

### Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm	/yyyy) :	30 April 2020				
To: Hong Kong Exchanges and	Clearing Li	mited				
Name of Issuer	Star Proper	ties Group (Cayı	nan Islands) Limit	ed		
Date Submitted	)					
I. Movements in Authorised Sh	are Capital					
1. Ordinary Shares						
(1) Stock code :1560	_Descriptio	on:	Star Pro	pperties		
	]	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)		
Balance at close of preceding n	nonth	1,000,000,000	HK\$0.01	HK\$10,000,000.00		
Increase/(decrease)	_	N/A		N/A		
Balance at close of the month	_	1,000,000,000	HK\$0.01	HK\$10,000,000.00		
(2) Stock code : N/A	Descriptio	on :	N/	'A		
	]	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)		
Balance at close of preceding n	nonth					
Increase/(decrease)						
Balance at close of the month						

2. Preference Shares			
Stock code : N/A Description :		]	N/A
	No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month	1		
Increase/(decrease)		-	
Balance at close of the month			
3. Other Classes of Shares			
Stock code : N/A De	scription:	]	N/A
	No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month	n		
Increase/(decrease)		-	
Balance at close of the month			
Total authorised share capital at the	end of the month	HK\$10	

# II. Movements in Issued Share Capital

	No. of ordinary shares		No of preference	
	(1)	(2)	shares	No. of other classes of shares
Balance at close of preceding month	641,498,000	N/A	N/A	N/A
Increase/ (decrease) during the month	N/A	N/A	N/A	N/A
Balance at close of the month	641,498,000	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					No. of new shares of issuer issued during	No. of new shares of issuer which may be
including EGM					the month pursuant	issued pursuant thereto
approval date		Movement duri	ng the month		thereto	as at close of the month
(dd/mm/yyyy) and -			8			
class of shares	G . 1		G 11 1			
issuable	Granted	Exercised	Cancelled	Lapsed		
1. Share Option						
Scheme						
Exercise price:						
HK\$0.98						
(27/06/2016)						40 = 2 < 000
Ordinary shares	N/A	N/A	N/A	N/A	N/A	19,756,800
(Note 1)						
2. Share Option						
Scheme						
Exercise price:						
HK\$0.75						
(27/06/2016)						
Ordinary shares	N/A	N/A	N/A	N/A	N/A	5,813,488
(Note 1)						
3. N / A						
<u> </u>						
shares						
(Note 1)		<del></del>	<del></del>		<del></del>	
(000 2)		To	otal A. (Ordin	ary shares)	N/A	
			(Prefere	nce shares)	N/A	
			(0	Other class)	N/A	
Total funds raised durexercise of options (S				N/	A	

Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of Nominal nominal clos value precedin	e of duri	ng the at clo	inal value ose of the nonth	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	-					
	<u> </u>					
( / / ) Stock code (if listed) Class of shares issuable (Note 1) Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy)	( / / )					
2. N/A	<u>-</u> -					
( / / )						
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	-					
( / / )	- <u></u>					
Stock code (if listed) Class of shares issuable (Note 1)						
Subscription price EGM approval date (if applicable)						
(dd/mm/yyyy)	( / / )	T . 1 P	(O. 1)	I	<b>X</b> T / <i>&gt;</i>	
		Total B.	(Ordinary si (Preference si		N/A N/A	
				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						
	<u></u>					
Stock code (if listed) Class of shares issuable (Note 1)						
Subscription price EGM approval date (if applicable) (dd/mm/yyyy))	( / / )					
2. N/A	<u> </u>					
Stock code (if listed)	<u> </u>					
Class of shares issuable ( <i>Note 1</i> ) Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy)	( / / )					
3. N/A	_					
Stock code (if listed) Class of shares	<u> </u>					
issuable ( <i>Note 1</i> ) Subscription price EGM approval date		<u> </u>				
(if applicable) (dd/mm/yyyy)  4. N / A	( / / )					
i. IV/A	<u> </u>					
Stock code (if listed) Class of shares		<u></u>				
issuable ( <i>Note 1</i> ) Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy)	( / / )					
			Total C. (Ordin			
				ence shares)		
			(0	Other class)	N/A	

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 AGM approval date (dd/mm/yyyy), if applicable, and class of shares issuable:  1. On 24 January 2020 (after trading hours of the Stock Exchange), the Company and Metropolitan Lifestyle (BVI) Limited (the "Vendor") entered into the Acquisition Agreement, pursuant to which the Company conditionally agreed to acquire, and the Vendor conditionally agreed to sell, the Sale Share and Sale Loan, at an aggregate consideration of HK\$420,000,000, which will be satisfied by (i) part payment in cash; and (ii) allotment and issue of HK\$378,000,000 Convertible Bonds. Assuming the conversion rights attaching to the Convertible Bonds are exercised in full at the initial Conversion Price of HK\$0.65 per Conversion Share, a maximum of 581,538,461 new Shares will be issued upon conversion of the Convertible Bonds (subject to adjustments)  The Conversion Shares will be allotted and issued under the Specific Mandate which has been approved by the Independent
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Shareholders at the EGM dated 17 April 2020. For details, please
refer to the Company's circular dated 27 March 2020.
(17/04/2020)
Ordinary shares (Note 1)
2. <u>N/A</u>
shares (Note 1)
3. <u>N/A</u>
shares (Note 1)
Total D. (Ordinary shares) N/A
(Preference shares) N/A
(Other class) N/A

