



CAPITAL WORLD LIMITED
(Company Registration No: CT-276295)
(Incorporated in the Cayman Islands on 15 March 2013)

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS AND FULL YEAR ENDED 30 JUNE 2024

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A. CONDENSED INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Note	6 months ended 30 June		Change %	Group 12 months ended 30 June		Change %
		2024	2023		2024	2023	
		RM'000	RM'000		RM'000	RM'000	
Revenue		(4,670)	(3,832)	22	(4,670)	(3,832)	22
Cost of sales		1,059	1,275	(17)	1,059	1,275	(17)
Gross loss		<u>(3,611)</u>	<u>(2,557)</u>		<u>(3,611)</u>	<u>(2,557)</u>	
Other income		182	2,621	(93)	577	8,138	(93)
General and administrative expenses		(67,905)	(27,304)	> 100	(82,071)	(36,468)	> 100
Reversal of impairment of financial assets		2,743	887	> 100	2,742	887	> 100
Finance costs		(6)	276	NM	(13)	(346)	(96)
Loss before income tax	6	<u>(68,597)</u>	<u>(26,077)</u>	> 100	<u>(82,376)</u>	<u>(30,346)</u>	> 100
Income tax (expense)/credit	7	<u>(286)</u>	<u>76,297</u>	NM	<u>(304)</u>	<u>76,297</u>	NM
Net (loss)/profit for the period/year		<u>(68,883)</u>	<u>50,220</u>	NM	<u>(82,680)</u>	<u>45,951</u>	NM
Other comprehensive (loss)/income:							
<i>Items that may be reclassified subsequently to profit or loss:</i>							
(Loss)/gain on translation of foreign operations		(617)	12,140	NM	(584)	12,562	NM
Reclassification of foreign currency translation differences on disposal of subsidiaries		–	(1,475)	(100)	–	(1,475)	(100)
Exchange differences arising from translation of foreign operations, net of tax		<u>(617)</u>	<u>10,665</u>		<u>(584)</u>	<u>11,087</u>	
Total comprehensive (loss)/income for the period/year		<u>(69,500)</u>	<u>60,885</u>		<u>(83,264)</u>	<u>57,038</u>	
(Loss)/earnings per share (cents)							
- Basic and diluted	8	<u>(0.45)</u>	<u>0.35</u>		<u>(0.56)</u>	<u>0.32</u>	

NM – Not meaningful

B. CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION

	Note	Group		Company	
		30 June 2024 RM'000	30 June 2023 RM'000	30 June 2024 RM'000	30 June 2023 RM'000
Current assets					
Inventory properties	9	109,892	124,794	–	–
Contract assets		2,237	2,237	–	–
Trade receivables		34	115	–	–
Other receivables, deposits, and prepayments		3,286	1,693	16	39
Income tax recoverable		6,414	6,414	–	–
Amount due from subsidiaries		–	–	152,930	176,008
Cash and cash equivalents	10	5,823	46,337	136	395
		<u>127,686</u>	<u>181,590</u>	<u>153,082</u>	<u>176,442</u>
Non-current assets held for sale	11	203,893	238,775	–	–
Total current assets		<u>331,579</u>	<u>420,365</u>	<u>153,082</u>	<u>176,442</u>
Non-current assets					
Property, plant, and equipment	12	455	281	7	18
Investment in subsidiaries		–	–	100	433
Total non-current assets		<u>455</u>	<u>281</u>	<u>107</u>	<u>451</u>
Total assets		<u>332,034</u>	<u>420,646</u>	<u>153,189</u>	<u>176,893</u>
Current liabilities					
Trade payables		40,016	70,010	–	–
Other payables and accruals		128,800	111,159	4,713	6,547
Amount due to subsidiaries		–	–	5	209
Contract liabilities		3,717	3,870	–	–
Loans and borrowings	13	44	175	42	41
Provision for taxation		369	197	393	197
Total current liabilities		<u>172,946</u>	<u>185,411</u>	<u>5,153</u>	<u>6,994</u>
Non-current liabilities					
Other payables		5,284	8,549	–	–
Loans and borrowings	13	85	85	–	–
Total non-current liabilities		<u>5,369</u>	<u>8,634</u>	<u>–</u>	<u>–</u>
Total liabilities		<u>178,315</u>	<u>194,045</u>	<u>5,153</u>	<u>6,994</u>
Equity attributable to owners of the Company					
Share capital	14	221,508	215,083	270,633	264,208
Accumulated losses		(244,041)	(161,361)	(936,710)	(911,359)
Other reserves		176,252	172,879	814,113	817,050
Total equity		<u>153,719</u>	<u>226,601</u>	<u>148,036</u>	<u>169,899</u>
Total liabilities and equity		<u>332,034</u>	<u>420,646</u>	<u>153,189</u>	<u>176,893</u>

C. CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY

Group	Equity attributable to owners of the Company								
	Share capital RM'000	Accumulated losses RM'000	Other reserves, total RM'000	Share premium RM'000	Merger reserve RM'000	Equity component of convertible bond RM'000	Foreign currency translation reserve RM'000	Scheme shares reserve RM'000	Total equity RM'000
Balance at 1 July 2023	215,083	(161,361)	172,879	159,192	5,000	186	16,463	(7,962)	226,601
Net loss for the year	–	(82,680)	–	–	–	–	–	–	(82,680)
Other comprehensive loss for the year	–	–	(584)	–	–	–	(584)	–	(584)
Total comprehensive loss for the year	–	(82,680)	(584)	–	–	–	(584)	–	(83,264)
Issue of ordinary shares	6,425	–	2,904	2,904	–	–	–	–	9,329
Settlement of debts through issuance of scheme shares	–	–	1,053	–	–	–	–	1,053	1,053
Balance at 30 June 2024	221,508	(244,041)	176,252	162,096	5,000	186	15,879	(6,909)	153,719
Balance at 1 July 2022	215,083	(207,312)	161,792	159,192	5,000	186	5,376	(7,962)	169,563
Net profit for the year	–	45,951	–	–	–	–	–	–	45,951
Other comprehensive income for the year	–	–	11,087	–	–	–	11,087	–	11,087
Total comprehensive income for the year	–	45,951	11,087	–	–	–	11,087	–	57,038
Balance at 30 June 2023	215,083	(161,361)	172,879	159,192	5,000	186	16,463	(7,962)	226,601

C. CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY (cont'd)

Company	Equity attributable to owners of the Company								
	Share capital RM'000	Accumulated losses RM'000	Other reserves, total RM'000	Share premium RM'000	Equity component of convertible bond RM'000	Foreign currency translation reserve RM'000	Scheme shares reserve RM'000	Capital reserve RM'000	Total equity RM'000
Balance at 1 July 2023	264,208	(911,359)	817,050	800,950	186	15,427	–	487	169,899
Net loss for the year	–	(25,351)	–	–	–	–	–	–	(25,351)
Other comprehensive income for the year	–	–	1,068	–	–	1,068	–	–	1,068
Total comprehensive (loss)/income for the year	–	(25,351)	1,068	–	–	1,068	–	–	(24,283)
Issue of ordinary shares	6,425	–	2,904	2,904	–	–	–	–	9,329
Scheme shares reserve transferred from a subsidiary	–	–	(6,909)	–	–	–	(6,909)	–	(6,909)
Balance at 30 June 2024	270,633	(936,710)	814,113	803,854	186	16,495	(6,909)	487	148,036
Balance at 1 July 2022	264,208	(916,024)	803,982	800,950	186	2,359	–	487	152,166
Net profit for the year	–	4,665	–	–	–	–	–	–	4,665
Other comprehensive income for the year	–	–	13,068	–	–	13,068	–	–	13,068
Total comprehensive income for the year	–	4,665	13,068	–	–	13,068	–	–	17,733
Balance at 30 June 2023	264,208	(911,359)	817,050	800,950	186	15,427	–	487	169,899

D. CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

	Note	Group 12 months ended 30 June	
		2024 RM'000	2023 RM'000
Cash flows from operating activities			
Loss before income tax		(82,376)	(30,346)
Adjustments for:			
Depreciation of property, plant and equipment	6	224	334
Depreciation of investment properties	6	–	1,541
Gain on disposal of subsidiaries	6	–	(6,752)
Reversal of impairment of trade receivables		(2,923)	(887)
Allowance for impairment of other receivables		181	10
Write-down of inventory properties	6	15,027	–
Impairment loss on non-current assets held for sale	6	34,882	–
Expenses recognised in respect of equity-settled share-based payment		8,150	–
Provision for liquidated damages	6	2,800	1,300
Interest income		(537)	(207)
Interest expense		13	346
Operating loss before working capital changes		(24,559)	(34,661)
Changes in working capital:			
Inventory properties		(125)	(1,321)
Trade and other receivables, deposits and prepayments		1,215	551
Contract assets		–	2,416
Trade and other payables and accruals		(30,222)	26,542
Contract liabilities		(153)	530
Cash used in operations		(53,844)	(5,943)
Interest received		537	207
Interest paid		–	(340)
Income taxes paid		(133)	(230)
Net cash used in operating activities		(53,440)	(6,306)
Cash flows from investing activities			
Purchase of property, plant and equipment		(268)	(45)
Receipt of deposits for non-current assets held for sale		7,407	51,116
Balance of net cash inflow on disposal of subsidiaries		–	714
Net cash generated from investing activities		7,139	51,785
Cash flows from financing activities			
Drawdown of convertible loan		7,062	–
Payment of convertible loan by way of cash		(1,056)	–
Payment of principal portion of lease liabilities		(206)	–
Interest expense for lease liabilities		(13)	–
Net cash generated from financing activities		5,787	–
Net (decrease)/increase in cash and cash equivalents		(40,514)	45,479
Cash and cash equivalents at the beginning of the year		46,337	858
Cash and cash equivalents at the end of the year		5,823	46,337

E. NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

1. Corporate information

Capital World Limited, (the “**Company**”) is a limited liability company incorporated and domiciled in the Cayman Islands. The Company was listed on the Catalist Board of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) on 30 July 2014. These condensed interim consolidated financial statements as at and for the financial year ended 30 June 2024 comprise the Company and its subsidiaries (collectively, the “**Group**”).

