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

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS FOR THE FOURTH QUARTER AND FULL YEAR ENDED 30 JUNE 2026

Pursuant to Rule 705(2) of the Listing Manual Section B: Rules of Catalist of the Singapore Exchange Securities Trading Limited, the Company is required to announce its quarterly financial statements in view of the disclaimer opinion issued by the Company's auditor in the latest audited financial statements for the financial year ended 30 June 2025.

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A. CONDENSED INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Note	Group 3 months ended 30 June 2026 RM'000	Group 3 months ended 30 June 2025 RM'000	Change %	Group 12 months ended 30 June 2026 RM'000	Group 12 months ended 30 June 2025 RM'000	Change %
Revenue		(2,600)	(3,257)	(20)	(2,600)	(4,263)	(39)
Cost of sales		-	737	NM	2	1,126	(100)
Gross loss		(2,600)	(2,520)		(2,598)	(3,137)	
Other income		(4)	120	NM	224	845	(73)
General and administrative expenses		(5,442)	(5,366)	1	(9,302)	(9,831)	(5)
Impairment loss on Inventory properties		(387)	(1,796)	(78)	(387)	(1,796)	(78)
Impairment loss on non-current assets held for sale		–	(4,162)	NM	–	(4,162)	NM
Reversal of impairment of financial assets		2,964	1,545	92	2,964	1,545	92
Finance costs		(2)	(46)	(96)	(6)	(51)	(88)
Loss before income tax	6	(5,471)	(12,225)	(55)	(9,105)	(16,587)	(45)
Income tax expense	7	(5)	(10)	(50)	(3)	(15)	(80)
Net loss for the period/year		**(5,476)**	**(12,235)**	(55)	**(9,108)**	**(16,602)**	(45)
Other comprehensive income:							
Items that may be reclassified subsequently to profit or loss:							
Gain on translation of foreign operations		159	8,906	(98)	82	152	(46)
Exchange differences arising from translation of foreign operations, net of tax		159	8,906		82	152	
Total comprehensive loss for the period/year		**(5,317)**	**(3,329)**		**(9,026)**	**(16,450)**	
Loss per share (cents)							
- Basic and diluted	8	(0.03)	(0.08)		(0.06)	(0.10)	

NM – Not meaningful

B. CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION

	Note	Group 30 June 2026 RM'000	Group 30 June 2025 RM'000	Company 30 June 2026 RM'000	Company 30 June 2025 RM'000
Current assets					
Inventory properties	9	110,003	109,376	–	–
Contract assets		1,386	1,386	–	–
Trade receivables	10	490	612	–	–
Other receivables, deposits, and prepayments	11	4,625	2,426	46	15
Income tax recoverable		1,761	6,503	–	–
Amount due from subsidiaries		–	–	134,112	149,908
Cash and cash equivalents	12	6,982	3,809	3,394	31
		125,247	124,112	137,552	149,954
Non-current assets held for sale		199,731	199,731	–	–
Total current assets		324,978	323,843	137,552	149,954
Non-current assets					
Property, plant, and equipment	13	375	460	2	4
Investment in subsidiaries		–	–	100	100
Total non-current assets		375	460	102	104
Total assets		**325,353**	**324,303**	**137,654**	**150,058**
Current liabilities					
Trade payables		38,258	39,241	–	–
Other payables and accruals	14	149,535	138,393	3,733	4,542
Amount due to subsidiaries		–	–	68	5
Contract liabilities		3,665	3,777	–	–
Lease liabilities		109	119	–	–
Loans and borrowings	15	38	40	38	40
Provision for taxation		–	10	–	–
Total current liabilities		191,605	181,580	3,839	4,587
Non-current liabilities					
Other payables		–	–		
Lease liabilities		82	85	–	–
Total non-current liabilities		82	85	–	–
Total liabilities		191,687	181,665	3,839	4,587
Equity attributable to owners of the Company					
Share capital	16	221,508	221,508	270,633	270,633
Accumulated losses		(266,646)	(257,538)	(955,970)	(937,101)
Other reserves		178,804	178,668	819,152	811,939
Total equity		133,666	142,638	133,815	145,471
Total liabilities and equity		**325,353**	**324,303**	**137,654**	**150,058**

C. CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY

Group	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	Other reserve RM'000	Total equity RM'000
	Equity attributable to owners of the Company									
Balance at 1 July 2025	221,508	(257,538)	178,668	162,096	5,000	186	16,031	(1,540)	(3,105)	142,638
Net loss for the year	–	(9,108)	–	–	–	–	–	–	–	(9,108)
Other comprehensive loss for the year	–	–	82	–	–	–	82	–	–	82
Total comprehensive loss for the year	–	(9,108)	82	–	–	–	82	–	–	(9,026)
Share-based payment	–	–	54	–	–	–	–	54	–	54
Balance at 30 June 2026	**221,508**	**(266,646)**	**178,804**	**162,096**	**5,000**	**186**	**16,113**	**(1,486)**	**(3,105)**	**133,666**
Balance at 1 July 2024	221,508	(240,936)	175,676	162,096	5,000	186	15,879	(6,909)	(576)	156,248
Net loss for the year	–	(16,602)	–	–	–	–	–	–	–	(16,602)
Other comprehensive loss for the year	–	–	152	–	–	–	152	–	–	152
Total comprehensive loss for the year	–	(16,602)	152	–	–	–	152	–	–	(16,450)
Share-based payment	–	–	2,840	–	–	–	–	5,369	(2,529)	2,840
Balance at 30 June 2025	**221,508**	**(257,538)**	**178,668**	**162,096**	**5,000**	**186**	**16,031**	**(1,540)**	**(3,105)**	**142,638**

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

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
	Equity attributable to owners of the Company								
Balance at 1 July 2025	270,633	(937,101)	811,939	803,854	186	8,952	(1,540)	487	145,471
Net loss for the year	–	(18,869)	–	–	–	–	–	–	(18,869)
Other comprehensive income for the year	–	–	7,159	–	–	7,159	–	–	7,159
Total comprehensive (loss)/income for the year	–	(18,869)	7,159	–	–	7,159	–	–	(11,710)
Share-based payment	–	–	54	–	–	–	54	–	54
Balance at 30 June 2026	**270,633**	**(955,970)**	**819,152**	**803,854**	**186**	**16,111**	**(1,486)**	**487**	**133,815**
Balance at 1 July 2024	270,633	(936,710)	814,113	803,854	186	16,495	(6,909)	487	148,036
Net loss for the year	–	(391)	–	–	–	–	–	–	(391)
Other comprehensive income for the year	–	–	(7,543)	–	–	(7,543)	–	–	(7,543)
Total comprehensive (loss)/income for the year	–	(391)	(7,543)	–	–	(7,543)	–	–	(7,934)
Share-based payment	–	–	5,369	–	–	–	5,369	–	5,369
Balance at 30 June 2025	**270,633**	**(937,101)**	**811,939**	**803,854**	**186**	**8,952**	**(1,540)**	**487**	**145,471**

D. CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

	Note	Group 12 months ended 30 June 2026 RM'000	2025 RM'000
Cash flows from operating activities			
Loss before income tax		(9,105)	(16,587)
Adjustments for:			
Depreciation of property, plant and equipment	6	199	201
Loss on disposal of property, plant and equipment		–	5
Reversal of impairment of trade receivables		(1,959)	(1,545)
(Reversal)/Allowance for impairment of other receivables		(1,005)	983
Write-down of inventory properties	6	387	1,796
Impairment loss on non-current assets held for sale	6	–	4,162
Provision for liquidated damages	6	2,600	2,500
Other payables written off		–	(674)
Interest income		(189)	(56)
Interest expense		6	51
Operating loss before working capital changes		(9,066)	(9,164)
Changes in working capital:			
Inventory properties		(1,014)	(1,280)
Trade and other receivables, deposits and prepayments		887	918
Contract assets		–	851
Trade and other payables and accruals		2,160	2,063
Movement in restricted cash	12	721	(2,965)
Contract liabilities		(112)	60
Cash used in operations		**(6,424)**	**(9,517)**
Interest received		189	56
Interest paid		–	(43)
Income taxes refund/(paid)		4,728	(443)
Net cash used in operating activities		**(1,507)**	**(9,947)**
Cash flows from investing activities			
Purchase of property, plant and equipment		(5)	(85)
Addition of right of use assets		109	–
Receipt of deposits for non-current assets held for sale		5,532	5,169
Net cash generated from investing activities		**5,418**	**5,084**
Cash flows from financing activities			
Addition of lease liabilities		109	–
Payment of principal portion of lease liabilities, net		(120)	(108)
Interest expense for lease liabilities		(6)	(8)
Net cash used in financing activities		**(17)**	**(116)**
Net increase/(decrease) in cash and cash equivalents		3,894	(4,979)
Cash and cash equivalents at the beginning of the year		844	5,823
Cash and cash equivalents at the end of the year	12	**4,738**	**844**

