

## Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) : <u>30 April 2017</u>

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer	Star Properties Group (Cayman Islands) Limited
Date Submitted	2 May 2017

I. Movements in Authorised Share Capital

1. Ordinary Shares						
(1) Stock code : <u>1560</u> Descrip	otion :	tion : Star Properties				
	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> Descrip	ption :	N/	A			
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)			
Balance at close of preceding month						
Increase/(decrease)			<u>.</u>			
Balance at close of the month						

## 2. Preference Shares

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

## 3. Other Classes of Shares

Stock code :	N / A Description :		N/A			
		No. of oth classes of sh	(	Authorised share capital (State currency)		
Balance at close of	of preceding n	nonth				
Increase/(decrease	e)					
Balance at close of	of 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 ordin	ary shares	No of preference	
	(1)	(2)	shares	No. of other classes of shares
Balance at close of preceding month	224,000,000	N/A	N/A	N/A
Increase/ (decrease) during the month	NIL	N/A	N/A	N/A
Balance at close of the month	224,000,000	N/A	N/A	N/A

III. Details of Movements in Issued Share Capital

Particulars of share option scheme including EGM					No. of new shares of issuer issued during the month pursuant	No. of new shares of issuer which may be issued pursuant thereto
approval date		Movement duri	ng the month		thereto	as at close of the mont
(dd/mm/yyyy) and -					-	
class of shares	Constal	E1	Consultat	Teneral		
issuable	Granted	Exercised	Cancelled	Lapsed		
1. Share Option						
Scheme						
Exercise price:						
HK\$2.06						
(27/06/2016)		NT / A	NT / A		NT / A	12 422 000
Ordinary shares	N/A	N/A	N/A	N/A	N/A	12,432,000
(Note 1)						
2. N / A						
2. IN / A						
shares						
(Note 1)						
3. N / A						
5. N / A						
( / / )						
shares						
(Note 1)		T	atal A (Ondin	omu chorac)	NII	
		10	otal A. (Ordin	nce shares)	NIL N/A	
				Other class)	N/A N/A	
		c.	((	Julei class)	1N/A	
Fotal funds raised dur exercise of options (S	ing the month	Irom		NI	L	

Warrants to Issue Shares of the Is Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of Nominal v nominal close value preceding	value at Exercised of 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 (Note 1)					
Subscription price					
EGM approval date (if applicable)					
(dd/mm/yyyy) 2. N / A	( / / )				
	<b>-</b>				
( / / )			<u> </u>		
Stock code (if listed) Class of shares issuable ( <i>Note 1</i> )					
Subscription price					
(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)	( / / )				
4. N/A					
	_				
( / / )					
Stock code (if listed) Class of shares					
issuable (Note 1)					
Subscription price					
(if applicable)	( / / )				
		Total B. (Ord	dinary shares)	N / A	
			erence shares)	N / A	
			(Other class)	N / A	

Convertibles (i.e. Convertible i Class and description <u>1. N / A</u>	Currency of Ar		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
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 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)				nary shares) ence shares) Other class)		

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. The Board resolved to recommend the Bonus Issue, being a		
bonus issue of Shares on the basis of one (1) Bonus Share for every		
one (1) existing Share held by the Qualifying Shareholders whose		
names appear on the Register of Members of the Company on the		
Record Date. Assuming that there is no change to the number of issued		
Shares on or before the Record Date, on the basis of 224,000,000		
existing Shares in issue as at the date of this announcement,		
224,000,000 Bonus Shares will be issued representing 100% of the		
existing issued share capital as at the date hereof. After the completion		
of the Bonus Issue, there will be a total of 448,000,000 Shares in issue		
as enlarged by the Bonus Issue. For the details, please refer to the		
Company's Announcement dated 28 February 2017.		
(27/04/2017)		
Ordinary shares (Note 1)		224,000,000
2. <u>N/A</u>	_	
	_	
	_	
	_	
shares (Note 1)		
3. <u>N/A</u>		
	_	
( / / )	-	
shares (Note 1)		
Total D. (Ordinary shares)	N / A	
(Preference shares)		-
(Other class)		
	11/21	-

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	ssued Share Capital			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.	Rights issue	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
2.	Open offer	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
3.	Placing	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
4.	Bonus issue		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

	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 ( <i>Note 1</i> )				
5.	Scrip dividend At price	ce : State	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				
7.	Redemption of shares		redeemed ( <i>Note 1</i> ) Redemption date : (dd/mm/yyyy)	( / /	)	N / A	N / A
			EGM approval date: (dd/mm/yyyy)	( / /	)		
		State	Class of shares issuable ( <i>Note 1</i> )	( / /	)		
8.	Consideration issue At price	ce : 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
9.	Capital reorganisation		Class of shares issuable ( <i>Note 1</i> ) Issue and allotment	;	N / A	N/A
	reorganisation		date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	( / / )		
10.	Other	At price : State	Class of shares issuable ( <i>Note 1</i> ) — Issue and allotment	,	N/A	N/A
	(Please specify)	r currency	date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	( / / )		
				Ordinary shares		V/A V/A
				(Other class	·	V/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 N/A	y):
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.