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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 preliminary information currently available to the Board which includes, but without limitation to, the unaudited consolidated management accounts of the Group for the six months ended 30 June 2023 (the “**2023 Six-month Period**”), the loss attributable to the Shareholders for the 2023 Six-month Period is expected to reduce by 87.0% to 93.5% to the amount between HK\$3.0 million and HK\$6.0 million, as compared with the same of HK\$46.1 million for the six months ended 30 June 2022.

The decrease in the estimated amount of loss attributable to the Shareholders for the 2023 Six-month Period was primarily due to the net fair value gains of approximately HK\$12.8 million recorded on the investment properties of the Group in Hong Kong and Mainland China as at 30 June 2023, as compared with the net fair value losses of approximately HK\$5.2 million as at 30 June 2022, together with the reduction in operating loss of CPM Group Limited (“**CPM Group**”), a non wholly-owned subsidiary of the Company. Details of the reduction in operating loss of CPM Group are set out in its announcement dated 4 August 2023 in relation to profit alert of CPM Group for the 2023 Six-month Period.

The Company is in the process of finalising the unaudited consolidated results of the Group for the 2023 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 results of the Group for the 2023 Six-month Period. The results announcement of the Company for the 2023 Six-month Period will be published by the Company by the end of August 2023 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
Tsui Yam Tong, Terry
Chairman

Hong Kong, 4 August 2023

As at the date of this announcement, the Board comprises Mr. Tsui Yam Tong, Terry and Mr. Chong Chi Kwan as executive Directors; Mr. Tsui Ho Chuen, Philip, and Mr. Zhang Yulin 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.