The address of the Company’s registered office is the office of Conyers Trust Company (Cayman) Limited, Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman KY1-1111, Cayman Islands. The principal place of business of the Company is at 1 North Bridge Road, #24-09 High Street Centre, Singapore 179094.

The principal activity of the Company is investment holding. The Group is primarily involved in property development and property investment.

2. Basis of preparation

The condensed interim financial statements for the full year ended 30 June 2024 have been prepared in accordance with IAS 34 *Interim Financial Reporting* issued by the International Accounting Standard Council. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group’s financial position and performance of the Group since the last interim financial statements for the period ended 31 December 2023.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with International Financial Reporting Standards (“**IFRS**”), except for the adoption of new and amended standards as set out in Note 2.1.

The condensed interim financial statements are presented in Malaysia Ringgit (“**RM**”) which is the functional currency of the Group and all values in the tables are rounded to the nearest thousand (“**RM’000**”), except when otherwise indicated.

2.1. New and amended standards adopted by the Group

The Group has adopted all the new and revised standards which are effective for annual financial period beginning on or after 1 July 2023. The adoption of these new and revised standards did not have any material effect on the financial performance or position of the Group and the Company.

2.2. Use of judgements and estimates

In preparing the condensed interim financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The significant judgements made by management in applying the Group’s accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 30 June 2023.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

3. Going concern assumption

During the financial year ended 30 June 2024, the Group incurred a net loss before income tax of RM82.4 million (2023: RM30.3 million) and net cash flows used in operating activities of RM53.4 million (2023: RM6.3 million). In addition, the net current assets of the Group of RM158.6 million (2023: RM235.0 million) as at 30 June 2024, includes inventory properties amounting to RM109.9 million (2023: RM124.8 million), and non-current assets held for sale amounting to RM203.9 million (2023: RM238.8 million) (collectively, the “**Properties**”).

As at 30 June 2024, the Group is in the process of completing the Sale and Purchase Agreement (“**SPA**”) in respect of the sale of the Properties to a third party.

The above conditions and events indicate that an uncertainty exists that may cast doubt on the Group’s ability to continue as a going concern.

In preparation of the financial statements, the directors of the Company believe that the use of going concern assumption is appropriate after taking into consideration:

- i) The Group has received a letter from MK Mustafa stating that MK Mustafa will waive off the Conditions Precedents (“**CP**”) of the SPA. With the waiver of the CP by MK Mustafa and the fulfilment of the CP by the Group, the SPA became unconditional. Notwithstanding that the CP were waived, MK Mustafa has undertaken to complete the waived CP. The Board of Directors are of the view that the process of completing the SPA as at the date of the announcement are administrative in nature and nothing has come to the attention of the Board of Directors and management that the SPA in respect of the sale of the Properties would not be fulfilled within the next twelve months; and
- ii) The Board of Directors and management are of the view that the Group will have sufficient working capital and will be able to meet its obligations as and when they fall due based on the cash flow forecast for the next 12 months.

In the event that the Group is unable to continue as a going concern, the Group may be unable to discharge its liabilities in the normal course of business and adjustments may have to be made to reflect the situation that assets may need to be realised other than in the normal course of business and at amounts which could differ significantly from the amounts at which they are currently recorded in the statements of financial position. In addition, the Group may have to provide for further liabilities that might arise, and to reclassify non-current assets and non-current liabilities as current assets and current liabilities respectively. No such adjustments have been made to these financial statements.

4. Seasonal operations

The Group’s businesses are not affected significantly by seasonal or cyclical factors during the financial period.

5. Segmental and revenue information

The Group is organised into two main operating business segments, namely:

- (a) Property development business - An innovative property developer that focuses on working with land owners to minimise initial capital outlay. The Group undertakes the conception, design and implementation of integrated property projects.
- (b) Others - It relates to group level corporate services and treasury function.

These operating segments are reported in a manner consistent with internal reporting provided to Chief Executive Officer who is responsible for allocating resources and assessing performance of the operating segments.

5.1. Reportable segments

Group	Property development RM'000	Others RM'000	Elimination RM'000	Group RM'000
6 months ended 30 June 2024				
<u>Revenue</u>				
Reversal of sale of inventory properties, net of provision for liquidated damages	(4,670)	–	–	(4,670)
<u>Results</u>				
Interest income	179	19	–	198
Depreciation expenses	(102)	(5)	–	(107)
Reversal of/(allowance for) impairment of financial assets	2,912	(169)	–	2,743
Write-down of inventory properties	(15,027)	–	–	(15,027)
Impairment loss on non-current assets held for sale	(34,882)	–	–	(34,882)
Expenses recognised in respect of equity-settled share-based payment				
- Bonus	(2,477)	–	–	(2,477)
- Consultancy fees	(5,673)	–	–	(5,673)
Provision for liquidated damages	(2,800)	–	–	(2,800)
(Loss)/profit before tax	(62,116)	(22,801)	16,320	(68,597)
Segment assets	409,137	157,508	(234,611)	332,034
Segment liabilities	483,681	12,905	(318,271)	178,315

