



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)

(於開曼群島註冊成立之有限公司)

(Stock Code: 1560) (股份代號: 1560)

NOTIFICATION LETTER

8 January 2021

Dear Non-registered holder(s) ⁽¹⁾,

Star Properties Group (Cayman Islands) Limited (the "Company")

-Notice of the Extraordinary General Meeting of the Company to be held on 26 January 2021 and the Shareholder Circular dated 8 January 2021 ("Current Corporate Communications")

The Extraordinary General Meeting of the Company will be held on Tuesday, 26 January 2021 at 3:00 p.m. at 11/F, TG Place, No. 10 Shing Yip Street, Kwun Tong, Kowloon, Hong Kong. The English and Chinese versions of the Current Corporate Communications of the Company are available on the website of the Company at www.starproperties.com.hk (click "Investor Relations" then "Financial Report" or "Announcement") and that of Hong Kong Exchanges and Clearing Limited ("HKEx") at www.hkexnews.hk. You may access the Current Corporate Communications through the website of the Company and that of HKEx.

If you wish to receive printed version(s) of Corporate Communications ⁽²⁾ of the Company, please complete the Request Form on the reverse side of this letter and return it to the Company's Registrar, Tricor Investor Services Limited, Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong by using the mailing label at the bottom of the Request Form (no stamp needs to be affixed if posted in Hong Kong).

Yours faithfully,
For an on behalf of
Star Properties Group (Cayman Islands) Limited
Cheung Wai Shuen
Company Secretary

Notes:

- (1) This letter is addressed to Non-registered holders of the Company ("Non-registered holder" means such person or company whose shares are held in the Central Clearing and Settlement System (CCASS) and who has notified the Company from time to time through Hong Kong Securities Clearing Company Limited to receive corporate communications issued by the Company). If you have sold or transferred your shares in the Company, please disregard this letter and the Request Form on the reverse side.
- (2) Corporate Communications include but not limited to (a) the directors' reports, annual financial statements together with the independent auditor's reports and, where applicable, summary financial reports; (b) interim reports and, where applicable, summary interim reports; (c) notices of meetings; (d) listing documents; (e) circulars; and (f) proxy forms.

通知信函

各位非登記持有人 ⁽¹⁾ :

星星地產集團(開曼群島)有限公司 (「本公司」)

將於 2021 年 1 月 26 日舉行之股東特別大會會議通告及日期為 2021 年 1 月 8 日之股東通函 (「是次公司通訊文件」)之發佈通知

本公司之特別股東大會將於 2021 年 1 月 26 日 (星期二) 下午 3 時假座香港九龍觀塘成業街 10 號電訊一代廣場 11 樓舉行。本公司之是次公司通訊文件的中、英文版已上載於本公司網站 (www.starproperties.com.hk) (按「投資者關係」一項, 再按「財務報告」或「公佈」) 及香港交易及結算有限公司 (「香港交易所」) 網站 (www.hkexnews.hk)。閣下可透過本公司網站及香港交易所網站瀏覽中期報告。

如閣下欲收取本公司之公司通訊印刷本, 請填妥在本函背面的申請表格, 並使用申請表格底部之郵寄標籤寄回至本公司卓佳證券登記有限公司 (「香港股份過戶登記處」) (如在香港投寄, 毋須貼上郵票)。香港股份過戶登記處地址為香港皇后大道東 183 號合和中心 54 樓。

代表
星星地產集團 (開曼群島) 有限公司
公司秘書
張慧璇
謹啟

2021 年 1 月 8 日

附註:

- (1) 此為致本公司非登記持有人 (「非登記持有人」指該等持有本公司股份並存放於中央結算及交收系統之人士或公司, 透過香港中央結算有限公司不時向本公司發出通知, 表示欲收取公司通訊) 之函件。倘閣下已出售或轉讓所持有之本公司股份, 則無需理會本函件及背面之申請表格。
- (2) 公司通訊包括但不限於: (a) 董事會報告、年度財務報表連同獨立核數師報告及(如適用)財務摘要報告; (b) 中期報告及(如適用)中期摘要報告; (c) 會議通告; (d) 上市文件; (e) 通函; 及 (f) 代表委任表格。

Request Form 申請表格

To: Star Properties Group (Cayman Islands) Limited (the "Company") (Stock Code: 1560) c/o Tricor Investor Services Limited Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong	致: 星地產集團(開曼群島)有限公司(「本公司」或「貴公司」) (股份代號: 1560) 經卓佳證券登記有限公司 香港皇后大道東 183 號合和中心 54 樓
--	---

