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

MINUTES OF ANNUAL GENERAL MEETING

DATE	:	Thursday, 29 October 2026
PLACE	:	The Hive North Bridge Road, 1 North Bridge Road, #09-00, Singapore 179094
TIME	:	10.00 a.m.
PRESENT	:	**Board of Directors** Mr Low Chai Chong - Non-Executive and Independent Chairman Datuk Wira Eric Tan Eng Huat - Managing Director Mr Yeo Boon Keong - Non-Executive and Independent Director Ms Tan Ler Choo - Non-Executive and Non-Independent Director **Shareholders** Per attendance list maintained by the Company.
IN ATTENDANCE	:	Per attendance list maintained by the Company.
CHAIRMAN OF MEETING	:	Mr Low Chai Chong

1. QUORUM OF MEETING

1.1 Mr Low Chai Chong, Non-Executive and Independent Chairman ("**Chairman**") of the Company, called the annual general meeting ("**AGM**" or the "**Meeting**") to order at 10.00 a.m. after confirming that a quorum was present.

1.2 The Chairman introduced the Board members, Chief Financial Officer and Management team who were present at the Meeting.

2. NOTICE OF AGM

2.1 The Annual Report and Notice of AGM dated 14 October 2026 had been circulated to the shareholders and uploaded onto SGXNET as well as the corporate website for the requisite statutory period. The Notice of AGM was taken as read.

3. MEETING PROCEEDINGS

3.1 The Chairman informed shareholders that in his capacity as Chairman of the Meeting, he had been appointed as proxy by some shareholders and had cast the votes on the resolutions in accordance with the instructions of those shareholders. The Chairman also called for the voting on all resolutions to be conducted by poll pursuant to the Company's Articles of Association as well as in accordance with the requirement under the Listing

Manual of the Singapore Exchange Securities Trading Limited ("**SGX-ST**") Section B: Rules of Catalist ("**Catalist Rules**").

3.2 To facilitate the polling process, the Chairman informed the shareholders that the poll voting on each resolution would be taken after all motions had been formally proposed and seconded.

4. QUESTIONS FROM SHAREHOLDER(S)

4.1 There was no question received from the shareholders with regard to the AGM by the cut-off date. However, the Company has responded to the questions from the Securities Investors Association (Singapore) relating to this AGM via an announcement published via SGXNet on 28 October 2026.

4.2 The Chairman proceeded with the business of the Meeting.

ORDINARY BUSINESS

5. ORDINARY RESOLUTION 1: TO RECEIVE AND ADOPT THE DIRECTORS' STATEMENT AND THE AUDITED FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026 TOGETHER WITH THE INDEPENDENT AUDITOR'S REPORT THEREON

5.1 The meeting proceeded to receive and adopt the Directors' Statement and the Audited Financial Statements for the financial year ended 30 June 2026 together with the Independent Auditor's Report thereon, which was proposed by the Chairman and seconded by a shareholder present.

5.2 The Chairman addressed the questions raised by shareholders during the meeting, details of which are annexed to these minutes as **Appendix A**. There being no further question, the Chairman proceeded with the next agenda of the Meeting.

6. ORDINARY RESOLUTION 2: TO APPROVE THE PAYMENT OF DIRECTORS' FEES OF S$140,000 FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

6.1 Ordinary Resolution 2 was to approve the payment of Directors' fees of S$140,000 for the financial year ended 30 June 2026 (FY2025:S$140,000), which was proposed by the Chairman and seconded by a shareholder present.

6.2 As no question was raised by shareholders, the Chairman proceeded with the next agenda of the Meeting.

7. ORDINARY RESOLUTION 3: RE-ELECTION OF MR YEO BOON KEONG AS DIRECTOR OF THE COMPANY

7.1 The Chairman informed the Meeting that Ordinary Resolution 3 was to approve the re-election of Mr Yeo Boon Keong ("**Mr Yeo**") as a Director of the Company. Upon his re-election, Mr Yeo remains as Non-Executive and Independent Director of the Company; Chairman of the Audit Committee and Nominating Committee; and a member of the Remuneration Committee.

7.2 The re-election of Mr Yeo as a Director of the Company was proposed by the Chairman and seconded by a shareholder present.

7.3 There being no question raised by shareholders, the Chairman proceeded with the next

agenda of the Meeting.

