

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm	31 May 2021			
To: Hong Kong Exchanges and	Clearing Li	mited		
Name of Issuer	Star Proper	ties Group (Cayı	man Islands) Limit	ed
Date Submitted	4 June 2021	<u> </u>		
I. Movements in Authorised Sh	are Capital			
1. Ordinary Shares				
(1) Stock code :1560	_Descriptio	n :	Star Pro	pperties
	1	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding m	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	n :	N/	'A
	1	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	_			

	N/A Des	cription:		N/A
		No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of p	preceding month			
Increase/(decrease)			-	
Balance at close of t	he month			
3. Other Classes of S	Shares			
Stock code :	N/A Des	cription:		N/A
		No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of p	preceding month			
			<u>-</u>	
Increase/(decrease)				

II. Movements in Issued Share Capital

	No. of ordinary shares		No of preference	
	(1)	(2)	shares	No. of other classes of shares
Balance at close of preceding month	641,498,000	N/A	N/A	N/A
Increase/ (decrease) during the month	N/A	N/A	N/A	N/A
Balance at close of the month	641,498,000	N/A	N/A	N/A

III. Details of Movements in Issued Share Capital

Share Options (under	Share Option	Schemes of the	Issuer)			
Particulars of share					No. of new shares of	No. of new shares of
option scheme					issuer issued during	issuer which may be
including EGM					the month pursuant	issued pursuant thereto
approval date		Movement duri	ng the month		thereto	as at close of the month
(dd/mm/yyyy) and						
class of shares	G . 1		G 11 1	y 1		
issuable	Granted	Exercised	Cancelled	Lapsed		
1. Share Option						
Scheme						
Exercise price:						
HK\$0.98						
(27/06/2016)						
Ordinary shares	N/A	N/A	N/A	N/A	N/A	5,174,400
(Note 1)						
2. Share Option						
Scheme						
Exercise price:						
HK\$0.418						
(26/01/2021)						
Ordinary shares	N/A	N/A	650,000	50,000	N/A	26,050,000
(Note 1)	IN/A	N/A	030,000	30,000	IV/A	20,030,000
3. Share Option						
Scheme						
Exercise price:						
HK\$0.41						
(26/01/2021)						
Ordinary shares (Note 1)	N/A	N/A	N/A	N/A	N/A	10,000,000
(11010-1)		To	otal A. (Ordin		N/A	
			(Prefere	nce shares)	N/A	
			((Other class)	N/A	
Total funds raised dur exercise of options (S				N/A	A	

Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of nominal value		f dur	ercised ing 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	-						
	<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 (Note 1)							
Subscription price							
EGM approval date (if applicable)							
(dd/mm/yyyy)	(/ /	′)					
4. N/A	<u> </u>						
(/ /)							
Stock code (if listed) Class of shares							
issuable (Note 1)							
Subscription price EGM approval date							
(if applicable) (dd/mm/yyyy)	(/ /	′)					
			Total B.	(Ord	inary shares)	N/A	
				(Prefe	rence shares)	N/A	
					(Other class)	N/A	

Class and description 1. Convertible Bonds		Amount at close of preceding 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)	HK\$ N/A	418,000,000.00		418,000,000.00		836,000,000
Class of shares						
issuable (Note 1)	Ordinary					
Subscription price EGM approval date	HK\$0.50					
(if applicable)						
(dd/mm/yyyy))	(30/09/2020)					
2. 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)	(/ /)					
3. N/A	_					
	_					
C4 - 1 1- ('£1'-4- 1)						
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		<u></u>				
issuable (Note 1)						
Subscription price EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/ /)					
				inary shares)	N/A	
				rence shares) (Other class)	N/A	
			(Omer 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)

than under Share Option Scho	emes)		
Full particulars including Edif applicable, and class of sh	GM approval date (dd/mm/yyyy), nares 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			
	(/ /)		
	shares (Note 1)		
-	233324 (27032-7)		
2. N/A			
2. <u>IN / A</u>			
	(/ /)		
	shares (Note 1)		
-	333325 (27032-2)		
2 NI / A			
3. <u>N/A</u>			
	(/ /)		
	shares (Note 1)		
	Shares (Note 1)		
	m . 15 . (0 !!	NY / A	
	Total D. (Ordinary shares)	N/A	
	(Preference shares)	N/A	
	(Other class)	N/A	
	,		

C	Other Movements in	Issued Share Capital					
	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 allows bounds.				
			Class of shares issuable (Note 1)				
1	. Rights issue	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)	N/A	N/A
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (Note 1)				
2	. Open offer	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)	N/A	N/A
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (Note 1)				
3	. Placing	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)	N/A	N/A
			AGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (Note 1)				
4	. Bonus issue		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		_		
	State	(Note 1) Issue and allotment	(/ /)		
5.	Scrip dividend At price : State currency	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
9.	Capital reorganisation	Class of shares issuabl (Note 1) Issue and allotment date: (dd/mm/yyyy)	(/ /)	N/A	N/A
		EGM approval date: (dd/mm/yyyy)	(/ /)		
		Class of shares issuabl (Note 1)	e		
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 shares	s) N	I / A
		(I	Preference shares	s) N	I / A
			(Other class	s) N	I / 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 Is	sued Sha	re Capital").)

IV. Confirmations

We hereby confirm to the best knowledge, information and belief that, in relation to each of the securities issued by the issuer during the month as set out in Part III which has not been previously disclosed in a return published under rule 13.25A, it has been duly authorized by the board of directors of the listed issuer and, insofar as applicable:

(*Note* 2)

- (i) all money due to the listed issuer in respect of the issue of securities has been received by it;
- (ii) all pre-conditions for listing imposed by the Rules Governing the Listing of Securities on The Stock Exchange of

	Hong Kong Limited under "Qualifications of listing" have been fulfilled;
(iii)	all (if any) conditions contained in the formal letter granting listing of and permission to deal in the securities have been fulfilled;
(iv)	all the securities of each class are in all respects identical (Note 3);
(v)	all documents required by the Companies (Winding Up and Miscellaneous Provisions) Ordinance to be filed with the Registrar of Companies have been duly filed and that compliance has been made with other legal requirements;
(vi)	all the definitive documents of title have been delivered/are ready to be delivered/are being prepared and will be delivered in accordance with the terms of issue;
(vii)	completion has taken place of the purchase by the issuer of all property shown in the listing document to have been purchased or agreed to be purchased by it and the purchase consideration for all such property has been duly satisfied; and
(viii)	the trust deed/deed poll relating to the debenture, loan stock, notes or bonds has been completed and executed, and particulars thereof, if so required by law, have been filed with the Registrar of Companies.
Submitt	ted 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. Items (i) to (viii) are suggested forms of confirmation which may be amended to meet individual cases. Where the issuer has already made the relevant confirmations in a return published under rule 13.25A in relation to the securities issued, no further confirmation is required to be made in this return.
- *3.* "*Identical*" means in this context:
 - the securities are of the same nominal value with the same amount called up or paid

ир;

- they are entitled to dividend/interest at the same rate and for the same period, so that at the next ensuing distribution, the dividend/interest payable per unit will amount to exactly the same sum (gross and net); and
- they carry the same rights as to unrestricted transfer, attendance and voting at meetings and rank pari passu in all other respects.
- 4. *If there is insufficient space, please append the prescribed continuation sheet.*