Otl	her Movements in Is	ssued Share Capital					
	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)				
1.	Rights issue	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	( / /	)	N/A	N/A
			EGM approval date: (dd/mm/yyyy)	( / /	)		
			Class of shares issuable (Note 1)				
2.	Open offer	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	( / /	)	N/A	N/A
			EGM approval date: (dd/mm/yyyy)	( / /	)		
			Class of shares issuable (Note 1)				
3.	Placing	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	( / /	)	N/A	N/A
			AGM approval date: (dd/mm/yyyy)	( / /	)		
			Class of shares issuable (Note 1)				
4.	Bonus issue		Issue and allotment date : (dd/mm/yyyy)	( / /	)	N/A	N/A
			EGM approval date: (dd/mm/yyyy)	( / /	)		

	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)	( / /	,	N/A	N/A
		EGM approval date: (dd/mm/yyyy)	( / /	)		
				•		
		Class of shares repurchased (Note 1)				
6.	Repurchase of shares	Cancellation date : (dd/mm/yyyy)	( / /	)	N/A	N/A
		EGM approval date: (dd/mm/yyyy)	( / /	)		
		Class of shares redeemed (Note 1)				
7.	Redemption of shares	Redemption date : (dd/mm/yyyy)	( / /	)	N/A	N/A
		EGM approval date: (dd/mm/yyyy)	( / /	)		
		Class of shares issuable (Note 1)				
8.	Consideration issue At price : State currency	Issue and allotment date : (dd/mm/yyyy)	( / /	)	N/A	N/A
		EGM approval date: (dd/mm/yyyy)	( / /	)		
				•		

	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 issuab			
9.	Capital reorganisation	Issue and allotment date : (dd/mm/yyyy)	( / / )	N/A	N/A
		EGM approval date: (dd/mm/yyyy)	( / / )		
			_		
		Class of shares issuab (Note 1)	ole		
10.	Other (Please specify) At price : State currency	Issue and allotment date : (dd/mm/yyyy)	( / / )	N/A	N/A
		EGM approval date: (dd/mm/yyyy)	( / / )		
			-		
		Total E.	(Ordinary shares	s) N	I / A
		(	(Preference shares	s) N	I / A
			(Other class	s) N	J / A

	(4)	N. ( )
Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E):	(1)	N/A
	(2)	N/A
Total increase / (decrease) in preference shares during the month (i.e. Total of A to E):		N/A
Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E):		N/A
(These figures should be the same as the relevant figures under II above ("Movements in Is.	sued Sha	re Capital").)

#### IV. Confirmations

We hereby confirm to the best knowledge, information and belief that, in relation to each of the securities issued by the issuer during the month as set out in Part III which has not been previously disclosed in a return published under rule 13.25A, it has been duly authorized by the board of directors of the listed issuer and, insofar as applicable:

(*Note* 2)

- (i) all money due to the listed issuer in respect of the issue of securities has been received by it;
- (ii) all pre-conditions for listing imposed by the Rules Governing the Listing of Securities on The Stock Exchange of

	Hong Kong Limited under "Qualifications of listing" have been fulfilled;
	all (if any) conditions contained in the formal letter granting listing of and permission to deal in the securities have been fulfilled;
(iv)	all the securities of each class are in all respects identical (Note 3);
	all documents required by the Companies (Winding Up and Miscellaneous Provisions) Ordinance to be filed with the Registrar of Companies have been duly filed and that compliance has been made with other legal requirements;
	all the definitive documents of title have been delivered/are ready to be delivered/are being prepared and will be delivered in accordance with the terms of issue;
	completion has taken place of the purchase by the issuer of all property shown in the listing document to have been purchased or agreed to be purchased by it and the purchase consideration for all such property has been duly satisfied; and
	the trust deed/deed poll relating to the debenture, loan stock, notes or bonds has been completed and executed, and particulars thereof, if so required by law, have been filed with the Registrar of Companies.
Remarks <b>N/A</b>	(if any):
14/21	_
Submitte	d by: Ms. Cheung Wai Shuen
Title:	Company Secretary
	(Director, Secretary or other duly authorised officer)

#### Notes:

- 1. State the class of shares (e.g. ordinary, preference or other).
- 2. Items (i) to (viii) are suggested forms of confirmation which may be amended to meet individual cases. Where the issuer has already made the relevant confirmations in a return published under rule 13.25A in relation to the securities issued, no further confirmation is required to be made in this return.
- 3. "Identical" means in this context:
  - the securities are of the same nominal value with the same amount called up or paid

ир;

- they are entitled to dividend/interest at the same rate and for the same period, so that at the next ensuing distribution, the dividend/interest payable per unit will amount to exactly the same sum (gross and net); and
- they carry the same rights as to unrestricted transfer, attendance and voting at meetings and rank pari passu in all other respects.
- 4. If there is insufficient space, please append the prescribed continuation sheet.