

## Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm	31 January 20	)19					
To: Hong Kong Exchanges and	To: Hong Kong Exchanges and Clearing Limited						
Name of Issuer	Star Proper	ties Group (Cayı	man Islands) Limit	ed			
Date Submitted	1 February	2019					
I. Movements in Authorised Sh	are Capital						
1. Ordinary Shares							
(1) Stock code :1560	_Descriptio	on:	Star Pro	pperties			
	1	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				
	I	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)			
Balance at close of preceding n							
Increase/(decrease)			_				
Balance at close of the month							

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	627,200,000	N/A	N/A	N/A
Increase/ (decrease) during the month	NIL	N/A	N/A	N/A
Balance at close of the month	627,200,000	N/A	N/A	N/A

## III. Details of Movements in Issued Share Capital

Share Options (under	<b>Share Option</b>	Schemes of the	Issuer)			
Particulars of share					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 class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
	Granicu	Excicised	Cancened	Lapseu		
1. Share Option Scheme						
Exercise price:						
HK\$0.98						
(27/06/2016)	NT/A	NI/A	NI/A	NI/A	NI/A	10.756.800
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	21,193,088
(Note 1)			<del></del>	<del></del>		, ,
3. N / A						
( / / )						
shares						
(Note 1)						
		To	otal A. (Ordin	nary shares)	NIL	
			(Prefere	ence shares)	N/A	
			((	Other class)	N/A	
Total funds raised dur exercise of options (S				NI	L	
exercise of options (5	tate currency)					

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	( / ,	/ )					
2. 11/11	<del>-</del> -						
( / / )							<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	( / ,	/ )					
	<del>-</del> -						
( / / )	-						-
Stock code (if listed) Class of shares							
issuable (Note 1)							
Subscription price EGM approval date							
(if applicable)	( 1	/					
(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)	( / ,	/ )					
(do min yyyy)	( / /	,				<u>.</u>	
			Total B.		inary shares) rence shares)	N/A N/A	
					(Other class)		

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	<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	( / / ) 					
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						
	<u>-</u> -					
Stock code (if listed) Class of shares						
issuable ( <i>Note 1</i> ) Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy)	( / / )					
(dd/illili/yyyy)	( / / )		Total C. (Ordin	nary shares)	N/A	
			(Prefere	ence shares)	N/A	
			((	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)

uran	under Share Option Schemes)		
Fui if a	Il particulars including AGM approval date (dd/mm/yyyy), 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
	N/A		
	1 (1)		
	shares (Note 1)		-
2.	N/A		
	( / / )		
	shares (Note 1)		
3.	N/A		
	-1		
	shares (Note 1)		
	Total D. (Ordinary shares)	N/A	
	(Preference shares)	N/A	
	(Other class)	N/A	

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
	- Jpe 01 20000	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 issuable (Note 1)				
9.	Capital reorganisation		Issue and allotment date : (dd/mm/yyyy)	( / /	)	N/A	N/A
			EGM approval date: (dd/mm/yyyy)	( / /	)		
					_		
			Class of shares issuable (Note 1)		_		
10.	Other (Please specify)	At price : State	Issue and allotment date : (dd/mm/yyyy)	( / /	)	N/A	N/A
			EGM approval date: (dd/mm/yyyy)	( / /	)		
					_		
			Total E. (C	Ordinary s	hares	) N	1 / A
			(Pre	eference s	hares	) N	ſ / A
				(Other	class	) N	T / A
To	otal increase / (decrea	se) in ordinary shares during t	the month (i.e. Total of A to E	E):	(1	) I	N/A
					(2	) [	N/A

Total increase / (decrease) in preference shares during the month (i.e. Total of A to E):

Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E):

(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)

N/A

N/A

Remarks (if an	y):	
N/A		
Submitted by:	Ms. Cheung Wai Shuen	
Title:	Company Secretary	
	(Director, Secretary or other duly authorised officer)	

State the class of shares (e.g. ordinary, preference or other).

If there is insufficient space, please append the prescribed continuation sheet.

Notes:

1.

2.