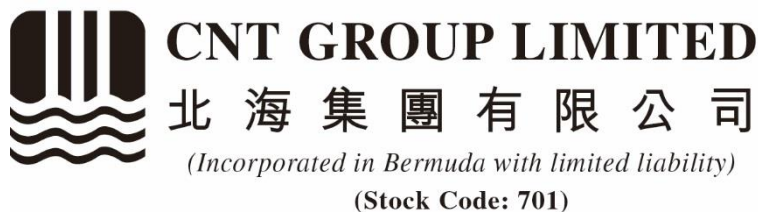


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## **PROFIT WARNING**

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 and the unaudited consolidated management accounts of the Group, the Company is expected to record a loss attributable to the Shareholders for the six months ended 30 June 2020 (the “**2020 Six-month Period**”) in the amount between HK\$60.0 million and HK\$70.0 million, as compared with the amount of profit attributable to the Shareholders of HK\$440.1 million for the six months ended 30 June 2019 (the “**2019 Six-month Period**”).

The estimated amount of loss of the Group for the 2020 Six-month Period is primarily due to (i) the absence of a gain on disposal of subsidiaries (2019 Six-month Period: HK\$490.4 million); and (ii) fair value losses of approximately HK\$55.0 million on the investment properties of the Group in Hong Kong and the Mainland China as of 30 June 2020.

The Company is in the process of finalising the unaudited consolidated interim results of the Group for the 2020 Six-month Period. The above estimated amount of loss has yet to be reviewed or confirmed by the independent external auditors of the Company nor reviewed by the audit committee of the Board, and may be different from the unaudited consolidated interim results of the Group for the 2020 Six-month Period. The interim results announcement of the Company for the 2020 Six-month Period will be published by the Company by the end of August 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, 24 July 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.*