

**CAPITAL WORLD LIMITED**  
(Incorporated in the Cayman Islands)  
(Company Registration No.: CT-276295)

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**INTERIM MATERIAL UPDATE**

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The board of directors (the “**Board**” or the “**Directors**”) of Capital World Limited (the “**Company**”, together with its subsidiaries, collectively the “**Group**”) wishes to provide the following updates:

**A. Update on legal claims against the Group**

a) *Anna Ling and 124 other purchasers;*

*Unless otherwise defined, all capitalised terms and references shall bear the same meanings ascribed to them in the previous announcements made by the Company on 15 October 2024, 18 October 2024, 13 November 2024, 27 December 2024, 28 January 2025, 31 March 2025, 30 May 2025, 28 August 2025 and 29 September 2025 in relation to the receipt of statement of claim from Anna Ling and other purchasers.*

As announced by the Company on 15 October 2024, the Company’s subsidiary, CCPSB, received an incomplete Writ and Statement of Claim from Anna Ling and other purchasers claiming for RM30,619,022.76. In December 2024, the legal advisors re-filed the completed Writ and Statement of Claim for Anna Ling and 124 other purchasers.

During the case management conference on 19 May 2025, the Court directed that the next case management be scheduled for 6 August 2025, with all pre-trial case management (PTCM) documents to be submitted before that date. The Company wishes to update that the case management has been rescheduled to 12 September 2025 and all parties are required to file the PTCM documents in advance of 12 September 2025.

The Company wishes to further update that a new judge has been appointed to preside over the matter. Following this change, the case management originally scheduled for 12 September 2025 has been postponed to 13 October 2025.

At the Case Management held on 13 October 2025, the Court directed that the List of Witnesses and any additional documents are to be filed on or before 14 November 2025. The next Case Management has been fixed for 21 November 2025 to update the Court on the status of these filings, to consider the possibility of narrowing the issues to three main points, and to address any matters relating to the availability of trial dates. The Court further directed that the parties are to exchange Witness Statements on or before 16 November 2026. The trial has been scheduled to take place from 30 November 2026 to 4 December 2026.

The Company will continue to monitor the proceedings and will make further announcements as and when there are further material updates on this matter.

b) *Chong Kim Chuan*

*Unless otherwise defined, all capitalised terms and references shall bear the same meanings ascribed to them in the previous announcements made by the Company on 20 August 2025 and 29 September 2025 in relation to the receipt of writ of summons and statement of claim from Chong Kim Chuan.*

The Purchaser claimed for a refund of RM286,212.28 being the purchase price paid, together with RM41,740.81 being the interest paid to his end-financier, bringing the total claim to RM327,953.09 (excluding damages, costs and interest) pursuant to CCPSB failing to deliver the vacant possession of the Unit within fifty-two (52) months from the date of SPA i.e. 14 March 2021.

The Company has appointed legal counsel and is actively defending the claim. The Court had initially scheduled case management on 15 October 2025 for CCPSB to update its position regarding the filing of any further pleadings. This date was subsequently rescheduled to 29 October 2025. Following this, the Court has now fixed the next case management on 17 November 2025.

The Company will release further announcements as appropriate in due course and on any other material developments as and when necessary.

c) *Pung It Teong and Tan Yee Ting*

The Court has issued its verdict in the case of Pung It Teong and Tan Yee Ting (the "**Purchasers**") against Capital City Property Sdn Bhd ("**CCPSB**"), following extensive proceedings.

The Purchasers initiated legal action by serving a Writ and Statement of Claim dated 28 September 2022, seeking a refund of RM405,756 under the Sale and Purchase Agreement, along with RM30,000 in damages, totalling RM435,756. CCPSB filed an application to amend its Statement of Defence on 22 June 2023. Subsequent case management hearings were held on 20 July and 9 August 2023, followed by hearings on 17 October, 7 November, and 10 November 2024. The full trial took place on 11 and 12 December 2024.

On 29 May 2025, the Sessions Court dismissed the plaintiffs' claim in its entirety and awarded costs of RM9,000 in favour of CCPSB.

On 4 June 2025, the Purchasers filed a Notice of Appeal to the High Court of Malaya in Johor Bahru, seeking to appeal the Sessions Court's decision in full.

