

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

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**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) 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 and 31 October 2025 in relation to the claim filed by Teh Swee Neo, Lee Yong Hen and 97 other purchasers (“**99 Plaintiffs**”).

As previously announced, the High Court had adjudged CCRM Management Sdn Bhd (“**CCRM**”) as the lessee and the Company’s subsidiary, Capital City Property Sdn Bhd (“**CCPSB**”) as the developer, jointly and severally liable for the 99 Plaintiffs’ claims, estimated at RM10 million. On 7 January 2025, the Court of Appeal approved CCPSB’s and CCRM’s appeal and set aside the High Court judgment, thereby absolving CCPSB and CCRM of liability. On 10 February 2025, the 99 Plaintiffs have since filed an appeal with the Federal Court.

Following the hearing of the leave application on 2 December 2025, the Federal Court had fixed the first case management of the substantive appeal on 26 January 2026.

The Company will continue to monitor the proceedings and will make further announcements as and when there are material updates.

*b) Pung It Teong and Tan Yee Ting*

The Court has delivered its verdict in the case of Pung It Teong and Tan Yee Ting (the “**Purchasers**”) against Capital City Property Sdn Bhd (“**CCPSB**”).

The Purchasers had filed a claim on 28 September 2022 seeking a refund of RM405,756 under the Sale and Purchase Agreement together with RM30,000 in damages, amounting to RM435,756. Following trial on 11 and 12 December 2024, the Sessions Court on 29 May 2025 dismissed the 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. Case management sessions were held on 11 September, 23 October and 27 November 2025, and the Court has fixed the hearing of the appeal for 28 April 2026.

The Company will continue to monitor the proceedings and will provide further updates as material developments arise.

*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;*
- *Pey Boon Siong and 19 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:

- 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  
23 December 2025

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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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