

*Unless otherwise defined in this announcement, capitalised terms in this announcement shall have the same meanings as those defined in the prospectus dated 30 June 2016 (the “**Prospectus**”) issued by Star Properties Group (Cayman Islands) Limited (the “**Company**”).*

*Hong Kong Exchanges and Clearing Limited, The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) and Hong Kong Securities Clearing Company Limited (“**HKSCC**”) take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.*

*This announcement is for information purposes only and does not constitute an offer or an invitation to induce an offer by any person to acquire, purchase or subscribe for the Shares or other securities of the Company. Potential investors should read the Prospectus for detailed information about the Hong Kong Public Offering and the International Placing described below before deciding whether or not to invest in the Shares thereby offered.*

*This announcement is not for release, publication, distribution, directly or indirectly, in or into the United States (including its territories and possessions, any state of the United States and the District of Columbia). This announcement does not constitute or form a part of any offer or solicitation to purchase or subscribe for securities in the United States or in any other jurisdictions. The Shares have not been, and will not be, registered under the United States Securities Act of 1933, as amended from time to time (the “**U.S. Securities Act**”) or any state securities law of the United States. The securities may not be offered, sold, pledged or transferred within the United States except pursuant to registration, or an exemption from, or in a transaction not subject to the registration requirements of the U.S. Securities Act or any applicable state or local securities law. There will be no public offer of securities in the United States. The Shares are being offered and sold outside the United States as offshore transactions in accordance with Regulation S under the U.S. Securities Act.*

*In connection with the Global Offering, Guotai Junan Securities (Hong Kong) Limited, as stabilising manager (the “**Stabilising Manager**”), its affiliates or any person acting for it, on behalf of the Underwriters, may over-allocate or effect transactions with a view to stabilising or supporting the market price of the Shares at a level higher than that which might otherwise prevail for a limited period after the Listing Date. However, there is no obligation on the Stabilising Manager, its affiliates or any person acting for it, to conduct any such stabilising action, which, if commenced, will be conducted at the sole and absolute discretion of the Stabilising Manager, its affiliates or any person acting for it, and may be discontinued at any time. Any such stabilising activity is required to be brought to an end on the 30th day after the last day for the lodging of applications under the Hong Kong Public Offering. Such stabilisation action, if commenced, may be effected in all jurisdictions where it is permissible to do so, in each case in compliance with all applicable laws, rules and regulatory requirements, including the Securities and Futures (Price Stabilizing) Rules, as amended, made under the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong). The details of the intended stabilisation and how it will be regulated under the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong) are set forth in the section headed “Structure and Conditions of the Global Offering” in the Prospectus.*

*Potential investors should be aware that stabilising action cannot be taken to support the price of the Shares for longer than the stabilisation period which begins on the Listing Date and is expected to expire on Friday, 5 August 2016, being the 30th day after the date of closing of the application lists under the Hong Kong Public Offering. After this date, no further stabilising action may be taken, demand for the Shares, and therefore the price of the Shares, could fall.*

*The Hong Kong Offer Shares will be offered to the public in Hong Kong subject to the terms and conditions set out in the Prospectus and the related Application Forms. The Hong Kong Offer Shares will not be offered to any person who is outside Hong Kong and/or not resident in Hong Kong.*



## 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)*

### Global Offering

Number of Offer Shares under the Global Offering	: 56,000,000 Shares (subject to the Over-allotment Option)
Number of Hong Kong Offer Shares	: 5,600,000 Shares (subject to adjustment)
Number of International Placing Shares	: 50,400,000 Shares (subject to adjustment and the Over-allotment Option)
Maximum Offer Price	: HK\$1.80 per Share, plus brokerage of 1%, SFC transaction levy of 0.0027% and the Stock Exchange trading fee of 0.005%
Nominal value	: HK\$0.01 per Share
Stock code	: 1560

#### Sole Sponsor



#### Sole Global Coordinator and Sole Bookrunner



#### Joint Lead Managers



Application has been made by the Company to the Listing Committee of the Stock Exchange for the granting of the listing of and permission to deal in the Shares in issue and to be issued as described in the Prospectus pursuant to the Global Offering (including any additional Shares which may be issued pursuant to the exercise of the Over-allotment Option and Shares which may be issued pursuant to the exercise of the options that may be granted under the Share Option Scheme). Assuming the Hong Kong Public Offering becomes unconditional at or before 8:00 a.m. in Hong Kong on Wednesday, 13 July 2016, dealings in the Shares on the Main Board of the Stock Exchange are expected to commence at 9:00 a.m. on Wednesday, 13 July 2016. In the event the Over-allotment Option is exercised, an announcement will be made by the Company on the Company's website at [www.starproperties.com.hk](http://www.starproperties.com.hk) and the website of the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk).

