

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) 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 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. The Court has scheduled further trial date on 30 April 2026.

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

(b) 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;
- 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
30 April 2026

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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