

## Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm	30 November	2016				
To: Hong Kong Exchanges and Clearing Limited						
Name of Issuer	Star Proper	ties Group (Cayı	nan Islands) Limit	ed		
Date Submitted	1 Decembe	r 2016				
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 n	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	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

Share Options (under Share Option Schemes of the Issuer)

Share Options (under	Snare Option Sc	nemes of the	issuer)		NY C 1 C	NY C 1 C
Particulars of share					No. of new shares of	No. of new shares of
option scheme including EGM					issuer issued during the month pursuant	issuer which may be issued pursuant thereto
approval date	3.4				thereto	as at close of the month
(dd/mm/yyyy) and	M	Iovement duri	ng the month			as at close of the month
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1. N / A	Grunica	LACIOISCA	Cuncented	Бироса		
1.11/11						
( / / )						
shares						
(Note 1)						-
(Note 1)						
2. N / A						
2.11/11						
shares						
(Note 1)						
(Note 1)						
3. N / A						
3. IV / A						
shares						
(Note 1)						
(Note 1)		To	otal A. (Ordin	parv charec)	NIL	
		10		ence shares)	N/A	
			,	Other class)	N/A N/A	
T : 16 1 1 1 1			((	Julei Ciass)	1 <b>V</b> / A	
Total funds raised dur exercise of options (S		om		NI	L	
exercise of options (S	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	( / ,	/ )					
	<del>-</del> -						
( / / )	<u> </u>	-					<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		, ,					
	_						
( / / )							
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 (Note 1)							
Subscription price							
EGM approval date (if applicable)							
(dd/mm/yyyy)	( / /	/ )					
			Total B.		inary shares)		
					rence shares) (Other class)	N/A N/A	
						11 / A	

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 EGM 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	<del>,</del> )	
2. N/A		
( / /	)	
shares (Note 2	)	
3. N/A		
3. <u>N/A</u>		
( / /	)	
shares (Note	)	
Total D. (Ordinary share:	) N/A	
(Preference shares		_
(Other class	) N/A	<del>-</del>

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) ( / / ) EGM 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				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)	( / / )		
			Class of shares issua (Note 1)	ble		
10.	Other (Please specify)	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	( / / )	N/A	N/A
			EGM approval date: (dd/mm/yyyy)	( / / )		
			Total E.	(Ordinary share	es) N	J/A
				(Preference share	es) N	N/A
				(Other class	ss) <u>N</u>	J/A
To	otal increase / (decre	ase) in ordinary shares durin	ng the month (i.e. Total of A	to E):	(1)	N/A
				1	(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.