

**INTERIM MATERIAL UPDATE**

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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) Pey Boon Siong and 19 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 25 November 2025 in relation to the claim filed by Mr. Pey Boon Siong and 19 other purchasers (collectively, the “**Plaintiffs**”).*

As previously announced, the Plaintiffs have filed 20 separate suits at the High Court of Malaya, claiming aggregate damages of approximately RM8.9 million against the Company. The claims pertain to liquidated damages for the delayed delivery of vacant possession of retail units at Capital City Mall, outstanding rental arrears, and alleged depreciation in property value.

All 20 suits have been transferred to the Sessions Court of Johor Bahru following a High Court order.

On 30 April 2026, the Court has concluded the trial and fixed the next case management on 11 September 2026.

The Company will release further announcements as appropriate in due course and on any other material developments as and when necessary.

*(b) Pung It Teong and Tan Yee Ting*

*Unless otherwise defined, all capitalised terms and references shall bear the same meanings ascribed to them in the Company’s announcements dated 31 October 2022, 5 January 2023, 7 February 2023, 3 March 2023, 5 April 2023, 3 May 2023, 12 June 2023, 4 July 2023, 4 August 2023, 31 August 2023, 30 May 2025, 30 June 2025, 29 July 2025, 31 October 2025 and 23 December 2025, in relation to the writ of summons and statement of claim filed by Pung It Teong and Tan Yee Ting.*

The Court has issued its verdict in the case of Pung It Teong and Tan Yee Ting against 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.

Case management hearings were held on 11 September, 23 October, and 27 November 2025, during which the appellants were directed to update the Court on the status of the Grounds of Judgment.

On 10 April 2026, the High Court has dismissed the appeal and CCPSB has won the appeal with RM10,000 cost subject to allocatur fee.

On 9 May 2026, the Purchaser's lawyer has filed a Notice of Appeal to the Court of Appeal of Malaysia, seeking to appeal the High Court's decision in full. As at the date of this announcement, no hearing date or further case management date has been fixed for the appeal matter.

The Company will release further announcements as appropriate in due course and on any other material developments as and when necessary.

(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;*
- *Chong Kim Chuan;*
- *Teh Swee Neo, Lee Yong Hen and 97 other purchasers;*
- *Saravaneshwari A/P Subramaniam; and*
- *Nandagopalan A/L S.M. Samy*

## **B. Update on the Group's status**

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; and
- 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  
29 May 2026

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*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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