
LOAN AGREEMENT OF HK\$50 MILLION

1. INTRODUCTION

The board of directors (the “**Board**” or the “**Directors**”) of Capital World Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) wishes to announce that the Capital City Property Sdn Bhd (“**CCPSB**”, or “**Borrower**”), a wholly-owned subsidiary of the Company, has, on 31 October 2017, entered into a loan agreement (the “**Loan Agreement**”) with Great View Finance Limited (the “**Lender**”), pursuant to which the Lender has agreed to extend to the CCPSB a loan of HK\$50,000,000 (the “**Loan**”), on the terms and conditions as stated in the Loan Agreement.

2. INFORMATION ON THE LENDER

The Lender is a licensed money lender under the Money Lenders Ordinance Cap.163 of Hong Kong. The Lender does not hold any shares in the Company. The Company confirms that the Company, its Directors and/or controlling shareholders do not have any connection with the Lender.

3. SALIENT TERMS OF THE LOAN AGREEMENT

The salient terms of the Loan Agreement are as follows:-

S/N	Salient Terms	Descriptions															
1	Principal Amount	HK\$50,000,000															
2	Purpose of the Loan	For the financing of Project Capital City.															
3	Term of the Loan	Twelve (12) months from the date of disbursement and shall be repaid on the last day of the twelve (12 th) month.															
4	Interest	The Loan shall bear interest at the rate of ten per cent. (10%) per annum.															
5	Details of shares pledged	<p>1) To be created and in favour of the Lender;</p> <p>2) Pledged shares of Capital World Limited held by the controlling shareholders of the Company, namely Siow Chien Fu, Tan June Teng Colin @ Chen JunTing ("Dato' Colin Tan") and Tan Ping Huang Edwin @ Chen BingHuang ("Dato' Edwin Tan") (the "Share Pledge");</p> <p>The shares pledged by the respective controlling shareholders ("Pledgers") are:</p> <table border="1"> <thead> <tr> <th>Name</th> <th>Number of issued shares</th> <th>Percentage (Note 1)</th> </tr> </thead> <tbody> <tr> <td>Siow Chien Fu</td> <td>83,250,000</td> <td>6.56%</td> </tr> <tr> <td>Dato' Colin Tan</td> <td>41,625,000</td> <td>3.28%</td> </tr> <tr> <td>Dato' Edwin Tan</td> <td>41,625,000</td> <td>3.28%</td> </tr> <tr> <td>Total</td> <td>166,500,000</td> <td>13.13%</td> </tr> </tbody> </table> <p>Note 1: The percentages are calculated based on the Company's issued and paid-up shares of 1,268,314,067.</p> <p>3) Corporate guarantee by the Company ("Corporate Guarantee").</p>	Name	Number of issued shares	Percentage (Note 1)	Siow Chien Fu	83,250,000	6.56%	Dato' Colin Tan	41,625,000	3.28%	Dato' Edwin Tan	41,625,000	3.28%	Total	166,500,000	13.13%
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Total	166,500,000	13.13%															
6	Effective date of the Share Pledge	The Share Pledge shall only be effective after the expiry of the moratorium under the Singapore Exchange Securities Trading Limited (the " SGX-ST ") Listing Manual Section B: Rules of Catalist (" Catalist Rules "), which occurs on 4 November 2017, being the first 50% of the shares under SGX-ST moratorium held by Siow Chien Fu, Dato' Colin Tan and Dato' Edwin Tan, as disclosed on page 55 of the Shareholders' Circular of the Company dated 29 March 2017 (the " Circular ") (" AVL Shareholders' Moratorium ").															

4. ACHWELL MORATORIUM

Pursuant to Achwell Supplemental Agreement, terms as defined in the Circular, CCPSB had undertaken to procure that Siow Chien Fu, Dato' Colin Tan and Dato' Edwin Tan will be subject to a moratorium in addition to the AVL Shareholders' Moratorium, for a period of (i) three (3) years commencing from 5 May 2017; or (ii) until the full settlement of the Achwell's Entitlement Sum, whichever is the earlier, not to sell, transfer or assign or create any encumbrances over the entire of the beneficial interests ("**Achwell Moratorium**").

In connection with the Loan and the Loan Agreement, Achwell Property Sdn. Bhd. ("APSB") and CCPSB has also on 31 October 2017 entered into a revised Supplemental Agreement to amend and vary the terms in the JVA (as defined in the Circular) and the supplemental agreement dated 13 March 2017, in which APSB has agreed to release 166,500,000 shares from the Achwell Moratorium for the purpose of the Share Pledge whilst the remaining terms under the Achwell Moratorium remains unchanged.

5. RATIONALE FOR THE LOAN

The entry of the Loan Agreement is beneficial to CCPSB, and the Group, which will help finance the current on-going development of Project Capital City.

6. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

Save as disclosed herein, none of the Directors and controlling shareholders has any interest, direct or indirect, in the Loan Agreement.



Capital World Limited
(Incorporated in the Cayman Islands)
Company Registration Number: CT-276295

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Singapore 169662

BY ORDER OF THE BOARD

Siow Chien Fu

Executive Director and Chief Executive Officer

1 November 2017

This announcement has been prepared by the Company and its contents have been reviewed by the Company's sponsor, PrimePartners Corporate Finance Pte. Ltd. (the "Sponsor") for compliance with the Singapore Exchange Securities Trading Limited (the "SGX-ST") Listing Manual Section B: Rules of Catalyst. The Sponsor has not verified the contents of this announcement.

This announcement has not been examined or approved by the SGX-ST. The Sponsor and the SGX-ST assume no responsibility for the contents of this announcement, including the accuracy, completeness or correctness of any of the information, statements or opinions made or reports contained in this announcement.

The contact person for the Sponsor is Mr Joseph Au, Associate Director, Continuing Sponsorship (Mailing Address: 16 Collyer Quay, #10-00 Income at Raffles, Singapore 049318 and Email: sponsorship@ppcf.com.sg).