8. ORDINARY RESOLUTION 4: RE-APPOINTMENT OF MOORE STEPHENS LLP AS AUDITORS OF THE COMPANY AND TO AUTHORISE THE DIRECTORS TO FIX THEIR REMUNERATION

8.1 The Chairman informed the Meeting that Ordinary Resolution 4 was to re-appoint Moore Stephens LLP as Auditors of the Company and to authorise the Directors of the Company to fix their remuneration.

8.2 The re-appointment of auditors was proposed by the Chairman and seconded by a shareholder present.

8.3 As no question was raised by shareholders, the Chairman proceeded with the next agenda of the Meeting.

9. ANY OTHER ORDINARY BUSINESS

9.1 As no notice of any other ordinary business had been received by the Company Secretary, the Meeting proceeded to deal with the special business of the Meeting.

SPECIAL BUSINESS

10. ORDINARY RESOLUTION 5: GENERAL AUTHORITY TO ALLOT AND ISSUE SHARES

10.1 The Chairman informed the Meeting that Ordinary Resolution 5 was the general authority to allot and issue shares in the Company pursuant to Article 12(1) of the Company's Articles of Association and Rule 806(2) of the Catalist Rules, which was proposed by the Chairman and seconded by a shareholder present.

10.2 The Chairman informed that there was no question raised by the shareholders, the Meeting proceeded with the formalities of conducting poll on all the resolutions.

11. POLL VOTING

11.1 Boardroom Corporate & Advisory Services Pte. Ltd. was appointed as the Polling Agent and CNP Business Advisory Pte Ltd was appointed as the scrutineer.

11.2 The Meeting proceeded with the poll voting process on Ordinary Resolutions 1 to 5 after the Polling Agent explained the polling procedure to the Shareholders present.

12. RESULTS OF THE POLL

12.1 Following the tabulation of votes by the scrutineer, the following ordinary resolutions were declared carried by poll:

13. ORDINARY RESOLUTION 1: TO RECEIVE AND ADOPT THE DIRECTORS' STATEMENT AND THE AUDITED FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026 TOGETHER WITH THE INDEPENDENT AUDITOR'S REPORT THEREON

13.1 The results of the votes are as follows:

		No. of Shares	In Percentage
Number of votes "FOR"	:	8,809,075,640	100.00%
Number of votes "AGAINST"	:	305,500	0.00%
Total number of votes cast	:	8,809,381,140	100%

13.2 Based on the votes cast, Ordinary Resolution 1 was declared carried and it was RESOLVED as an ordinary resolution:

"That the Directors' Statement and the Audited Financial Statements for the financial year ended 30 June 2026 together with the Independent Auditors' Report be received and adopted."

14. ORDINARY RESOLUTION 2: TO APPROVE THE PAYMENT OF DIRECTORS' FEES OF S$140,000 FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

14.1 The results of the votes are as follows:

		No. of Shares	In Percentage
Number of votes "FOR"	:	8,785,975,640	99.96%
Number of votes "AGAINST"	:	3,405,500	0.04%
Total number of votes cast	:	8,789,381,140	100%

14.2 Based on the results of the poll, the Chairman declared Ordinary Resolution 2 carried and RESOLVED:

"That the payment of the Directors' fees of S$140,000 for the financial year ended 30 June 2026 be and is hereby approved."

15. ORDINARY RESOLUTION 3: RE-ELECTION OF MR YEO BOON KEONG AS DIRECTOR OF THE COMPANY

15.1 The results of the votes are as follows:

		No. of Shares	In Percentage
Number of votes "FOR"	:	8,805,975,640	99.96%
Number of votes "AGAINST"	:	3,405,500	0.04%
Total number of votes cast	:	8,809,381,140	100%

15.2 Based on the votes cast, Ordinary Resolution 3 was declared carried and it was RESOLVED as an ordinary resolution:

"That Mr Yeo Boon Keong be re-elected as a Director of the Company."

16. ORDINARY RESOLUTION 4: RE-APPOINTMENT OF MOORE STEPHENS LLP AS AUDITORS OF THE COMPANY AND TO AUTHORISE THE DIRECTORS TO FIX THEIR REMUNERATION

16.1 The results of the votes are as follows:

		No. of Shares	In Percentage
Number of votes "FOR"	:	8,805,975,640	100.00%
Number of votes "AGAINST"	:	305,500	0.00%

Total number of votes cast	:	8,806,281,140	100%

16.2 Based on the votes cast, Ordinary Resolution 4 was declared carried and it was RESOLVED as an ordinary resolution:

"That Messrs Moore Stephens LLP, Certified Public Accountants and Chartered Accountants, Singapore be re-appointed as the Company's Auditors at a remuneration to be determined by the Directors."

