note 1*) (/ /) Issue and allotment 4. Bonus issue date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) N/A N/A

For Main Board and GEM listed issuers No. of new No. of new shares of issuer shares of issued during issuer the month which may pursuant thereto be issued pursuant thereto as at close of the month Type of Issue Class of shares issuable (*Note 1*) (/ / At price : State currency -Issue and allotment Scrip dividend date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) N/AN/A Class of shares repurchased (Note 1) Repurchase of Cancellation date: (/ / shares (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy) N/A N/A Class of shares redeemed (Note 1) (/ / Redemption of Redemption date: shares (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) N/A N/A Class of shares issuable (*Note 1*) 8. Consideration issue At price : State currency (/ /) Issue and allotment date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) N/A N/A

For Main Board and GEM listed issuers No. of new No. of new shares of issuer shares of issued during issuer the month which may pursuant thereto be issued pursuant thereto as at close of the month Type of Issue Class of shares issuable (*Note 1*) (/ /) Capital Issue and allotment reorganisation date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) N/A N/A Class of shares issuable (*Note 1*) At price : State 10. Other (/ / Issue and allotment (Please specify) currency date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) N/A N/ATotal E. (Ordinary shares) N/A (Preference shares) N/A N/A (Other class) Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): (1) Nil N/A (2) N/A Total increase / (decrease) in preference shares during the month (i.e. Total of A to E):

Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E):

(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)

N/A

| East | Mair | i Board | and | CEM | ligtod | iccular |
|------|-------|---------|-----|--------|--------|---------|
| COL | viaii | гроага | and | CIENVI | usiea | issuer |

| Remarks (if any): | |
|-------------------|---|
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| | |
| | |
| | |
| | |
| | |
| Submitted by: | WONG Ngan Hung |
| Title: | Secretary |
| (Director, Sec | Secretary cretary or other duly authorised officer) |
| | |
| | |

Notes:

- 1. State the class of shares (e.g. ordinary, preference or other).
- 2. If there is insufficient space, please append the prescribed continuation sheet.