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PROFIT WARNING

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 2022 (the “**FY2022**”), the Group would record a loss attributable to the Shareholders for the FY2022 in the amount between HK\$90.0 million and HK\$98.0 million, as compared with the same of HK\$20.6 million for the year ended 31 December 2021. The increase in the estimated amount of loss attributable to the Shareholders for the FY2022 was primarily due to the following factors:

- (a) the decrease in the rental income generated from the investment properties of the Group due to the change of usage of one of the investment properties of the Group to hotel business;
- (b) significant net fair value losses were recorded on the investment properties of the Group in Hong Kong and Mainland China as at 31 December 2022, as compared with the net fair value gains of approximately HK\$15.4 million as at 31 December 2021; and
- (c) the 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 3 February 2023 in relation to the profit warning of the CPM Group for the FY2022.

The Company is in the process of finalising the annual results of the Group for the FY2022. The above estimate is only based on the information currently available to the Board which includes, but without limitation to, the unaudited consolidated management accounts of the Group for the FY2022 which has yet to be finalised and has not been reviewed or audited by the independent external auditors of the Company nor reviewed by the audit committee of the Board. Hence the above estimate may be different from the audited consolidated annual results of the Group for the FY2022.

The results announcement of the Company for the FY2022 will be published by the Company by the end of March 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, 3 February 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.