17. ORDINARY RESOLUTION 5: GENERAL AUTHORITY TO ALLOT AND ISSUE SHARES

17.1 The results of the votes are as follows:

		No. of Shares	**In Percentage**
Number of votes "FOR"	:	8,805,975,640	99.96%
Number of votes "AGAINST"	:	3,405,500	0.04%
Total number of votes cast	:	8,809,381,140	100%

17.2 Based on the votes cast, Ordinary Resolution 5 was declared carried and it was RESOLVED as an ordinary resolution:

"That, pursuant to Article 12(1) of the Articles of Association of the Company and Rule 806(2) of the Listing Manual Section B: Rules of Catalist ("**Catalist Rules**") of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**"), authority be and is hereby given to the Directors to:

(a) (i) allot and issue shares in the capital of the Company ("**Shares**") whether by way of rights, bonus or otherwise; and/or;

(ii) make or grant offers, agreements or options (collectively "**Instruments**") that might or would require Shares to be issued, including but not limited to the creation and issue of (as well as adjustments to) warrants, debentures, convertible securities or other instruments convertible into Shares;

at any time and upon such terms and conditions and for such purposes and to such persons as the Directors shall in their absolute discretion deem fit, and

(b) (notwithstanding the authority conferred by this Resolution may have ceased to be in force) issue Shares in pursuance of any Instrument made or granted by the Directors while this Resolution was in force,

provided always that:

(1) the aggregate number of Shares to be issued pursuant to this Resolution (including Shares to be issued in pursuance of Instruments made or granted pursuant to this Resolution) does not exceed one hundred per cent (100%) of the total number of issued Shares (excluding treasury shares and subsidiary holdings) in the capital of the Company (as calculated in accordance with sub-paragraph (2) below), provided that the aggregate number of Shares to be issued other than on a *pro rata* basis to shareholders of the Company (including Shares to be issued in pursuance of Instruments made or granted pursuant to this Resolution) does not exceed fifty per cent (50%) of the total number of issued Shares (excluding treasury shares and subsidiary holdings) in the capital of the Company;

(2) (subject to such manner of calculation as may be prescribed by the

Catalist Rules), for the purpose of determining the aggregate number of Shares that may be issued under sub-paragraph (1) above, the percentage of total issued Shares shall be based on the total number of issued Shares (excluding treasury shares and subsidiary holdings) in the capital of the Company at the time of passing of this Resolution, after adjusting for:

(a) new Shares arising from the conversion or exercise of any convertible securities outstanding at the time this authority is given;

(b) (where applicable) new Shares arising from exercising share options or vesting of share awards outstanding or subsisting at the time of passing of this Resolution, provided the options or awards were granted in compliance with Part VIII of Chapter 8 of the Catalist Rules; and

(c) any subsequent bonus issue, consolidation or subdivision of Shares;

Adjustments in accordance with sub-paragraphs (2)(a) or (2)(b) above are only to be made in respect of new shares arising from convertible securities, share options or share awards which were issued and outstanding or subsisting at the time of the passing of the resolution approving the mandate.

(3) in exercising the authority conferred by this Resolution, the Directors shall comply with the Catalist Rules for the time being in force (unless such compliance has been waived by the SGX-ST), all applicable legal requirements under the Companies Law, Cap 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands (the "**Cayman Companies Law**"), and otherwise, and the Articles of Association for the time being of the Company; and

(4) (unless revoked or varied by the Company in general meeting), the authority conferred by this Resolution shall continue in force until the conclusion of the next AGM of the Company or the date by which the next AGM of the Company is required by law to be held, whichever is earlier."

