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## SHANGHAI ZENDAI PROPERTY LIMITED

上海証大房地產有限公司\*

*(Incorporated in Bermuda with limited liability)*

(Stock code: 755)

### PROFIT WARNING

This announcement is made by Shanghai Zendai Property Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Inside Information Provisions (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) under Part XIVA of the Securities and Futures Ordinance (Cap.571 of the Laws of Hong Kong) (the “**SFO**”) and Rule 13.09(2)(a) of the Listing Rules.

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform shareholders and investors of the Company that the Group is expected to record an increase of loss attributable to owners of the Company for the year ended 31 December 2021 (the “**Reporting Period**”) as compared to the loss attributable to owners of the Company for the year ended 31 December 2020 (the “**Prior Reporting Period**”).

Based on the preliminary review of the management accounts of the Group and information currently available to the Company, the anticipated increase in loss attributable to owners of the Company is mainly attributable to (i) a gross loss of approximately HK\$190 million were recorded during the Reporting Period, while a gross profit of approximately HK\$547 million was recorded during the Prior Reporting Period; (ii) a substantial increase in fair value loss on the Group’s investment properties of approximately 491% during the Reporting Period as compared to the Prior Reporting Period; and (iii) an increase in finance costs of approximately 25% during the Reporting Period as compared to the Prior Reporting Period. As a result, the loss attributable to owners of the Company for the Reporting Period is expected to increase by approximately 57% as compared to the loss attributable to owners of the Company for the Prior Reporting Period.

The information contained in this announcement is only based on the preliminary review of the management accounts of the Group, which have not been reviewed by the Company’s audit committee and auditors. Further details of the Group’s performance will be disclosed when the Company announces its annual results for the Reporting Period.

**Shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company.**

By order of the Board  
**Shanghai Zendai Property Limited**  
**Mr. Huang Yuhui**  
*Chairman*

Hong Kong, 22 March 2022

*As at the date of this announcement, the executive directors Mr. Huang Yuhui, Mr. Wang Letian, Mr. He Haiyang and Ms. Li Zhen. The non-executive directors are Ms. Wang Zheng, Mr. Ma Yun and Mr. Wu Junao. The independent non-executive directors are Dr. Guan Huanfei, Mr. Chen Shuang, Mr. Cao Hailiang, Dr. Lin Xinzhu and Mr. Wang Yuzhou.*

\* *For identification purpose only*