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CNT GROUP LIMITED

北海集團有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 701)

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 year ended 31 December 2025 (the “**FY2025**”), the loss attributable to the Shareholders for the FY2025 is expected to decrease by 21.0% to 29.0%, amounting to between HK\$55.0 million and HK\$61.0 million, as compared with the same of approximately HK\$77.4 million for the year ended 31 December 2024 (the “**FY2024**”).

The decrease in the estimated amount of the loss attributable to the Shareholders for the FY2025 was primarily due to the following principal factors:

- (a) significant increases in revenue, profit margin and profit of the hotel, which have led to an increase in the segmental profit from the hotel business for the FY2025, as compared with the same for the FY2024. Consequently, no further provision for impairment on property, plant and equipment associated with the hotel business will be made for the FY2025, in contrast to approximately HK\$15.5 million for the FY2024;
- (b) a significant increase in deferred tax credit, arising from the fair value losses on investment properties in Mainland China; and
- (c) a decrease in administrative expenses due to the effective cost-saving measures implemented by the Group for the FY2025.

Notwithstanding the above information, as the above fair value losses are non-cash in nature, there will be no effect on the operating cash flow of the Group. The overall financial position of the Group remains healthy.

There were also other factors affecting the operating results of the Group for the FY2025, details of which will be included in the results announcement of the Company for the FY2025.

The Company is in the process of finalising the results of the Group for the FY2025. The above estimated amount of loss is only based on the preliminary information currently available to the Board and the unaudited consolidated management accounts of the Group for the FY2025 which has yet to be reviewed or audited by the independent external auditor of the Company, nor is it reviewed by the audit committee of the Board. Hence, the above estimated amount of loss may be different from the audited consolidated results of the Group for the FY2025. The results announcement of the Company for the FY2025 will be published by the Company by the end of March 2026 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 and Managing Director

Hong Kong, 6 February 2026

As at the date of this announcement, the Board comprises Mr. Tsui Yam Tong, Terry and Mr. Mak Chi Wah as executive Directors; Mr. Tsui Ho Chuen, Philip and Mr. Zhang Jun as non-executive Directors; and Mr. Ko Kwok Fai, Dennis, Mr. Huang De Rui and Ms. Lin Yingru as independent non-executive Directors.