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 2026 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 LG-06, Pangsapuri Jentayu, Jalan Jentayu, 81200 Johor Bahru, Johor, Malaysia. 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 2026 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 annual financial statement for the financial year ended 30 June 2025.

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*

A number of amendments to standards have become applicable for the current reporting period. The adoption of these new and revised standards did not result in any substantial change to the Group's and Company's accounting policies and has no significant impact on the financial statements for the current reporting period.

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 audited consolidated financial statements as at and for the year ended 30 June 2025.

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.

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3. Going concern assumption

During the financial year ended 30 June 2026, the Group incurred a net loss before income tax of RM9.1million (2025: RM16.6 million) and net cash flows used in operating activities of RM1.5 million (2025: RM9.9 million). In addition, the net current assets of the Group of RM133.4 million (2025: RM142.3 million) and net assets of RM133.7 million (2025: RM142.6 million), as at 30 June 2026, include inventory properties amounting to RM110.0 million (2025: RM109.4 million), and non-current assets held for sale amounting to RM199.7 million (2025: RM199.7 million) (collectively, the "**Properties**").

As at 30 June 2026, 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 the existence of uncertainty exists that may cast doubt on the Group's ability to continue as a going concern.

Nevertheless, in the preparation of the financial statements, the Board of Directors (the "**Board**") of the Company believes that the use of the going concern assumption is appropriate after taking into consideration the following factors:

(i) The Board is of the view that the process of completing the SPA is administrative in nature and nothing has come to the attention of the Board and management that the SPA will not be completed within the next twelve months. In addition, management is continuing its negotiations with the purchaser for additional deposits. The total amount deposits received from the purchaser as at 30 June 2026 were RM98 million, representing approximately 27% of the total purchase consideration. Subsequently after 30 June 2026, the Group received a further RM45 million deposits, bringing the total deposits received to RM144 million, representing approximately 39% of the total purchase consideration;

(ii) The Group has submitted applications to two creditors to defer payments amounting to approximately RM9.8 million. Given that these creditors have previously granted instalment plans to the Group, the Board and management are of the view that the outcome of these applications will be favourable;

(iii) Management is continuing its negotiations with a creditor to extend the payment period for an outstanding balance of approximately RM18.9 million owing to the creditor. The payment terms have been extended from prior years due to the continued delay in the re-opening of the Group's retail mall;

(iv) The Group has received a number of legal claims from several third parties. Based on legal advice from the Group's lawyers, management is of the view that an outflow of resources embodying economic benefits is not probable;

(v) On 5 August 2026, Management has regained access to all previously frozen bank accounts, which have since been made available for the Group's ordinary business operations.