18. CONCLUSION OF MEETING

18.1 There being no other business, the Meeting concluded at 11.06 a.m.

CONFIRMED AS TRUE AND CORRECT RECORD
OF THE MEETING PROCEEDINGS

MR LOW CHAI CHONG
CHAIRMAN OF THE MEETING

Shareholders' Questions – "**Appendix A"**

No.	Questions	Answers
1.	Commented on the prolonged delay on the completion of the disposal to MK Mustafa Centre Sdn Bhd ("**Mustafa**") and sought clarification on the respective responsibilities of the Company and Mustafa fulfilling the requirements under Sale and Purchase Agreement ("**SPA**") (particularly obtaining the relevant regulatory approval), and the Company's current position regarding the prolonged delay. .	Under the SPA, Mustafa has an obligation to obtain the necessary approvals from the relevant state authority. As of now, Mustafa has obtained 433B approvals for 55 units out of 591 units. Management has been actively following up with Mustafa to expedite the outcome of regulatory approval for the remaining units, as any failure to obtain such approval would affect the interests of the Group. The Company noted that Mustafa remained committed to the transaction and had continued to make payments in tranches, which indicates an ongoing intention to complete the transaction. Management has also assisted to expedite the process. However, Management is unable to predict the timeline for the Malaysian authorities' approval and requested that shareholders allow a few more months for the matter to progress. The Company would make the necessary announcement(s) as and when there were further developments regarding the completion of the transaction.
2.	A suggestion was made that the Company can consider to be placed under Judicial Management ("**JM**"). As the SPA with Mustafa has been ongoing for four years without a definite completion timeline, the Company needs a mechanism to force a resolution. Further suggested that JM would (act in the best interest of the Company) arrange for tendering of the Company's assets, potentially attracting new buyers and resolving the current impasse.	The Company explained that the primary risk of JM was that any resulting sale would be conducted on a distressed or forced-sale basis. Such a process would likely result in a significantly lower valuation than that under the current transaction and could be detrimental to shareholder value. The outcome of a forced tender would be uncertain, and the Company might receive substantially less than the current valuation.
3.	Suggestion was made that the Company should actively seek alternative buyers or initiate a formal tender process as a contingency, if the Mustafa transaction fail to materialize.	Management explained that they are actively exploring alternative options, including engaging real estate agents to identify potential purchasers for the retail mall and the five blocks, whether separately or collectively.

No.	Questions	Answers
		Management would give due consideration to any credible alternative offer, even if it was lower than the consideration under the SPA. However, finding an alternative purchaser would be challenging due to the strata title structure of the property. Management remained hopeful that the relevant regulatory approval would be obtained and would continue to work towards the completion of the transaction with Mustafa.
4.	Please clarify when the last formal valuation of Capital City Mall was conducted, and whether the Company will commission a new independent valuation, preferably by a different valuer, to reflect current market conditions.	Management informed that the last formal valuation was conducted in 2024, with the property valued at approximately RM368 million by the same independent valuer that had conducted the Company's previous valuations. The Company noted the shareholder's suggestion and indicated that it would seriously consider an appropriate course of action should the need arise, having regard to the prevailing market conditions. Management also acknowledged that obtaining a better valuation or offer would be beneficial to the Company.
5.	Please clarify whether the SPA contains any provision for termination if Mustafa is unable to obtain the relevant regulatory approval.	Management clarified that the SPA did not contain an express provision for termination in the event that the relevant regulatory approval is not obtained and that the Company would rely on its rights under the applicable law.
6.	Can Mustafa commence its supermarket operations in January 2027 before completing the acquisition of the units and obtaining the relevant regulatory approval?	Management clarified that the operation of the premises and the acquisition of ownership of the units were separate matters, and that Mustafa could operate certain units with the Company's permission. As the previous rental agreement had lapsed, the Company intends to enter into a supplementary arrangement to allow Mustafa to renovate and operate certain units that remained under the Company's ownership or control.

No.	Questions	Answers
		Most of the ground floor and mezzanine floor are under the Company's ownership/control, which would provide sufficient space for Mustafa to commence its supermarket operations.
7.	Does the Company have any plans to inject other businesses into the Group through a reverse takeover ("**RTO**") or other similar transactions?	Management commented that they are open to exploring potential RTO opportunities and other similar transactions. However, there were no definitive plans or details at this juncture, given the uncertainties surrounding the completion of the existing transaction.
8.	If the SPA is completed and the proceeds are received, how does the Company intend to utilise the funds, and would it consider making a distribution to shareholders?	The proceeds would primarily be used to pursue new projects and business opportunities, which it was actively exploring. Management is also open to considering distribution to shareholders, subject to legal advice and its financial capacity at the relevant time.