



**CAPITAL**

*World*

**Capital World Limited**

Annual Report 2022

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This annual report has been reviewed by the Company's sponsor, PrimePartners Corporate Finance 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 announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.

The contact person for the Sponsor is Mr. Shervyn Essex, 16 Collyer Quay, #10-00 Collyer Quay Centre, Singapore 049318, sponsorship@ppcf.com.sg

## CORPORATE PROFILE

Capital World Limited is an integrated property developer that focuses on working with landowners on a joint venture basis to minimise initial capital outlay. Through such joint ventures, Capital World Limited undertakes the conception, design and implementation of integrated property development projects.

Capital World Limited's current asset is an integrated development with Capital City Mall located in Tampoi, Johor. The construction of the Capital City Mall has been completed in April 2018.



# EXECUTIVE DIRECTOR AND CEO STATEMENT



“

We have faith that Capital City will mature into a remarkable project in Johor Bahru, Malaysia.

”

## DEAR SHAREHOLDERS,

It is my pleasure to present to you, on behalf of the Board of Directors of Capital World Limited (“**Capital World**”) and its subsidiaries (collectively, the “**Group**”), the annual report for the financial year ended 30 June 2022 (“**FY2022**”). I would like to use this opportunity to express my gratitude to each of you for your continued support and trust in our Group.

At this point in time, our Company is in the midst of preparing its proposal for the resumption of trading of its securities on the Singapore Stock Exchange (“**SGX**”) and we are fully committed to resuming our trading activity as soon as possible.

## OUTLOOK

This year, we are pleased to see the recovery of the global economy, for which many countries have acknowledged living with Covid-19 and many international travel restrictions are now back to normal. We are confident that the world economy is heading towards an improvement, despite the ongoing Russia-Ukraine conflict.

Our group foresee the property market in Malaysia, especially in Johor Bahru, to see a vigorous recovery with the Singapore-Malaysia borders now re-opened. We are optimistic that the influx of Singaporeans and Malaysians working abroad will strengthen the Johor Bahru economy, which will lead to an imminent prosperity to the real estate industry. I have been

clear that apart from strengthening our real estate business, it is within our priorities to explore opportunities in other areas, which will ultimately drive sustainable, long-term growth for the company.

On the corporate level, the Group has, on 26 April 2022 completed its corporate debt restructuring by the way of a Scheme of Arrangement. This has significantly enhanced our Group’s and Company’s financial position by significantly reducing our liabilities. On 28 April 2022, the Group has entered into an agreement to dispose its wholly owned subsidiary, Terratech Resources Pte Ltd (“**TRP**”) and CEP Resources Entity Sdn Bhd (“**CEP**”).

Into our main project, with several potential joint venture parties keen to join strategic forces, coupled with the prospering local economy, we have faith that Capital City will mature into a remarkable project in Johor Bahru, Malaysia.

To all of our stakeholders, our team, and those who have supported us through this milestone, I would like to personally show my gratitude to you. Thank you for your utmost support and we shall see greater heights together.

**SIOW CHIEN FU**  
**EXECUTIVE DIRECTOR**  
**AND CHIEF EXECUTIVE OFFICER**

# FINANCIAL REVIEW

## CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

During the financial year ended 30 June 2022, total group revenue of RM3.9 million recorded mainly due to the exercise of the settlement of liabilities as proposed by judicial manager in their Statement of Proposal with the creditor, pursuant to the Scheme. Accordingly, the Group recognised the corresponding cost of sales of RM2.5 million. As such the Group achieved gross profit of RM1.4 million (FY2021 : RM3 million).

Factors contributing to other income amounting to RM121.5 million includes the following

- i. Reduction on the cost of land pursuant to the Final Settlement Agreement amounting to RM117.1 million, and
- ii. reversal of impairment of property, plant and equipment amounting to RM2 million

The general and administrative expenses mainly consist of manpower cost, depreciation of property, plant and equipment, professionals fee, utilities, and office administrative expenses. The decrease of general and administrative expenses amounting to RM159 million mainly due to following:

- i. decrease of the write-down of inventory properties amounting to RM163 million incurred in FY2021,
- ii. increase in depreciation of investment properties amounting to RM6 million derived from the effects of the depreciation from FY2021 to FY2022 due to reclassification from non-current asset held for sale to investment properties, and
- iii. the accrual of one-off success fees for Dato Wira Eric Tan as company advisor fee for his effort rendered to arrive at a final settlement arrangement with Achwell Property Sdn Bhd, one-off success fees to Scheme Manager and incentive fee to directors which was approved in the Extraordinary General meeting held on 12 November 2021 amounting to a total of RM4 million.

The allowance for impairment of trade receivables has increased by RM 3 million.

Accordingly, the Group's recorded net profit after tax of RM59.1 million for FY2022 as compared net loss after tax RM230.89 million in FY2021.

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

The decrease in the Group's total assets as at 30 June 2022 compared to the Group's total assets as at 30 June 2021 amounting to RM35 million was mainly attributed to:

- a) decrease in inventory properties amounting to RM25.7 million due to the write-down of inventory properties,
- b) decrease in non-current assets held for sale being reclassification to investment properties,
- c) decrease in trade receivable amounting to RM4.7 million mainly due to the allowance for impairment recognised during the financial period,
- d) increase in contract assets amounting to RM4.7 million arise from right to consideration for sale of inventory properties but not billed at the the reporting date, and
- e) increase in investment properties amounting to RM142.5 million mainly due to reclassification from non-current assets held for sale amounting to RM149.7 million and reduce by the effects of depreciation amounting to RM6 million.

The decrease in the Group's total liabilities as at 30 June 2022 compared to the Group's total liabilities as at 30 June 2021 amounting to RM283.9 million mainly attributed to decrease in trade payable, other payable, loan and borrowings amounting to RM221.9 million, RM16.5 million, and RM45.3 million respectively mainly due to the implementation of the Settlement Agreement and issuance of Scheme Shares.

# FINANCIAL REVIEW

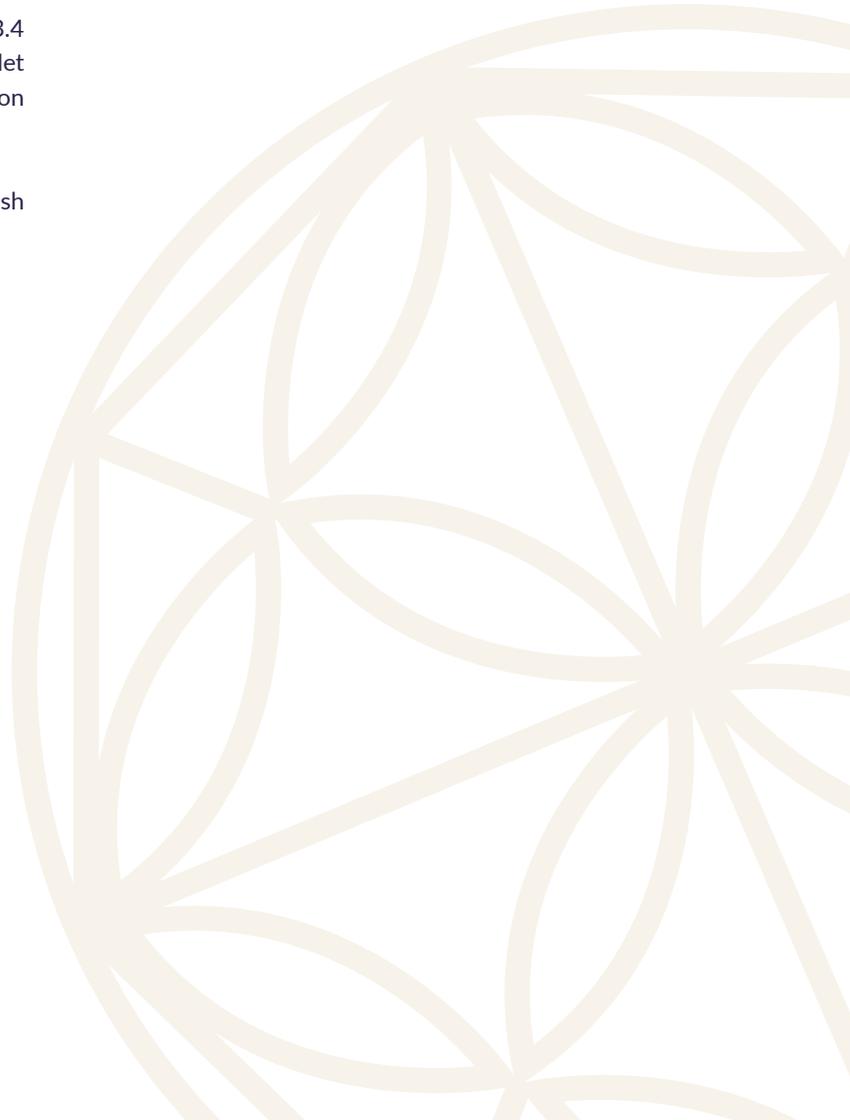
Following the completion of the Scheme of Arrangement, the Group was able to improve and achieved its working capital position at RM8.5 million for the financial year ended 30 June 2022. The Board is of the view that the successful implementation of the restructuring exercises in both the Company and CCPSB, has enhanced the Group financial position by extinguishing its debts amounting to RM194.2 million via the issuance of the scheme and other new shares. The Company's shares had been voluntarily suspended since 14 February 2020. The Company is in the midst of preparing the trading resumption proposal and target for submission to SGX-ST as soon as possible.

## CONSOLIDATED STATEMENT OF CASH FLOWS

The Group reported net cash flows used in operating activities of RM3.7 million (FY2021: RM0.3 million) mainly due to non-cash expenditure incurred during FY2022 amounting to RM73.6 million and increase in working capital by RM10.4 million.

Net cash flows generated from investing activities of RM3.4 million mainly due receipt of deposit for disposal group. Net cash flows generated from financing activities of RM0.8 million mainly due to the withdrawal of secured deposit.

As a result of the above, the Group recorded a cash and cash equivalent of RM 0.85 million as at 30 June 2022.



# BOARD OF DIRECTORS



**MR LOW CHAI CHONG**

**NON-EXECUTIVE INDEPENDENT CHAIRMAN**

Appointed to the Board on 30 September 2019 and was last re-elected on 30 May 2022, Mr Low is the Non-Executive and Independent Chairman, Chairman of Remuneration Committee, member of the Audit Committee and Nominating Committee. Mr Low is an advocate and solicitor of the Supreme Court of Singapore and a Senior Partner at Dentons Rodyk Davidson LLP. He has more than 30 years of legal experience representing multinational corporations, financial institutions and listed companies in a wide array of commercial and corporate matters regionally, including dispute resolutions. He is routinely cited in various legal publications as a leading and distinguished Singapore lawyer. Mr Low graduated with a Bachelor of Laws (Honours) degree from the National University of Singapore.

He is also an independent director of Eneco Energy Limited, Moya Holdings Asia Limited and Totm Technologies Limited (formerly known as Yinda InFomm Limited), all of which are listed on the SGX-ST with principal commitment with Dentons Rodyk & Davidson LLP.



**MR SIOW CHIEN FU**

**EXECUTIVE DIRECTOR AND CHIEF EXECUTIVE OFFICER**

Appointed to the Board on 4 May 2017 and was last re-elected on 31 August 2021, Mr Siow is the Executive Director and Chief Executive Officer. Mr Siow started his career as an architect in Devine Architects Inc. in Kansas City, United States of America (“USA”) in 1986. He then joined Gould Evans Associates in Kansas City, USA as an architect in 1989 and left in 1991 to join Singapore Regional Development Consortium Architect (“RDCA”). In 1992, Mr Siow founded RDC Arkitek, an architectural firm which currently has offices in Johor Bahru, Kuala Lumpur and Malacca. Under Mr Siow’s stewardship, RDC Arkitek has won notable industry accolades, including the Top 10 Market Leader in Architecture awarded by BCI Asia for nine (9) years in 2005, 2009, 2010, 2011, 2013, 2014, 2015, 2016 and 2017.

Prior to establishing Capital City Property Sdn. Bhd. in June 2013, Mr Siow was involved in the management of the development of a wide range of property development projects including integrated residential, industrial, commercial and retail properties in Malacca, Selangor, Johor, and Hong Kong since 2008.

Mr Siow graduated from the University of Kansas in the USA with a Bachelor of Architecture in 1986. He is a member of the Pertubuhan Arkitek Malaysia and the American Institute of Architects. He is registered as an Architect of the National Council of Architectural Registration Boards of the State of Missouri, USA, The Missouri Board for Architects, Professional Engineers and Land Surveyors and Lembaga Arkitek Malaysia

Mr Siow does not hold any directorship with other listed companies.

# BOARD OF DIRECTORS



**MR HOO KHEE LENG**  
EXECUTIVE DIRECTOR

Mr Hoo Khee Leng was appointed as Executive Director of our Company on 14 April 2022 and last re-elected on 30 May 2022.

