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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 six months ended 30 June 2021 (the “**2021 Six-month Period**”), the Company is expected to record a profit attributable to the Shareholders for the 2021 Six-month Period in the amount between HK\$3.0 million and HK\$5.0 million, as compared with the loss attributable to the Shareholders of HK\$63.5 million for the six months ended 30 June 2020. The turnaround in the profitability of the Group for the 2021 Six-month Period was primarily due to the net fair value gains of approximately HK\$15.5 million recorded on the investment properties of the Group in Hong Kong and Mainland China as at 30 June 2021, as compared with the net fair value losses of approximately HK\$54.7 million as at 30 June 2020.

The Company is in the process of finalising the unaudited consolidated interim results of the Group for the 2021 Six-month Period. The above estimated amount of profit 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 2021 Six-month Period. The interim results announcement of the Company for the 2021 Six-month Period will be published by the Company by the end of August 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, 6 August 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.