(vi) The Board and management are of the view that the Group will have sufficient working capital to meet its obligations as and when they fall due based on a cash flow forecast for the next twelve 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

5.1. Reportable segments

Group	Property development RM'000	Others RM'000	Elimination RM'000	Group RM'000
3 months ended 30 June 2026				
Revenue				
Reversal of sale of inventory properties, net of provision for liquidated damages	(2,600)	–	–	(2,600)
Results				
Interest income	155	2	–	157
Depreciation expenses	(49)	–	–	(49)
Reversal of impairment of financial assets	1,986	978	–	2,964
Impairment of financial assets	(387)	–	–	(387)
(Loss)/profit before tax	(3,098)	(11,166)	8,793	(5,471)
Segment assets	388,112	138,128	(200,887)	325,353
Segment liabilities	475,774	7,775	(291,862)	191,687
3 months ended 30 June 2025				
Revenue				
Reversal of sale of inventory properties, net of provision for liquidated damages	(3,257)	–	–	(3,257)
Results				
Interest income		(5)	–	(5)
Write off of the other payables	674	–	–	674
Depreciation expenses	(61)	(2)	–	(63)
Reversal of impairment of financial assets	1,545	–	–	1,545
Impairment loss on non-current assets held for sale	(4,162)	–	–	(4,162)
Impairment of financial assets	(1,796)	–	–	(1,796)
(Loss)/profit before tax	(4,261)	2,954	(10,918)	(12,225)
Segment assets	388,031	149,896	(213,624)	324,303
Segment liabilities	468,952	8,890	(296,177)	181,665

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 2026				
Revenue				
Reversal of sale of inventory properties, net of provision for liquidated damages	(2,600)	–	–	(2,600)
Results				
Interest income	176	13	–	189
Depreciation expenses	(197)	(2)	–	(199)
Reversal of impairment of financial assets	1,986	978	–	2,964
Impairment of financial assets	(387)	–	–	(387)
Loss before tax	(6,740)	(1,778)	(587)	(9,105)
Segment assets	388,112	138,128	(200,887)	325,353
Segment liabilities	475,774	7,775	(291,862)	191,687
12 months ended 30 June 2025				
Revenue				
Reversal of sale of inventory properties, net of provision for liquidated damages	(4,263)	–	–	(4,263)
Results				
Interest income	–	56	–	56
Depreciation expenses	(198)	(3)	–	(201)
Write-off of other payables	674	–	–	674
Reversal of impairment of financial assets	1,545	(983)	–	562
Impairment loss on non-current assets held for sale	(4,162)	–	–	(4,162)
Impairment loss on financial assets	(1,796)	–	–	(1,796)
Loss before tax	(6,378)	(1,489)	(8,720)	(16,587)
Segment assets	388,031	149,896	(213,624)	324,303
Segment liabilities	468,952	8,890	(296,177)	181,665

5. Segmental and revenue information (cont'd)

5.2. Disaggregation of revenue

The Group's revenue is derived wholly from Malaysia and is disaggregated by timing of revenue recognition.

6. Loss before income tax

	Group			
	3 months ended 30 June		12 months ended 30 June	
	2026 RM'000	2025 RM'000	2026 RM'000	2025 RM'000
Interest income	(157)	(5)	(189)	(56)
Written off of other payables	–	–	–	(674)
Miscellaneous income	(32)	(115)	(35)	(115)
Foreign exchange loss, net	193	–	–	–
Depreciation of property, plant and equipment and investment properties	49	63	199	201
Employee benefit expense:				
- Salaries and bonus	614	680	2,544	3,325
- Social security contributions	21	2	30	12
- Contributions to defined contribution plan	40	52	154	200
(Reversal of)/Allowance for impairment of financial assets	(914)	192	(2,964)	(562)
Impairment loss on inventory properties	387	1,796	387	1,796
Impairment loss on non-current assets held for sale	–	4,162	–	4,162
Provision for liquidated damages	2,600	2,500	2,600	2,500

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			
	3 months ended 30 June		12 months ended 30 June	
	2026 RM'000	2025 RM'000	2026 RM'000	2025 RM'000
Income tax:				
- Current period/year	5	-	3	–
- Underprovision in respect of previous periods/years	–	10	–	15
	5	10	3	15

8. Loss per share

The basic and diluted loss 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 per share for the periods/years ended 30 June:

	Group			
	3 months ended 30 June		12 months ended 30 June	
	2026 RM'000	2025 RM'000	2026 RM'000	2025 RM'000
Net loss for the period/year attributable to owners of the Company	(5,476)	(12,235)	(9,108)	(16,602)
Weighted average number of ordinary shares for basic and diluted earnings per share computation ('000)	16,099,980	16,099,980	16,099,980	16,099,980
Loss per share (cents) - Basic and diluted	(0.03)	(0.08)	(0.06)	(0.10)

