

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) *Chong Kim Chuan*

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 20 August 2025, 29 September 2025 and 31 October 2025 in relation to the receipt of writ of summons and statement of claim from Chong Kim Chuan.

The Purchaser claimed for a refund of RM286,212.28 being the purchase price paid, together with RM41,740.81 being the interest paid to his end-financier, bringing the total claim to RM327,953.09 (excluding damages, costs and interest) pursuant to CCPSB failing to deliver the vacant possession of the Unit within fifty-two (52) months from the date of SPA i.e. 14 March 2021.

The Company has appointed legal counsel and is actively defending the claim. The Court had initially scheduled case management on 15 October 2025 for CCPSB to update its position regarding the filing of any further pleadings. This date was subsequently rescheduled to 29 October 2025. Following this, the Court has further fixed the next case management on 17 November 2025, which has since been rescheduled to 1 December 2025.

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

b) *Pey Boon Siong and 19 other purchasers*

Further to the previous announcements regarding the legal suits filed against the Company, the Board wishes to provide an update on the proceedings initiated by Mr. Pey Boon Siong and 19 other purchasers (collectively, the “**Plaintiffs**”). The Plaintiffs have filed 20 separate suits at the High Court of Malaya at Johor Bahru, 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. The trial is currently in progress, and the Company's legal counsel is actively engaged in the cross-examination of the Plaintiffs' witnesses. To facilitate the continuation of the trial, the Court has scheduled further hearing dates on 15 to 17 December 2025, 24 to 26 February 2026, and 30 to 31 March 2026.

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;*
- *Pung It Teong and Tan Yee Ting;*
- *Teh Swee Neo, Lee Yong Hen and 97 other purchasers; and*
- *Saravaneshwari A/P Subramaniam.*

B. Update on the Group's status

As of the date of this announcement, there are no further updates regarding the following cases:

- Assistance in investigation by MACC;
- 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.

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
25 November 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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