

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) :	30/04/2021				
To : Hong Kong Exchanges ar	To : Hong Kong Exchanges and Clearing Limited				
Name of Issuer Date Submitted	Town Ra 30/04/20	y Holdings l 21	Limited		
I. Movements in Authorised St	nare Capital				
1. Ordinary Shares					
(1) Stock code : <u>1692</u>	Description : Ordinary	Shares	-		
Balance at close of preceding		Par value (State currency)	Authorised share capital (State currency)		
Increase/(decrease)	4,000,000,000 Nil	HK\$0.01	HK\$40,000,000 Nil		
Balance at close of the month	4,000,000,000	HK\$0.01	HK\$40,000,000		
(2) Stock code : N/A	Description : <u>N/A</u>				
	No. of ordinary shares	Par value (State 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 : N/A Descrip	tion : <u>N/A</u>		
	No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month			
Increase/(decrease)		-	
Balance at close of the month		_	
3. Other Classes of Shares			
Stock code : N/A Descrip	tion : <u>N/A</u>		
	No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month			
Increase/(decrease)		_	
Balance at close of the month			

Total authorised share capital at the end of the month (State currency):

HK\$40,000,000

II. Movements in Issued Share Capital

	No. of ordinary shares		No of preference No. of o		
	(1)	(2)	shares	classes of shares	
Balance at close of preceding month	359,000,000	N/A	N/A	<u>N/A</u>	
Increase/ (decrease) during the month	Nil	N/A	N/A	<u>N/A</u>	
Balance at close of the month	359,000,000	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 No. of new shares of No. of new shares of share option issuer issued during issuer which may be scheme the month pursuant issued pursuant including EGM thereto as at close of thereto Movement during the month approval date the month (dd/mm/yyyy) and class of shares issuable Granted Exercised Cancelled Lapsed 1.Share Option Scheme adopted on 03/10/2019 Ordinary Nil Nil Nil Nil Nil Nil shares (Note 1) 2. N/A shares (Note 1) 3. N/A shares (Note 1) Total A. (Ordinary shares) Nil (Preference shares) N/A (Other class) N/A Total funds raised during the month from exercise of options (State currency) Nil

Convertibles (i.e. Conve	ertible into Shares of the	e Issuer which	n are to be Liste	ed)		
Class and description	Currency of amount outstanding	Amount at close of preceding month	Converted during the 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
<u> </u>						
Stock sode (if lister	<u>d)</u>					
Class of shares	·					
issuable (Note 1)						
Subscription price EGM approval date						
(if applicable)	-					
(dd/mm/yyyy))	(/ /)					
2.						
Stook and //fill-/	<u>d)</u>					
Stock code (if lister Class of shares	u)					
issuable (Note 1)	_					
Subscription price		_				
EGM approval date	e					
(if applicable) (dd/mm/yyyy)	(
3.		_ \				
		\				
Stock code (if liste	d)					
Class of shares issuable (Note 1)						
Subscription price						
EGM approval date	e		\			
(if applicable)						
(dd/mm/yyyy)	(/ /)					
4.						
				\		
	d)					
Class of shares		_				
issuable (Note 1)						
Subscription price EGM approval date						
(if applicable)	_				·	
(dd/mm/yyyy)	(/ /)					
		Т	otal C. (Ordina			- \
				ce shares) ther class)		-
			()	ci (iass)		_

Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes) No. of new shares No. of new shares of of issuer issued issuer which may be during the month issued pursuant pursuant thereto thereto as at close of Full particulars including EGM approval date (dd/mm/yyyy), if applicable, and class of shares issuable: the month shares (Note 1) 2. shares (Note 1) 3. shares (Note 1) Total D. (Ordinary shares) N/A (Preference shares) N/A

(Other class)

N/A

Otl	ner Movements i	n Issued Sha	are 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
\setminus	Type of issue							monar
Ì				Class of shares issuable (Note 1)				
1.	Rightsissue	At price :	State currency ———	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
				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)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		
							-	
				Class of shares issuable (Note 1)				
3.	Placing	At price :	State	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		
								-
				Class of shares issuable (Note 1)		_		
4.	Bonus issue			Issue and allotment date : (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		
								_ \

						NI. C	NI C
	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
5.\	Scrip dividend						
				Class of shares issuable (Note 1)			
		At price :	State currency ———	Issue and allotment date : (dd/mm/yyyy)	(/ /))	
				EGM approval date: (dd/mm/yyyy)	(/ /))	
				Class of shares repurchased (Note 1)			
6.	Repurchase of shares			Cancellation date : (dd/mm/yyyy)	(/ /))	
				EGM approval date: (dd/mm/yyyy)	(/ /))	
							-
				Class of shares redeemed (Note 1)			
7.	Redemption of shares			Redemption date : (dd/mm/yyyy)	(/ /))	
				EGM approval date: (dd/mm/yyyy)	(/ /))	
					$\overline{}$		
				Class of shares issuable (Note 1)			
8.	Consideration issue	At price :	State currency ———	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
				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		
	Class of shares issuable (Note 1)		
9. Capital reorganisation	Issue and allotment (/ /) date : (dd/mm/yyyy)		
	EGM approval date: (/ /) (dd/mm/yyyy)		
	Class of shares issuable (Note 1)		
10. Other (Please specify) At price : State currency	Issue and allotment (/ /) date : (dd/mm/yyyy)		
	EGM approval date: (/ /) (dd/mm/yyyy)		
	Total E. (Ordinal	7/	
	` share:	s)	_
	(Preference share: Other class)		-
	(- 11.1.	,	
Total increase / (decrease) in ordinary shares duri	ing the month (i.e. Total of A to E): (1) ^{Nil}	
	(2) N/A	
Total increase / (decrease) in preference shares d	luring the month (i.e. Total of A to E):	N/A	
Total increase / (decrease) in other classes of sha	res during the month (i.e. Total of A to	N/A	
(These figures should be the same as the relevan Capital").)	t figures under II above ("Movements	in Issued Si	hare

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.
Remar N/A	ks (if any):
Submit	tted by:Chiu Wai Kwong
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 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.