The Global Offering comprises the Hong Kong Public Offering of 5,600,000 Shares (subject to reallocation), representing 10% of the Offer Shares initially available under the Global Offering, and the International Placing of initially 50,400,000 Shares (subject to reallocation and the Over-allotment Option) outside the United States in reliance on Regulation S, representing 90% of the Offer Shares initially available under the Global Offering. The allocation of the Offer Shares between the Hong Kong Public Offering and the International Placing will be subject to reallocation as described in the section headed “Structure and Conditions of the Global Offering” in the Prospectus.

In connection with the Global Offering, the Company is expected to grant to the International Underwriters the Over-allotment Option, exercisable by the Sole Global Coordinator on behalf of the International Underwriters, to require the Company to issue up to 8,400,000 additional Shares, representing 15% of the number of the Offer Shares initially available under the Global Offering, at the Offer Price to cover, among other things, over-allocations in the International Placing, if any.

Subject to the granting of the approval for listing of, and permission to deal in, the Shares on the Main Board of the Stock Exchange and compliance with the stock admission requirements of HKSCC, the Shares will be accepted as eligible securities by HKSCC for deposit, clearance and settlement in CCASS with effect from the date of commencement of dealings in the Shares on the Stock Exchange or such other date as may be determined by HKSCC. Settlement of transactions between participants of the Stock Exchange is required to take place in CCASS on the second business day after any trading day. All activities under CCASS are subject to the General Rules of CCASS and CCASS Operational Procedures in effect from time to time. All necessary arrangements have been made to enable the Shares to be admitted into CCASS.

The Offer Price will not be more than HK\$1.80 per Offer Share and is expected to be not less than HK\$1.44 per Offer Share, unless otherwise announced. Applicants for the Hong Kong Offer Shares are required to pay, on application, the maximum Offer Price of HK\$1.80 per Offer Share together with brokerage of 1.0%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005%, subject to refund if the Offer Price as finally determined is less than HK\$1.80 per Offer Share.

**Applications for the Hong Kong Offer Shares will only be considered on the basis of the terms and conditions set out in the Prospectus and the WHITE or YELLOW Application Forms.** Applicants who wish to have the allotted Hong Kong Offer Shares to be registered in their own names should complete and sign the **WHITE** Application Forms. Applicants who wish to have the allotted Hong Kong Offer Shares registered in the name of HKSCC Nominees and deposited directly into CCASS for credit to their CCASS Investor Participant stock accounts or the stock accounts of their designated CCASS Participants maintained in CCASS should either (i) complete and sign the **YELLOW** Application Forms, or (ii) give **electronic application instructions** to HKSCC via CCASS. Eligible Employees who wish to be allotted the Employee Reserved Shares should complete and sign the **PINK** Application Forms.

Copies of the Prospectus, together with the **WHITE** Application Forms, may be obtained during normal business hours from 9:00 a.m. on Thursday, 30 June 2016, until 12:00 noon on Wednesday, 6 July 2016 from:

**1. the following offices of the Hong Kong Underwriters:**

**Guotai Junan Securities (Hong Kong) Limited**

27/F., Low Block, Grand Millennium Plaza  
181 Queen's Road Central  
Hong Kong

**Great Roc Capital Securities Limited**

Suite 3712, 37/F., West Tower  
Shun Tak Center  
168–200 Connaught Road Central, Hong Kong

**Ample Orient Capital Limited**

Room 902, 9/F, Far East Consortium Building  
121 Des Voeux Road Central  
Hong Kong

**China Galaxy International Securities (Hong Kong) Co., Limited**

Unit 3501–7, 3513–14  
35/F, Cosco Tower  
183 Queen's Road Central  
Hong Kong

**Convoy Investment Services Limited**

Room C, 24/F, @Convoy  
169 Electric Road  
North Point  
Hong Kong

**Ever-Long Securities Company Limited**

18th Floor, Dah Sing Life Building  
99–105 Des Voeux Road Central  
Hong Kong

**Kingston Securities Limited**

Suite 2801, 28th Floor One International Finance Centre  
1 Harbour View Street  
Central, Hong Kong