I/We would like to receive the Corporate Communications* of the Company in the manner as indicated below:

本人/我們希望以下列方式收取 貴公司之公司通訊*:

- to receive the printed version of Corporate Communications.
收取公司通訊之印刷本。

Name(s) of Non-registered holder(s):
非登記持有人姓名

Signature(s):
簽名

(Please use ENGLISH BLOCK LETTERS 請以英文正楷填寫)

Contact Telephone Number:
聯絡電話

Date:
日期

Notes 附註:

- Please complete all your details clearly.
請 閣下清楚填妥所有資料。
- This letter is addressed to Non-registered holders ("Non-registered holder" means such person or company whose shares are held in The Central Clearing and Settlement System (CCASS) and who has notified the Company from time to time through Hong Kong Securities Clearing Company to receive Corporate Communications).
此信件乃向本公司之非登記持有人 ("非登記持有人"指股份存放於中央結算及交收系統的人士或公司, 透過香港中央結算有限公司不時向本公司發出通知, 希望收到公司通訊) 發出。
- Any form with more than one box marked "X", with no box marked "X", with no signature or otherwise incorrectly completed will be void.
如於本表格在超過一個空格內劃上「X」、或未有在空格內劃上「X」、或未有簽署、或在其他方面填寫不正確, 則本表格將會作廢。
- The above instruction will apply to the Corporate Communications to be sent to you until you notify to the Company's Registrar, Tricor Investor Services Limited to the contrary or unless you have at anytime ceased to have holdings in the Company.
上述指示適用於發送予 閣下之所有公司通訊, 直至 閣下通知本公司登記及過戶卓佳證券登記有限公司另外之安排或任何時候停止持有本公司的股利。
- For the avoidance of doubt, we do not accept any other instruction given on this Request Form.
為免存疑, 任何在本申請表格上的額外指示, 本公司將不會處理。

* Corporate Communications include but not limited to (a) the directors' reports, annual financial statements together with the independent auditor's reports and, where applicable, summary financial reports; (b) interim reports and, where applicable, summary interim reports; (c) notices of meetings; (d) listing documents; (e) circulars; and (f) proxy forms.
公司通訊包括但不限於: (a)董事會報告、年度財務報表連同獨立核數師報告及(如適用)財務摘要報告; (b)中期報告及(如適用)中期摘要報告; (c)會議通告; (d)上市文件; (e)通函; 及(f)代表委任表格。

PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明

- "Personal Data" in this statement has the same meaning as "personal data" in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong ("PDPO").
本聲明中所指的「個人資料」具有香港法例第四百八十六章個人資料(私隱)條例(「私隱條例」)中「個人資料」的涵義。
- Your supply of Personal Data to the Company is on a voluntary basis. If you fail to provide sufficient information, the Company may not be able to process your instructions.
閣下是自願向本公司提供個人資料, 若 閣下未能提供足夠資料, 本公司可能無法處理 閣下之指示。
- Your Personal Data may be disclosed or transferred by the Company to its subsidiaries, the Share Registrar (Tricor Investor Services Limited), and/or other companies or bodies for any of the stated purposes, and retained for such period as may be necessary for verification and record purposes.
本公司可就任何所說明的用途, 將 閣下的個人資料披露或轉移給本公司的附屬公司、股份過戶登記處(卓佳證券登記有限公司)、及/或其他公司或團體, 並將在適當期間保留該等個人資料作核實及記錄用途。
- You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of PDPO. Any such request for access to and/or correction of your Personal Data should be in writing and sent to the Personal Data Privacy Officer of the Share Registrar (Tricor Investor Services Limited) at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong.
閣下有權根據私隱條例的條文查閱及/或修改 閣下的個人資料。任何該等查閱及/或修改 閣下個人資料的要求均須以書面方式郵寄至股份過戶登記處卓佳證券登記有限公司(地址為香港皇后大道東 183 號合和中心 54 樓)的個人資料私隱主任。

✂

閣下寄回此申請表格時, 請將郵寄標籤剪貼於信封上。

如在本港投寄毋須貼上郵票。

Please cut the mailing label and stick this on the envelope to return this Request Form to us.

No postage stamp necessary if posted in Hong Kong.

郵寄標籤 MAILING LABEL

卓佳證券登記有限公司
Tricor Investor Services Limited
簡便回郵號碼 Freepost No. 37
香港 Hong Kong