9. Inventory properties

	Group	
	30 June 2026 RM'000	30 June 2025 RM'000
Comprised:		
- Retail units of the retail mall	109,864	109,293
- Development cost in-progress	139	83
	110,003	109,376

10. Trade receivables

	Group	
	30 June 2026 RM'000	30 June 2025 RM'000
Third parties, net of allowance for expected credit losses	490	612

<u>Expected credit losses</u>

The movement in allowance for expected credit losses of trade receivables is as follows:

	Group	
	30 June 2026 RM'000	30 June 2025 RM'000
At the beginning of the year	18,309	19,100
Reversal for the year	(1,959)	(1,545)
Receivables written off	1,205	754
At the end of the year	17,555	18,309

11. Other receivables, deposits and prepayments

	Group		Company	
	30 June 2026 RM'000	30 June 2025 RM'000	30 June 2026 RM'000	30 June 2025 RM'000
Sundry receivables	4,017	1,685	12	14
Deposits	525	699	34	1
Prepayments	83	42	–	–
	4,625	2,426	46	15

12. Cash and cash equivalents

	Group		Company	
	30 June 2026 RM'000	30 June 2025 RM'000	30 June 2026 RM'000	30 June 2025 RM'000
Cash on hand and at banks	6,982	3,809	3,394	31
Less: Restricted cash by MACC	(2,244)	(2,965)	–	–
Cash and cash equivalents in the consolidated statement of cash flow	4,738	844	3,394	31

On 5 August 2026, following the unfreezing of the remaining three (3) bank accounts, all six (6) bank accounts of the Group that had previously been frozen were unfrozen. The Group has since regained access to these bank accounts for its ordinary business operations.

13. Property, plant and equipment

During the financial year ended 30 June 2026, the Group acquired assets amounting to RM 5,000 (30 June 2025: RM85,000) and recognised additional right of use assets amounting to RM 109,000 (30 June 2025: Nil).

During the financial year ended 30 June 2026, 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 2025: No impairment required).

14. Other payables and accruals

	Group		Company	
	30 June 2026 RM'000	30 June 2025 RM'000	30 June 2026 RM'000	30 June 2025 RM'000

Current Liabilities				
Sundry payables	35,579	31,735	1,655	1,912
Deposits received	98,532	93,000	–	–
Accrual	3,224	4,058	2,078	2,630
Provision for liquidated damages	12,200	9,600	–	–
	149,535	138,393	3,733	4,542

15. Loans and borrowings

	Group		**Company**	
	30 June 2026 RM'000	**30 June 2025 RM'000**	**30 June 2026 RM'000**	**30 June 2025 RM'000**
Unsecured				
Amount repayable within one year	38	40	38	40

16. Share capital

	Group			
	30 June 2026		**30 June 2025**	
	Number of shares ‘000	**RM’000**	**Number of shares ‘000**	**RM’000**
Issued and fully paid, each with a nominal or par value of S$0.04				
- Beginning and end of financial year	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				
- Beginning of financial year	14,167,901	43,728	13,819,274	38,359
- Reclassified from issued and not fully paid	3,463	54	348,627	5,369
- End of financial year	14,171,364	43,782	14,167,901	43,728
Issued and not fully paid, each with a nominal or par value of S$0.001				
- Beginning of financial year	99,985	1,540	448,612	6,909
- Reclassified from issued and not fully paid	(3,463)	(54)	(348,627)	(5,369)
- End of financial year	96,522	1,486	99,985	1,540
	16,099,980	221,508	16,099,980	221,508

	Company			
	Number of shares ‘000	**RM’000**	**Number of shares ‘000**	**RM’000**
Issued and fully paid, each with a nominal or par value of S$0.04				
- Beginning and end of financial year	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				
- Beginning of financial year	14,167,901	43,728	13,819,274	38,359
- Reclassified from issued and not fully paid	3,463	54	348,627	5,369

