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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 year ended 31 December 2023 (the “**FY2023**”), the loss attributable to the Shareholders for the FY2023 is expected to decrease by 23.5% to 34.1%, to the amount between HK\$62.0 million and HK\$72.0 million, as compared with the same of HK\$94.1 million for the year ended 31 December 2022 (the “**FY2022**”). The decrease in the estimated amount of the loss attributable to the Shareholders for the FY2023 was primarily due to the following principal factors:

- (a) the decrease in the segmental loss from the hotel business for the FY2023, as compared with the same for the FY2022;
- (b) the increase in net fair value losses on the investment properties of the Group in Hong Kong and Mainland China as at 31 December 2023, as compared with the same as at 31 December 2022; and
- (c) the decrease in the estimated amount of the loss attributable to the Shareholders for the FY2023 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 8 February 2024 in relation to the profit alert of the CPM Group for the FY2023.

There were also other factors affecting the operating results of the Group for the FY2023, details of which will be included in the results announcement of the Company for the FY2023.

The Company is in the process of finalising the results of the Group for the FY2023. 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 FY2023 which has yet to be reviewed or audited by the independent external auditors 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 FY2023. The results announcement of the Company for the FY2023 will be published by the Company by the end of March 2024 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, 8 February 2024

*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.*