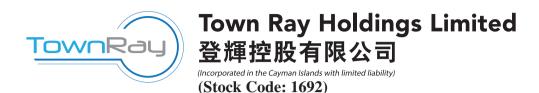
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POLL RESULTS OF THE ANNUAL GENERAL MEETING HELD ON 27 MAY 2022

Reference is made to the circular (the "AGM Circular") of Town Ray Holdings Limited (the "Company") and the notice (the "AGM Notice") of the annual general meeting ("AGM") dated 20 April 2022. Capitalised terms used in this announcement shall have the same meanings as those defined in the AGM Circular unless otherwise defined herein.

POLL RESULTS OF THE AGM

The Board is pleased to announce that the AGM was held at the conference room on 10th Floor, Block A, Chung Mei Centre, 15 Hing Yip Street, Kwun Tong, Kowloon, Hong Kong on Friday, 27 May 2022 at 11:00 a.m. All the proposed resolutions as set out in the AGM Notice were duly passed by the Shareholders by way of poll. The poll results are as follows:

| ORDINARY RESOLUTIONS | | Number of Votes (Approximate %) | | Total number of |
|----------------------|--|------------------------------------|-----------------|-----------------|
| | | For | Against | votes cast |
| 1. | To receive, consider and adopt the audited consolidated financial statements and reports of the Directors and independent auditor of the Company and its subsidiaries for the year ended 31 December 2021. | 300,530,450 99.98% | 68,000 0.02% | 300,598,450 |
| 2. | To declare a final dividend of HK16.0 cents per Share for the year ended 31 December 2021. | 300,598,450 100.00% | 0 0.00% | 300,598,450 |
| 3. | To re-appoint Ernst & Young as the auditor of the Company and to authorise the Board of the Company to fix the auditor's remuneration. | | 0 0.00% | 300,598,450 |

| | ORDINARY RESOLUTIONS | Number of Votes (Approximate %) | | Total number of |
|----|--|---------------------------------|------------------|-----------------|
| | | For | Against | votes cast |
| 4. | (a) To re-elect Mr. Yu Kwok Wai as an executive Director of the Company and authorise the Board of the Company to fix his remuneration. | 300,598,450 100.00% | 0 0.00% | 300,598,450 |
| | (b) To re-elect Dr. Chan Kam Kwong Charles as a non-executive Director of the Company and authorise the Board of the Company to fix his remuneration. | 300,598,450 100.00% | 0 0.00% | 300,598,450 |
| | (c) To re-elect Ms. Cheng Yuk Sim Connie as a non-executive Director of the Company and authorise the Board of the Company to fix her remuneration. | 300,598,450 100.00% | 0 0.00% | 300,598,450 |
| 5. | To grant a general unconditional mandate to the Directors of the Company to exercise all powers of the Company to allot, issue and deal with the Shares not exceeding the aggregate of 20% of the number of the issued Shares as at the date of passing this resolution. | 300,000,450 99.80% | 598,000 0.20% | 300,598,450 |
| 6. | To grant a general unconditional mandate to the Directors of the Company to exercise all powers of the Company to purchase or repurchase the Shares not exceeding the aggregate of 10% of the number of the issued Shares as at the date of passing this resolution. | 300,598,450 100.00% | 0 0.00% | 300,598,450 |
| 7. | To extend the general unconditional mandate granted to the Directors of the Company under resolution numbered (5) above by an amount representing the number of the issued Shares purchased or repurchased by the Company pursuant to the general unconditional mandate under resolution numbered (6) above. | 300,000,450 99.80% | 598,000 0.20% | 300,598,450 |

| SPECIAL RESOLUTION | | Number of Votes (Approximate %) | | Total number of |
|--------------------|--|---------------------------------|------------|-----------------|
| | | For | Against | votes cast |
| 8. | Amending the Articles of Association of the Company with details set out in Appendix III to the Circular of the Company dated 20 April 2022. | 100.00% | 0 0.00% | 300,598,450 |

The number and percentage of votes are based on the total number of shares of the Company (the "Share(s)") voted by the shareholders of the Company (the "Shareholders") at the AGM in person or by proxy. As more than 50% of the votes were cast in favour of each of the above resolutions 1 to 7, resolutions 1 to 7 were duly passed as ordinary resolutions of the Company. As more than 75% of the votes were cast in favour of the above resolution 8, resolution 8 was duly passed as a special resolution of the Company.

The total number of Shares of the Company in issue as at the date of the AGM was 359,000,000 Shares. The total number of Shares of the Company entitling the holder to attend and vote on the resolutions at the AGM was 359,000,000 Shares.

There were no Shares which entitled the Shareholders to attend and abstain from voting in favour of the resolutions at the AGM as set out in Rule 13.40 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the **Listing Rules**"). None of the Shareholders was required under the Listing Rules to abstain from voting on any of the resolutions at the AGM. None of the Shareholders has stated their intention in the AGM Circular to vote for or against any of the resolutions at the AGM.

The Company's Hong Kong branch share registrar, Tricor Investor Services Limited, acted as the scrutineer for the vote-taking at the AGM. The description of the above resolutions is by way of summary only. The full text of such resolutions appears in the AGM Notice. All Directors, namely Mr. Chan Wai Ming, Mr. Chiu Wai Kwong, Ms. Tang Mei Wah, Mr. Yu Kwok Wai, Dr. Chan Kam Kwong Charles, Ms. Cheng Yuk Sim Connie, Mr. Chan Ping Yim, Mr. Choi Chi Leung Danny and Mr. Chan Shing Jee, attended the AGM.

By order of the Board
TOWN RAY HOLDINGS LIMITED
Chan Kam Kwong Charles
Chairman and non-executive Director

Hong Kong, 27 May 2022

As at the date of this announcement, the Board comprises Mr. Chan Wai Ming, Mr. Chiu Wai Kwong, Ms. Tang Mei Wah and Mr. Yu Kwok Wai as executive Directors; Dr. Chan Kam Kwong Charles and Ms. Cheng Yuk Sim Connie as non-executive Directors; and Mr. Chan Ping Yim, Mr. Choi Chi Leung Danny and Mr. Chan Shing Jee as independent non-executive Directors.