	Company			
	Number of shares		Number of shares	
- End of financial year	14,171,364	43,782	14,167,901	43,728
Issued and not fully paid, each with a nominal or par value of S$0.001				
- Beginning of financial year	99,985	1,540	448,612	6,909
- Reclassified from issued and not fully paid	(3,463)	(54)	(348,627)	(5,369)
- End of financial year	96,522	1,486	99,985	1,540
	16,099,980	270,633	16,099,980	270,633

The Company did not hold any treasury shares and outstanding convertibles as at 30 June 2026 and 30 June 2025. The Company's subsidiaries do not hold any shares in the Company as at 30 June 2026 and 30 June 2025.

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.

17. Net asset value

	Group		Company	
	30 June 2026	30 June 2025	30 June 2026	30 June 2025
Net asset value ("**NAV**") (RM'000)	133,666	142,638	133,815	145,471
Number of ordinary shares in issue (excluding treasury shares) ('000)	16,099,980	16,099,980	16,099,980	16,099,980
NAV per ordinary share based on issued share capital (cents)	0.83	0.89	0.83	0.90

18. Related party transactions

Compensation of key management personnel

	Group			
	3 months ended 30 June		12 months ended 30 June	
	2026 RM'000	2025 RM'000	2026 RM'000	2025 RM'000
Short-term employee benefits	686	1,208	1,753	2,794
Directors' fee	166	115	675	466
Employer's contribution to defined contribution plans	46	196	76	216
	898	1,519	2,504	3,476
Comprise amounts paid to:				
- Directors of the Company	489	530	2,039	2,487
- Other key management personnel	409	989	465	989
	898	1,519	2,504	3,476

19. 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 2026 and 30 June 2025.

(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.

20. Subsequent events

The Group refers to its announcement dated 30 July 2026 with regards to the following:

A. Update on legal claims against the Group

a) *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 Company's previous announcements dated 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, 31 March 2025, 29 July 2025, 31 October 2025, 23 December 2025, 31 March 2026 and 30 July 2026 in relation to the proceedings involving Teh Swee Neo, Lee Yong Hen and 97 other purchasers.

On 10 February 2025, the 99 Plaintiffs filed an appeal with the Federal Court.

Both parties have filed all written submissions required for the hearing.

The case management previously fixed on 20 August 2026 was adjourned. The Court has fixed the next case management on 18 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 2025,23 December 2025, 27 February 2026, 13 April 2026, 29 May 2026 and 30 June 2026 in relation to the writ of summons and statement of claim filed by Pung It Teong and Tan Yee Ting.

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.

The Court has fixed the next Case Management on 14 September 2026.

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

c) *Nandagopalan A/L S.M. Samy*

Unless otherwise defined, all capitalised terms and references shall bear the same meanings ascribed to them in the Company's announcements dated 1 December 2025 and 16 June 2026 in relation to the writ of summons and statement of claim filed by Nandagopalan A/L S.M.Samy.

The Court has fixed the next case management date on 17 September 2026.

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

d) *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;*
- *Pey Boon Siong and 19 other purchasers;*
- *Saravaneshwari A/P Subramaniam;*
- *Tan Mei Yan.*

B. Update on the Group's status

a) *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, 24 April 2025, 26 June 2026 and 5 August 2026 in relation to the investigation by the Malaysian Anti-Corruption Commission ("**MACC**") involving the Company's subsidiary, Capital City Property Sdn. Bhd. ("**CCPSB**").*

Following the unfreezing of the remaining three (3) bank accounts, all six (6) previously frozen bank accounts belonging to CCPSB have now been unfrozen. CCPSB has regained access to all these banking facilities for its ordinary business operations.

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

b) *Progress on completion of the Sales and Purchase Agreement 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, 13 November 2024, 29 July 2025, 19 February 2026, 30 June 2026,8 July 2026 and 9 July 2026 in relation to the progress on the completion of the SPA with MK Mustafa.

