

## Monthly Return of Equity Issuer on Movements in Securities

 For the month ended (dd/mm/yyyy) :
 31 January 2021

To: Hong Kong Exchanges and Clearing Limited

| Name of Issuer | Star Properties Group (Cayman Islands) Limited |
|----------------|--|
| Date Submitted | 3 February 2021                                |

I. Movements in Authorised Share Capital

| 1. Ordinary Shares                  |                        |                                  |   |  |  |  |
|-------------------------------------|------------------------|----------------------------------|---|--|--|--|
| (1) Stock code : <u>1560</u> Des    | scription :            | ption : Star Properties          |   |  |  |  |
|                                     | No. of ordinary shares | Par value<br>(State currency)    | Authorised share capital (State currency) |  |  |  |
| Balance at close of preceding month | 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 : <u>N / A</u> Des   | scription :            | N/                               | A   |  |  |  |
|                                     | No. of ordinary shares | Par value<br>(State<br>currency) | Authorised share capital (State currency) |  |  |  |
| Balance at close of preceding month |                        |                                  |   |  |  |  |
| Increase/(decrease)                 |                        |                                  |   |  |  |  |
| Balance at close of the month       |                        |                                  |   |  |  |  |

## 2. Preference Shares

| Stock code :       | de : <u>N / A</u> Description : |                             | N/A                              |   |  |  |
|--------------------|---------------------------------|-----------------------------|----------------------------------|---|--|--|
|                    |                                 | No. of preference<br>shares | Par value<br>(State<br>currency) | Authorised share capital (State currency) |  |  |
| Balance at close o | of preceding m                  | onth                        | · ·                              |   |  |  |
| Increase/(decrease | e)                              |                             |                                  |   |  |  |
| Balance at close o | f the month                     |                             |                                  |   |  |  |

3. Other Classes of Shares

| Stock code :        | code : <u>N / A</u> Description : |                           | N/A |   |  |  |
|---------------------|-----------------------------------|---------------------------|-----|---|--|--|
|                     |                                   | No. of othe 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 ordina | ary 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)<br>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

| Particulars of share<br>option scheme<br>including EGM<br>approval date |   |               |                |              | No. of new shares of<br>issuer issued during<br>the month pursuant<br>thereto | No. of new shares of<br>issuer which may be<br>issued pursuant thereto<br>as at close of the month |
|---|---|---------------|----------------|--------------|---|--|
| (dd/mm/yyyy) and -  |   | Movement duri | ng the month   |              | uleieto   | as at close of the monu  |
| class of shares   |   |               |                |              |   |  |
| 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            | 470,400      | N/A   | 5,174,400  |
| (Note 1)  |   |               |                |              |   |  |
| 2. Share Option   |   |               |                |              |   |  |
| Scheme  |   |               |                |              |   |  |
| Exercise price:   |   |               |                |              |   |  |
| HK\$0.418   |   |               |                |              |   |  |
| (26/01/2021)  |   |               |                |              |   |  |
| Ordinary shares   | 27,250,000  | N/A           | N/A            | 200,000      | N/A   | 27,050,000   |
| (Note 1)  |   |               |                |              |   |  |
| 3. Share Option   |   |               |                |              |   |  |
| Scheme  |   |               |                |              |   |  |
| Exercise price:   |   |               |                |              |   |  |
| HK\$0.41  |   |               |                |              |   |  |
| (26/01/2021)  |   |               |                |              |   |  |
| Ordinary shares   | 10,000,000  | N/A           | N/A            | N/A          | N/A   | 10,000,000   |
| (Note 1)  |   | -             |                | •            |   |  |
|   |   | Тс            | otal A. (Ordin |              | N/A   |  |
|   |   |               | •              | ence shares) | N/A   |  |
|   |   |               | ((             | Other class) | N/A   |  |
|   | otal funds raised during the month from xercise of options (State currency) |               |                | N/.          | A   |  |

