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## **Star Properties Group (Cayman Islands) Limited**

**星星地產集團(開曼群島)有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 1560)**

### **PROFIT WARNING**

This announcement is made by Star Properties Group (Cayman Islands) Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined in the Listing Rules) of Part XIVA of the Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2018 and the information currently available to the Group, it is expected that the Group will record a loss attributable to the equity Shareholder for the six months ended 30 June 2018 as compared to the profit recorded by the Group for the six months ended 30 June 2017. Such expected loss for the six months ended 30 June 2018 was primarily due to the decrease in revenue recognition as there was no completion of property development projects for the six months ended 30 June 2018. The Rainbow Project is expected to complete in the second half of 2018. As a result, the Group’s revenue generated from sale of development projects for the six months ended 30 June 2018 was significantly affected.

The Company is still in the process of finalising the financial results of the Group for the six months ended 30 June 2018. The information contained in this announcement is only based on the preliminary review and analysis of the latest unaudited consolidated management accounts of the Group and the information currently available to the Group and is not based on any figures or information audited or reviewed by the Company’s independent auditor, and may be subject to amendments. As such, the above information is provided for the Shareholders’ and potential investors’ reference only. The Shareholders and potential investors are advised to read carefully in the interim results announcement of the Company which is expected to be published in late August 2018.

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

For and on behalf of the Board  
**Star Properties Group (Cayman Islands) Limited**  
**Chan Man Fai Joe**  
*Chairman*

Hong Kong, 31 July 2018

*As at the date of this announcement, the Board consists of eight Directors comprising three executive Directors, namely Mr. Chan Man Fai Joe (Chairman), Ms. Cheung Wai Shuen and Mr. Liu Hon Wai; two non-executive Directors, namely Mr. Pong Kam Keung and Mr. Yim Kwok Man; and three independent non-executive Directors, namely Mr. Shiu Siu Tao, Mr. Lee Chung Ming Eric and Ms. Chan Wah Man Carman.*