

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

INTERIM MATERIAL UPDATE

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

- *Chong Kim Chuan*

Unless otherwise defined, all capitalised terms and references shall bear the same meanings ascribed to them in the Company’s announcements dated 20 August 2025, 29 September 2025, 31 October 2025, 25 November 2025 and 28 January 2026 in relation to the writ of summons and statement of claim filed by Mr. Chong Kim Chuan.

The Plaintiff seeks a refund of RM286,212.28 being the purchase price paid, together with RM41,740.81 in interest paid to his end-financier, amounting to RM327,953.09 in total (exclusive of damages, costs and further interest). The claim arises from the alleged failure of CCPSB to deliver vacant possession of the Unit within fifty-two (52) months from the date of the Sale and Purchase Agreement, i.e. 14 March 2021.

The Company has appointed legal counsel and is actively defending the claim. Case management was first fixed on 15 October 2025 and subsequently rescheduled to 29 October 2025, 17 November 2025 and 1 December 2025. Subsequently, the Johor Bahru Sessions Court have ordered that 28 January 2026 be the deadline for filing pre-trial documents.

The Court has further fixed 7–8 October 2026 as the trial dates.

The Company will continue to monitor the matter closely and will make further announcements on any material developments.

- *Pung It Teong and Tan Yee Ting*

Unless otherwise defined, all capitalised terms and references shall bear the same meanings ascribed to them in the Company's announcements dated 31 October 2022, 5 January 2023, 7 February 2023, 3 March 2023, 5 April 2023, 3 May 2023, 12 June 2023, 4 July 2023, 4 August 2023, 31 August 2023, 30 May 2025, 30 June 2025, 29 July 2025, 31 October 2025 and 23 December 2025, in relation to the writ of summons and statement of claim filed by 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 hearings were held on 11 September, 23 October, and 27 November 2025, during which the appellants were directed to update the Court on the status of the Grounds of Judgment. The physical hearing was initially scheduled for 25 February 2026; however, the Company has been informed that the hearing date will be changed and is currently pending confirmation by the Court.

The Board has been advised by CCPSB's lawyers that they hold positive assessment of CCPSB's position 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.

- *Status of other legal cases*

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

- *Anna Ling and 124 other purchasers;*
- *Teh Swee Neo, Lee Yong Hen and 97 other purchasers*
- *Pey Boon Siong and 19 other purchasers;*
- *Saravaneshwari A/P Subramaniam; and*
- *Nandagopalan A/L S.M. Samy*

B. Update on the Group's status

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

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

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
267 February 2026

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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