

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy): 28 February 2018						
To: Hong Kong Exchanges and Clearing Limited						
Star Properties Group (Cayman Islands) Limited 2 ate Submitted 1 March 2018						
I. Movements in Authorised Share Capital						
1. Ordinary Shares						
(1) Stock code :1560	_Descriptio	on:	Star Pro	perties		
]	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)		
Balance at close of preceding m	onth	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 month						
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 ordin	ary 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 Share Option Schemes of the Issuer)

Particulars of share	Share Option	Selicines of the	155001)		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 —			<u> </u>		•	
class of shares	G 1	F : 1	C 11 1	T 1		
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	26,107,200
(Note 1)						
2. N / A						
(/ /)						
shares						-
(Note 1)						
3. N / A						
(/ /)						
shares						
(Note 1)						
		To	otal A. (Ordin	•	NIL	
			,	nce shares)	N/A	
			(0	Other class)	N/A	
Total funds raised dur				NI	 L	
exercise of options (S	tate currency)					

Warrants to Issue Shares of the Is	suer which are to be Listed	1			
Description of warrants (Date of expiry - dd/mm/yyyy) 1. N / A	Currency of Nominal value preceding	of durin	rcised Nominal value ng the at close of the onth 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	-				
	-				
(/ /)					· -
Stock code (if listed) Class of shares					
issuable (Note 1)					
Subscription price					
EGM approval date (if applicable)					
(dd/mm/yyyy)	(/ /)				
3 N/A	-				
	- <u></u>				
(/ /)					
Stock code (if listed) Class of shares					
issuable (Note 1)					
Subscription price EGM approval date					
(if applicable)					
(dd/mm/yyyy) 4. N / A	(/ /)				
-1. 11/11	- -				
(/ /) Stock code (if listed)					
Class of shares					
issuable (<i>Note 1</i>) Subscription price					
EGM approval date					
(if applicable) (dd/mm/yyyy)	(/ /)				
(00/11111/9999)	(, , ,)				
		Total B.	(Ordinary shares) (Preference 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						
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				i	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
	Jr		Class of shares issua	ble			
			(Note 1)				
9.	Capital reorganisation		Issue and allotment date : (dd/mm/yyyy)	(/ /)	N/A	N/A
			EGM approval date: (dd/mm/yyyy)	(/ /)		
10.	Other (Please specify)	At price : State currency	Class of shares issua (Note 1) — Issue and allotment date: (dd/mm/yyyy)	(/ /		N/A	N/A
			EGM approval date: (dd/mm/yyyy)	(/ /	_		
			Total E.	(Ordinary sl	hares) N	I/A
				(Preference sl			I / A
				(Other			I / A
Т	otal increase / (decre	ase) in ordinary shares durin	ng the month (i.e. Total of A	to E):	(1) 1	N/A
					(2)	N/A

N/A

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").)

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.