

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

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**ENTRY INTO A NON-BINDING PRINCIPAL TERM SHEET IN RELATION TO THE PROPOSED SALE OF THE DEVELOPMENT RIGHT AND BENEFICIAL OWNERSHIP OF THE 5 TOWERS**

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*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 5 October 2023, 30 October 2023 and 3 October 2024 in relation to the 5 Towers.*

The board of directors (the “**Board**” or the “**Directors**”) of Capital World Limited (the “**Company**”, together with its subsidiaries, collectively the “**Group**”) wishes to announce that its wholly-owned subsidiary, Capital City Property Sdn Bhd (“**CCP**”), has on 3 October 2024 entered into a non-binding principal term sheet (“**PTS**”) with Growth Development & Management Sdn Bhd (“**GDM**”) for the sale of the Development Right and Beneficial Ownership of the 5 towers (“**5 Towers**”).

GDM is a private company incorporated in Malaysia and is in the management of real estate and consultancy activities.

GDM is not related to any of the Company’s directors, substantial shareholders of the Company and/or their respective associates. As at the date of this announcement, GDM does not hold any shares in the capital of the Company directly or indirectly.

The 5 Towers consists of several components, namely a retail podium, 2 blocks of hotel suites (“**Towers A and B**”) and 3 blocks of serviced apartments (“**Towers C, D and E**”). The 5 Towers are to be constructed on top of the retail podium. As of date, CCP has partially constructed Towers A and B and CCP has yet to commence the construction of Towers C, D and E.

Both CCP and GDM have a mutual understanding that GDM has agreed to acquire and CCP has agreed to sell the 5 Towers at a purchase price of RM25 million (“**Purchase Consideration**”). The Purchase Consideration is based on a willing buyer willing seller basis while taking into consideration the stages of construction of the 5 Towers. GDM intends to develop and construct the 5 Towers.

Subsequent to the execution of the PTS, GDM’s solicitors and consultants will proceed to commence the due diligence on the 5 Towers. The due diligence process shall be completed within three (3) months from the date of the PTS. Upon completion and satisfaction of the due diligence outcome by GDM, both CCP and GDM shall execute the Sale and Purchase Agreement (“**SPA**”) together with the Power of Attorney in relation to the 5 Towers.

The Purchase Consideration for the proposed sale of the 5 Towers will be satisfied as follows:

<b>Tranche</b>	<b>Date</b>	<b>Schedule Payment for the Purchase Consideration</b>
1	Upon execution of the PTS and this sum is non-refundable	RM100,000
2	Payment will be made based on whichever is earlier: a) Upon completion of the due diligence and execution of the SPA together with the Power of Attorney in relation to the 5 Towers; or b) Upon expiry of due diligence period and execution of the SPA together with the Power of Attorney in relation to the 5 Towers.	RM2,400,000
3	Within Six (6) months from the date of SPA	RM2,500,000

4	Within Nine (9) months from the date of SPA	RM2,500,000
5	Within Twelve (12) months from the date of SPA	RM2,500,000
6	Within Fifteen (15) months from the date of SPA	RM2,500,000
7	Within Eighteen (18) months from the date of SPA	RM2,500,000
8	Within Twenty-One (21) months from the date of SPA	RM5,000,000
9	Within Twenty-Four (24) months from the date of SPA	RM5,000,000
<b>Total</b>		<b>RM25,000,000</b>

CCP has received the first tranche payment of RM100,000 on 4 October 2024.

The PTS is only an expression of intent by the parties relating to the proposed sale of the 5 Towers and does not create any legally binding nor enforceable obligations on the parties.

None of the Directors or controlling shareholders of the Company and their respective associates has any interest, direct or indirect, in the PTS, other than through their respective shareholdings (if any) in the Company.

The Company will update shareholders as and when there are material developments on the proposed sale of the 5 Towers.

**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**

Hoo Khee Leng  
Executive Director and Chief Executive Officer  
4 October 2024

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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.*

*The contact person for the sponsor is Mr. Josh Tan at 36 Robinson Road, #10-06 City House, Singapore 068877, Email: sponsor@rhtgoc.com.*