5. Segmental and revenue information (cont'd)

5.1. Reportable segments (cont'd)

Group	Property development RM'000	Others RM'000	Elimination RM'000	Group RM'000
12 months ended 30 June 2024				
<u>Revenue</u>				
Reversal of sale of inventory properties, net of provision for liquidated damages	(4,670)	–	–	(4,670)
<u>Results</u>				
Interest income	196	341	–	537
Depreciation expenses	(214)	(10)	–	(224)
Reversal of/(allowance for) impairment of financial assets	2,912	(170)	–	2,742
Write-down of inventory properties	(15,027)	–	–	(15,027)
Impairment loss on non-current assets held for sale	(34,882)	–	–	(34,882)
Expenses recognised in respect of equity-settled share-based payment				
- Bonus	(2,477)	–	–	(2,477)
- Consultancy fees	(5,673)	–	–	(5,673)
Provision for liquidated damages	(2,800)	–	–	(2,800)
(Loss)/profit before tax	(73,254)	(25,442)	16,320	(82,376)
Segment assets	409,137	157,508	(234,611)	332,034
Segment liabilities	483,681	12,905	(318,271)	178,315

5. Segmental and revenue information (cont'd)

5.1. Reportable segments (cont'd)

Group	Property development RM'000	Mining RM'000	Others RM'000	Elimination RM'000	Group RM'000
6 months ended 30 June 2023					
<u>Revenue</u>					
Reversal of sale of inventory properties, net of provision for liquidated damages	(3,832)	–	–	–	(3,832)
<u>Results</u>					
Interest income	48	–	159	–	207
Gain on disposal of subsidiaries	–	6,752	–	–	6,752
Depreciation expenses	(71)	–	(5)	–	(76)
Reversal of/(allowance for) impairment of financial assets	887	–	(10)	–	877
Provision for liquidated damages	(1,300)	–	–	–	(1,300)
(Loss)/profit before tax	(18,923)	6,752	(6,439)	(7,467)	(26,077)
Segment assets	448,738	–	220,731	(248,823)	420,646
Segment liabilities	450,028	–	53,854	(309,837)	194,045
12 months ended 30 June 2023					
<u>Revenue</u>					
Reversal of sale of inventory properties, net of provision for liquidated damages	(3,832)	–	–	–	(3,832)
<u>Results</u>					
Interest income	48	–	159	–	207
Gain on disposal of subsidiaries	–	6,752	–	–	6,752
Depreciation expenses	(1,862)	–	(13)	–	(1,875)
Reversal of/(allowance for) impairment of financial assets	887	–	(10)	–	877
Provision for liquidated damages	(1,300)	–	–	–	(1,300)
(Loss)/profit before tax	(26,340)	6,752	(4,469)	(6,289)	(30,346)
Segment assets	448,738	–	220,731	(248,823)	420,646
Segment liabilities	450,028	–	53,854	(309,837)	194,045

5. Segmental and revenue information (cont'd)

5.2. Disaggregation of revenue

Group	Reversal of sale of inventory properties, net of provision for liquidated damages		Adjustments and eliminations		Total Group	
	6 months ended 30 June 2024 RM'000	6 months ended 30 June 2023 RM'000	6 months ended 30 June 2024 RM'000	6 months ended 30 June 2023 RM'000	6 months ended 30 June 2024 RM'000	6 months ended 30 June 2023 RM'000
<u>Primary geographical markets</u>						
Malaysia	(4,670)	(3,832)	–	–	(4,670)	(3,832)
<u>Timing of transfer of goods and services</u>						
Over time	(4,670)	(3,832)	–	–	(4,670)	(3,832)
	12 months ended 30 June 2024 RM'000	12 months ended 30 June 2023 RM'000	12 months ended 30 June 2024 RM'000	12 months ended 30 June 2023 RM'000	12 months ended 30 June 2024 RM'000	12 months ended 30 June 2023 RM'000
<u>Primary geographical markets</u>						
Malaysia	(4,670)	(3,832)	–	–	(4,670)	(3,832)
<u>Timing of transfer of goods and services</u>						
Over time	(4,670)	(3,832)	–	–	(4,670)	(3,832)

6. Loss before income tax

	Group			
	6 months ended 30 June		12 months ended 30 June	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Depreciation of property, plant and equipment and investment properties	107	76	224	1,875
Employee benefit expense:				
- Salaries and bonus	4,043	1,685	6,269	3,046
- Social security contributions	7	6	15	9
- Contributions to defined contribution plan	318	86	440	147
Write-down of inventory properties	15,027	–	15,027	–
Impairment loss on non-current assets held for sale	34,882	–	34,882	–
Consultancy fees	5,673	–	5,673	–
Provision for liquidated damages	2,800	1,300	2,800	1,300
Refurbishment of properties	–	7,508	–	7,508
Gain on disposal of subsidiaries	–	(1,271)	–	(6,752)

7. Income tax expense/(credit)

The Group calculates the income tax expense/(credit) using the tax rate that would be applicable to the expected total loss for the period/year. The major components of income tax expense/(credit) in the condensed interim consolidated statement of comprehensive income are:

	Group			
	6 months ended 30 June		12 months ended 30 June	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Income tax:				
- Current period/year	35	–	35	–
- Under/(over) provision in respect of previous periods/years	251	(76,297)	269	(76,297)
	286	(76,297)	304	(76,297)

8. (Loss)/earnings per share

The basic and diluted (loss)/earnings per share is calculated by dividing net (loss)/profit for the period/year attributable to owners of the Company by the weighted average number of ordinary shares outstanding during the financial period/year.