| Description of warrants<br>(Date of expiry - dd/mm/yyyy)  | Currency of Nominal value as<br>nominal close of<br>value preceding month | during the | Nominal value<br>at close of the<br>month | No. of new<br>shares of<br>issuer issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer which<br>may be issued<br>pursuant<br>thereto as at<br>close of the<br>month |
|---|---|------------|---|--|--|
| 1. N/A  | _   |            |   |  |  |
|   | _   |            |   |  |  |
| ( / / )<br>Stock code (if listed)<br>Class of shares<br>issuable ( <i>Note 1</i> )<br>Subscription price<br>EGM approval date |   |            |   |  |  |
| (if applicable)<br>(dd/mm/yyyy)   |   |            |   |  |  |
| (dd/min/yyyy)<br>2. N/A   | ( / / / )<br>   | -          |   |  |  |
| ( / / )<br>Stock code (if listed)<br>Class of shares<br>issuable ( <i>Note 1</i> )<br>Subscription price<br>EGM approval date |   |            |   |  |  |
| (if applicable)<br>(dd/mm/yyyy)   | ( / / )   | _          |   |  |  |
| 3 N/A   | _   |            |   |  |  |
| ( / / )<br>Stock code (if listed)<br>Class of shares<br>issuable ( <i>Note 1</i> )  |   | <br>-<br>- |   |  |  |
| Subscription price<br>EGM approval date<br>(if applicable)  |   | -          |   |  |  |
|   | ( / / _)  | -          |   |  |  |
| ( / / )   |   |            |   |  |  |
| Class of shares   |   | -          |   |  |  |
| issuable ( <i>Note 1</i> )<br>Subscription price<br>EGM approval date<br>(if applicable)                                      |   | -          |   |  |  |
| (dd/mm/yyyy)  | ( / / )   |            |   |  |  |
|   | То  |            | linary shares)<br>rence shares)           |  |  |
|   |   |            | (Other class)                             |  |  |

| Convertibles (i.e. Convertible in          | to Shares of the I                   | ssuer which are to                       | o be Listed)                     |                                    | No. of new shares of  | No. of new<br>shares of   |
|--|--------------------------------------|--|----------------------------------|------------------------------------|---|---|
| Class and description 1. Convertible Bonds | Currency of<br>amount<br>outstanding | Amount at close<br>of preceding<br>month | Converted<br>during the<br>month | Amount at<br>close of the<br>month | issuer issued<br>during the<br>month<br>pursuant<br>thereto | issuer which<br>may be issued<br>pursuant<br>thereto as at<br>close of the<br>month |
|  | _                                    |  |                                  |                                    |   |   |
|  |                                      | 410,000,000,00                           |                                  | 440.000.000.00                     |   | 00000000  |
| Stock code (if listed)                     | <u>HK\$</u><br>N/A                   | 418,000,000.00                           |                                  | 418,000,000.00                     |   | 836,000,000   |
| Class of shares                            | 14/24                                |  |                                  |                                    |   |   |
| issuable (Note 1)                          | Ordinary                             |  |                                  |                                    |   |   |
| Subscription price                         | HK\$0.50                             |  |                                  |                                    |   |   |
| EGM approval date (if applicable)          |                                      |  |                                  |                                    |   |   |
| (dd/mm/yyyy))                              | (30/09/2020)                         |  |                                  |                                    |   |   |
| 2. N/A                                     | (20,0)                               |  |                                  |                                    |   |   |
|  | _                                    |  |                                  |                                    |   |   |
|  | _                                    |  |                                  |                                    |   |   |
| 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<br>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 C. (Ordi                   | inary shares)                      | N / A   |   |
|  |                                      |  |                                  | rence shares)                      | N / A   |   |
|  |                                      |  | (                                | (Other class)                      | N / A   |   |

| Full particulars including EGM approval date (dd/mm/yyyy), if applicable, and class of shares issuable: | No. of new shares of<br>issuer issued during<br>the month pursuant<br>thereto | No. of new shares of<br>issuer which may be<br>issued pursuant thereto<br>as at close of the month |
|---|---|--|
| 1. <u>N/A</u>   | -   |  |
|   | -   |  |
| ( / / )   |   |  |
| shares (Note 1)   |   |  |
|   |   |  |
| 2. <u>N/A</u>   | -   |  |
|   |   |  |
| ( / / _ )   | -   |  |
| shares (Note 1)   |   |  |
| 3. <u>N/A</u>   |   |  |
|   | -   |  |
|   | -   |  |
|   | -   |  |
| shares (Note 1)   |   |  |
| Total D. (Ordinary shares)  | N / A   |  |
| (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)

