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PROFIT ALERT

REDUCTION IN OPERATING LOSS

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 information currently available to the Board and the latest unaudited consolidated management accounts of the Group for the year ended 31 December 2021 (the “**FY2021**”), the loss attributable to the Shareholders for the FY2021 is expected to reduce by 76.6% to 82.0% in the amount between HK\$17.0 million and HK\$22.0 million, as compared with the same of HK\$94.2 million for the year ended 31 December 2020 (the “**FY2020**”).

The decrease in the estimated amount of loss attributable to the Shareholders for the FY2021 was primarily due to the net fair value gains of approximately HK\$17.9 million on the investment property portfolios of the Group in Hong Kong and Mainland China for the FY2021, as compared to the net fair value losses of approximately HK\$93.9 million for the FY2020, which was, however, partly offset by the share of the estimated loss of CPM Group Limited (“**CPM Group**”), a non-wholly owned subsidiary of the Company. Details of the estimated loss of CPM Group are set out in its announcement dated 11 February 2022 in relation to profit warning of CPM Group for the FY2021.

The Company is in the process of finalising the annual results of the Group for the FY2021. The above estimate is only based on the information currently available to the Board and the unaudited consolidated management accounts of the Group for the FY2021 which has yet to be reviewed or audited by the independent external auditors of the Company nor reviewed by the audit committee of the Board. The above estimate may be different from the audited consolidated annual results of the Group for the FY2021. The results announcement of the Company for the FY2021 will be published by the Company by the end of March 2022 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 2022

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, Mr. Zhang Yulin and Mr. Wu Hong Cho as non-executive Directors; and Mr. Ko Kwok Fai, Dennis, Mr. Huang De Rui, Mr. Zhang Xiaojing, Ms. Lin Yingru and Mr. Cheng Wai Po, Samuel as independent non-executive Directors.