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

UPDATE ON PROPOSED TRANSACTION INVOLVING 5 TOWER BLOCKS AT CAPITAL CITY MALL

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 5 October 2023, 30 October 2023, 3 October 2024, 4 October 2024, 8 October 2024, 13 November 2024, 27 December 2024 and 25 February 2025 in relation to the 5 Towers.

Capital City Property Sdn Bhd ("**CCP**") refers to the non-binding Principal Term Sheet dated 3 October 2024 entered into with Growth Development & Management Sdn Bhd ("**GDM**") for the proposed sale of the Development Right and Beneficial Ownership of the five tower blocks at Capital City Mall.

The Board wishes to announce that GDM has formally notified CCP in respect of its decision not to proceed with the proposed transaction, via a letter dated 18 June 2025 which received by CCP via email on 20 June 2025. The decision by GDM was based on its due diligence findings which include the timeline for the issuance of strata title pertaining to the podium area and the uncertain opening timeline of Mustafa Centre at Capital City Mall, both of which impact their proposed development and timeline.

GDM has requested a refund of the deposit paid. CCP is presently reviewing the matter and will engage GDM in accordance with the provisions of the non-binding Principal Term Sheet.

CCP will continue to explore alternative plans for the five tower blocks at Capital City Mall. Further announcements will be made in due course, as and when there are 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

Datuk Wira Eric Tan Eng Huat
Managing Director
20 June 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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