Mr Hoo has more than 30 years of working experience covering full aspects of financial services including financial institutional sales and corporate treasury primarily in fixed income and credit derivatives, corporate banking, corporate & strategic advisory, project & structured finance, accounting and auditing.

Mr Hoo graduated from the San Diego State University with a Bachelor of Science in Business Administration (Major in Accountancy) in 1989.

Mr Hoo's principal commitments are with Capital World Limited.



**MR LAM KWONG FAI**  
NON-EXECUTIVE AND INDEPENDENT DIRECTOR

Mr Lam Kwong Fai was appointed as Non-executive and Independent Director of our Company on 1 December 2020 and was last re-elected on 31 August 2021. He is the Chairman of Audit Committee and Nominating Committee and a member of the Remuneration Committee.

Mr Lam is a director of various companies engaged in the business of providing corporate finance advisory and compliance advisory in Singapore and the region. He started his career as a regulator before moving into investment banking handling a variety of IPO and other corporate actions. He then moved into Catalist regulation, working with a wide portfolio of listed companies, advising on the listing rules and corporate governance. In his various capacities, he has amassed almost 20 years of experience in the Singapore corporate finance and regulatory scene. Mr Lam obtained a Bachelor of Accountancy from Nanyang Technological University in 2002.

He is also an independent director of China Kunda Technology Holdings Limited, Katrina Group Ltd, Soon Lian Holdings Ltd and Sevens Atelier Limited, all of which are listed on the SGX-ST. His principal commitments are with Alder Corporate Services Pte. Ltd.

## BOARD OF DIRECTORS



### MS TAN LER CHOO

#### NON-EXECUTIVE AND NON-INDEPENDENT DIRECTOR

Appointed to the Board on 28 June 2019 as Non-Executive and Non-Independent Director and last re-elected on 30 May 2022. Ms Tan is member of the Audit Committee, Nominating Committee and Remuneration Committee. She has a Diploma in Building Construction from Singapore Polytechnic in 1982. She has more than 30 years' experience in the Property Development and Construction industry with an extensive portfolio based in Singapore as well as in Malaysia, ranging from schools to major road works, high-rise residential and airport infrastructure, Mix-Development project, Hotels.

Ms Tan is primarily responsible for organisation and general management of the Company's overall project development and construction works. She has an invaluable depth of experience having completed a wide range of projects extending from small-scale contracts to major works on public structures and luxury developments.

#### Notable Accomplishments & Completed Projects:

- Construction and improvement to the Kranji Catchment Drainage Scheme across various locations in Singapore including the massive expansion of the road drainage system
- The construction of prominent schools around Singapore
- The creative construction of the 'walkway and street furniture' for the Singapore Padang and other public structures, Park construction, facilities and landscaping for community parks
- The construction of aircraft parking aprons, associated taxiways and ancillary works and the construction of Expressways and Flyovers
- High-rise construction of a luxury residential in Singapore with over 1,000 units as well as a prominent commercial development venture.
- Mix Development of retail, Residential & Hotel in Malaysia

Ms Tan does not hold any directorship with other listed companies.

## SENIOR MANAGEMENT



### MS SIA GUEK LENG

#### FINANCIAL CONTROLLER

*Appointed as Financial Controller on 9 March 2022*

Ms Sia was appointed on 9 March 2022 as Financial Controller to lead the financial and accounting functions of the Group and the Company.

Prior to this appointment, Ms Sia has been and currently is the financial controller at Capital City Property Sdn Bhd from 2022 and was the financial consultant of Capital City Ventures Sdn Bhd in 2021, both of which are subsidiaries of the Group. From 2013 to 2020, she was financial controller at Ascott International Vietnam Co., Ltd (Subsidiary of The Ascott Limited) and undertook various finance roles prior to that.

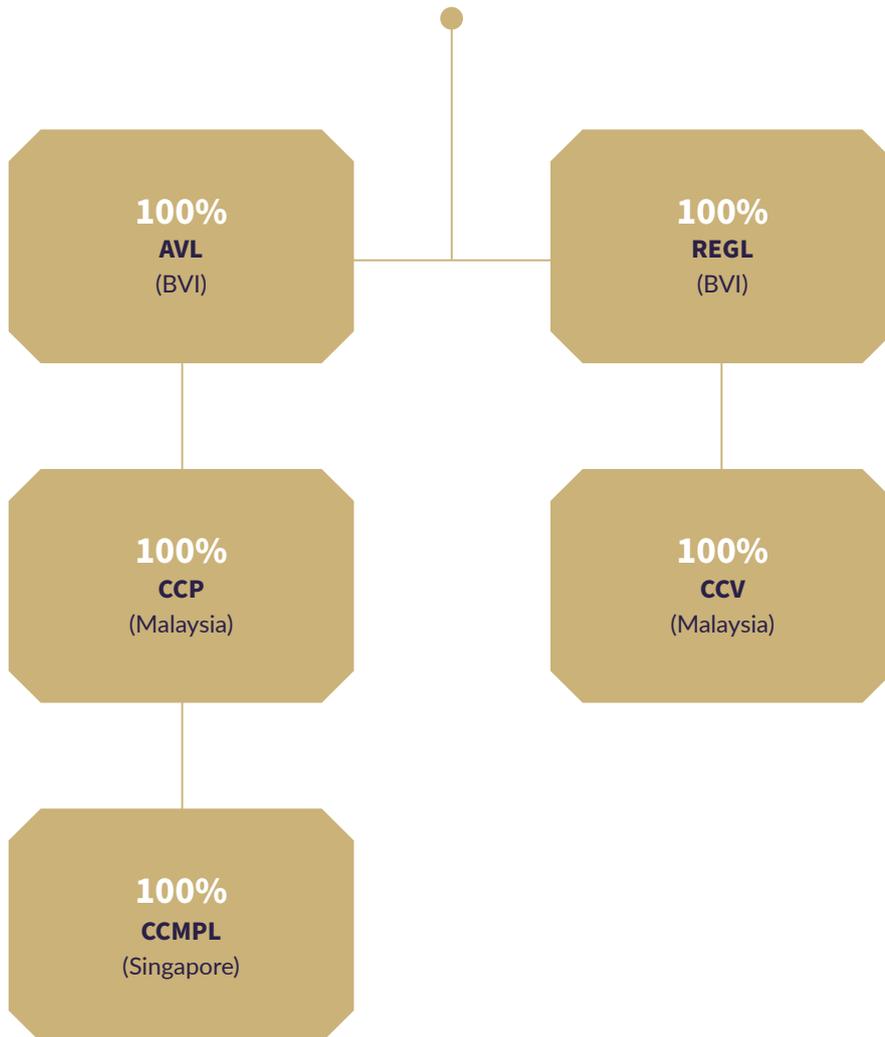
She attained a Bachelor of Commerce (Major in Accounting) at Nelson Polytechnic, New Zealand.

# CORPORATE STRUCTURE

As at 30 June 2022



**CAPITAL WORLD LIMITED**  
(Listed on Catalist Board)



**Legend:**

- AVL: Altmate Ventures Limited
- REGL: Rise Expedition Global Limited
- CCP: Capital City Property Sdn Bhd
- CCV: Capital City Ventures Sdn Bhd
- CCMPL: Capital City Management Pte Ltd

Terratech Resources Pte Ltd and its subsidiary CEP Resources Entity Sdn Bhd which is classified as Asset/liabilities held for disposal.

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# CORPORATE GOVERNANCE REPORT

## DISCLOSURE TABLE FOR ANNUAL REPORT IN COMPLIANCE TO THE CODE OF CORPORATE GOVERNANCE 2018 AND CATALIST RULES

The Board of Directors (the “Board”) of Capital World Limited (the “Company” and together with its subsidiaries, the “Group”) is committed to maintaining high standards of corporate governance and places importance on its corporate governance processes and systems to ensure greater transparency, accountability and maximisation of long-term shareholder value.

This corporate governance report, set out in tabular form, outlines the Company’s corporate governance structures and practices that were in place during the financial year ended 30 June 2022 (“FY2022”), with specific reference made to the principles and provisions of the Code of Corporate Governance 2018 (the “Code”) and its related practice guide, guidelines from the Code of Corporate Governance 2012 which are still in effect, where applicable.

Provision	Code Description	Company’s Compliance or Explanation														
<b>BOARD MATTERS</b>																
<u>The Board’s Conduct of Affairs</u>																
Principle 1: The company is headed by an effective Board which is collectively responsible and works with Management for the long-term success of the Company																
1.1	Directors are fiduciaries who act objectively in the best interests of the company and hold Management accountable for performance. The Board puts in place a code of conduct and ethics, sets appropriate tone-from-the-top and desired organisational culture, and ensures proper accountability within the company. Directors facing conflicts of interest recuse themselves from discussions and decisions involving the issues of conflict.	<p>All Directors exercise due diligence and independent judgment in dealing with the business affairs of the Group and are obliged to act in good faith and to take objective decisions in the interests of the Group. Directors facing conflicts of interest recuse themselves from discussions and decisions involving the issues of conflict.</p> <p>The Board comprises the following as at the respective dates:</p> <table border="1"> <thead> <tr> <th colspan="2">Composition of the Board as at the date of this report</th> </tr> <tr> <th>Name of director</th> <th>Designation</th> </tr> </thead> <tbody> <tr> <td>Mr Low Chai Chong</td> <td>Non-Executive and Independent Chairman</td> </tr> <tr> <td>Mr Siow Chien Fu</td> <td>Executive Director and Chief Executive Officer</td> </tr> <tr> <td>Mr Hoo Khee Leng</td> <td>Executive Director</td> </tr> <tr> <td>Mr Lam Kwong Fai</td> <td>Non-Executive and Independent Director</td> </tr> <tr> <td>Ms Tan Ler Choo</td> <td>Non-Executive and Non-Independent Director</td> </tr> </tbody> </table> <p>The Board is entrusted to lead and oversee the Company, with the fundamental principle to act in the best interests of the Company. In addition to its statutory duties, the Board’s principal functions include:</p> <ul style="list-style-type: none"> <li>Decide on matters in relation to the Group’s activities which are of significant nature, including decisions on strategic directions, plans, key operational initiatives and guidelines, approval of periodic plans and major investments and divestments and funding decisions;</li> <li>Align the interests of the Board and Management with that of shareholders and balance the interests of all stakeholders;</li> <li>Review the financial performance and condition of our Group;</li> <li>Oversee the quality and integrity of the accounting and financial reporting systems, disclosure controls and procedures and internal controls;</li> </ul>	Composition of the Board as at the date of this report		Name of director	Designation	Mr Low Chai Chong	Non-Executive and Independent Chairman	Mr Siow Chien Fu	Executive Director and Chief Executive Officer	Mr Hoo Khee Leng	Executive Director	Mr Lam Kwong Fai	Non-Executive and Independent Director	Ms Tan Ler Choo	Non-Executive and Non-Independent Director
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Mr Lam Kwong Fai	Non-Executive and Independent Director															
Ms Tan Ler Choo	Non-Executive and Non-Independent Director															

# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation
		<ul style="list-style-type: none"> <li>• Identify principal risks of our Group's business and ensuring the implementation of appropriate systems to manage the risks;</li> <li>• Constructively challenge Management and review its performance;</li> <li>• Ensure transparency and accountability to key stakeholder groups.</li> <li>• Instill an ethical corporate culture and ensure that the Company's values, standards, policies and practices are consistent with the Company's culture;</li> <li>• Ensure compliance with all laws and regulations as may be relevant to the businesses; and</li> <li>• Ensure compliance with all laws and regulations as may be relevant to the business.</li> </ul>
1.2	<p>Directors understand the company's business as well as their directorship duties (including their roles as executive, non-executive and independent directors). Directors are provided with opportunities to develop and maintain their skills and knowledge at the company's expense. The induction, training and development provided to new and existing directors are disclosed in the company's annual report.</p>	<p>Upon the appointment of a new Director, the Company will provide the Director with a formal letter, setting out the Director's duties and obligations. The Board ensures that all incoming Directors will receive comprehensive and tailored induction on joining the Board, including briefing on his duties as a director and how to discharge those duties, and an orientation program to ensure that they are familiar with the Company's business and governance practices.</p> <p>All new first-time Directors (who have no prior experience as a director in a listed company) are also required to attend appropriate training in the roles and responsibilities of a director of a listed issuer as prescribed by the Exchange within one year from the date of his appointment to the Board.</p> <p>New releases issued by the SGX-ST and Accounting and Corporate Regulatory Authority ("ACRA") which are relevant to the Directors are circulated to all Directors by the Company Secretary. The Board is also updated, from time to time, when new laws or regulations affecting the Group are introduced.</p> <p>The Directors are also encouraged to attend seminars and training courses that will assist them in executing their obligation and responsibilities as directors of the Company.</p> <p>Mr Lam Kwong Fai and Mr Siow Chien Fu has attended SID Listed Entity Director – Environmental, Social and Governance Essentials on Aug 2022 and Sep 2022 respectively.</p> <p>Mr Hoo Khee Leng who was appointed on 14 April 2022 has no prior experience as a director of a listed company and will attend the relevant training by the Singapore Institute of Directors within one year from his date of appointment.</p>

# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation																																																						
1.3	The Board decides on matters that require its approval and clearly communicates this to Management in writing. Matters requiring board approval are disclosed in the company's annual report.	<p>Matters that require the Board's approval include, amongst others, the following:</p> <ul style="list-style-type: none"> <li>significant acquisition and disposal of assets;</li> <li>material borrowings and fund raising exercises;</li> <li>share issuance and proposal of dividends;</li> <li>budgets, financial results announcements, annual report and audited financial statements; and</li> <li>material interested person transactions</li> </ul>																																																						
1.4	Board committees, including Executive Committees (if any), are formed with clear written terms of reference setting out their compositions, authorities and duties, including reporting back to the Board. The names of the committee members, the terms of reference, any delegation of the Board's authority to make decisions, and a summary of each committee's activities, are disclosed in the company's annual report.	<p>The Board has delegated certain responsibilities to the various Board committees, namely the Audit Committee (the "AC"), the Remuneration Committee (the "RC") and the Nominating Committee (the "NC") (collectively, the "Board Committees") with clearly defined terms of reference. The compositions of the Board Committees as at the date of this Annual Report are as follows:</p> <table border="1"> <thead> <tr> <th></th> <th>AC</th> <th>RC</th> <th>NC</th> </tr> </thead> <tbody> <tr> <td>Chairman</td> <td>Mr Lam Kwong Fai</td> <td>Mr Low Chai Chong</td> <td>Mr Lam Kwong Fai</td> </tr> <tr> <td>Member</td> <td>Mr Low Chai Chong</td> <td>Mr Lam Kwong Fai</td> <td>Mr Low Chai Chong</td> </tr> <tr> <td>Member</td> <td>Ms Tan Ler Choo</td> <td>Ms Tan Ler Choo</td> <td>Ms Tan Ler Choo</td> </tr> </tbody> </table>		AC	RC	NC	Chairman	Mr Lam Kwong Fai	Mr Low Chai Chong	Mr Lam Kwong Fai	Member	Mr Low Chai Chong	Mr Lam Kwong Fai	Mr Low Chai Chong	Member	Ms Tan Ler Choo	Ms Tan Ler Choo	Ms Tan Ler Choo																																						
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1.5	Directors attend and actively participate in Board and board committee meetings. The number of such meetings and each individual director's attendances at such meetings are disclosed in the company's annual report. Directors with multiple board representations ensure that sufficient time and attention are given to the affairs of each company.	<p>The Board meets on a quarterly basis, and as and when circumstances require. In FY2022, the number of the Board and Board Committee meetings held and the attendance of each Board member during FY2022 are shown below.</p> <table border="1"> <thead> <tr> <th></th> <th>Board</th> <th>AC</th> <th>NC</th> <th>RC</th> <th>General Meetings</th> </tr> </thead> <tbody> <tr> <td><b>No. of Meetings</b></td> <td>9</td> <td>8</td> <td>2</td> <td>2</td> <td>4</td> </tr> <tr> <td colspan="6"><b>No. of Meetings attended by the Respective Directors</b></td> </tr> <tr> <td>Mr Low Chai Chong</td> <td>9</td> <td>8</td> <td>2</td> <td>2</td> <td>4</td> </tr> <tr> <td>Mr Siow Chien Fu</td> <td>9</td> <td>8*</td> <td>2*</td> <td>2*</td> <td>4</td> </tr> <tr> <td>Mr Lim Kian Thong (Note 1)</td> <td>5</td> <td>5</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>Ms Tan Ler Choo</td> <td>9</td> <td>8</td> <td>2</td> <td>2</td> <td>4</td> </tr> <tr> <td>Mr Lam Kwong Fai</td> <td>9</td> <td>8</td> <td>2</td> <td>2</td> <td>4</td> </tr> <tr> <td>Mr Hoo Khee Leng (Note 2)</td> <td>3</td> <td>3*</td> <td>0*</td> <td>0*</td> <td>1</td> </tr> </tbody> </table> <p><b>Note:</b></p> <p>Note 1: Mr Lim Kian Thong resigned as the Independent Director on 28 February 2022.</p> <p>Note 2: Mr Hoo Khee Leng was appointed as Executive Director on 14 April 2022.</p> <p>* By invitation: The Company's constitution allows for meetings to be held through telephone, video-conference, or any other form of audio, audio-visual, electronic or instantaneous communication by which all persons participating in the meeting are able to hear and be heard by all other participants.</p>		Board	AC	NC	RC	General Meetings	<b>No. of Meetings</b>	9	8	2	2	4	<b>No. of Meetings attended by the Respective Directors</b>						Mr Low Chai Chong	9	8	2	2	4	Mr Siow Chien Fu	9	8*	2*	2*	4	Mr Lim Kian Thong (Note 1)	5	5	2	2	2	Ms Tan Ler Choo	9	8	2	2	4	Mr Lam Kwong Fai	9	8	2	2	4	Mr Hoo Khee Leng (Note 2)	3	3*	0*	0*	1
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# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation																						
1.6	Management provides directors with complete, adequate and timely information prior to meetings and on an on-going basis to enable them to make informed decisions and discharge their duties and responsibilities.	<table border="1"> <thead> <tr> <th data-bbox="722 427 810 479"></th> <th data-bbox="810 427 1289 479">Information</th> <th data-bbox="1289 427 1477 479">Frequency</th> </tr> </thead> <tbody> <tr> <td data-bbox="722 479 810 555">(a)</td> <td data-bbox="810 479 1289 555">Updates to the Group's operations and the markets in which the Group operates in</td> <td data-bbox="1289 479 1477 555">Quarterly</td> </tr> <tr> <td data-bbox="722 555 810 600">(b)</td> <td data-bbox="810 555 1289 600">Quarterly and full year financial results</td> <td data-bbox="1289 555 1477 600">Quarterly</td> </tr> <tr> <td data-bbox="722 600 810 741">(c)</td> <td data-bbox="810 600 1289 741">Board papers (with background or explanatory information relating to the matters brought before the Board, where necessary)</td> <td data-bbox="1289 600 1477 741">As and when, relevant</td> </tr> <tr> <td data-bbox="722 741 810 817">(d)</td> <td data-bbox="810 741 1289 817">Reports on on-going or planned corporate actions</td> <td data-bbox="1289 741 1477 817">As and when, relevant</td> </tr> <tr> <td data-bbox="722 817 810 893">(e)</td> <td data-bbox="810 817 1289 893">Research report(s)</td> <td data-bbox="1289 817 1477 893">As and when, requested</td> </tr> <tr> <td data-bbox="722 893 810 969">(f)</td> <td data-bbox="810 893 1289 969">Shareholding statistics</td> <td data-bbox="1289 893 1477 969">As and when, requested</td> </tr> </tbody> </table>		Information	Frequency	(a)	Updates to the Group's operations and the markets in which the Group operates in	Quarterly	(b)	Quarterly and full year financial results	Quarterly	(c)	Board papers (with background or explanatory information relating to the matters brought before the Board, where necessary)	As and when, relevant	(d)	Reports on on-going or planned corporate actions	As and when, relevant	(e)	Research report(s)	As and when, requested	(f)	Shareholding statistics	As and when, requested	<p>Key management personnel will also provide any additional material or information that is requested by Directors or that is necessary to enable the Board to make a balanced and informed assessment of the Group's performance, position and prospects.</p>
	Information	Frequency																						
(a)	Updates to the Group's operations and the markets in which the Group operates in	Quarterly																						
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(f)	Shareholding statistics	As and when, requested																						
1.7	Directors have separate and independent access to Management, the company secretary, and external advisers (where necessary) at the company's expense. The appointment and removal of the company secretary is a decision of the Board as a whole.	<p>Directors have separate and independent access to Management and the Company Secretary at all times. Individually or collectively, in order to execute their duties, Directors can obtain independent professional advice, where required, at the Company's expense.</p> <p>The Company Secretary, or her representatives, attends all Board meetings and assists the respective Chairman of the Board Committees and Board in the conduct of meetings and ensure that procedures and corporate governance practices are adhered to.</p> <p>The appointment and the removal of the Company Secretary is a decision of the Board as a whole.</p>																						
<p><b>Board Composition and Guidance</b></p>																								
<p>Principle 2: The Board has an appropriate level of independence and diversity of thought and background in its composition to enable it to make decisions in the best interests of the company.</p>																								
2.1	An "independent" director is one who is independent in conduct, character and judgement, and has no relationship with the company, its related corporations, its substantial shareholders or its officers that could interfere, or be reasonably perceived to interfere, with the exercise of the director's independent business judgement in the best interests of the company,	As at the date of this report, the Board comprises five directors, two out of five are Independent Directors.																						

# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation																					
2.2	Independent directors make up a majority of the Board where the Chairman is not independent.	The Chairman of the Board is an Independent Director.																					
2.3	Non-executive directors make up a majority of the Board.	The Non-Executive Directors make up a majority of the Board.																					
2.4	The Board and board committees are of an appropriate size, and comprise directors who as a group provide the appropriate balance and mix of skills, knowledge, experience, and other aspects of diversity such as gender and age, so as to avoid groupthink and foster constructive debate. The board diversity policy and progress made towards implementing the board diversity policy, including objectives, are disclosed in the company's annual report.	<p>The current Board composition provides a diversity of skills, experience and knowledge to the Company as follows:</p> <table border="1"> <thead> <tr> <th></th> <th>Number of Directors</th> <th>Proportion of the Board (%)</th> </tr> </thead> <tbody> <tr> <td colspan="3"><b>Core Competencies</b></td> </tr> <tr> <td>Accounting or finance</td> <td>2</td> <td>40.0</td> </tr> <tr> <td>Business Management</td> <td>5</td> <td>100.0</td> </tr> <tr> <td>Legal or Corporate Governance</td> <td>2</td> <td>40.0</td> </tr> <tr> <td>Relevant Industry knowledge or experience</td> <td>3</td> <td>60.0</td> </tr> <tr> <td>Strategic Planning Experience</td> <td>5</td> <td>100.0</td> </tr> </tbody> </table> <p>The Board will undertake the following steps to maintain or enhance its balance and diversity:</p> <ul style="list-style-type: none"> <li>Executive Directors will be involved in daily operations of the Group and deal with the objectives and implementation of the business and strategic plans of the Group.</li> <li>Non-executive Directors contribute to the Board process by monitoring and reviewing the Management's performance. Their views and opinions provide alternative perspectives to Company's businesses. The Non- Executive Independent Director also meet and communicate regularly without the presence of the Management to facilitate a more effective check on Management. Such meetings are scheduled on a need-be-basis.</li> <li>Annual review by the NC to access if the existing attributes and core competencies of the Board are complementary and enhance the efficacy of the Board; and</li> <li>Annual evaluation by the Directors of the skill sets the other Directors possess, with a view to understand the range of expertise which is lacking by the Board.</li> </ul> <p>Notwithstanding that a formal diversity policy has not yet to be adopted, the Board ensures that the Board has an appropriate mix of members with complementary skills, core competencies and experience for the Group, regardless of gender or age. The Company understands and believes that a diverse Board will help improve the overall performance and operational capability of the Company as well as to avoid groupthink and foster constructive debate. It enhances decision-making capability and gives diversified views to enhance Board discussion and ensuring that the decisions made by the Board have been considered from all points of view. The Board comprises Directors who have expertise across areas such as accounting or finance, business management, legal or corporate governance, relevant industry knowledge or experience and strategic planning experience. The Board will look into formalising and adopting a Board diversity policy in the near future.</p> <p>The NC will consider the results of these exercises in its recommendation for the appointment of new directors and/or the re-appointment of incumbent directors.</p>		Number of Directors	Proportion of the Board (%)	<b>Core Competencies</b>			Accounting or finance	2	40.0	Business Management	5	100.0	Legal or Corporate Governance	2	40.0	Relevant Industry knowledge or experience	3	60.0	Strategic Planning Experience	5	100.0
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# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation
2.5	Non-executive directors and/or independent directors, led by the independent Chairman or other independent director as appropriate, meet regularly without the presence of Management. The chairman of such meetings provides feedback to the Board and/or Chairman as appropriate.	<p>Where necessary, the Company co-ordinates informal meeting for Independent Directors to meet without the presence of the Executive Director and/or the Management.</p> <p>The Independent Directors have met and/or discussed informally on various occasions without the presence of Management in FY2022.</p>
<p><b>Chairman and Chief Executive Officer</b></p> <p>Principle 3: There is a clear division of responsibilities between the leadership of the Board and Management, and no one individual has unfettered powers of decision-making.</p>		
3.1	The Chairman and the Chief Executive Officer ("CEO") are separate persons to ensure an appropriate balance of power, increased accountability, and greater capacity of the Board for independent decision making.	<p>The roles of the Chairman and CEO are separate to ensure a clear division of their responsibilities, increased accountability, and greater capacity of the Board for independent decision making.</p> <p>The Independent Chairman, Mr Low Chai Chong, is not related to the CEO. The Independent Chairman oversees the business of the Board. He leads the Board discussions and ensures that Board meetings are convened when necessary. He sets the Board's meeting agenda in consultation with the CEO, Mr Siow Chien Fu, and ensures the quality, quantity, and timeliness of the flow of information between the Board and key management personnel to facilitate efficient decision making.</p> <p>The CEO takes a leading role in developing the businesses of the Group and manages the day-to-day operations with the assistance of key management personnel. He also oversees the execution of the business and corporate strategy decisions made by the Board.</p>
3.2	The Board establishes and sets out in writing the division of responsibilities between the Chairman and the CEO.	The Chairman is a Non-Executive and Independent Director. He is available to shareholders where they have concerns, and for which contact through the normal channels of communication with the Management are inappropriate or inadequate.
3.3	The Board has a lead independent director to provide leadership in situations where the Chairman is conflicted, and especially when the Chairman is not independent. The lead independent director is available to shareholders where they have concerns and for which contact through the normal channels of communication with the Chairman or Management are inappropriate or inadequate.	The Board does not have any Lead Independent Director since one-third of the Board, including the Chairman is independent.

# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation
<b>Board Membership</b>		
Principle 4: The Board has a formal and transparent process for the appointment and re-appointment of directors, taking into account the need for progressive renewal of the Board.		
4.1	<p>The Board establishes a Nominating Committee ("NC") to make recommendations to the Board on relevant matters relating to:</p> <p>(a) the review of succession plans for directors, in particular the appointment and/or replacement of the Chairman, the CEO and key management personnel;</p> <p>(b) the process and criteria for evaluation of the performance of the Board, its board committees and directors;</p> <p>(c) the review of training and professional development programs for the Board and its directors; and</p> <p>(d) the appointment and re-appointment of directors (including alternate directors, if any).</p>	<p>The NC is guided by key terms of reference as follows:</p> <p>(a) determine annually, and as and when circumstances require, whether a Director is independent, and providing its views to the Board in relation thereto for the Board's consideration;</p> <p>(b) reviewing the independence of any director who has served on the Board for more than nine years from the date of his first appointment and the reasons for considering him as independent;</p> <p>(c) where a Director or proposed Director has multiple board representations, deciding whether the Director is able to and has been adequately carrying out his duties as a Director, taking into consideration the Director's number of listed company board representations and other principal commitments;</p> <p>(d) where the appointment of an alternate Director to a Director is proposed, determining whether the alternate Director is familiar with the Company's affairs, appropriately qualified and (in the case of an alternate Director to an independent Director) whether the alternate Director would similarly qualify as an independent Director, and providing its views to the Board in relation thereto for the Board's consideration;</p> <p>(e) making recommendations to the Board on relevant matters relating to the review of board succession plans for directors, in particular, the Chairman and for the CEO, the development of a process for evaluation of the performance of the Board, its board committees and directors, the review of training and professional development programs for the Board and the appointment and re-appointment of directors (including alternate directors, if applicable);</p> <p>(f) proposing objective performance criteria for evaluation of the Board's performance as a whole which allows for comparison with industry peers and address how the Board has enhanced long-term shareholder value;</p> <p>(g) carrying out, at least annually, a formal assessment of the performance and effectiveness of the Board as a whole and its board committees and (if applicable) the contributions of individual Directors to the effectiveness of the Board, based on the process implemented by the Board; and</p> <p>(h) based on the results of the performance evaluation, providing its views and recommendations to the Board, including any appointment of new members.</p>
4.2	<p>The NC comprises at least three directors, the majority of whom, including the NC Chairman, are independent. The lead independent director, if any, is a member of the NC.</p>	<p>As at the date of this report, the NC comprises three directors, majority of whom are independent.</p> <p>The NC comprises Mr Lam Kwong Fai, Mr Low Chai Chong and Ms Tan Ler Choo. The Chairman of the NC, Mr Lam Kwong Fai is an Independent Non-Executive Director.</p>

# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation
4.3	The company discloses the process for the selection, appointment re-appointment of directors to the Board, including the criteria used to identify and evaluate potential new directors and channels used in searching for appropriate candidates in the company's annual report.	<p>The considerations in assessing the capacity of Directors include the following:</p> <ul style="list-style-type: none"> <li>• Expected and/or competing time commitments of Directors, including whether such commitment is a full-time or part-time employment capacity;</li> <li>• Geographical location of Directors;</li> <li>• Size and composition of the Board;</li> <li>• Nature and scope of the Group's operations and size; and</li> <li>• Capacity, complexity and expectation of the other listed directorships and principal commitments held.</li> </ul> <p>The measures and evaluation tools in place to assess the performance and consider competing time commitments of the Directors include the following:-</p> <ul style="list-style-type: none"> <li>• Declarations by individual Directors of their other listed company board directorships and principal commitments;</li> <li>• Annual confirmations by each Director on his ability to devote sufficient time and attention to the Company's affairs, having regard to his other commitments; and</li> <li>• Assessment of the individual Directors' performance based on the criteria set out in Provision 5 of this report.</li> </ul> <p>The NC has recommended to the Board that Mr Siow Chien Fu, and Mr Lam Kwong Fai be re-elected at the forthcoming AGM. The Board has accepted the NC's recommendation.</p> <ul style="list-style-type: none"> <li>• Mr Siow Chien Fu, upon re-election Director of the Company, will remain as Executive Director and Chief Executive Officer of the Company.</li> <li>• Mr Lam Kwong Fai, upon re-election Director of the Company, will remain as Non-executive and Independent Director of the Company, and Chairman of Audit Committee and Nominating Committee and a member of the Remuneration Committee.</li> </ul> <p>Pursuant to Rule 720(5) of the Catalist Rules, the additional information set in Appendix 7F of the Catalist Rules relating to Mr Siow Chien Fu, and Mr Lam Kwong Fai who are seeking re-appointment is disclosed as Appendix to this Corporate Governance Report and is to be read in conjunction with their respective biography under the respective sections of this annual report.</p>

# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation
4.4	<p>The NC determines annually, and as and when circumstances require, if a director is independent, having regard to the circumstances set forth in Provision 2.1. Directors disclose their relationships with the company, its related corporations, its substantial shareholders or its officers, if any, which may affect their independence, to the Board. If the Board, having taken into account the views of the NC, determines that such directors are independent notwithstanding the existence of such relationships, the company discloses the relationships and its reasons in its annual report.</p>	<p>The NC does determine annually whether each of the Independent Directors still meet the criteria of an Independent Director.</p> <p>The Independent Directors had confirmed their independence in accordance with the Code and Rule 406(3)(d) of the Catalist Rules. The NC had also assessed the independence of each Independent Director and is satisfied that, Mr Lam Kwong Fai and Mr Low Chai Chong to be independent.</p>
4.5	<p>The NC ensures that new directors are aware of their duties and obligations. The NC also decides if a director is able to and has been adequately carrying out his or her duties as a director of the company. The company discloses in its annual report the listed company directorships and principal commitment of each director, and where a director holds a significant number of such directorships and commitments, it provides the NC's and Board's reasoned assessment of the ability of the director to diligently discharge his or her duties.</p>	<p>All newly appointed Directors will undergo an orientation program where the Director would be briefed on the Group's strategic direction, governance practices, business and organisation structure as well as the expected duties of director of a listed company. To obtain a better understanding of the Group's business, the Director will also be given the opportunity to visit the Group's operational sites and meet with key management personnel.</p> <p>Although some of the Board members have multiple board representations and other principal commitments, the NC is satisfied that the Directors have devoted sufficient time and attention to the Group. The NC is of the view that setting a maximum number of listed board representations that any Director may hold is not necessary as all the Directors are able to devote to the Company's affairs in light of their other commitments. However, as a general guideline to address time commitments that may be faced, a Director who holds more than five listed company board representations (including the appointment with Company) will consult the Chairman of the NC before accepting any new appointments as a Director.</p> <p>The considerations in assessing the capacity of Directors include the following:</p> <ul style="list-style-type: none"> <li>• Expected and/or competing time commitments of Directors;</li> <li>• Geographical location of Directors;</li> <li>• Size and composition of the Board;</li> <li>• Nature and scope of the Group's operations and size; and</li> <li>• Capacity, complexity and expectations of the other listed directorships and principal commitments held.</li> </ul> <p>The NC has reviewed the time spent and attention given by each of the Directors to the Company's affairs, taking into account the multiple directorships and other principal commitments of each of the Directors (if any), and is satisfied that all Directors have discharged their duties adequately for FY2022.</p>

# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation								
<b>Board Performance</b>										
Principle 5: The Board undertakes a formal annual assessment of its effectiveness as a whole, and that of each of its board committees and individual directors.										
5.1	The NC recommends for the Board's approval the objective performance criteria and process for the evaluation of the effectiveness of the Board as a whole, and of each board committee separately, as well as the contribution by the Chairman and each individual director to the Board.	<p>Table 5.1 sets out the performance criteria, as recommended by the NC and approved by the Board, to be relied upon to evaluate the effectiveness of the Board as a whole and its Board Committees. The Board evaluation does not include a separate or specific assessment of the performance or contributions of individual Directors. This is because the necessity or efficacy of adopting a formal process for assessing the contribution by each individual Director to the effectiveness of the Board is mitigated by the relatively small size of the Board, although the NC and the Board may review this in the future as the Company and the Board becomes more mature and established in its business and corporate governance practices.</p> <p>The evaluations are designed to assess the Board's effectiveness to enable the NC Chairman and Board to identify areas of improvement or enhancement which can be made to the Board:</p> <table border="1" data-bbox="730 1099 1469 1906"> <thead> <tr> <th colspan="2" data-bbox="730 1099 1469 1146"><b>Table 5.1 – Performance Criteria</b></th> </tr> <tr> <th data-bbox="730 1146 962 1234"><b>Performance Criteria</b></th> <th data-bbox="962 1146 1469 1234"><b>Board and Board Committees</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="730 1234 962 1485"><b>Qualitative</b></td> <td data-bbox="962 1234 1469 1485"> <ol style="list-style-type: none"> <li>1. Size and composition</li> <li>2. Access to information</li> <li>3. Board processes</li> <li>4. Inputs to strategic planning</li> <li>5. Board accountability</li> <li>6. Risk Management</li> <li>7. Succession planning</li> </ol> </td> </tr> <tr> <td data-bbox="730 1485 962 1906"><b>Quantitative</b></td> <td data-bbox="962 1485 1469 1906"> <p>The Board currently does not evaluate the Board and Board Committees based on quantitative criteria as the Board is of the opinion that it is more important to evaluate the Board and Board Committees on their ability to provide guidance to the Management in relation to strategic planning and the development of the business of the Group.</p> <p>However, the Board will keep in view and consider including quantitative criteria in future evaluations where appropriate.</p> </td> </tr> </tbody> </table> <p>The NC would review the criteria on a periodic basis to ensure that the criteria is able to provide an accurate and effective performance assessment taking into consideration industry standards and the economic climate with the objective to enhance long term shareholders value, thereafter propose amendments if any, to the Board for approval.</p>	<b>Table 5.1 – Performance Criteria</b>		<b>Performance Criteria</b>	<b>Board and Board Committees</b>	<b>Qualitative</b>	<ol style="list-style-type: none"> <li>1. Size and composition</li> <li>2. Access to information</li> <li>3. Board processes</li> <li>4. Inputs to strategic planning</li> <li>5. Board accountability</li> <li>6. Risk Management</li> <li>7. Succession planning</li> </ol>	<b>Quantitative</b>	<p>The Board currently does not evaluate the Board and Board Committees based on quantitative criteria as the Board is of the opinion that it is more important to evaluate the Board and Board Committees on their ability to provide guidance to the Management in relation to strategic planning and the development of the business of the Group.</p> <p>However, the Board will keep in view and consider including quantitative criteria in future evaluations where appropriate.</p>
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# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation
5.2	The company discloses in its annual report how the assessments of the Board, its board committees and each director have been conducted, including the identity of any external facilitator and its connection, if any, with the company or any of its directors.	<p>The review of the performance of the Board and the Board Committees is conducted by the NC annually. Currently, such assessment is focused mainly on the performance and effectiveness of the Board as a whole and on the proper functioning of the various Board Committees. In FY2022, the review process was as follows:</p> <ol style="list-style-type: none"> <li>All Directors individually completed a board and board committee performance evaluation on the effectiveness of the Board and the Board Committees based on criteria disclosed in Table 5 above;</li> <li>The results of such assessment were collated and submitted to the NC Chairman who reviewed it together with the NC; and</li> <li>The NC discussed the report and where applicable considered any appropriate follow up actions to be undertaken.</li> </ol> <p>No external facilitator was used in the evaluation process.</p>

## REMUNERATION MATTERS

### Procedures for Developing Remuneration Policies

Principle 6: The Board has a formal and transparent procedure for developing policies on director and executive remuneration, and for fixing the remuneration packages of individual directors and key management personnel. No director is involved in deciding his or her own remuneration.