Case management before the High Court has been scheduled on 11 September, 23 October, and 27 November 2025. On each date, the appellants are expected to update the Court on the status of the Grounds of Judgment.

The Board has been advised by CCPSB's lawyers that they are confident in the strength of CCPSB's case and will continue to monitor the appeal process closely. The Company will provide further updates should there be any material developments arising from the appeal.

*d) Teh Swee Neo, Lee Yong Hen and 97 other purchasers;*

*Unless otherwise defined, all capitalised terms and references shall bear the same meanings ascribed to them in the previous announcements made by the Company on 21 December 2020, 19 April 2021, 30 September 2021, 1 November 2021, 8 February 2022, 20 April 2022, 13 July 2022, 31 August 2022, 30 September 2022, 31 October 2022, 5 January 2023, 7 February 2023, 3 March 2023, 5 April 2023, 3 May 2023, 12 June 2023, 4 August 2023, 31 August 2023, 2 October 2023, 10 November 2023, 28 January 2025, 25 February 2025, 31 March 2025 and 29 July 2025 in relation to the receipt of statement of claim from Teh Swee Neo, Lee Yong Hen and 97 other purchasers.*

As announced by the Company on 21 December 2020, Teh Swee Neo, Lee Yong Hen and 97 other purchasers ("**99 Plaintiffs**") filed a claim against CCRM Management Sdn Bhd ("**CCRM**") as lessee and the Company's subsidiary, Capital City Property Sdn Bhd ("**CCPSB**"), as the developer. On 19 March 2023, the High Court judge adjudged that the 99 Plaintiffs had proven their claims and that CCRM and CCPSB were jointly and severally liable towards the 99 Plaintiffs' claims. On 12 April 2023, CCPSB filed an appeal with the Court of Appeal. The estimated claim in relation to this case was RM10 million.

CCPSB's appeal before the Court of Appeal was heard on 7 January 2025. After hearing arguments, the Court of Appeal allowed CCPSB's appeal and proceeded to set aside the High Court judgement against CCPSB. In the circumstances, CCPSB has no liability towards the 99 Plaintiffs. On 10 February 2025, the lawyers for the 99 Plaintiffs filed an appeal with the Federal Court.

The next case management was scheduled for 13 June 2025. In support of the appeal, a Supplementary Affidavit was affirmed on 18 July 2025, outlining the Court of Appeal's written grounds and a proposed legal question concerning the application of the corporate veil doctrine. Parties have been directed to file submissions by 15 October 2025, and the hearing of the leave application has been fixed on 30 October 2025 via online hearing.

Pursuant to the case management held on 16 October 2025, the Court has vacated the previously scheduled hearing date of 30 October 2025. A new hearing date has been fixed on 2 December 2025.

The Company will continue to monitor the proceedings and will make further announcements as and when there are material updates.

*e) Status of other legal cases*

As of the date of this announcement, there are no further updates regarding the following cases:

- *Pey Boon Siong and 19 other purchasers; and*
- *Saravaneshwari A/P Subramaniam.*

## **B. Update on the Group's status**

As of the date of this announcement, there are no further updates regarding the following cases:

- Assistance in investigation by MACC;
- Sales of development right and beneficial ownership of the 5 towers of Capital City Project; and
- Progress on completion of the Sales and Purchase Agreement with MK Mustafa.

**Shareholders are advised to read this announcement and any further announcements by the Company carefully. Shareholders are also advised to refrain from taking any action in respect of their securities in the Company which may be prejudicial to their interests. Shareholders should consult their stockbrokers, bank managers, solicitors or other professional advisors if they have any doubt about the actions they should take.**

By Order of the Board  
**CAPITAL WORLD LIMITED**

Datuk Wira Eric Tan Eng Huat  
Managing Director  
31 October 2025

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*This announcement has been reviewed by the Company's sponsor, RHT Capital Pte. Ltd. (the "**Sponsor**"). It has not been examined or approved by the Singapore Exchange Securities Trading Limited (the "**Exchange**") and the Exchange assumes no responsibility for the contents of this document, including the correctness of any of the statements or opinions made or reports contained in this document.*

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