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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 six months ended 30 June 2026 (the "**2026 Six-month Period**"), the loss attributable to the Shareholders for the 2026 Six-month Period is expected to decrease by 53% to 59%, amounting to between HK$15.0 million and HK$17.0 million, as compared with the same of approximately HK$36.6 million for the six months ended 30 June 2025.

The decrease in the estimated amount of the loss attributable to the Shareholders for the 2026 Six-month Period was primarily due to the following principal factors:

(a) the decrease in net fair value losses on the investment properties of the Group in Hong Kong and Mainland China as at 30 June 2026, as compared with the same as at 30 June 2025; and

(b) the decrease in the estimated amount of loss attributable to shareholders of CPM Group Limited (the "**CPM Group**") (stock code: 1932), a non wholly-owned subsidiary of the Company, as disclosed in the announcement of the CPM Group dated 5 August 2026 in relation to the profit alert of the CPM Group for the 2026 Six-month Period.

The above positive effects, however, were partially offset by the increase in administrative expenses for the 2026 Six-month Period. There were also other factors affecting the operating results of the Group for the 2026 Six-month Period, details of which will be included in the results announcement of the Company for the 2026 Six-month Period.

Notwithstanding the above information, as the above net 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.

The Company is in the process of finalising the unaudited consolidated results of the Group for the 2026 Six-month Period. 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 2026 Six-month Period which has yet to be reviewed or confirmed 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 unaudited consolidated results of the Group for the 2026 Six-month Period. The results announcement of the Company for the 2026 Six-month Period will be published by the Company by the end of August 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, 5 August 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.