

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

a) 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.

The next case management before the High Court has been scheduled for 11 September 2025, during which the appellants are expected to update the Court regarding the status of the Grounds of Judgment.

The Board has been advised by CCPSB’s lawyers that they are confident in the strength of CCPSB’s case 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.

b) 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 previous announcements made by the Company on 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 and 31 March 2025 in relation to the receipt of statement of claim from Teh Swee Neo, Lee Yong Hen and 97 other purchasers.

As announced by the Company on 21 December 2020, Teh Swee Neo, Lee Yong Hen and 97 other purchasers ("**99 Plaintiffs**") filed a claim against CCRM Management Sdn Bhd ("**CCRM**") as lessee and the Company's subsidiary, Capital City Property Sdn Bhd ("**CCPSB**"), as the developer. On 19 March 2023, the High Court judge adjudged that the 99 Plaintiffs had proven their claims and that CCRM and CCPSB were jointly and severally liable towards the 99 Plaintiffs' claims. On 12 April 2023, CCPSB filed an appeal with the Court of Appeal. The estimated claim in relation to this case was RM10 million.

CCPSB's appeal before the Court of Appeal was heard on 7 January 2025. After hearing arguments, the Court of Appeal allowed CCPSB's appeal and proceeded to set aside the High Court judgement against CCPSB. In the circumstances, CCPSB has no liability towards the 99 Plaintiffs. On 10 February 2025, the lawyers for the 99 Plaintiffs filed an appeal with the Federal Court.

The next case management is scheduled for 13 June 2025. In support of the appeal, a Supplementary Affidavit was affirmed on 18 July 2025, outlining the Court of Appeal's written grounds and a proposed legal question concerning the application of the corporate veil doctrine. Parties have been directed to file submissions by 15 October 2025, and the hearing of the leave application has been fixed on 30 October 2025 via online hearing.

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

c) 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;*
- *Pey Boon Siong and 19 other purchasers; and*
- *Saravaneshwari A/P Subramaniam*

B. Update on the Group's status

*a) Progress on completion of the Sales and Purchase Agreement ("**SPA**") with MK Mustafa*

Unless otherwise defined, all capitalised terms and references shall bear the same meanings ascribed to them in the previous announcements made by the Company on 27 January 2023, 16 October 2023, 11 December 2023, 29 December 2023, 7 February 2024, 28 March 2024, 3 April 2024, 25 April 2024, 5 June 2024, 2 July 2024, 13 August 2024, 22 August 2024, 3 October 2024 and 13 November 2024 in relation to the progress on the completion of the SPA with MK Mustafa.

As announced by the Company on 28 March 2024, the SPA with MK Mustafa had been unconditional and MK Mustafa will pay an additional deposit of RM30,000,000 to CCPSB ("**Additional Deposit**").

CCPSB received the first RM5,000,000 on 5 June 2024, the second RM5,000,000 on 13 August 2024, the third RM3,000,000 on 3 October 2024 and the remaining Additional Deposit RM17,000,000 on 13 November 2024.

On 22 July 2025, CCPSB has received RM3,000,000 from MK Mustafa.

The aggregate deposit received by CCPSB as of this announcement amounts to RM96,000,000, which representing approximately 26% of the total Purchase Price.

As previously announced by the Company on 22 August 2024 and 13 November 2024, MK Mustafa received the 433B Approvals for 55 units out of the 591 units. As of the date of this announcement, the 433B Approvals for the remaining 536 units are still outstanding. Waived CP (3) will be completed when MK Mustafa obtained the 433B Approvals for all 591 units.

The Company will update shareholders as and when there are material developments on the completion of the SPA with MK Mustafa.

b) Assistance in investigation by MACC

*Unless otherwise defined, all capitalised terms and references herein shall bear the same meanings ascribed to them in the Company's announcements dated 20 March 2025, 31 March 2025 and 22 April 2025 in relation to the assistance in investigation by the Malaysian Anti-Corruption Commission ("**MACC**") involving employees of the Company's subsidiary, Capital City Property Sdn. Bhd. ("**CCPSB**").*

As previously disclosed, CCPSB's bank accounts were frozen pursuant to a request by MACC.

Following this, CCPSB, through its appointed legal counsel, has submitted a formal application to MACC seeking the unfreezing of its bank accounts in order to facilitate the resumption of its business operations.

On 15 July 2025, CCPSB filed a Leave Application for Judicial Review in relation to the freezing of its bank accounts. The matter has been scheduled for case management on 12 August 2025.

The Board has reviewed the Group's financial position and confirms that the available cash balances in unaffected accounts remain sufficient to support ongoing operations through the near term.

The Company will continue to monitor the developments and provide timely updates to shareholders as and when there are material changes.

c) Status of other matter

As of the date of this announcement, there are no further update regarding the sales of development right and beneficial ownership of the 5 towers of Capital City project.

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
29 July 2025

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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