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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)

LAPSE OF OVER-ALLOTMENT OPTION, STABILISATION ACTIONS AND END OF STABILISATION PERIOD

The Company announces that the stabilisation period in connection with the Global Offering ended on 5 August 2016, being the 30th day from the last day for the lodging of applications under the Hong Kong Public Offering. No stabilisation action was carried out in relation to the Global Offering during the stabilisation period. Guotai Junan Securities (Hong Kong) Limited as the Stabilising Manager (on behalf of the Underwriters) did not exercise the Over-allotment Option and the Over-allotment Option lapsed on 5 August 2016.

This announcement is made pursuant to section 9(2) of the Securities and Futures (Price Stabilizing) Rules (Chapter 571W of the Laws of Hong Kong).

END OF STABILISATION PERIOD

The Company announces that the stabilisation period in connection with the Global Offering ended on 5 August 2016, being the 30th day from the last day for the lodging of applications under the Hong Kong Public Offering.

STABILISATION ACTION AND LAPSE OF OVER-ALLOTMENT OPTION

Since no Shares were over-allocated to the placees under the International Placing, Guotai Junan Securities (Hong Kong) Limited as the Stabilising Manager (on behalf of the Underwriters) did not exercise the Over-allotment Option and no stabilisation action was carried out in relation to the Global Offering during the stabilisation period. The Over-allotment Option lapsed on 5 August 2016.

The Company continues to comply with the public float requirement under Rule 8.08(1)(a) of the Listing Rules whereby at least 25% of the Company's total issued share capital must at all times be held by the public.

By order of the Board of
Star Properties Group (Cayman Islands) Ltd.
CHAN Man Fai Joe
Chairman

Hong Kong, 8 August 2016

As at the date of this announcement, the Board comprises Mr. CHAN Man Fai Joe (Chairman and chief executive officer), Mr. LAM Kin Kok, Ms. CHEUNG Wai Shuen and Mr. LIU Hon Wai, as executive Directors; Mr. PONG Kam Keung and Mr. YIM Kwok Man, as non-executive Directors; Mr. SHIU Siu Tao, Mr. LEE Chung Ming Eric and Ms. CHAN Wah Man Carman, as independent non-executive Directors.