6.1	<p>The Board establishes a Remuneration Committee ("RC") to review and make recommendations to the Board on:</p> <ol style="list-style-type: none"> <li>a framework of remuneration for the Board and key management personnel; and</li> <li>the specific remuneration packages for each director as well as for the key management personnel.</li> </ol>	<p>The RC is guided by key terms of reference as follows:</p> <ol style="list-style-type: none"> <li>reviewing and recommending annually to the Board, the framework of remuneration and specific remuneration packages for each Director as well as for the key management personnel;</li> <li>reviewing all aspects of remuneration, including but not limited to Directors' fees, salaries, allowances, bonuses, options, share-based incentives and awards and benefits-in-kind;</li> <li>reviewing annually the remuneration of employees who are immediate family members of a Director or CEO whose remuneration exceeds S\$100,000 during the year;</li> <li>reviewing the Company's obligations arising in the event of termination of the executive directors and key management personnel's contracts of service;</li> <li>ensuring that existing relationships, if any, between the Company and its appointed remuneration consultants will not affect the independence and objectivity of the remuneration consultants;</li> <li>reviewing and administering whether executive directors, non-executive and independent Directors and key management personnel should be eligible for options, share incentives, awards (collectively the "Schemes") (when it is implemented) and other benefits;</li> <li>administering the Schemes (where it is implemented); and</li> <li>perform such other functions and duties as may be required by the Code.</li> </ol>
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# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation
6.2	The RC comprises at least three directors. All members of the RC are non-executive directors, the majority of whom, including the RC Chairman, are independent.	The RC comprises Mr Low Chai Chong, Mr Lam Kwong Fai and Ms Tan Ler Choo, all of whom are non-executive directors and the majority of which are independent. The Chairman of the RC, Mr Low Chai Chong is an Independent Non-Executive Director.
6.3	The RC considers all aspects of remuneration, including termination terms, to ensure they are fair.	Please refer to Provision 6.1 above.
6.4	The company discloses the engagement of any remuneration consultants and their independence in the company's annual report.	No remuneration consultants were engaged by the Company in FY2022.
<p><b>Level and Mix of Remuneration</b></p> <p>Principle 7: The level and structure of remuneration of the Board and key management personnel are appropriate and proportionate to the sustained performance and value creation of the company, taking into account the strategic objectives of the company.</p>		
7.1	A significant and appropriate proportion of executive directors' and key management personnel's remuneration is structured so as to link rewards to corporate and individual performance. Performance-related remuneration is aligned with the interests of shareholders and other stakeholders and promotes the long-term success of the company.	The Company's remuneration policy, which covers all aspects of remuneration, including but not limited to directors' fees, salaries, allowances, benefits-in-kind, bonuses, options, share-based incentives and awards is one that seeks to attract, retain and motivate talent to achieve the Company's business vision and create sustainable value for its stakeholders. The policy articulates the link that total compensation has to the achievement of organisational and individual performance objectives and benchmarked against relevant and comparative compensation in the market.
7.2	The remuneration of non-executive directors is appropriate to the level of contribution, taking into account factors such as effort, time spent, and responsibilities.	<p>The remuneration of the Non-Executive Directors (including Independent Directors) is determined by their contributions to the Company, taking into account factors such as efforts and time spent as well as their responsibilities on the Board and Board Committees, if applicable. The Directors' fees of the Non-Executive Directors are subject to approval by shareholders at each annual general meeting.</p> <p>Total payment of S\$166,667 Director's fees for FY2022 recommended by the Board and subject to shareholder's approval at forthcoming Annual General Meeting FY2022.</p>
7.3	Remuneration is appropriate to attract, retain and motivate the directors to provide good stewardship of the company and key management personnel to successfully manage the company for the long term.	The Company's remuneration policy is one that seeks to attract, retain and motivate talent to achieve the Company's business vision and create sustainable value for its stakeholders. The policy articulates to Directors the link on total compensation has to the achievement of organisational and individual performance objectives and benchmarked against relevant and comparative compensation in the market.

# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation																																																						
<b>Disclosure on Remuneration</b>																																																								
Principle 8: The company is transparent on its remuneration policies, level and mix of remuneration, the procedure for setting remuneration, and the relationships between remuneration, performance and value creation.																																																								
8.1	<p>The company discloses in its annual report the policy and criteria for setting remuneration, as well as names, amounts and breakdown of remuneration of:</p> <p>(a) each individual director and the CEO; and</p> <p>(b) at least the top five key management personnel (who are not directors or the CEO) in bands no wider than S\$250,000 and in aggregate the total remuneration paid to these key management personnel</p>	<p>The breakdown for the remuneration of the Directors in FY2022 is as follows:</p> <table border="1"> <thead> <tr> <th>Name</th> <th>Salary</th> <th>Bonus</th> <th>Director fees</th> <th>Others</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td colspan="6"><b>From S\$0 to S\$250,000</b></td> </tr> <tr> <td>Mr Low Chai Chong</td> <td>-</td> <td>-</td> <td>51%</td> <td>49%</td> <td>100%</td> </tr> <tr> <td>Mr Lam Kwong Fai</td> <td>-</td> <td>-</td> <td>37%</td> <td>63%</td> <td>100%</td> </tr> <tr> <td>Ms Tan Ler Choo</td> <td>-</td> <td>-</td> <td>66%</td> <td>34%</td> <td>100%</td> </tr> <tr> <td>Mr Lim Kian Thong (Note 1)</td> <td>-</td> <td>-</td> <td>39%</td> <td>61%</td> <td>100%</td> </tr> <tr> <td>Mr Hoo Khee Leng (Note 2)</td> <td>100%</td> <td>-</td> <td>-</td> <td>-</td> <td>100%</td> </tr> <tr> <td colspan="6"><b>From S\$250,001 to S\$500,000</b></td> </tr> <tr> <td>Mr Siow Chien Fu (CEO)</td> <td>93%</td> <td>-</td> <td>-</td> <td>7%</td> <td>100%</td> </tr> </tbody> </table> <p><b>Note:</b></p> <p>Note 1: Mr Lim Kian Thong resigned as the Independent Director on 28 February 2022.</p> <p>Note 2: Mr Hoo Khee Leng was appointed as Executive Director on 14 April 2022.</p> <p>Note 3: "Others" refers to incentive shares issued in FY2022 and monthly allowance to Directors</p> <p>The Company did not disclose the total remuneration of each individual director in dollar terms given the commercial sensitivity of the remuneration matters and to maintain confidentiality of the remuneration packages of these directors.</p> <p>There are no termination, retirement, post-employment benefits that may be granted to the Directors, the CEO and top key management personnel.</p>	Name	Salary	Bonus	Director fees	Others	Total	<b>From S\$0 to S\$250,000</b>						Mr Low Chai Chong	-	-	51%	49%	100%	Mr Lam Kwong Fai	-	-	37%	63%	100%	Ms Tan Ler Choo	-	-	66%	34%	100%	Mr Lim Kian Thong (Note 1)	-	-	39%	61%	100%	Mr Hoo Khee Leng (Note 2)	100%	-	-	-	100%	<b>From S\$250,001 to S\$500,000</b>						Mr Siow Chien Fu (CEO)	93%	-	-	7%	100%
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# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation																
		<p>Save for the Executive Directors, the Company only has 1 top key management personnel ("KMP") in FY2022 and the breakdown of their remuneration in FY2022 is as follows:</p> <table border="1"> <thead> <tr> <th>Name</th> <th>Salary</th> <th>Bonus</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td colspan="4"><b>From S\$0 to S\$250,000</b></td> </tr> <tr> <td>Chan Shuh Chet (Note 1)</td> <td>100%</td> <td>-</td> <td>100%</td> </tr> <tr> <td>Sia Guek Leng (Note 2)</td> <td>100%</td> <td>-</td> <td>100%</td> </tr> </tbody> </table> <p>Note 1 : Ms Chan Shuh Chet was appointed on 27 May 2021 and resigned as Financial Controller on 8 March 2022.</p> <p>Note 2 : Ms Sia Guek Leng was appointed on 9 March 2022 as Financial Controller.</p> <p>The total remuneration paid to these key management personnel in FY2022 are RM348,000.</p>	Name	Salary	Bonus	Total	<b>From S\$0 to S\$250,000</b>				Chan Shuh Chet (Note 1)	100%	-	100%	Sia Guek Leng (Note 2)	100%	-	100%
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Sia Guek Leng (Note 2)	100%	-	100%															
8.2	The company discloses the names and remuneration of employees who are substantial shareholders of the company, or are immediate family members of a director, the CEO or a substantial shareholder of the company, and whose remuneration exceeds S\$100,000 during the year, in bands no wider than S\$100,000, in its annual report. The disclosure states clearly the employee's relationship with the relevant director or the CEO or substantial shareholder.	There were no employees of the Group who are substantial shareholders of the Company or an immediate family member of a Director, the CEO or substantial shareholder of the Company and whose remuneration exceeded S\$100,000 in FY2022.																
8.3	The company discloses in its annual report all forms of remuneration and other payments and benefits, paid by the company and its subsidiaries to directors and key management personnel of the company. It also discloses details of employee share schemes.	<p>The remuneration received by the Executive Directors and key management personnel takes into consideration his or her individual performance and contribution towards the overall performance of the Group in FY2022. Their remuneration is made up of fixed and variable compensations. The fixed compensation consists of an annual base salary, fixed allowance and annual wage supplement. The variable compensation is determined based on the level of achievement of corporate and individual performance objectives.</p> <p>The Company currently does not have any employee share option or share schemes.</p>																

## ACCOUNTABILITY AND AUDIT

### Risk Management and Internal Controls

Principle 9: The Board is responsible for the governance of risk and ensures that Management maintains a sound system of risk management and internal controls, to safeguard the interests of the company and its shareholders.

# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation
9.1	<p>The Board determines the nature and extent of the significant risks which the company is willing to take in achieving its strategic objectives and value creation. The Board sets up a Board Risk Committee to specifically address this, if appropriate.</p>	<p>The Company manages risks under an overall strategy determined by the Board and supported by the AC. The Company sets acceptable risk management standards and periodically reviews the risks that the Group is subject to.</p> <p>The Board recognises that it is responsible for the overall internal control framework but accepts that no internal control system or risk management will preclude all errors and irregularities such as poor judgement in decision making, human error, losses or fraud, as the system is designed to manage rather than eliminate the risk of failure to achieve business objectives and can only provide reasonable and not absolute assurance against material misstatement or loss.</p> <p>The AC will annually:</p> <ul style="list-style-type: none"> <li>• satisfy itself that adequate measures are being made to identify and mitigate any material business risks associated with the Group;</li> <li>• ensure that a review of the effectiveness of the Group's material internal controls, including financial, operating, information technology and compliance controls and risk management, is conducted at least annually. Such review can be carried out by the internal auditors;</li> <li>• ensure that the internal control recommendations made by internal auditors and the management letter recommendations by external auditors (noted during the course of the statutory audit) have been implemented; and</li> <li>• ensure the Board is in a position to comment on the adequacy and effectiveness of the internal controls of the Group.</li> </ul> <p>The Board also reviews compliance issues, if any, and as and when required.</p> <p>The Company underwent a court-supervised restructuring for Scheme of Arrangement pursuant to Section 211B(1) of the Companies Act (Cap. 50) since February 2020. Further, the Company's wholly owned subsidiary Capital City Property Sdn Bhd ("<b>CCPSB</b>") was placed under judicial management on 13 March 2020 and the operation of the company has been handed over to the to judicial manager ("<b>JM</b>").</p> <p>On 17 June 2022, the Malaysia High Court sanction the JM order and accordingly the JM's duties has been discharged by the Court.</p>

# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation
		<p>On 12 November 2021, an Extraordinary General Meeting ("EGM") was convened to seek shareholders' approval for the Scheme of Arrangement. Subsequently on 21 March 2022, an EGM was convened for <i>inter alia</i>, the subdivision of the par value of the ordinary shares to enable the issuance of Scheme Shares to the Scheme Parties as well as the increase of authorised share capital.</p> <p>On 14 April 2022, the Company had completed the proposed issuance of the Scheme Shares and Additional New Shares pursuant to which 11,939,595,565 Scheme Shares and 496,975,896 Additional New Shares have been allotted and issued. The distribution of the issued Scheme Shares was completed on 18 April 2022 and the Scheme was completed on 26 April 2022.</p> <p>A total of 12,436,571,461 shares fully paid, ranking pari-passu in all respects with the existing shares of the Company, were listed on 19 April 2022 and the Scheme Manager has issued the Notice of Termination that the Scheme of Arrangement has been completed and terminated.</p> <p>On 28 April 2022, the Company disposed of its wholly owned subsidiaries, Terratech Resources Pte Ltd and CEP Resources Entity Sdn Bhd for a consideration of RM4.8 million, by entering into a sale and purchase agreement with Mr Loh Choon Yow and MIE Corporate Holdings Sdn Bhd. As at date of 30 June 2022, the condition precedents that have been set in the conditional sale and purchase agreement are yet to be satisfied.</p> <p>Management is in discussion on the possibility and viability of re-opening and managing the Group's shopping mall by end of 2022 or first quarter of 2023.</p> <p>As such, the Group's operating activities during FY2022 was very minimal.</p>

# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation
		<p>The Board and AC reviewed and approved the in-house internal audit review conducted by the management to ensure the adequacy and effectiveness of the existing internal controls in place, vis-à-vis the level of operations of the Group and the restructuring exercise that was recently completed during the last quarter of FY2022. The Board and AC is satisfied that the existing internal controls addressing the Group's financial, operational, compliance and information technology controls and risk management systems are effective and adequate. The bases for the Board's view are as follows:</p> <ol style="list-style-type: none"> <li>1. Assurance has been received from the CEO and Financial Controller.</li> <li>2. Key management personnel regularly evaluates, monitors and reports to the AC on material risks; and</li> <li>3. Discussions were held between the AC and the external auditors in the absence of the Management to review and address any potential concerns.</li> </ol> <p>International bodies and national governments have imposed sanctions on certain activities or transactions with targeted jurisdictions, entities and persons, with the primary aim of achieving foreign policy or national security goals. The Board confirmed there has been no material change in its risk of being subject to any sanctions law. The Board and AC will be responsible for (a) monitoring the issuer's risk of becoming subject to, or violating, any sanctions law; and (b) ensuring timely and accurate disclosures to SGX-ST and other relevant authorities.</p>
9.2	<p>The Board requires and discloses in the company's annual report that it has received assurance from:</p> <ol style="list-style-type: none"> <li>(a) the CEO and the CFO that the financial records have been properly maintained and the financial statements give a true and fair view of the company's operations and finances; and</li> <li>(b) the CEO and other key management personnel who are responsible, regarding the adequacy and effectiveness of the company's risk management and internal control systems</li> </ol>	<p>The Board has obtained such assurance from the CEO and Financial Controller in respect of FY2021.</p> <p>The Board has also relied on the CEO and Financial Controller that the financial records have been properly maintained and the financial statements gave true and fair view of the Group's operations.</p> <p>Please also refer to Provision 10.4 for details regarding Board and AC's views about the Group's IA's function.</p>

# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation
<b>Audit Committee</b>		
Principle 10: The Board has an Audit Committee ("AC") which discharges its duties objectively.		
10.1	<p>The duties of the AC include:</p> <ul style="list-style-type: none"> <li>(a) reviewing the significant financial reporting issues and judgements so as to ensure the integrity of the financial statements of the company and any announcements relating to the company's financial performance;</li> <li>(b) reviewing at least annually the adequacy and effectiveness of the company's internal controls and risk management systems;</li> <li>(c) reviewing the assurance from the CEO and the CFO on the financial records and financial statements;</li> <li>(d) making recommendations to the Board on: (i) the proposals to the shareholders on the appointment and removal of external auditors; and (ii) the remuneration and terms of engagement of the external auditors;</li> <li>(e) reviewing the adequacy, effectiveness, independence, scope and results of the external audit and the company's internal audit function; and</li> </ul>	<p>The AC is guided by the following key terms of reference:</p> <ul style="list-style-type: none"> <li>(a) reviewing the audit plan of the external auditors, including the nature and scope of the audit, before the audit commences;</li> <li>(b) reviewing the results of external audit and internal audit, in particular, reviewing the effectiveness of the Company's internal audit function, their audit report and their management letter and Management's response thereto;</li> <li>(c) reviewing the co-operation given by the Company's officers to the external auditors;</li> <li>(d) reviewing the significant financial reporting issues and judgments including any significant or unusual items in such reports and accounts so as to ensure the integrity of the financial statements of the Company and the Group and any formal announcements relating to the Company's financial performance and give due consideration to any matters especially major judgemental area and significant audit adjustments that have been raised by the Company's staff responsible for the accounting and financial reporting function, internal auditors or external auditors;</li> <li>(e) reviewing the independence of the external auditors annually and where the external auditors also provide a substantial volume of non-audit services to the Company, keep the nature and extent of such services under review, seeking to maintain objectivity;</li> <li>(f) making recommendations to the Board on the proposals to shareholders on the appointment, re-appointment and removal of the external auditors, and approving the remuneration and terms of the engagement of the external auditors;</li> <li>(g) reviewing the policy and arrangements by which staff of the Company and any other persons may, in confidence, raise concerns about possible improprieties in matters of financial reporting or other matters including but not limited to whistle-blowing policy;</li> <li>(h) reviewing and reporting to the Board at least annually, the adequacy and effectiveness of the Company's internal controls;</li> </ul>

# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation
	<p>(f) reviewing the policy and arrangements for concerns about possible improprieties in financial reporting or other matters to be safely raised, independently investigated and appropriately followed up on. The company publicly discloses, and clearly communicates to employees, the existence of a whistle-blowing policy and procedures for raising such concerns.</p>	<p>(i) assessment on whether there is a need to obtain independent legal advice or appoint a compliance adviser in relation to the sanctions-related risks applicable to the company and continuous monitoring of the validity of the information provided to shareholders and SGX;</p> <p>(j) monitoring the establishment, appointments, staffing, qualifications and experience of the Company's internal audit function, including approval of the appointment and compensation terms of the head of the internal audit function, review of whether the internal audit function is adequately resourced, is independent of the activities it audits, and has appropriate standing within the Company;</p> <p>(k) reviewing, at least annually, the adequacy and effectiveness of the Company's internal audit function;</p> <p>(l) meeting with (a) the external auditors, and (b) the internal auditors, in each case without the presence of Management, at least annually;</p> <p>(m) to discuss problems and concerns, if any, arising from the internal and external audits, and any matters which the auditors may wish to discuss (in the absence of Management where necessary);</p> <p>(n) commissioning and reviewing the findings of internal investigations into matters where there is suspicion of fraud or irregularity or failure of internal controls or infringement of any Singapore law, rule or regulation, which has or is likely to have a material impact on the Company and the Group's operating results and/or financial position; and</p> <p>(o) reviewing the assurance from the CEO and the Financial Controller on the financial records and financial statements; and</p> <p>(p) perform such other functions and duties as may be required by the relevant Code.</p> <p>There were no non-audit services provided by the external auditors ("Moore Stephens LLP") for FY2022 and the AC has reviewed and is satisfied with the independence of Moore Stephens LLP. The AC recommends the re-appointment of Moore Stephens LLP and approved the remuneration and terms of engagement of Moore Stephens LLP. The amount of audit fee paid to Moore Stephens LLP can be found on page 80 of the Annual Report.</p>

# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation
		<p>Moore Stephens LLP have expressed that they will be seeking for re-appointment at the upcoming AGM.</p> <p>The AC has, in consultation with the Board, initiated the implementation of fraud and whistle-blowing policy for all employees including employees of the Company's overseas subsidiaries. The AC is responsible for oversight and monitoring of whistleblowing.</p> <p>The Group and the Company has approved and implemented a whistle-blowing policy which encourages its employees, in confidence, to raise concerns about possible corporate improprieties in matters of financial reporting and other matters.</p> <p>This policy aims to provide an avenue for employees to raise concerns and reassurance that they will be protected from reprisals or victimisation for fraud and whistle-blowing in good faith.</p> <p>The Group's whistle-blowing policy assures its employees who make reports in good faith of malpractice or impropriety in the workplace that their identities are kept confidential and that they will not be dismissed, penalised or discriminated against by the Company as a result of the making of such reports.</p> <p>To-date, there were no reports received through the whistle blowing mechanism.</p> <p>Other than the employees of the Group, any other persons including any stakeholders of the Group, may also, in confidence, raise concern about possible corporate improprieties in matters of financial reporting or other matters to the Group's independent function that investigates whistleblowing reports made in good faith, via the AC Chairman at email address whistleblowing@capitalcity.com.my.</p>
10.2	The AC comprises at least three directors, all of whom are non- executive and the majority of whom, including the AC Chairman, are independent. At least two members, including the AC Chairman, have recent and relevant accounting or related financial management expertise or experience.	The AC chaired by Mr Lam Kwong Fai, comprises Mr Low Chai Chong and Ms Tan Ler Choo, all of whom are non-executive and majority of whom are independent. The Chairman of the AC, Mr Lam Kwong Fai is an Independent Non-Executive Director. At least two members, including the AC Chairman, have recent and relevant accounting or related financial management expertise or experience.

# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation
10.3	The AC does not comprise former partners or directors of the company's existing auditing firm or auditing corporation: (a) within a period of two years commencing on the date of their ceasing to be a partner of the auditing firm or director of the auditing corporation; and in any case, (b) for as long as they have any financial interest in the auditing firm or auditing corporation.	The AC does not comprise any former partners or directors of the company's existing auditing firm or auditing corporation: (a) within a period of two years commencing on the date of their ceasing to be a partner of the auditing firm or director of the auditing corporation; and in any case, (b) for as long as they have any financial interest in the auditing firm or auditing corporation.
10.4	The primary reporting line of the internal audit function is to the AC, which also decides on the appointment, termination and remuneration of the head of the internal audit function. The internal audit function has unfettered access to all the company's documents, records, properties and personnel, including the AC, and has appropriate standing within the company.	<p>The Company has not appointed any internal auditor since the conclusion of the FY2019 internal audit as it was undergoing a Scheme of Arrangement and its wholly-owned subsidiary Capital City Property Sdn Bhd ("CCP") was placed under Judicial Management.</p> <p>In absence of internal auditors, the management has conducted an internal control risk assessment review on cash and bank, payment process and information technology. There was no material issues noted by the AC and the Board.</p> <p>The Board and AC reviewed and approved the in-house internal audit review conducted by the management to ensure the adequacy and effectiveness of the existing internal controls in place. The Board and AC is satisfied that the existing internal controls addressing the Group's financial, operational, compliance and information technology controls and risk management systems are effective and adequate.</p> <p>The Company expects that it will be in a better position to engage an external internal auditor to perform the internal audit and make recommendations on any improvement to its existing internal control and risk management systems for the next financial year.</p> <p>International bodies and national governments have imposed sanctions on certain activities or transactions with targeted jurisdictions, entities and persons, with the primary aim of achieving foreign policy or national security goals. The Board confirmed there has been no material change in its risk of being subject to any sanctions law. The Board and AC will be responsible for (a) monitoring the issuer's risk of becoming subject to, or violating, any sanctions law; and (b) ensuring timely and accurate disclosures to SGX-ST and other relevant authorities.</p>
10.5	The AC meets with the external auditors, and with the internal auditors, in each case without the presence of Management, at least annually.	The AC has met Moore Stephens LLP on various occasions without the presence of Management for FY2022.

# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation
STAKEHOLDER RIGHTS AND ENGAGEMENT		
<u>Shareholders' Rights</u>		
Principle 11: The company treats all shareholders fairly and equitably in order to enable them to exercise shareholders' rights and have the opportunity to communicate their views on matters affecting the company. The company gives shareholders a balanced and understandable assessment of its performance, position and prospects.		
11.1	The company provides shareholders with the opportunity to participate effectively in and vote at general meetings of shareholders and informs them of the rules governing general meetings of shareholders.	<p>Shareholders are entitled to attend the general meetings of shareholders and are afforded the opportunity to participate effectively in and vote at general meetings of shareholders. An independent polling agent is appointed by the Company for general meetings who will explain the rules, including the voting procedures that govern the general meetings of shareholders.</p> <p>The Company's annual general meeting ("AGM") will be held by way of electronic means and shareholders and members are unable to physically attend the AGM and encouraged to adopt enhanced digital tools at their general meetings, such as allowing for real-time remote electronic voting and real-time electronic communication, to facilitate shareholder engagement.</p> <p>The Company will arrange for (i) a "live" audio-visual webcast of the AGM ("<b>Live Webcast</b>"); and (ii) a "live" audio-only feed (via telephone), which allows shareholders to participate at the AGM ("<b>Audio Feed</b>"). The Company will utilise both (i) real-time electronic voting and (ii) real-time electronic communication at the AGM.</p>
11.2	The company tables separate resolutions at general meetings of shareholders on each substantially separate issue unless the issues are interdependent and linked so as to form one significant proposal. Where the resolutions are " <b>bundled</b> ", the company explains the reasons and material implications in the notice of meeting.	<p>All resolutions are tabled separately at general meetings of shareholders.</p> <p>Where the resolutions are "bundled", the Company explains the reasons and material implications in the notice of meeting.</p>

# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation
11.3	All directors attend general meetings of shareholders, and the external auditors are also present to address shareholders' queries about the conduct of audit and the preparation and content of the auditors' report. Directors' attendance at such meetings held during the financial year is disclosed in the company's annual report.	<p>The Company firmly believes in high standards of transparent corporate disclosure by disclosing to its stakeholders, including its shareholders the relevant information on a timely basis through SGXNET. Where there is inadvertent disclosure made to a selected group, the Company will make the same disclosure publicly to all others as soon as practicable. Except as provided for by the Order and Guidance, communication is made through:</p> <ol style="list-style-type: none"> <li>1) Annual Reports that are prepared and sent to all shareholders. The Board ensures that the Annual Report includes all relevant material information about the Company and the Group, including future developments and other disclosures required by the relevant rules and regulations;</li> <li>2) Quarterly and full year announcements containing a summary of the financial information and affairs of the Group for that period;</li> <li>3) Notices of explanatory memoranda for AGMs and extraordinary general meetings ("EGM"). The notices of AGM and EGM are also advertised in a national newspaper; and</li> <li>4) Press and news releases on major developments of the Company and the Group.</li> </ol> <p>The Board welcomes questions from shareholders who wish to raise issues, either informally or formally before or during the shareholders' meetings. The Company requires all Directors (including the respective chairman of the Board Committees) to be present at all general meetings of shareholders, unless of exigencies. Furthermore, the external auditors are present to assist the Board in addressing any relevant queries by our shareholders. The Company will make available minutes of general meetings to shareholders upon their request.</p> <p>Each item of special business included in the notice of the general meetings will be accompanied by explanation of the effects of a proposed resolution. All resolutions are put to vote by poll, and their detailed results will be announced via SGXNET after the conclusion of the general meeting.</p>

# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation
11.4	The company's Constitution (or other constitutive documents) allow for absentia voting at general meetings of shareholders.	<p>Any member entitled to attend and vote at a meeting of the Company who is the holder of two or more shares shall be entitled to appoint not more than two proxies to attend and vote instead of him at the same general meeting provided that if the member is The Central Depository (Pte) Limited ("<b>Depository</b>").</p> <p>The Depository may appoint more than two proxies to attend and vote at the same general meeting and each proxy shall be entitled to exercise the same powers on behalf of the Depository as the Depository could exercise.</p> <p>If a shareholder (whether individual or corporate) wishes to exercise his/her/its voting rights at the AGM, he/she/it must appoint the Chairman of the Meeting or another person as his/her/its proxy(ies) to vote on his/her/its behalf at the AGM. In appointing the Chairman of the Meeting as proxy, a shareholder (whether individual or corporate) must give specific instructions as to voting, or abstentions from voting, in the form of proxy, failing which the appointment of the Chairman of the Meeting as proxy for that resolution will be treated as invalid. In appointing another person as proxy, if no specific instruction as to voting is give or in the event of any other matter arising at the AGM, the proxy will vote or abstain from voting at his/her discretion.</p>
11.5	The company publishes minutes of general meetings of shareholders on its corporate website as soon as practicable. The minutes record substantial and relevant comments or queries from shareholders relating to the agenda of the general meeting, and responses from the Board and Management.	<p>The minutes of the general meetings of shareholders will be made available to shareholders upon their request.</p> <p>The minutes of the Company's upcoming AGM recording substantial and relevant comments or queries from shareholders relating to the agenda of the AGM, and responses from the Board of Directors and management, will be published on SGXNET within one month after the AGM.</p>
11.6	The company has a dividend policy and communicates it to shareholders.	<p>The Company does not have a fixed dividend policy. The form, frequency and amount of future dividends on the shares will depend on, among other things, the Group's operating results, financial conditions, cash flows, expected future earnings, capital expenditure program(s) and investment plans, the terms of the Group's borrowing arrangements (if any) and other factors deemed relevant by the Directors.</p> <p>No dividend has been declared or recommended for the year ended 30 June 2022 as the Group's funds is required to be used for the Group's operations.</p>

# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation
<b>Engagement with Shareholders</b>		
Principle 12: The company communicates regularly with its shareholders and facilitates the participation of shareholders during general meetings and other dialogues to allow shareholders to communicate their views on various matters affecting the company		
12.1	The company provides avenues for communication between the Board and all shareholders, and discloses in its annual report the steps taken to solicit and understand the views of shareholders.	The Company has in place an investor relations policy to promote regular, effective and fair communication. The Company makes every effort to ensure regular, timely and effective communication with its shareholders. The Company will release quarterly and annual financial results through the SGXNET. All price sensitive will be first released through SGXNET before the Company meets with any investors or analysts. Shareholders are welcome to directly contact the registered office of the Company.
12.2	The company has in place an investor relations policy which allows for an ongoing exchange of views so as to actively engage and promote regular, effective and fair communication with shareholders.	
12.3	The company's investor relations policy sets out the mechanism through which shareholders may contact the company with questions and through which the company may respond to such questions.	
<b>MANAGING STAKEHOLDER RELATIONSHIPS</b>		
<b>Engagement with Stakeholders</b>		
Principle 13: The Board adopts an inclusive approach by considering and balancing the needs and interests of material stakeholders, as part of its overall responsibility to ensure that the best interests of the company are served.		
13.1	The company has arrangements in place to identify and engage with its material stakeholder groups and to manage its relationships with such groups.	Shareholders, the investment community, media and analysts are kept informed of the Group's performance, progress and prospects and major developments of the Company on a timely basis through various communication such as announcements, including quarterly and full-year financial results announcements, via SGXNET; and annual reports and notices of general meetings.  The Company's corporate website is under maintenance for the time being. Shareholders can contact the Company via its registered address details disclosed in the corporate information.
13.2	The company discloses in its annual report its strategy and key areas of focus in relation to the management of stakeholder relationships during the reporting period.	
13.3	The company maintains a current corporate website to communicate and engage with stakeholders.	

# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation
<b>COMPLIANCE WITH APPLICABLE CATALIST RULES</b>		
712, 715 or 716	Appointment of auditors	<p>The Company confirms its compliance with Rule 712 and Rule 716 of the Catalist Rules.</p> <p>The Board and AC have considered and are satisfied that the appointment of other auditors would not compromise the standard and effectiveness of the audit of the Group by the external auditors as these Singapore incorporated subsidiaries are dormant during FY2022.</p>
1204(8)	Material contracts	There were no material contracts entered into by the Group involving the interest of the CEO, any Director, or controlling shareholder.
1204(10)	Confirmation of adequacy of internal controls	<p>The Board, with the concurrence of the AC, is of the opinion that the internal controls and risk management systems established are adequate and effective to address the financial, operational, information technology and compliance risks based on the following:</p> <ul style="list-style-type: none"> <li>• assurance from the CEO and Financial Controller and</li> <li>• reviews done by the various Board Committees and Management.</li> </ul> <p>Please also refer to Provision 10.4 for details regarding Board and AC's views about the Group's IA's function.</p>
1204(10C)	AC's comment on Internal Audit Function whether the internal audit function is independent, effective and adequately resourced.	Please also refer to Provision 10.4 for details regarding Board and AC's views about the Group's IA's function.
1204(17)	Interested persons transaction ("IPT")	The Group has procedures governing all IPTs to ensure that they are properly documented and reported on a timely manner to the AC and they are carried out on normal commercial terms and are not prejudicial to the interests of the Company and its minority shareholders.

# CORPORATE GOVERNANCE REPORT

Provision	Code Description	Company's Compliance or Explanation	
		The IPTs entered into during FY2022 was approved by shareholder through extraordinary general meeting held on 12 November 2021 .	
		Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than S\$100,000)
		An associate of Non-Executive and Non-Independent Director of the Company, Ms Tan Ler Choo, as one-off Advisor Fee for the service rendered to achieve the final settlement arrangement with Achwell Property Sdn Bhd)	RM3,244,894 (Or equivalent to S\$1,052,000)  Not applicable
1204(19)	Dealing in securities	<p>The Company has adopted an internal policy which prohibits the Directors and officers from dealing in the securities of the Company while in possession of price-sensitive information.</p> <p>The Company, its Directors and officers are also discouraged from dealing in the Company's securities on short term considerations and are prohibited from dealing in the Company's securities during the period beginning two weeks before the announcement of the Company's quarterly financial statements and one month before the announcement of the Company's full year financial statements respectively, and ending on the date of the announcement of the relevant results.</p>	
1204(21)	Non-sponsor fees	In FY2022, no non-sponsor fees were paid to the Company's sponsor, PrimePartners Corporate Finance Pte. Ltd.	
1204(22)	Use of proceeds	There were no outstanding proceeds arising from initial public offering and/or any offerings pursuant to Chapter 8 of the Catalist Rules.	

# CORPORATE GOVERNANCE

## APPENDIX

### INFORMATION ON DIRECTORS SEEKING RE-ELECTION

Pursuant to Rule 720(5) of the Listing Manual Section B: Rules of Catalist (the “**Rules of Catalist**”) of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”), the following is the information relating to the Directors seeking re-election (as set out in Appendix 7F to the Rules of Catalist):

Name of Person	Siow Chien Fu	Lam Kwong Fai
Date of Appointment	4 May 2017	1 December 2020
Date of last re-appointment (if applicable)	31 August 2021	31 August 2021
Age	60	43
Country of principal residence	Malaysia	Singapore
The Board’s comments on this appointment (including rationale, selection criteria, and the search and nomination process)	<p>Board of Directors (“<b>Board</b>”) of the Company having considered, among others, the recommendation of the Nominating Committee (“<b>NC</b>”) and having reviewed and assessed the contribution and performance, attendance, participation, candour and suitability of Mr Siow Chien Fu (“<b>Mr Siow</b>”) for re-election as Executive Director and Chief Executive Officer (“<b>CEO</b>”).</p> <p>The Board has reviewed and concluded that Mr Siow possesses the experience, expertise, knowledge and skills to continue to contribute towards the core competencies of the Board.</p>	<p>The Board of Directors (“<b>Board</b>”) of the Company having considered, among others, the recommendation of the Nominating Committee (“<b>NC</b>”) and having reviewed and assessed the contribution and performance, attendance, participation, candour and suitability of Mr Lam Kwong Fai (“<b>Mr Lam</b>”) for re-election as Non-Executive and Independent Director.</p> <p>The Board has reviewed and concluded that Mr Lam possesses the experience, expertise, knowledge and skills to continue to contribute towards the core competencies of the Board.</p> <p>The Board considers Mr Lam to be independent for the purpose of Rule 704(7) of the Catalist Rules.</p>
Whether appointment is executive, and if so, the area of responsibility	<p>Executive,</p> <p>Mr Siow will be responsible for the strategy setting and management and operations of the Group and Company.</p>	Non-executive
Job Title (e.g. Lead ID, AC Chairman, AC Member etc.)	Executive Director and CEO	<ol style="list-style-type: none"> <li>1. Chairman of the Audit Committee</li> <li>2. Chairman of Nominating Committee</li> <li>3. Member of Remuneration Committee</li> </ol>
Professional qualifications	Mr Siow graduated with a Bachelor of Architect from University of Kansas in the USA. He is member of the Pertubuhan Arkitek Malaysia as well the registered Architect of the National Council of Architectural Registration Boards of the State of Missouri, USA, This Missouri Board of Architect, Professional Engineers and Land Surveyors and Lembaga Arkitek Malaysia.	Mr Lam graduated with a Bachelor of Accountancy from Nanyang Technological University, Singapore.

# CORPORATE GOVERNANCE

## APPENDIX

Name of Person	Siow Chien Fu	Lam Kwong Fai
Working experience and occupation(s) during the past 10 years	<p>1992 to 2019 RDC Arkitek Sdn Bhd</p> <p>2013 to Present Director of Capital City Property Sdn Bhd</p>	<p>May 2022 to present: Independent Director, Katrina Group Limited</p> <p>December 2020 to present: Independent Director, Capital World Limited</p> <p>November 2020 to present: Director, Alder Corporate Services Pte. Ltd.</p> <p>June 2020 to present: Independent Director, Soon Lian Holdings Limited</p> <p>January 2020 to July 2020: Independent Director, OEL (Holdings) Limited</p> <p>October 2019 to present: Independent Director, China Kunda Technology Holdings Limited</p> <p>July 2019 to Dec 2021: Independent Director, D'Nonce Technology Bhd</p> <p>July 2019 to May 2020: Chief Executive Officer, Crowe Horwath Capital Pte Ltd</p> <p>October 2017 to present: Independent Director, Sevens Atelier Limited (Formerly known as Pan Asian Holdings Limited)</p> <p>June 2017 to June 2019: Chief Executive Officer, 3 Peaks Capital Private Limited</p> <p>July 2015 to June 2019: Independent Director, Medtecs International Corporation Limited</p> <p>July 2014 to June 2017: Associate Director, Continuing Sponsorship, PrimePartners Corporate Finance Pte Ltd</p> <p>April 2012 to June 2014: Director, CNP Compliance Pte Ltd</p>
Shareholding interest in the listed issuer and its subsidiaries	Yes	Yes

