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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 year ended 31 December 2020 in the amount between HK\$83.0 million and HK\$95.0 million, as compared with the profit attributable to the Shareholders for the year ended 31 December 2019 of HK\$234.8 million. The Company recorded an unaudited loss attributable to the Shareholders for the six months ended 30 June 2020 of HK\$63.5 million.

The estimated amount of loss of the Group for the year ended 31 December 2020 is primarily due to (i) the absence of a gain on disposal of subsidiaries (2019: HK\$490.4 million); and (ii) fair value losses of approximately HK\$94.0 million on the investment properties of the Group in Hong Kong and Mainland China as at 31 December 2020.

As at the date of this announcement, the Group’s audited financial statements for the year ended 31 December 2020 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 2020 and such information has yet to be 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 2020 will be published by the Company by the end of March 2021 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, 5 February 2021

*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.*