

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 Shangl Date Submitted 07/01/ | hai Zendai Property Li 2010 | mited | | | |
| I. Movements in Authorised Share Cap | pital | | | | |
| 1. Ordinary Shares | | | | | |
| (1) Stock code : 755 Descri | ription: 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 : N/A Descri | ription: | | | | |
| | 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 | | | | | |

31/12/2009

| 2. Preference Shares | | | |
|--|--------------------------------|----------------------------------|---|
| Stock code : <u>N/A</u> Descri | ption : | | _ |
| | No. of preference shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close of preceding month | | | |
| Increase/(decrease) | | | |
| Balance at close of the month | | | |
| 3. Other Classes of Shares | | | |
| Stock code : <u>N/A</u> Descri | ption: | | |
| | No. of other classes of shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close of preceding month | | | |
| Increase/(decrease) | | | |
| Balance at close of the month | | | |
| Total authorised share capital at the end <i>currency</i>): | of the month (State | Н | K\$400,000,000 |

II. Movements in Issued Share Capital

| | No. of ordin | ary shares | No of preference | No. of other classes |
|--|----------------|------------|------------------|----------------------|
| | (1) | (2) | shares | of shares |
| Balance at close of preceding month | 10,276,073,182 | N/A | N/A | <u>N</u> /A |
| Increase/ (decrease) during the month | 133,333,333 | N/A | N/A | N/A |
| Balance at close of the month | 10,409,406,515 | N/A | N/A | N/A |

III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer)

| Particulars of share option scheme including EGM approval date (dd/mm/yyyy) and class of shares | 1 | | | | No. of new shares of issuer issued during | No. of new shares of |
|---|--|-----------------|----------------|--------------|---|--------------------------|
| including EGM approval date (dd/mm/yyyy) and class of shares |] | | | | iccuer iccued during | icanon mihiah maari ha |
| approval date (dd/mm/yyyy) and class of shares |] | | | | | issuer which may be |
| (dd/mm/yyyy) and class of shares |] | | | | the month pursuant | issued pursuant thereto |
| class of shares | | Movement duri | ng the month | | thereto | as at close of the month |
| | | | | | • | |
| | | | | | | |
| issuable | Granted | Exercised | Cancelled | Lapsed | | |
| 1.Share Option | | | | | | |
| Scheme | | | | | | |
| (adopted on | | | | | | |
| 18/07/2002) | | | | | | |
| Convertible into | | | | | | |
| ordinary shares | 158,000,000 | Nil | Nil | Nil | Nil | Nil |
| (Note 1) | - | | | | | |
| 2. N/A | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| (/ /) | | | | | | |
| shares | | | | | | |
| (Note 1) | | | | | | |
| (14016-1) | | | | | | |
| 3. N/A | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| (/ /) | | | | | | |
| shares | | | | | | |
| | | | | | | - |
| (Note 1) | | T | 4-1 A (O. 1) | 1 N | NT'1 | |
| | | 10 | otal A. (Ordin | | Nil | |
| | | | • | nce shares) | Nil | |
| | | | (C | Other class) | Nil | |
| Total funds raised du | | from exercise o | of | | | |
| options (State curren | cy) | | | Nil | | |

Warrants to Issue Shares of the Issuer which are to be Listed

| Description of warrants (Date of expiry - dd/mm/yyyy) | Currency of Nominal value at nominal close of value preceding month | Exercised during the month | Nominal value 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 | (/ /) | | | | |
| (/ /) 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 | (Preferen | ary shares) | N/A N/A | |
| | | (O | ther class) | N/A | |