The Company did not issue any dilutive potential ordinary shares during the current and previous financial periods/years.

Computation of basic and diluted (loss)/earnings per share for the periods/years ended 30 June:

	Group			
	6 months ended 30 June		12 months ended 30 June	
	2024	2023	2024	2023
	RM'000	RM'000	RM'000	RM'000
Net (loss)/profit for the period/year attributable to owners of the Company	(68,883)	50,220	(82,680)	45,951
Weighted average number of ordinary shares for basic and diluted earnings per share computation ('000)	15,239,263	14,268,666	14,744,808	14,268,666
(Loss)/earnings per share (cents)				
- Basic and diluted	(0.45)	0.35	(0.56)	0.32

9. Inventory properties

	Group	
	30 June 2024	30 June 2023
	RM'000	RM'000
Comprised:		
- Retail units of the retail mall	109,825	124,748
- Development cost in-progress	67	46
	<u>109,892</u>	<u>124,794</u>

10. Cash and cash equivalents

	Group		Company	
	30 June 2024	30 June 2023	30 June 2024	30 June 2023
	RM'000	RM'000	RM'000	RM'000
Cash on hand and at banks	5,676	41,337	136	395
Short term deposits	147	5,000	-	-
Cash and cash equivalents	<u>5,823</u>	<u>46,337</u>	<u>136</u>	<u>395</u>

11. Non-current assets held for sale

	Group	
	30 June 2024 RM'000	30 June 2023 RM'000
Investment properties	214,976	214,976
Less: Impairment loss	(31,401)	–
	183,575	214,976
Property, plant and equipment	23,799	23,799
Less: Impairment loss	(3,481)	–
	20,318	23,799
Total non-current assets held for sale, net of impairment loss	203,893	238,775

12. Property, plant and equipment

During the financial year ended 30 June 2024, the Group acquired assets amounting to RM268,000 (30 June 2023: RM45,000).

During the financial year ended 30 June 2024, the Group carried out an impairment review on the property, plant and equipment and determined that there was no impairment required for the property, plant and equipment (30 June 2023: No impairment required).

13. Loans and borrowings

	Group		Company	
	30 June 2024 RM'000	30 June 2023 RM'000	30 June 2024 RM'000	30 June 2023 RM'000
Current liabilities				
Lease liabilities	2	134	–	–
Other loans	42	41	42	41
	44	175	42	41
Non-current liabilities				
Lease liabilities	85	85	–	–

14. Share capital

	Group			
	30 June 2024		30 June 2023	
	Number of shares '000	RM'000	Number of shares '000	RM'000
<u>At beginning of the year:</u>				
Issued and fully paid, each with a nominal or par value of S\$0.04	1,832,094	176,240	1,832,094	176,240
Issued and fully paid, each with a nominal or par value of S\$0.001	11,919,583	30,881	11,919,583	30,881
Issued and not fully paid, each with a nominal or par value of S\$0.001	516,989	7,962	516,989	7,962
	14,268,666	215,083	14,268,666	215,083
Issue of ordinary shares, each with a nominal or par value of S\$0.001	1,831,314	6,425	–	–
At end of the year	16,099,980	221,508	14,268,666	215,083

	Company			
	30 June 2024		30 June 2023	
	Number of shares '000	RM'000	Number of shares '000	RM'000
<u>At beginning of the year:</u>				
Issued and fully paid, each with a nominal or par value of S\$0.04	1,832,094	225,365	1,832,094	225,365
Issued and fully paid, each with a nominal or par value of S\$0.001	11,919,583	30,881	11,919,583	30,881
Issued and not fully paid, each with a nominal or par value of S\$0.001	516,989	7,962	516,989	7,962
	14,268,666	264,208	14,268,666	264,208
Issue of ordinary shares, each with a nominal or par value of S\$0.001	1,831,314	6,425	–	–
At end of the year	16,099,980	270,633	14,268,666	264,208

The Company did not hold any treasury shares and outstanding convertibles as at 30 June 2024 and 30 June 2023. The Company's subsidiaries do not hold any shares in the Company as at 30 June 2024 and 30 June 2023.

The holders of ordinary shares are entitled to receive dividends as and when declared by the Company. All ordinary shares carry one vote per share without restriction. The ordinary shares have no par value.

