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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 include, but without limitation to, the unaudited consolidated management accounts of the Group for the six months ended 30 June 2024 (the “**2024 Six-month Period**”), the Group is expected to record a loss attributable to the Shareholders for the 2024 Six-month Period in the amount between HK\$14.0 million and HK\$17.0 million, as compared with the same of HK\$3.3 million for the six months ended 30 June 2023.

The increase in the estimated amount of loss attributable to the Shareholders for the 2024 Six-month Period was primarily due to the significant net fair value losses were recorded on the investment properties of the Group in Hong Kong and Mainland China as at 30 June 2024, as compared with the net fair value gains of approximately HK\$12.8 million as at 30 June 2023.

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 2024 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 2024 Six-month Period. The results announcement of the Company for the 2024 Six-month Period will be published by the Company by the end of August 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, 2 August 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 as non-executive Director; and Mr. Ko Kwok Fai, Dennis, Mr. Huang De Rui and Ms. Lin Yingru as independent non-executive Directors.*