|    | her Movements in Is<br>Type of Issue |                  |   |     |     | No. of new<br>shares of<br>issuer issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer which<br>may be<br>issued<br>pursuant<br>thereto as at<br>close of the<br>month |
|----|--------------------------------------|------------------|---|-----|-----|--|---|
| 1. | Rights issue                         | At price : State | Class of shares issuable<br>( <i>Note 1</i> )<br>- Issue and allotment<br>date : (dd/mm/yyyy)<br>EGM approval date:<br>(dd/mm/yyyy) |     | / ) | N / A  | N / A   |
| 2. | Open offer                           | At price : State | Class of shares issuable<br>( <i>Note 1</i> )<br>- Issue and allotment<br>date : (dd/mm/yyyy)<br>EGM approval date:<br>(dd/mm/yyyy) |     | / ) | N / A  | N/A   |
| 3. | Placing                              | At price : State | Class of shares issuable<br>( <i>Note 1</i> )<br>Issue and allotment<br>date : (dd/mm/yyyy)<br>AGM approval date:<br>(dd/mm/yyyy)   | ( / | / ) | N / A  | N / A   |
| 4. | Bonus issue                          |                  | Class of shares issuable<br>( <i>Note 1</i> )<br>Issue and allotment<br>date : (dd/mm/yyyy)<br>EGM approval date:<br>(dd/mm/yyyy)   | ( / | / ) | N / A  | N / A   |

|    | Type of Issue                        |  |       |   | No. of new<br>shares of<br>issuer issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer which<br>may be<br>issued<br>pursuant<br>thereto as at<br>close of the<br>month |
|----|--------------------------------------|--|-------|---|--|---|
|    |                                      | Class of shares issuable   |       |   |  |   |
| 5. | Scrip dividend At price : State      | ( <i>Note 1</i> )<br>Issue and allotment<br>date : (dd/mm/yyyy)      | ( / / | ) | N / A  | N / A   |
|    |                                      | EGM approval date:<br>(dd/mm/yyyy)                                   | ( / / | ) |  |   |
|    |                                      | Class of shares  |       |   |  |   |
| 6. | Repurchase of shares                 | repurchased ( <i>Note 1</i> )<br>Cancellation date :<br>(dd/mm/yyyy) | ( / / | ) | N / A  | N / A   |
|    |                                      | EGM approval date:<br>(dd/mm/yyyy)                                   | ( / / | ) |  |   |
|    |                                      | Class of shares redeemed ( <i>Note 1</i> )                           |       |   |  |   |
| 7. | Redemption of shares                 | Redemption date :<br>(dd/mm/yyyy)                                    | ( / / | ) | N / A  | N / A   |
|    |                                      | EGM approval date:<br>(dd/mm/yyyy)                                   | ( / / | ) |  |   |
|    |                                      | Class of shares issuable   |       |   |  |   |
| 8. | Consideration issue At price : State | ( <i>Note 1</i> )<br>Issue and allotment<br>date : (dd/mm/yyyy)      | ( / / | ) | N / A  | N / A   |
|    |                                      | EGM approval date:<br>(dd/mm/yyyy)                                   | ( / / | ) |  |   |
|    |                                      |  |       |   |  |   |

|     | Type of Issue             |                  |   |  | No. of new<br>shares of<br>issuer issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer which<br>may be<br>issued<br>pursuant<br>thereto as at<br>close of the<br>month |
|-----|---------------------------|------------------|---|--|--|---|
| 9.  | Capital<br>reorganisation |                  | Class of shares issuab<br>( <i>Note 1</i> )<br>Issue and allotment<br>date : (dd/mm/yyyy)<br>EGM approval date:<br>(dd/mm/yyyy) | le<br>( / / _ )<br>( / / _ )                 | $\mathbf{N}$ / $\mathbf{A}$  | N / A   |
| 10. | Other<br>(Please specify) | At price : State | Class of shares issuab<br>( <i>Note 1</i> )<br>Issue and allotment<br>date : (dd/mm/yyyy)<br>EGM approval date:<br>(dd/mm/yyyy) | le<br>( / /)<br>( / /)                       | N / A  | N / A   |
|     |                           |                  | Total E.  | (Ordinary sha<br>Preference sha<br>(Other cl | res)   | N / A<br>N / A<br>N / 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").) |     |       |

## **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*)

ſ

(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.

Remarks (if any):

N/A

Submitted by: Ms. Cheung Wai Shuen

 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

up;

- 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.*