15. Net asset value

	Group		Company	
	30 June 2024	30 June 2023	30 June 2024	30 June 2023
Net asset value (“NAV”) (RM’000)	153,719	226,601	148,036	169,899
Number of ordinary shares in issue (excluding treasury shares) (’000)	16,099,980	14,268,666	16,099,980	14,268,666
NAV per ordinary share based on issued share capital (cents)	0.95	1.59	0.92	1.19

16. Related party transactions

Compensation of key management personnel

	Group			
	6 months ended 30 June		12 months ended 30 June	
	2024	2023	2024	2023
	RM’000	RM’000	RM’000	RM’000
Short-term employee benefits	3,341	1,272	4,605	2,150
Directors’ fee	733	233	975	461
Employer’s contribution to defined contribution plans	96	14	139	44
	<u>4,170</u>	<u>1,519</u>	<u>5,719</u>	<u>2,655</u>
Comprise amounts paid to:				
- Directors of the Company	3,102	1,864	4,401	2,518
- Other key management personnel	1,068	(345)	1,318	137
	<u>4,170</u>	<u>1,519</u>	<u>5,719</u>	<u>2,655</u>

17. Fair value of financial instruments

(a) Fair value hierarchy

The Group categorises fair value measurements using a fair value hierarchy that is dependent on the valuation inputs used as follows:

- Level 1 – Quoted prices (unadjusted) in active market for identical assets or liabilities that the Group can access at the measurement date,
- Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly, and
- Level 3 – Unobservable inputs for the asset or liability.

Fair value measurements that use inputs of different hierarchy levels are recognised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

There were no material transfers between Level 1, Level 2 and Level 3 during financial period ended 30 June 2024 and 30 June 2023.

17. Fair value of financial instruments (cont'd)

(b) Financial instruments that are not carried at fair value and whose carrying amounts are reasonable approximation of fair value

The carrying amount of the current financial assets and financial liabilities are reasonable approximations of fair values due to the insignificant impact of discounting.

18. Subsequent events

- a) The Group refers to its announcement dated 30 July 2024 wherein Capital City Properties Sdn. Bhd. ("CCPSB") had on 29 July 2024, received a notice of demand dated 23 July 2024 from the legal advisors representing LB Advisory Sdn Bhd ("Letter of Demand") in relation to the payment of RM810,000 for the early termination of their services for providing advice on the restructuring and management control of CCPSB. The Company is assessing the basis and merits of the Letter of Demand and will seek legal advice accordingly. The Company is of the view that the Letter of Demand and any potential legal proceedings relating to this matter will not affect the continued business operations of the Group, and such repayment is not expected to materially impact the financial position of the Group.
- b) The Group refers to its announcement dated 13 August 2024 wherein CCPSB has received the second additional deposit of RM5 million on 13 August 2024 from MK Mustafa as partial payment of the additional deposit of RM30 million. The remaining additional deposit of RM20 million is scheduled to be paid by MK Mustafa on or before 30 September 2024. The total deposit received till date by CCPSB was RM90 million, representing approximately 24% of the Purchase Price as defined in the Company's announcement dated 27 January 2023.
- c) The Group refers to its announcement dated 19 August 2024 wherein CCPSB has withdrawn its appeal against the consent order as of 19 August 2024 in relation to the case involving Lee Choi Fah and 139 other purchasers. Upon fulfilment of the conditions in the consent order, 18 units of the commercial lots which have been set aside will be used as a contra settlement towards the full and final resolution of the claims. The Company is of the view that the legal proceedings relating to this matter will not affect the continues business operations of the Group, and such repayment, to be determined in due course, is not expected to materially impact the financial position of the Group.

F. OTHER INFORMATION REQUIRED BY CATALIST RULE APPENDIX 7C

1. Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.

The condensed interim consolidated statement of financial position of Capital World Limited and its subsidiaries as at 30 June 2024 and the related condensed interim consolidated statement of comprehensive income, condensed interim statement of changes in equity and condensed interim consolidated statement of cash flows for the financial year then ended and certain explanatory notes have not been audited or reviewed.

2. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a matter).

Not applicable.

3. Where the latest financial statements are subject to an adverse opinion, qualified opinion, or disclaimer of opinion:

(a) Updates on the efforts taken to resolve each outstanding audit issues.

(b) Confirmations from the Board that the impact of all outstanding audit issues on the financial statements have been adequately disclosed.

This is not required for any audit issue that is a material uncertainty relating to going concern.

Not applicable.

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.

The Group has applied the same accounting policies and computation methods used in the preparation of the financial statements for the current reporting period compared with the audited financial statements as at 30 June 2023, except for the adoption of the new and revised IFRS which became effective for the financial year beginning on or after 1 July 2023.

5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.

The adoption of the new and revised accounting standards referred to in preceding paragraph 4 did not give rise to any significant changes to the financial performance or position of the Group.

6. A review of the performance of the Group, to the extent necessary for a reasonable understanding of the Group's business. It must include a discussion of the following: -
- (a) any significant factors that affected the turnover, costs, and earnings of the Group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and
 - (b) any material factors that affected the cash flow, working capital, assets or liabilities of the Group during the current financial period reported on.

Review of income statement

Revenue, cost of sales and gross profit

For the 12 months ended 30 June 2024, the revenue was a negative of RM4.7 million (12 months ended 30 June 2023: negative of RM3.8 million) and cost of sales was a negative of RM1.1 million (12 months ended 30 June 2023: a negative of RM1.3 million) due to the cancellation of units that were sold previously. The units were cancelled by the purchasers as the purchasers do not want to continue to pay for the units. This resulted in a gross loss of RM3.6 million for the 12 months ended 30 June 2024 (12 months ended 30 June 2023: RM2.6 million).