As announced on 28 March 2024, the SPA with MK Mustafa became unconditional, requiring an Additional Deposit of RM30,000,000. Since then, CCPSB has progressively received payments from MK Mustafa, comprising RM5,000,000 on 5 June 2024, RM5,000,000 on 13 August 2024, RM3,000,000 on 3 October 2024, RM17,000,000 on 13 November 2024, RM3,000,000 on 22 July 2025, RM2,000,000 on 19 February 2026, RM222,836 on 29 May 2026, RM309,081 on 15 June 2026, RM23,000,000 on 7 July 2026 and RM22,473,065 on 9 July 2026.

In August 2026, following the refund of an excess deposit of RM309,081 to MK Mustafa, the aggregate deposits collected to date amounted to RM143,695,901, representing approximately 39.05% of the total Purchase Price.

As previously announced on 22 August 2024,13 November 2024 and 19 February 2026, MK Mustafa has obtained 433B Approvals for 55 units out of the 591 units. As the date of this announcement, the 433B Approvals for the remaining 536 units are still outstanding.

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

c) *Status of other matters*

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.*

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 2026 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.

The disclaimer of opinion issued by the auditors for the financial year ended 30 June 2025 relates to material uncertainty regarding the Group's ability to continue as a going concern. In accordance with Appendix 7C, no update is required in respect of audit issues that are material uncertainties relating to going concern. The Board confirms that the impact of the outstanding audit issue has been adequately disclosed in the FY2025 financial statements.

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 2025, except for the adoption of the new and revised IFRS which became effective for the financial year beginning on or after 1 July 2025.

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 2026 ("FY2026"), the Group recorded a negative revenue of RM2.6 million (FY2025: negative RM4.3 million), primarily reflecting provisions recognized for liquidated damages during FY2026. The decrease in negative revenue was mainly attributable to absence of non-recurring inventory properties sales cancellation recorded in FY2025. Cost of sales comprised a minor accounting adjustment of RM2,000 (FY2025: RM1.1 million due to the reversal of previously recognized costs upon inventory properties sales cancellations). Consequently, registered a gross loss of RM2.6 million (FY2025: RM3.1 million).

Other income

Other income for FY2026 decreased to RM0.2 million (FY2025: RM0.8 million). The decrease was mainly attributable to the non-recurring write-off of the other payables recognised in FY2025.

General and administrative expenses

The Group's general and administrative expenses primarily comprise manpower costs, depreciation of property, plant and equipment, professional fees, utilities, and office-related administrative expenses. These expenses decreased by RM0.5 million, from RM9.8 million in FY2025 to RM9.3 million in FY2026. The decrease was mainly attributable to ongoing effective cost optimisation, particularly lower staff-related expenses, which were partially offset by higher professional fees arising from ongoing legal claims against the Group.

Reversal of impairment of financial assets

During FY2026, the Group reversed the impairment losses of RM3.0 million (FY2025: RM1.5 million) previously recognised on trade and other receivables. These reversals were due to recovery and collection of previously impaired trade and other receivables, thereby reducing the need for impairment provisions.

Loss Before Income Tax

Loss before income tax decreased marginally to RM9.1 million (FY2025: RM16.6 million), as the absence of the impairment losses recognised in FY2025, and the lower general and administrative expenses arising from continued cost management efforts.

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

Total assets increased to RM325.4 million (FY2025: RM324.3 million). This increase was primarily due to the increase in inventory properties to RM110.0 million (FY2025: RM109.4 million), the additional construction cost incurred during the year.

Total liabilities increased to RM191.7 million (FY2025: RM181.7 million), primarily due to an increase in other payables and accruals, which included provisions for liquidated damages and professional fees and deposit received.

Equity attributable to owners of the Company declined to RM133.7 million (FY2025: RM142.6 million), reflecting the net loss for the year, partially offset by the positive foreign currency translation adjustment recognised during the year. Despite the reduction, the Group maintained a positive net asset position.

Review of statement of cash flows

For FY2026, the Group recorded net cash used in operating activities of RM1.5 million, compared to RM9.9 million in FY2025, representing a significant improvement in operating cash flow. The improvement was mainly attributable to the receipt of a one-off tax refund of RM4.7 million during FY2026, together with movements in restricted cash following the unfreezing of certain bank accounts.

