

For the month ended (dd/mm/yyyy):

Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and	Clearing Limited				
Star Properties Group (Cayman Islands) Limited Date Submitted 2 September 2019					
I. Movements in Authorised Sha	re Capital				
1. Ordinary Shares					
(1) Stock code : <u>1560</u>	Description :		Star Pr	roperties	
		ordinary ares	Par value (State currency)	Authorised share capital (State currency)	
Balance at close of preceding me	onth 1,000,0	000,000	HK\$0.01	HK\$10,000,000.00	
Increase/(decrease)	N	/ A		N/A	
Balance at close of the month	1,000,0	000,000	HK\$0.01	HK\$10,000,000.00	
(2) Stock code : N/A	Description :		N	J/A	
	sha	ordinary ares	Par value (State currency)	Authorised share capital (State currency)	
Balance at close of preceding me	onth				
Increase/(decrease)					
Balance at close of the month					

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ription:]	N/A
No. of preference shares	Par value (State currency)	Authorised share capita (State currency)
	-	
ription:]	N/A
No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
	-	
	No. of preference shares ription: No. of other	Par value (State currency) ription: Par value (State currency) Par value (State currency)

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
		1 1/11		
Increase/ (decrease) during the month	N/A	N/A	N/A	N/A
	17/11	11/11	17/11	
Balance at close of	C41 400 000	NT/ A	NT/A	27/4
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	Share Option	Schemes of the	issuci)		No. of new shares of	No. of new shares of
option scheme					issuer issued during	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 -		Wiovement duri	ing the month		=	
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1. Share Option						
Scheme						
Exercise price:						
HK\$0.98						
(27/06/2016)						
Ordinary shares	N/A	N/A	N/A	N/A	N/A	19,756,800
(Note 1)	1,111					
(Note 1)						
2. Share Option						
Scheme						
Exercise price:						
HK\$0.75						
(27/06/2016)	NT/ A	37/4	27/4	27/4	27/4	5.054.200
Ordinary shares	N/A	N/A	N/A	N/A	N/A	5,954,288
(Note 1)						
3. N / A						
_(/ /)						
shares						
(Note 1)	_					
		To	otal A. (Ordin	ary shares)	N/A	
			(Prefere	nce shares)	N/A	
			*	Other class)	N/A	
Total funds raised dur	ing the month	from	`			
exercise of options (S				N/.	A	
11.	2 2 2 2 3 7		-			

Warrants to Issue Shares of the Is	suer which are	to be Listed					
Description of warrants (Date of expiry - dd/mm/yyyy) 1. N / A	Currency of nominal value	Nominal val close of preceding m	f dur	ercised ing the conth	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
(/ /)							
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>	-					<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	_						
	- - ———						
(/ /) Stock code (if listed)							
Class of shares issuable (Note 1)							
Subscription price							
EGM approval date (if applicable)							
(dd/mm/yyyy)	(/ /	/)					
			Total B.		inary shares)		
					rence shares) (Other class)	N/A N/A	
						11 / A	

Class and description	Currency of amount outstanding	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 (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)	(/ /)			nary shares) ence shares) Other class)	N/A N/A 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:	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		
shares (Note 1	<u>/ </u>	
Shares (Note 1)	,	
2. N/A		
change (Nets 1)	
shares (Note 1	'	
3. N/A		
(/ /)	
shares (Note 1)	
Total D. (Ordinary shares	N/A	
(Preference shares		•
(Other class		-

Other Movements in Issued Share Capital No. of new No. of new shares of shares of issuer issued issuer which may be during the issued month pursuant pursuant thereto thereto as at close of the month Type of Issue Class of shares issuable _____ (*Note 1*) (/ /) At price : State currency Issue and allotment N/A1. Rights issue N/Adate: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) Class of shares issuable ____ (*Note 1*) At price : State currency -Issue and allotment N/A2. Open offer N/Adate: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) Class of shares issuable ___ (*Note 1*) (/ /) At price : State currency Issue and allotment N/AN/A3. Placing date: (dd/mm/yyyy) (/ /) AGM approval date: (dd/mm/yyyy) Class of shares issuable __ (*Note 1*) Issue and allotment 4. Bonus issue N/AN/Adate: (dd/mm/yyyy) (/ /) 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
	Type of issue	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 thereto the month issued pursuant thereto as at close of the month
9. Capital reorganisation	Class of shares issuable (Note 1) Issue and allotment (/ /) date: (dd/mm/yyyy) EGM approval date: (/ /)	N/A N/A
10. Other (Please specify) At price: State currency	Class of shares issuable (Note 1) Issue and allotment (/ /) date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	N/A N/A
	Total E. (Ordinary shar (Preference shar (Other cla	es) N/A

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 I	ssued Share	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;
(iii)	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);
(v)	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;
(vi)	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;
(vii)	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
(viii)	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.
Submitt	ted 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.