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

For the month ended (dd/mm/yyyy) : 31 July 2018

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer	Star Properties Group (Cayman Islands) Limited
Date Submitted	1 August 2018

#### I. Movements in Authorised Share Capital

1. Ordinary Shares			
(1) Stock code : <u>1560</u> Descr	ription :	Star Pro	operties
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month	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 : <u>N / A</u> Descr	ription :	N/	ΆA
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month			
Increase/(decrease)			
Balance at close of the month			

# 2. Preference Shares

Stock code :	N / A	Description :		N/A		
		No. of preference shares	Par value e (State currency)	Authorised share capital (State currency)		
Balance at close of	f preceding r	nonth				
Increase/(decrease	)					
Balance at close of	f the month					

## 3. Other Classes of Shares

Stock code :	N/A	_Description :	N/A				
		No. of classes of	other (S	value State rency)	Authorised share capital (State currency)		
Balance at close o	f preceding n	nonth					
Increase/(decrease	e)			_			
Balance at close o	f the month						

Total authorised share capital at the end of the month *(State currency)* :

HK\$10,000,000.00

## 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 Particulars of share	Share Option	Schemes of the	Issuer)		N	No. of new shares of
option scheme					No. of new shares of 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 mont
(dd/mm/yyyy) and -		Wovement 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	6,350,400	N/A	19,756,800
(Note 1)						
2. N / A						
( / / )						
shares						
(Note 1)						
3. N / A						
( / / )						
shares						
(Note 1)						
		To	otal A. (Ordin	nary shares)	NIL	
				ence shares)	N/A	
			· ·	Other class)	N/A	
Fotal funds raised dur		from	(	NI		
exercise of options (S	tate currency)			111		

Warrants to Issue Shares of the Issuer which are to	o be Listed
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Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of nominal value	Nominal value at close of preceding month	during the	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
1. N/A	_					
	_					
( / / ) Stock code (if listed) Class of shares issuable ( <i>Note 1</i> ) Subscription price			 - -			
EGM approval date (if applicable)						
(dd/mm/yyyy)	( / /	)				
2. N/A	-		-			
( / / )						
Stock code (if listed) 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 issuable ( <i>Note 1</i> )			-			
Subscription price			-			
(if applicable) (dd/mm/yyyy)	( / /	)	-			
4. N/A	-					
( / / )						
Stock code (if listed) Class of shares issuable ( <i>Note 1</i> )						
Subscription price			-			
EGM approval date (if applicable) (dd/mm/yyyy)	( / /	)	-			
		Та	otal B. (Ord	linary shares)	N / A	
				rence shares)		
				(Other class)		

Convertibles (i.e. Convertible i	nto Shares of the I	ssuer which are to	be Listed)		No. of new shares of	No. of new shares of
Class and description	Currency of amount outstanding	Amount at close of preceding month	Converted during the month	Amount at close of the month	issuer issued during the month pursuant thereto	issuer which may be issued pursuant thereto as at close of the month
1. N / A						
Stock code (if listed) Class of shares						
issuable ( <i>Note 1</i> )						
EGM approval date						
(if applicable) (dd/mm/yyyy))	( / / )					
<u>2. N/A</u>						
Stock code (if listed)						
issuable (Note 1)						
Subscription price EGM approval date (if applicable)						
(dd/mm/yyyy) 3. N / A	( / / )					
Stock code (if listed)						
Subscription price						
EGM approval date (if applicable)						
(dd/mm/yyyy)	( / / )					
4. N/A						
Stock code (if listed)						
Class of shares issuable ( <i>Note 1</i> ) Subscription price						
EGM approval date (if applicable)						
(dd/mm/yyyy)	( / / )		Total C. (Ordir	nary shares)	N / A	
			(Prefere	ence shares)	N / A	
			(0	Other class)	N / A	

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
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-	
-	
<u> </u>	
_	
<u>-</u>	
N / A	
	issuer issued during the month pursuant thereto

Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

Type of Issue				issuer issued during the month pursuant thereto	issuer which may be issued pursuant thereto as at close of the month
	Class of shares issuable				
1. Rights issue At price : Sta	te Issue and allotment date : (dd/mm/yyyy)	( /	/ )	N / A	N / A
	EGM approval date: (dd/mm/yyyy)	( /	/ )		
	Class of shares issuable ( <i>Note 1</i> )				
2. Open offer At price : $\frac{Sta}{cu}$		( /	/ )	N / A	N / A
	EGM approval date: (dd/mm/yyyy)	( /	/ )		
	Class of shares issuable ( <i>Note 1</i> )				
3. Placing At price : $\frac{Sta}{cu}$	te 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				
5.	Scrip dividend At price : State	( <i>Note 1</i> ) Issue and allotment date : (dd/mm/yyyy)	( / /	)	N / A	N / A
		EGM approval date: (dd/mm/yyyy)	( / /	)		
		Class of shares				
6.	Repurchase of shares	repurchased ( <i>Note 1</i> ) Cancellation date : (dd/mm/yyyy)	( / /	)	N / A	N / A
		EGM approval date: (dd/mm/yyyy)	( / /	)		
		Class of shares redeemed ( <i>Note 1</i> )				
7.	Redemption of shares	Redemption date : (dd/mm/yyyy)	( / /	)	N / A	N / A
		EGM approval date: (dd/mm/yyyy)	( / /	)		
		Class of shares issuable				
8.	Consideration issue At price : State	( <i>Note 1</i> ) Issue and allotment	( / /	)	N / A	N / A
0.	consideration issue At price currency	date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	( / /	)	N/A	11 / A

	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
9.	Capital reorganisation		Class of shares issuable ( <i>Note 1</i> ) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	( / / ) ( / / )	N / A	N/A
10.	Other (Please specify)	At price : State	Class of shares issuable ( <i>Note 1</i> ) - Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	( / / ) ( / / )	N / A	N / A
				Ordinary shares reference shares (Other class	s) <u>N</u>	N/A N/A 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 Issued Share Capital").)					

Remarks (if an	y):	
N/A		
Submitted 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. If there is insufficient space, please append the prescribed continuation sheet.