**2. or any of the following branches of Bank of China (Hong Kong) Limited:**

<u>District</u>	<u>Branch name</u>	<u>Address</u>
Hong Kong Island	Central District Branch	2A Des Voeux Road Central
	Taikoo Shing Branch	Shop G1006, Hoi Sing Mansion, Taikoo Shing
New Territories	Kwai Chung Plaza Branch	A18–20, G/F Kwai Chung Plaza, 7–11 Kwai Foo Road, Kwai Chung

Copies of the Prospectus, together with the **YELLOW** Application Forms, may be obtained during normal business hours from 9:00 a.m. on Thursday, 30 June 2016 until 12:00 noon on Wednesday, 6 July 2016 from (i) the Depository Counter of HKSCC at 1/F, One & Two Exchange Square, 8 Connaught Place, Central, Hong Kong; or (ii) your stockbroker, who may have the **YELLOW** Application Forms and the Prospectus available.

Copies of the Prospectus, together with the **PINK** Application Forms can be collected by Eligible Employees from the Company's headquarters at Unit 602B, 6/F Tower 1 Admiralty Centre, 18 Harcourt Road, Hong Kong during normal business hours from 9:00 a.m. on Thursday, 30 June 2016 until 12:00 noon on Tuesday, 5 July 2016.

The **WHITE** or **YELLOW** Application Form completed in all respects in accordance with the instructions printed thereon, together with a cheque or banker's cashier order attached and marked payable to "**Bank of China (Hong Kong) Nominees Limited — Star Properties Public Offer**" for payment, should be deposited in the special collection boxes provided at any of the branches of the receiving bank listed above on such dates and during such time as specified in the Application Forms.

CCASS Investors Participants can input **electronic application instructions** from 9:00 a.m. on Thursday, 30 June 2016 until 12:00 noon on Wednesday, 6 July 2016 (24 hours daily, except on the last application day) or such later time as described in the section headed "How to Apply for Hong Kong Offer Shares — 9. Effect of Bad Weather on the Opening of the Application Lists" in the Prospectus.

The completed **PINK** Application Form, together with a cheque attached and marked payable to "**Bank of China (Hong Kong) Nominees Limited — Star Properties Public Offer**" for the payment must be returned to the Company's headquarters at Unit 602B, 6/F Tower 1 Admiralty Centre, 18 Harcourt Road, Hong Kong by 12:00 noon on Tuesday, 5 July 2016, being the last day for the submission of **PINK** Application

Forms, or such later time as described in the section headed “How to Apply for Hong Kong Offer Shares — 9. Effect of Bad Weather on the Opening of the Application Lists” in the Prospectus.

Please refer to the sections headed “Structure and Conditions of the Global Offering” and “How to Apply for Hong Kong Offer Shares” in the Prospectus for details of the conditions and procedures of the Hong Kong Public Offering.

The Company expects to publish the announcement on the final Offer Price, the level of indication of interest in the International Placing and the level of applications under the Hong Kong Public Offering and the Employee Preferential Offering and the basis of allocation under the Hong Kong Public Offering on Tuesday, 12 July 2016 on the website of the Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and on the Company’s website ([www.starproperties.com.hk](http://www.starproperties.com.hk)). The results of allocations and the Hong Kong identity card/passport/Hong Kong business registration numbers of successful applicants (where appropriate) under the Hong Kong Public Offering and the Employee Preferential Offering and will be made available through a variety of channels from Tuesday, 12 July 2016 as described in the section headed “How to Apply for Hong Kong Offer Shares — 10. Publication of Results” in the Prospectus.

The Company will not issue temporary documents of title in respect of the Shares. No receipt will be issued for sums paid on application. Share certificates will only become valid at 8:00 a.m. on Wednesday, 13 July 2016 provided that the Global Offering has become unconditional and the right of termination described in the section headed “Underwriting” in the Prospectus has not been exercised. Assuming the Hong Kong Public Offering becomes unconditional at or before 8:00 a.m. in Hong Kong on Wednesday, 13 July 2016, dealings in the Shares on the Main Board of the Stock Exchange are expected to commence at 9:00 a.m. on Wednesday, 13 July 2016. The Shares will be traded in board lots of 2,000 Shares each. The stock code of the Shares is 1560.

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

Hong Kong, 30 June 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.*