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

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**MONTHLY UPDATE MARCH 2023**

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*Unless otherwise defined, all capitalised terms used in this announcement shall bear the same meaning in the previous announcements dated 3 March 2023.*

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

## A. Update on legal claims against the Group

1. As at the date of this announcement, the total ongoing legal claims of the Group is RM25.3 million.

2. Following are the updates on the ongoing legal matters:

   i. With regards to the case involving Teh Swee Neo, Lee Yong Hen and 97 other purchasers ("**99 Plaintiffs**"), with CCRM Management Sdn Bhd. ("**CCRM**") as the lessee and Capital City Property Sdn Bhd ("**CCPSB**") as the developer, the High court Judge has directed that the 99 Plaintiffs had proven their claim and CCRM and CCPSB jointly and severally liable towards the 99 Plaintiffs' claims. CCPSB has decided to file an appeal on this case by 12 April 2023. Based on the above Court's direction, CCPSB's estimated total claim in relation to this case is RM10 million.

   ii. With regard to the case involving Lee Choi Fa and 139 other purchasers with CCRM as the lessee and CCPSB as the developer, the High Court Judge has directed that the Judiciary Management has the right to enter into the Consent Order although Lee Choi Fa and the 139 other purchasers are neither secured creditors nor unsecured creditors as they are contingent creditors. The Court has directed the case management to be fixed on 6 December 2023.

   iii. With regard to the case involving Mr Pung It Teong and Ms Tan Yee Ting (the "**Purchasers**"), the Purchasers served a Writ and Statement of Claim dated 28 September 2022 to CCPSB as the developer. The Purchasers are claiming a refund for the sum paid. The claim amount is RM435,756.00. The Court has directed the defendant, CCPSB to file an affidavit on or before 5 April 2023. CCPSB has filed its affidavit.

   iv. With regard to the legal demand letter involving Ms Debra Tan ("**Ms Debra**") with CCPSB, as of the date of this announcement, there are no further developments.

   v. On 24 November 2022 and 27 December 2022, Mr. Pey Boon Siong and 19 other purchasers ("**Pey & Other Purchasers**") served their Writ Summons and Statements of Claim to CCPSB as developer and CCRM as lessee in 20 separate suits, all filed at the High Court of Malaya at Johor Bahru. Pey & Other Purchasers are claiming a total of RM8,926,783.94 for the liquidated and ascertained damages for the late delivery of the Capital City Mall retail units' vacant possession, arrears of outstanding rental, and the depreciation of the property value faced by them. At present, 12 of the 20 suits have been transferred to the Sessions Court. The case management conference for 1 out of these 12 suits is scheduled on 2 May 2023, whereas no date has been fixed for the next case management conferences for the other 11 suits yet. As for the remaining

8 suits that has yet to be transferred, the case management conferences for the transfer applications are scheduled to be held on 17 April 2023.

**B. <u>The Company's future direction, or other material development that may have a significant impact on the issuer's financial position</u>**

1. The Company refers to its announcement dated 10 February 2023 wherein the Company has submitted its resumption of trading proposal ("**Resumption Proposal**") to Singapore Exchange Regulation Pte Ltd. The Company shall keep the shareholders updated on the outcome of the Resumption Proposal accordingly.

2. The Company refer to its announcement dated 27 January 2023 wherein CCPSB and MK Mustafa Centre Sdn Bhd ("**MK Mustafa**") entered a Sale and Purchase Agreement dated 26 January 2023, for the sale consideration of RM368 million for the following assets:
   i. the remaining 591 unsold retail units;
   ii. 374 accessory parcels; and
   iii. 2,181 car parking bay.

   On 14 February 2023, CCPSB received RM15 million from MK Mustafa as part of the payment for the Balance Deposit of RM63.6 million.

   On 10 March 2023, CCPSB received a request from MK Mustafa, the purchaser of the Property - Capital City Mall, to extend the payment of the Remaining Balance Deposit of RM48.6 million until 9 April 2023. After due consideration, the Board has agreed to grant an extension of the Remaining Balance Deposit payment of RM48.6 million until 9 April 2023.

   Further disclosures will be made in due course to keep shareholders apprised of its developments.

**Trading in the Company's securities on the SGX-ST has been voluntarily suspended by the Company since 14 February 2020. The Company will make further announcements as appropriate or when there are any material developments.**

**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**

Hoo Khee Leng
Executive Director and Chief Executive Officer
5 April 2023

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*This document has been reviewed by the Company's sponsor, PrimePartners Corporate Finance 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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