Other income

For the 12 months ended 30 June 2024, other income mainly comprises interest income of RM0.6 million.

For the 12 months ended 30 June 2023, other income mainly comprises the gain on disposal of Terratech Resources Pte Ltd and its subsidiary, CEP Resources Entity Sdn Bhd, of RM6.8 million, recovery of sales commission and incentive of RM1.1 million and interest income of RM0.2 million.

General and administrative expenses

The general and administrative expenses mainly consist of manpower cost, depreciation of property, plant and equipment, professionals fee, utilities, and office administrative expenses. The increase in general and administrative expenses amounting to RM45.6 million was mainly due to the write-down of inventory properties and impairment loss on non-current assets held for sale of RM15.0 million and RM34.9 million respectively. The write-down and impairment loss were arising from the additional costs that was expected to incur to fulfil the Vendor's Works as defined in the Company's announcement dated 27 January 2023 and the estimated additional Bumiputera release fees to be settled to fulfil the terms of the SPA. The increase was partially offset by the decrease in depreciation of investment properties of RM1.5 million.

Reversal of impairment of financial assets

The impairment was provided for purchasers who have not made any payment for the purchase of the units in the past few years. During the current financial year, the purchasers have cancelled the purchase of the units and hence, the impairment related to the purchasers were reversed.

Income tax (expenses)/credit

For the 12 months ended 30 June 2024, the income tax expenses comprise the current year tax provision of RM0.1 million and under provision of prior year tax expenses of RM0.2 million (12 months ended 30 June 2023: over provision of prior year tax expenses of RM76.3 million).

6. A review of the performance of the Group, to the extent necessary for a reasonable understanding of the Group's business. It must include a discussion of the following: -
- (a) any significant factors that affected the turnover, costs, and earnings of the Group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and
 - (b) any material factors that affected the cash flow, working capital, assets or liabilities of the Group during the current financial period reported on. (cont'd)

Review of balance sheet

The Group's total assets decreased from RM420.6 million as at 30 June 2023 to RM332.0 million as at 30 June 2024 was mainly due to the decrease in cash and cash equivalents of RM40.5 million, decrease in inventory properties of RM14.9 million and decrease in non-current assets held for sale of RM34.9 million. The decrease was offset by the increase in other receivables, deposits and prepayments of RM1.7 million.

The decrease in cash and cash equivalents was mainly due to the settlement made to Achwell Property Sdn Bhd ("APSB") of RM30.0 million, payment of authority fees to local authorities of RM3.4 million and payment of operational costs of RM18.5 million. The decrease in cash and cash equivalents was offset by the receipt of RM11.4 million from MK Mustafa.

The decrease in inventory properties and non-current assets held for sale was mainly due to the write-down of the cost and impairment loss of RM15.0 million and RM34.9 million respectively as mentioned under the "Review of General and Administrative Expenses".

The Group's total liabilities decreased from RM194.0 million as at 30 June 2023 to RM178.3 million as at 30 June 2024 mainly due to the decrease in trade payables of RM30.0 million. The decrease in trade payables was mainly due to the settlement of RM30.0 million made to APSB.

The decrease in total liabilities was partially offset by the increase in other payables and accruals of RM14.4 million. The increase in other payables was mainly due to the receipt of additional deposit of RM11.4 million from MK Mustafa and the increase in provision for liquidated damages of RM2.8 million.

Review of statement of cash flows

The net cash used in operating activities increased by RM47.1 million mainly due to the increase in cash used in operations of RM47.9 million. This was mainly due to the payment of RM30.0 million to APSB.

The net cash generated from investing activities decreased by RM44.6 million. The decrease was mainly due to the decrease in deposits received for non-current assets held for sale of RM43.7 million.

The net cash generated from financing activities increased by RM5.8 million due to the drawdown of the convertible loan of RM7.1 million offset by the payment made for the convertible loan by way of cash of RM1.1 million.

7. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and actual results.

The Group's unaudited results for the financial year ended 30 June 2024 are in line with the Company's profit guidance announcement dated 19 August 2024.

8. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next reporting period and the next 12 months.

On 11 January 2024, Malaysia and Singapore signed a Memorandum of Understanding to work on the Johor-Singapore Special Economic Zone (“SEZ”) to strengthen the economic connectivity between Johor and Singapore¹. The introduction of the Johor Bahru-Singapore Rapid Transit System (“RTS”) and the forthcoming SEZ places Johor Bahru as a key investment hub, drawing parallels to the economic synergy seen between Shenzhen and Hong Kong. The Group expects that there will be improvement on the cross-border flows for both people and goods and this will help to improve the economy between Malaysia and Singapore.