Cash flows from investing activities generated a net inflow of RM5.4 million (FY2025: RM5.1 million), mainly due to the receipt of deposits for non-current assets held for sale, while capital expenditure remained minimal.

Net cash used in financing activities of RM0.02 million (FY2025: RM0.12 million), comprising lease liability repayments and minor interest expenses.

Overall, cash and cash equivalents increased by RM3.9 million to RM4.7 million, after accounting for RM2.2 million in restricted cash arising from the freezing of bank accounts by the MACC. The Group continues to manage its liquidity cautiously, pending the completion of the Sale and Purchase Agreement.

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

Not applicable.

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 7 January 2025, Malaysia and Singapore formally established the Johor–Singapore Special Economic Zone ("JS-SEZ"), covering six districts in Johor[1]. The JS-SEZ is designed to enhance cross-border economic connectivity through improved movement of people and goods, strengthened infrastructure, and a supportive business ecosystem. In parallel, the Johor Bahru–Singapore Rapid Transit System ("RTS")

[1] https://www.js-sez.com.my/about-js-sez/

Link achieved its first dynamic train run in December 2025 and remains on track to commence operations by end-2026[2]. These developments are expected to position Johor Bahru as a key investment hub, drawing comparisons to the economic integration historically observed between Shenzhen and Hong Kong.

The Johor State Government has also announced RM802 million in allocations for 82 high-impact projects under its 2026 budget, including flood mitigation, Smart City initiatives, and infrastructure upgrades[3]. These measures, together with federal support under Budget 2026, are anticipated to strengthen investor confidence and accelerate Johor's transformation into a regional growth center.

The Group expects the establishment of the JS-SEZ, the progress of the RTS Link, and Johor State's allocation of RM802 million for high impact projects will significantly enhance the attractiveness and accessibility of its developments in Johor. These measures are anticipated to boost investor confidence, accelerate demand for mixed use and residential projects, and improve the surrounding infrastructure and business ecosystem. Over the next 12 months, the Group foresees stronger sales momentum, smoother regulatory processes, and increased stakeholder engagement, positioning its projects to benefit directly from Johor's transformation into a regional growth hub.

In relation to the Group's business, the deposit received from MK Mustafa till date amounted to RM144 million, representing approximately 39% of the purchase price. The Group's fit-out works have commenced for Mustafa Centre's first Johor Bahru outlet at Capital City Mall, where Mustafa will anchor approximately 240,000 sq ft on the ground floor. The outlet is targeted to open before the first quarter of 2027, positioning Capital City Mall—with a total net lettable area of approximately 1 million sq ft—as a central retail destination serving a catchment of around 2 million residents within the Johor-Singapore Special Economic Zone.

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.

[2] https://www.johorproperty.my/latestnews/nid/193148/
[3] https://www.thestar.com.my/metro/metro-news/2025/10/14/rm802mil-budget-for-johors-growth

No dividend has been declared or recommended for the 12 months ended 30 June 2026 as cash flows are being directed to fund the Group's operation and the Company was in an accumulated loss position as at 30 June 2026.

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. There was no IPT of S$100,000 and above for FY2026.

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.

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.

	Latest Financial Year RM'000	Previous Financial Year RM'000	% increase/ (decrease)
	Group	Group	Group
(a) Sales reported for first half year	–	(1,006)	NM
(b) Operating loss after tax before deducting non-controlling interests reported for first half year	(1,604)	(849)	89
(c) Sales reported for second half year	(2,600)	(3,257)	(20)
(d) Operating loss after tax before deducting non-controlling interests reported for second half year	(7,504)	(15,753)	(52)

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

There were no acquisition or realisation of shares resulting (i) in a change in the shareholding percentage in any subsidiary or associated company of the Group; or (ii) an entity becoming or ceasing to be a subsidiary or associated company of the Group during the financial period under review.

15. 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 offering any dividend for the 12 months ended 30 June 2026. No dividend was declared for the 12 months ended 30 June 2026 and 30 June 2025.

On behalf of the Board of Directors

Datuk Wira Eric Tan Eng Huat
Managing Director

28 August 2026