

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 and 25 November 2025 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 external legal counsel and is actively defending the claim. The matter has undergone several rounds of case management, initially fixed on 15 October 2025 and subsequently rescheduled to 29 October 2025, 17 November 2025 and 1 December 2025.

Pursuant to the Court’s directions at the case management conferences on 15 December 2025 and 29 December 2025, the Johor Bahru Sessions Court has ordered that 28 January 2026 to be the deadline for parties to file their pre-trial documents.

The Company will continue to monitor the proceedings closely and will make further announcements on any material developments as and when necessary.

- *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 Company's previous announcements dated 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, 29 July 2025, 31 October 2025 and 23 December 2025 in relation to the claim filed by Teh Swee Neo, Lee Yong Hen and 97 other purchasers ("**99 Plaintiffs**").

As previously announced, the High Court had adjudged CCRM Management Sdn Bhd ("**CCRM**") as the lessee and the Company's subsidiary, Capital City Property Sdn Bhd ("**CCPSB**") as the developer, jointly and severally liable for the 99 Plaintiffs' claims, estimated at RM10 million. On 7 January 2025, the Court of Appeal allowed CCPSB's and CCRM's appeal and set aside the High Court judgment, thereby absolving CCPSB and CCRM of liability. On 10 February 2025, the 99 Plaintiffs filed an appeal with the Federal Court.

Following the hearing of leave application on 2 December 2025, the Federal Court had fixed the first case management of the substantive appeal on 26 January 2026. The Court has further fixed 27 February 2026 for case management to update the Grounds of Judgment ("**GOJ**") by the Court of Appeal.

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

- *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;*
- *Pung It Teong and Tan Yee Ting;*
- *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

- a) 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
28 January 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.*

The contact person for the sponsor is Mr. Josh Tan at 36 Robinson Road, #10-06 City House, Singapore 068877, Email: sponsor@rhtgoc.com