

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 | nai Zendai Property Li | mited | | | |
| Date Submitted 07/07/2 | te Submitted <u>07/07/2011</u> | | | | |
| I. Movements in Authorised Share Cap | ital | | | | |
| 1. Ordinary Shares | | | | | |
| (1) Stock code: 755 Descri | iption : 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> Descr | iption : | | | | |
| | 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 | | | | | |

30/06/2011

| 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 | 12,491,906,515 | N/A | N/A | N/A |
| Increase/ (decrease) during the month | Nil | N/A | N/A | N/A |
| Balance at close of the month | 12,491,906,515 | 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 | | | | | No. of new shares of issuer issued during the month pursuant | No. of new shares of issuer which may be issued pursuant thereto |
| approval date | | Movement duri | ng the month | | thereto | as at close of the month |
| (dd/mm/yyyy) and — class of shares | | | | | • | |
| issuable | Granted | Exercised | Cancelled | Lapsed | | |
| 1.Share Option | | | | | | |
| Scheme | | | | | | |
| (adopted on | | | | | | |
| 18/07/2002) | | | | | | |
| Convertible into | | | | | | |
| ordinary shares | Nil | Nil | Nil | Nil | Nil | 153,000,000 |
| (Note 1) | | | | | | |
| 2. N/A | | | | | | |
| (//) shares (Note 1) | | | | | | |
| 3. N/A | | | | | | |
| (Note 1) | | | | | | |
| (1.000 1) | | Та | otal A. (Ordin | ary shares) | Nil | |
| | | 10 | · | nce shares) | Nil | |
| | | | · | Other class) | Nil | |
| Total funds raised dur options (State currence | | from exercise of | of | 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. IV/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 (<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)

| 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) | | |
| 3. N/A | | |
| | | |
| shares (Note 1) | | |
| Total D. (Ordinary shares) | N/A | |
| (Preference shares) (Other class) | N/A N/A | |
| | | |

| | 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 |
|----|---------------|---------------------------|---|-------|---|--|---|
| | Type of Issue | | | | | | the month |
| | | | 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) | (/ / |) | | |
| | | | (00.1111.1) | | | 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) | | | N/A | N/A |
| | | | Class of shares issuable | | | | |
| | | | (Note 1) | | | | |
| 3. | Placing | At price : HK\$ | 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) | (/ / |) | | |
| | | | (J J J J) | | | N/A | N/A |

For Main Board and GEM listed issuers

| | T | | | | | 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 |
|----|----------------------|-----------------------------|---|-------|---|--|---|
| | Type of Issue | | | | | | 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 |
| | | | | | | 17/11 | 11/21 |
| | | | Class of shares repurchased (<i>Note 1</i>) | | | | |
| 6. | Repurchase of shares | | Cancellation date: (dd/mm/yyyy) | (/ / |) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | NI/A | NI/A |
| | | | | | | N/A | N/A |
| | | | Class of shares redeemed (<i>Note 1</i>) | | | | |
| 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) | (/ / |) | | |
| | | | | | | N/A | N/A |

| | | | For Main Boa | rd and GEM listed | |
|-----|--|---|--|--|--|
| | | | | No. of new shares of issuer issued during the month | No. of new shares of issuer which may |
| | | | | pursuant thereto | be issued pursuant thereto as |
| | | | | | at close of |
| | Type of Issue | | | | the month |
| | | Class of shares issuable (Note 1) | <u> </u> | | |
| 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) | e | | |
| 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 share Preference share (Other cla | es) N/A | |
| | | | | | |
| To | otal increase / (decrease) in ordinary shares during the | e month (i.e. Total of A to | E): | (1) N | |
| | | | | (2) N/ | A |
| To | otal increase / (decrease) in preference shares during | the month (i.e. Total of A | | N/. | A |
| To | otal increase / (decrease) in other classes of shares du | ring the month (i.e. Total | of A to E): | N/ | A |
| | These figures should be the same as the relevant figur | | | d Share Capital") | .) |

| Remarks (if any): | | | |
|--|--|--|--|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| 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.