| 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 (<i>Note 1</i>) Subscription price | | | | | | |
| EGM approval date | | , | | | | |
| (if applicable) | | | | | | |
| (dd/mm/yyyy)) 2. N/A | (/ /) | | | | | |
| 2. IVA | | | | | | |
| | | | | | | |
| | | | | | | |
| 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 (<i>Note 1</i>) Subscription price | | | | | | |
| EGM approval date | | | | | | |
| (if applicable) (dd/mm/yyyy) | (/ /) | | | | | |
| 4. N/A | (/ /) | | | | | |
| | | | | | | |
| | | | | | | |
| Stock code (if listed) | | | | | <u> </u> | - |
| Class of shares | | | | | | |
| issuable (Note 1) | | | | | | |
| Subscription price EGM approval date | | | | | | |
| (if applicable) | | | | | | |
| (dd/mm/yyyy) | (/ /) | | T . 1.0 . (O. 1) | 1 \ | N T / A | |
| | | | 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)

| Ful if a | all particulars including EGM approval date (dd/mm/yyyy), 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. | Option to subscribe for ordinary shares up to HK\$63,800,000 at the price of HK\$0.24 per new ordinary share | | |
| | shares (Note 1) | 133,333,333 | 132,500,000 |
| 2. | N/A (/ /) shares (Note 1) | | |
| 3. | N/A (/ /) shares (Note 1) | | |
| | Total D. (Ordinary shares) (Preference shares) (Other class) | 133,333,333 N/A N/A | |

| Otl | Type of Issue | | | | | 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 |
|-----|------------------|---------------------------|---|-------|---|--|---|
| | - J p • • | | Class of shares issuable | | | | |
| | | | (Note 1) | | | | |
| 1. | Rights issue | At price : State currency | Issue and allotment date : (dd/mm/yyyy) | (/ / |) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | , | | | N/A | N/A |
| | | | Class of shares issuable (Note 1) | · | | | |
| 2. | Open offer | At price : State currency | Issue and allotment date: (dd/mm/yyyy) | (/ / |) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | (44) 1111111 333337 | | | N/A | N/A |
| | | | Class of shares issuable (Note 1) | | | | |
| 3. | Placing | At price : State currency | Issue and allotment date : (dd/mm/yyyy) | (/ / |) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | , | | | N/A | N/A |
| | | | Class of shares issuable (Note 1) | | | | |
| 4. | Bonus issue | | Issue and allotment date: (dd/mm/yyyy) | (/ / |) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | (44, 11112))))) | | | N/A | N/A |

For Main Board and GEM listed issuers

| | Type of Issue | | | | | 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 |
|----|----------------------|-------------------------------|---|-------|---|--|---|
| | | | | | | | |
| | | | Class of shares issuable (Note 1) | | | | |
| 5. | Scrip dividend | At price : State currency ——— | Issue and allotment date : (dd/mm/yyyy) | (/ / |) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | | Class of shares | | | | |
| | | | repurchased (Note 1) | | | | |
| 6. | Repurchase of shares | | Cancellation date : (dd/mm/yyyy) | (/ / |) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | | | | | IN/A | |
| | | | Class of shares redeemed (Note 1) | | | | |
| 7. | Redemption of shares | | Redemption date : (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) | (/ / |) | | |

| | | | F | For Main Bo | ard and GEM li | sted issuers |
|-----|---------------------------|--------------------------------|---|--|--|---|
| | Type of Issue | | | | 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 |
| | | | Class of shares issuable (Note 1) | | | |
| 9. | Capital reorganisation | | Issue and allotment date : (dd/mm/yyyy) | (/ /) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ /) | N/A | N/A |
| | | | Class of shares issuable (Note 1) | | | |
| 10. | Other (Please specify) | At price : State currency | Issue and allotment date : (dd/mm/yyyy) | (/ /) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ /) | N/A | N/A |
| | | | | Ordinary sha eference sha (Other cla | res) N/A | - - - |
| | | | | | | |
| To | otal increase / (decre | ase) in ordinary shares during | g the month (i.e. Total of A to E | E): | | ,333,333 N/A |
| To | otal increase / (decre | ease) in preference shares dur | ing the month (i.e. Total of A to | ь Е): | (2) | N/A |
| | | • | s during the month (i.e. Total of | | | N/A |

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

| Remarks (if any): | | | | | |
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| | | | | | |
| Submitted by: TANG Jian | | | | | |
| Title: Director | | | | | |
| (Director, Secretary 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.