

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) : 31 August 2016

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer	Star Properties Group (Cayman Islands) Limited
Date Submitted	6 September 2016

I. Movements in Authorised Share Capital

1. Ordinary Shares			
(1) Stock code : 1560	Description :	Star Pro	operties
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding m	nonth <u>1,000,000,000</u>	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>	Description :	N/	A
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding m	onth		
Increase/(decrease)			
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	No. of ordinary shares		
	(1)	(2)	No of preference 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	Ν	Movement duri	ng the month		thereto	as at close of the month
(dd/mm/yyyy) and			0			
class of shares				× 1		
issuable	Granted	Exercised	Cancelled	Lapsed		
1. N / A						
(/ /)						
shares						
(Note 1)						
2. N / A						
(/ /)						
(Note 1) shares						
(10010-1)						
3. N / A						
(/ /) shares						
(Note 1)						
		To	otal A. (Ordin		NIL	
				nce shares)	N/A	
			(0	Other class)	N/A	
Total funds raised durin exercise of options (Sta		rom		NI	L	

Warrants to Issue Shares of the Is Description of warrants (Date of expiry - dd/mm/yyyy)		Nominal value a 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	_	<u> </u>				
	-					
(/ /) 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)	(/ /)	_			
<u>3 N/A</u>	-					
(/ /) 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))	-			
		To	(Prefe	inary shares) rence shares)	N / A 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 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. <u>N/A</u>	-	
	-	
(/ /)	-	
shares (Note 1)		
2. N/A		
	-	
(/ /) shares (Note 1)	_	
3. <u>N/A</u>	_	
	-	
	-	
shares (Note 1)	-	
	-	
Total D. (Ordinary shares)		
(Preference shares)	N/A	-
(Other class)	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)

	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
			Class of shares issuable (Note 1)	e		
9.	Capital reorganisation		Issue and allotment date : (dd/mm/yyyy)	(/ /)	N / A	N / A
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable	e		
10.	Other (Please specify)	At price : State	(<i>Note 1</i>) — Issue and allotment date : (dd/mm/yyyy)	(//)	N/A	N/A
			EGM approval date: (dd/mm/yyyy)	(/ /)		
				-		
			Total E.	Ordinary shares	s) N	I/A
			(P	reference shares	i) N	J/A
				(Other class	s) N	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.