

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



SHANGHAI ZENDAI PROPERTY LIMITED

上海証大房地產有限公司*

(Incorporated in Bermuda with limited liability)

(Stock code: 755)

ANNOUNCEMENT PURSUANT TO RULE 13.10 OF THE LISTING RULES

This announcement is made at the request of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) in accordance with Rule 13.10 of the Rules Governing the Listing of Securities on the Main Board of the Stock Exchange (“Listing Rules”).

The board (the “Board”) of the directors (the “Directors”) of Shanghai Zendai Property Limited (the “Company”) has noted the recent decrease in price and increase in trading volume of the shares of the Company (the “Shares”) and wishes to state that save as set out in this announcement, the Board is not aware of any reason for such movements.

The Board has noted there are certain press articles today reporting that the Company would like to dispose of its 35% interests in a parcel of land located in the Bund of Huangpu District, Shanghai. The Board wishes to clarify that the Company has continuously been assessing its investment in the aforesaid project in order to seek for the best return for its shareholders. The Company has been approached by various independent third parties of the Company and there were preliminary discussions relating to the above. However, no agreement or any arrangement has been made by the Company. The Board confirms that, as at the date hereof, save for the aforesaid there are no negotiations or agreements relating to intended acquisitions or realisations which are discloseable under rule 13.23 of the Listing Rules, neither is the Board aware of any matter discloseable under the general obligation imposed by rule 13.09 of the Listing Rules, which is or may be of a price-sensitive nature.

Shareholders and potential investors are advised to exercise caution when dealing in the Shares.

Made by the order of the Board, the members of which individually and jointly accept responsibility for the accuracy of this announcement.

On behalf of the Board
Shanghai Zendai Property Limited
Dai Zhikang
Chairman

Hong Kong, 19 December 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, Mr. Tang Jian. The non-executive Directors are Mr. Wu Yang, Mr. Zhou Chun, Mr. Dong Wenliang and Mr. Liu Zhiwei. The independent nonexecutive Directors are Mr. Lo Mun Lam, Raymond, Mr. Lai Chik Fan and Dr. Tse Hiu Tung, Sheldon.

** For identification purpose only*