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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)

VOLUNTARY ANNOUNCEMENT 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 “SFO”).

Reference is made to the prospectus of the Company dated 30 June 2016 (the “Prospectus”). Capitalised terms used in this announcement shall have the same meanings as those defined in the Prospectus unless otherwise defined herein.

The Board wishes to inform 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 2016 and the information currently available to the Group, it is expected that the Group will record a loss for the six months ended 30 June 2016 as compared with the profit recorded by the Group for the six months ended 30 June 2015. Such loss for the six months ended 30 June 2016 was mainly due to (i) the non-recurring listing expenses of approximately HK\$16.4 million incurred by the Group in relation to the Listing; and (ii) the decrease in revenue as a result of fewer number of properties sold during the same period.

The Company is still in the process of finalising the financial results of the Group for the six months ended 30 June 2016. 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.

The unaudited interim results announcement of the Company for the six months ended 30 June 2016 is expected to be released in late August 2016.

Shareholders and potential investors are advised to exercise caution when dealing in Shares.

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

Hong Kong, 12 August 2016

As at the date of this announcement, the Board consists of nine Directors comprising four executive Directors, namely Mr. Chan Man Fai Joe (Chairman), Mr. Lam Kin Kok, 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.