In relation to the Group’s business, the Group has received a letter from MK Mustafa stating that MK Mustafa will waive off the CP of the SPA. With the waiver of the CP by MK Mustafa and the fulfilment of the CP by the Group, the SPA became unconditional. Notwithstanding that the CP were waived, MK Mustafa has undertaken to complete the waived CP. The Group is of the view that the process of completing the SPA is administrative in nature. Till date, the deposit received from MK Mustafa amounted to RM90 million, representing approximately 24% of the Purchase Price. The Group is looking forward to the opening of Mustafa's first flagship store in Johor Bahru within our mall, marking a significant milestone. Mustafa Shopping Centre is anticipated to create a vibrant retail experience, attracting visitors and boosting the local economy.

9. Dividend

(a) Current financial period reported on

Any dividend recommended for the current financial period reported on?

None.

(b) Corresponding period of the immediately preceding financial year?

None.

(c) Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived. (If the dividend is not taxable in the hands of shareholders, this must be stated).

Not applicable.

(d) Date payable

Not applicable.

(e) The date on which Registrable Transfers received by the company (up to 5.00 pm) will be registered before entitlements to the dividend are determined

Not applicable.

10. If no dividend has been declared (recommended), a statement to that effect and the reason(s) for the decision.

No dividend has been declared or recommended for the 12 months ended 30 June 2024 as cashflows are being directed to funding the Group’s operating activities and the Company was in an accumulated loss position as at 30 June 2024.

¹ <https://www.mti.gov.sg/Newsroom/Press-Releases/2024/01/Malaysia-and-Singapore-strengthens-economic-connectivity-with-Johor-Singapore-Special-Economic-Zone>

11. If the Group has obtained a general mandate from shareholders for interested person transactions (“IPT”) the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

The Group has procedures governing all IPT to ensure that they are properly documented and reported in a timely manner to the Audit Committee and that they are carried out on normal commercial terms and are not prejudicial to the interests of the Company and its minority shareholders. The Company has not obtained a general mandate from shareholders for IPT.

Save as disclosed below, there were no IPT that was equal to or had exceeded S\$100,000 for the 12 months ended 30 June 2024.

Name of interested person	Nature of relationship	Aggregate value of all interested person transactions during the financial period under review (excluding transactions less than S\$100,000 and transactions conducted under shareholders’ mandate pursuant to Rule 920)	Aggregate value of all interested person transactions conducted under shareholders’ mandate pursuant to Rule 920 (excluding transactions less than S\$100,000)
Datuk Wira Eric Tan Eng Huat - Payment of a one-off incentive fee for his advisory services to the Company in relation to the Company’s resumption of trading on the SGX-ST.	Ms. Tan Ler Choo who is the director of the Company is the sister of Datuk Wira Eric Tan Eng Huat.	S\$150,000 Refer to the Company’s circular dated 7 March 2024 and approval from shareholders on 22 March 2024	–
Omrui Advisory Pte Ltd (wholly owned by Datuk Wira Eric Tan Eng Huat) - Payment of advisory fee pursuant to a service agreement entered into with the Company dated 12 June 2024 for advisory services to the Company.	Ms. Tan Ler Choo who is the director of the Company is the sister of Datuk Wira Eric Tan Eng Huat.	S\$440,000	–

12. Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7(H) under Rule 720(1)).

The Company confirms that it has procured undertakings from all its Directors and Executive Officers (in the format set out in Appendix 7H pursuant to Rule 720(1) of the Catalist Rules.

G. ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

13. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(10). If there are no such persons, the issuer must make an appropriate negative statement

Pursuant to Rule 704(10), the Company confirms that there is no person occupying a managerial position in the Company or in any of its principal subsidiaries who is a relative of a director, chief executive officer or substantial shareholder of the Company.

14. In the review of the performance, the factors leading to any material changes in contributions to turnover and earnings by the operating segments.

Please refer to Section E Note 5 of the “Notes to the condensed interim consolidated financial statements” above. The Group’s revenue was only derived from Malaysia. Please refer to Section F point 6 for the review of performance of the Group and material changes in contributions to turnover and earnings.

	2024 RM'000	2023 RM'000	Increase/(decrease) %
(a) Revenue			
- First half year	–	–	–
- Second half year	(4,670)	(3,832)	22
	<u>(4,670)</u>	<u>(3,832)</u>	
(b) Operating (loss)/profit after tax before deducting non-controlling interest			
- First half year	(13,797)	(4,269)	> 100
- Second half year	(68,883)	50,220	NM
	<u>(82,680)</u>	<u>45,951</u>	

NM – Not meaningful

15. Disclosures of incorporation, acquisition and realization of shares pursuant to Catalyst rule 706(A)

As per the announcement dated 22 February 2024, the Company was in the progress of striking off its wholly-owned subsidiary, Rise Expedition Global Limited (“REGL”). On 26 July 2024, the Company has completed the strike-off of REGL.

The Company is still in the progress of striking off its wholly-owned subsidiary, Prime Solution Management Pte. Ltd., as announced by the Company in its announcement dated 5 June 2024.

16. A breakdown of the total annual dividend (in dollar value) for the issuer’s latest full year and its previous full year as follows: (a) Ordinary (b) Preference (c) Total

Not applicable. The Company is not proposing dividend for the 12 months ended 30 June 2024. No dividend was declared for the 12 months ended 30 June 2023.

On behalf of the Board of Directors

Hoo Khee Leng
Executive Director and Chief Executive Officer

26 August 2024

*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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