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CNT GROUP LIMITED

北海集團有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 701)

POSITIVE PROFIT ALERT

This announcement is made by the board (the “**Board**”) of directors (the “**Directors**”) of CNT Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The Board wishes to inform the shareholders of the Company (the “**Shareholders**”) and prospective investors of the Company that based on the preliminary financial information available to the Board for the year ended 31 December 2019, the Company is expected to record a profit attributable to Shareholders for the year ended 31 December 2019 in the amount between HK\$230.0 million and HK\$280.0 million, as compared to the loss attributable to Shareholders of HK\$25.1 million for the year ended 31 December 2018. The turnaround from loss to profit for the year ended 31 December 2019 was primarily due to the gain on disposal of the subsidiaries holding the investment properties located in Sai Kung of HK\$490.4 million, as set forth in the interim report of the Company for the six months ended 30 June 2019, which outweighed the effect from the decrease in the fair value of the investment property located in Wan Chai (the “**Wan Chai Property**”) acquired by the Group in May 2019 by approximately 40.9%, as compared to the acquisition cost of the investment property of HK\$530.0 million. The Wan Chai Property is currently leased to an independent third party as a hotel, and there is no default of the lease payments payable by the lessee.

As of the date of this announcement, the Group's audited financial statements for the year ended 31 December 2019 have yet to be finalised. As such, the information contained in this announcement is based on the preliminary financial information available to the Board for the year ended 31 December 2019 and such information has not been reviewed or audited by the independent external auditors of the Company or reviewed by the audit committee of the Board and may be subject to change. The results announcement of the Company for the year ended 31 December 2019 will be published by the Company by the end of March 2020 in full compliance with the requirements under the Listing Rules.

Shareholders and prospective investors of the Company are advised to exercise caution when dealing in the shares of the Company.

On behalf of the Board
CNT Group Limited
Lam Ting Ball, Paul
Chairman

Hong Kong, 11 February 2020

As at the date of this announcement, the Board comprises Mr. Lam Ting Ball, Paul and Mr. Chong Chi Kwan as executive Directors; Mr. Tsui Ho Chuen, Philip, Mr. Chan Wa Shek and Mr. Zhang Yulin as non-executive Directors; and Mr. Wu Hong Cho, Mr. Huang De Rui, Mr. Zhang Xiaojing, Ms. Lin Yingru, Mr. Cheng Wai Po, Samuel and Mr. Ko Kwok Fai, Dennis as independent non-executive Directors.