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

MONTHLY UPDATES ON MATERIAL DEVELOPMENTS

Unless otherwise defined, all capitalised terms used in this announcement shall bear the same meaning in the previous announcements dated 20 April 2022, 3 June 2022, 24 June 2022, 13 July 2022, and 31 August 2022.

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

i. As at the date of this announcement, the total ongoing legal claims of the Group stand at RM10.4 million with no change as stated in the Company's announcement dated 31 August 2022.

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

a. On 13 September 2022, with regards to the case involving Teh Swee Neo, Lee Yong Hen and 97 other purchasers, with CCRM Management Sdn Bhd. ("**CCRM**") as lessee and Capital City Property Sdn Bhd ("**CCPSB**") as developer, the Malaysia Court has postponed the hearing to 26 October 2022.

b. With regard to the case involving Lee Choi Fa and 139 other purchasers with CCRM as lessee and CCPSB as the developer, both parties filed their submission in reply on 15 September 2022. The Court has directed the hearing of the Origination Summons to be fixed on 7 October 2022.

c. On 2 August 2022, Chieng Lee Leng, a purchaser, served a Writ of Summons to CCPSB, as the developer. Mr Chieng revoked the sales and purchaser agreement ("**SPA**") in relation to an initial deposit made to CCPSB, and is claiming a full refund for sum paid as he has failed to obtain the necessary financing to proceed with the SPA. The claim amount is RM68,250.00 with an interest of 5% per annum The Court has fixed the date of the case management to be held on 12 October 2022.

iii. The Company refers to its announcement dated 29 July 2022 in relation to the receipt of a Notice of Default ("**Notice**") from Achwell Property Sdn Bhd ("**APSB**"). As per the Notice, APSB claimed that CCPSB, a wholly owned subsidiary of the Company had defaulted in payment for Tranches 1 and 2, amounting to RM10,000,000.00, together with the accrued late payment interest charge at a rate of 5% per annum (calculated on daily basis) for Tranche 1 of the Final Settlement Sum. At present, the Company intends to enter into further discussion with APSB to reach a mutual agreement to address the default. Further disclosures will be made in due course to keep shareholders apprised on this development.

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

i. On 23 September 2022, the Company entered into a non-binding indicative term sheet ("**Term Sheet**") an established retailer in Singapore ("**Retailer**"). Based on the Term Sheet, the Company intends to lease its Capital 21 Mall located in Tampoi, Johor ("**Mall**") to a Retailer as its anchor tenant. Based on the Term Sheet, the parties intend to enter into a master lease agreement to lease an approximate net lettable area of 1,141,000 square feet of the Mall, for a period of 5 terms (each term being 3 years and renewable thereafter) with the target commencement date during the fourth quarter of 2022. However, the lease is currently scheduled to start in the first quarter of 2023. The Company shall update the shareholders as and when there are any material developments.

ii. The Company refers to its announcement dated 31 August 2022 and wishes to update that it is currently in the midst of preparing its Trading Resumption Application for its submission to the Singapore Exchange Regulation Pte Ltd by 31 December 2022. The Company will continue to announce all material developments with regard to the Trading Resumption Application.

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

Siow Chien Fu
Executive Director and Chief Executive Officer
30 September 2022

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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