# CORPORATE GOVERNANCE

## APPENDIX

Name of Person	Siow Chien Fu	Lam Kwong Fai
Any relationship (including immediate family relationships) with any existing director, existing executive officer, the issuer and/or substantial shareholder of the listed issuer or of any of its principal subsidiaries	No	No
Conflict of interest (including any competing business)	No	No
Undertaking (in the format set out in Appendix 7H) under Rule 720(1) has been submitted to the listed issuer	Yes	Yes
Past (for the last 5 years)	<ol style="list-style-type: none"> <li>1. RDCA Sdn Bhd</li> <li>2. H Guys Restaurant Sdn Bhd</li> <li>3. Sun Plus Development Sdn Bhd</li> <li>4. Pergola Hotel Sdn Bhd</li> <li>5. Tanah Wajib Sdn Bhd</li> <li>6. Eco Eight Sdn Bhd</li> <li>7. Ecobina Sdn Bhd</li> <li>8. Eco One Sdn Bhd</li> <li>9. Sunbuild Development Sdn Bhd</li> <li>10. Hup Heng Blossom Sdn Bhd</li> <li>11. First Star Venture Limited</li> <li>12. Capital City Frontier Sdn Bhd</li> <li>13. Baiduri Megaria Sdn Bhd</li> <li>14. RDC Arkitek Sdn Bhd</li> <li>15. RDC Arkitek (KL) Sdn Bhd</li> <li>16. RDCA Holdings Sdn Bhd</li> <li>17. Eco Tree Hotel Sdn Bhd</li> <li>18. Eco Associate Sdn Bhd</li> <li>19. Ruby Resources Sdn Bhd</li> <li>20. Bintang Simfoni Sdn Bhd</li> <li>21. Express Inn Sdn Bhd</li> </ol>	<ol style="list-style-type: none"> <li>1. Medtecs International Corporation Limited</li> <li>2. OEL (Holdings) Limited</li> <li>3. D'Nonce Technology Bhd</li> </ol>
Present	<p><u>Directorships:</u></p> <ol style="list-style-type: none"> <li>1. Altimate Ventures Limited</li> <li>2. Rise Expedition Global Limited</li> <li>3. Capital City Management Pte Ltd</li> <li>4. Capital City Ventures Sdn Bhd</li> <li>5. Terratech Resources Pte Ltd</li> <li>6. CEP Resources Entity Sdn Bhd</li> <li>7. Capital City Property Sdn Bhd</li> <li>8. Sri Pelanji Sdn Bhd</li> <li>9. Bestari Bestmart Sdn Bhd</li> <li>10. Zillion Enrich Sdn Bhd</li> </ol> <p><u>Principal Commitment:</u></p> <ol style="list-style-type: none"> <li>1. CEO of Capital World Limited</li> </ol>	<p><u>Directorships:</u></p> <ol style="list-style-type: none"> <li>1. Soon Lian Holdings Limited</li> <li>2. China Kunda Technologies Holdings Limited</li> <li>3. Sevens Atelier Limited</li> <li>4. Katrina Group Ltd</li> </ol> <p><u>Principal Commitment:</u></p> <ol style="list-style-type: none"> <li>1. Director of Alder Corporate Services Pte Ltd</li> </ol>

# CORPORATE GOVERNANCE

## APPENDIX

Name of Person	Siow Chien Fu	Lam Kwong Fai
a) Whether at any time during the last 10 years, an application or a petition under any bankruptcy law of any jurisdiction was filed against him or against a partnership of which he was a partner at the time when he was a partner or at any time within 2 years from the date he ceased to be a partner?	No	No
b) Whether at any time during the last 10 years, an application or a petition under any law of any jurisdiction was filed against an entity (not being a partnership) of which he was a director or an equivalent person or a key executive, at the time when he was a director or an equivalent person or a key executive of that entity or at any time within 2 years from the date he ceased to be a director or an equivalent person or a key executive of that entity, for the winding up or dissolution of that entity or, where that entity is the trustee of a business trust, that business trust, on the ground of insolvency?	No	No
c) Whether there is any unsatisfied judgment against him?	No	No
d) Whether he has ever been convicted of any offence, in Singapore or elsewhere, involving fraud or dishonesty which is punishable with imprisonment, or has been the subject of any criminal proceedings (including any pending criminal proceedings of which he is aware) for such purpose?	No	No
e) Whether he has ever been convicted of any offence, in Singapore or elsewhere, involving a breach of any law or regulatory requirement that relates to the securities or futures industry in Singapore or elsewhere, or has been the subject of any criminal proceedings (including any pending criminal proceedings of which he is aware) for such breach?	No	No

# CORPORATE GOVERNANCE

## APPENDIX

Name of Person	Siow Chien Fu	Lam Kwong Fai
f) Whether at any time during the last 10 years, judgment has been entered against him in any civil proceedings in Singapore or elsewhere involving a breach of any law or regulatory requirement that relates to the securities or futures industry in Singapore or elsewhere, or a finding of fraud, misrepresentation or dishonesty on his part, or he has been the subject of any civil proceedings (including any pending civil proceedings of which he is aware) involving an allegation of fraud, misrepresentation or dishonesty on his part?	No	No
g) Whether he has ever been convicted in Singapore or elsewhere of any offence in connection with the formation or management of any entity or business trust?	No	No
h) Whether he has ever been disqualified from acting as a director or an equivalent person of any entity (including the trustee of a business trust), or from taking part directly or indirectly in the management of any entity or business trust?	No	No
i) Whether he has ever been the subject of any order, judgment or ruling of any court, tribunal or governmental body, permanently or temporarily enjoining him from engaging in any type of business practice or activity?	No	No
j) Whether he has ever, to his knowledge, been concerned with the management or conduct, in Singapore or elsewhere, of the affairs of:		
(i) any corporation which has been investigated for a breach of any law or regulatory requirement governing corporations in Singapore or elsewhere; or	No	No

# CORPORATE GOVERNANCE

## APPENDIX

Name of Person	Siow Chien Fu	Lam Kwong Fai
(ii) any entity (not being a corporation) which has been investigated for a breach of any law or regulatory requirement governing such entities in Singapore or elsewhere; or	No	No
(iii) any business trust which has been investigated for a breach of any law or regulatory requirement governing business trusts in Singapore or elsewhere; or	No	No
(iv) any entity or business trust which has been investigated for a breach of any law or regulatory requirement that relates to the securities or futures industry in Singapore or elsewhere, in connection with any matter occurring or arising during that period when he was so concerned with the entity or business trust?	No	No
k) Whether he has been the subject of any current or past investigation or disciplinary proceedings, or has been reprimanded or issued any warning, by the Monetary Authority of Singapore or any other regulatory authority, exchange, professional body or government agency, whether in Singapore or elsewhere?	No	No
Any prior experience as a director of an issuer listed on the Exchange?	Not Applicable. Mr Siow is proposed to be re-elected as Executive Director and Chief Executive Officer of the Company.	Not Applicable. Mr Lam is proposed to be re-elected as Director of the Company.
If yes, please provide details of prior experience	Not Applicable.	Not Applicable.
If no, please state if the director has attended or will be attending training on the roles and responsibilities of a director of a listed issuer as prescribed by the Exchange.	Not Applicable.	Not Applicable.
Please provide details of relevant experience and the nominating committee's reasons for not requiring the director to undergo training as prescribed by the Exchange (if applicable)	Not Applicable.	Not Applicable.

# DIRECTORS' STATEMENT

The directors present their statement to the members together with the audited consolidated financial statements of Capital World Limited (the “**Company**”) and its subsidiaries (collectively, the “**Group**”) and the statement of financial position and statement of changes in equity of the Company for the financial year ended 30 June 2022.

In the opinion of the directors:

- (a) the consolidated financial statements of the Group and the statement of financial position and statement of changes in equity of the Company are drawn up so as to give a true and fair view of the financial position of the Group and of the Company as at 30 June 2022 and the financial performance, changes in equity and cash flows of the Group and changes in equity of the Company for the year ended on that date; and
- (b) at the date of this statement, based on the factors as described in Note 2.1 to the financial statements, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they fall due.

## 1. DIRECTORS

The directors of the Company in office at the date of this statement are:

Siow Chien Fu  
 Low Chai Chong  
 Tan Ler Choo  
 Lam Kwong Fai  
 Hoo Khee Leng

## 2. ARRANGEMENTS TO ENABLE DIRECTORS TO ACQUIRE SHARES OR DEBENTURES

Neither at the end of nor at any time during the financial year was the Company a party to any arrangement, whose objects are, or one of whose objects is, to enable the directors of the Company to acquire benefits by means of the acquisition of shares or debentures of the Company or any other body corporate.

## 3. DIRECTORS' INTERESTS IN SHARES OR DEBENTURES

The following director, who held office at the end of the financial year, had, according to the register of directors' shareholdings kept by the Company, an interest in shares of the Company as stated below:

Name of director	Direct Interest	
	At 1 July 2021	At 30 June 2022
<i>Ordinary shares of the Company</i>		
Siow Chien Fu	503,745,713	661,745,713
Low Chai Chong	-	18,780,550
Tan Ler Choo	-	12,066,666
Lam Kwong Fai	-	14,000,000

There was no change in any of the above-mentioned interests in the Company between the end of the financial year and 21 July 2022.

Except as disclosed in this statement, no director who held office at the end of the financial year had interests in shares, share options, warrants or debentures of the Company, or of related corporations, either at the beginning of the financial year or at the end of the financial year.

# DIRECTORS' STATEMENT

## 4. SHARE OPTIONS

No share options have been granted during the financial year ended 30 June 2022 to subscribe for unissued shares of the Company or its subsidiaries.

No shares were issued during the financial year by virtue of the exercise of options to take up unissued shares of the Company or its subsidiaries.

There were no unissued shares of the Company under option at the end of the financial year.

## 5. AUDIT COMMITTEE

The members of the Audit Committee (“AC”) carried out its functions specified in accordance with the Listing Manual Section B: Rules of Catalist of the SGX-GT and the Code of Corporate Governance and the Guidebook for Audit Committees in Singapore (Second Edition), including the following:

- reviewed the audit plans of the external auditors of the Group and the Company, and reviewed the adequacy of the Company’s system of internal accounting controls and the assistance given by the Group and the Company’s management to the external auditors;
- reviewed the quarterly and annual financial statements and the independent auditor’s report on the annual financial statements of the Group and the Company before their submission to the board of directors;
- reviewed effectiveness of the Group and the Company’s material internal controls, including financial, operational and compliance controls and risk management;
- met with the external auditors, other committees, and management in separate executive sessions to discuss any matters that these groups believe should be discussed privately with the AC;
- reviewed legal and regulatory matters that may have a material impact on the financial statements, related compliance policies and programmes and any reports received from regulators;
- reviewed the cost effectiveness and the independence and objectivity of the external auditor;
- reviewed the nature and extent of non-audit services provided by the external auditor;
- recommended to the board of directors the external auditors to be nominated, approved the compensation of the external auditors, and reviewed the scope and results of the audit;
- reported actions and minutes of the AC to the board of directors with such recommendations as the AC considered appropriate; and
- reviewed interested person transactions in accordance with the requirements of the Singapore Exchange Securities Trading Limited’s Listing Manual.

There were no non-audit services provided by the external auditors for the current financial year ended 30 June 2022. The AC has reviewed and is satisfied with the independence of the external auditors. The AC has also conducted a review of interested person transactions.

Further details regarding the AC are disclosed in the Report on Corporate Governance.

# DIRECTORS' STATEMENT

## 6. INDEPENDENT AUDITORS

The independent auditors, Moore Stephens LLP, have expressed their willingness to accept re-appointment as auditors.

On behalf of the Board of Directors,

.....  
Siow Chien Fu  
Director

.....  
Low Chai Chong  
Director

Singapore  
13 October 2022

# INDEPENDENT AUDITOR'S REPORT

To the members of Capital World Limited

## REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

### *Qualified Opinion*

We have audited the financial statements of Capital World Limited (the “**Company**”) and its subsidiaries (the “**Group**”), which comprise the statements of financial position of the Group and the Company as at 30 June 2022, and the consolidated statement of comprehensive income and consolidated statement of cash flows of the Group and the statements of changes in equity of the Group and the Company for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion section of our report, the accompanying financial statements give a true and fair view of the consolidated financial position of the Group and the financial position of the Company as at 30 June 2022, and of the consolidated financial performance, consolidated changes in equity and consolidated cash flows of the Group and changes in equity of the Company for the year then ended in accordance with International Financial Reporting Standards (“**IFRSs**”).

### *Basis for Qualified Opinion*

Our auditor's report dated 13 May 2022 on the consolidated financial statements for the previous financial year ended 30 June 2021 contained a qualified opinion on the carrying amounts of inventory properties – serviced suites under construction and serviced apartments under construction (“**IP**”) and property, plant and equipment – hotel under construction (“**PPE**”). An update of the matter is as follows:

#### Carrying amounts of IP and PPE

As disclosed in Note 6 to the financial statements, during the previous financial year ended 30 June 2021, the Group wrote down the IP by RM190,603,000 and impaired the PPE by RM36,294,000. However, we were unable to determine whether these amounts in whole or in part (recognised in the consolidated profit or loss for the previous financial year ended 30 June 2021) are related to the financial year ended 30 June 2021 or 30 June 2020; and whether adjustments are to be made in respect of the consolidated financial statements for the financial year ended 30 June 2021 or 30 June 2020 to reflect these amounts in the correct financial year.

Our opinion on the current year's financial statements is modified because of the possible effect of the above matter on the comparability of the current year's figures and the corresponding figures.

We conducted our audit in accordance with International Standards on Auditing (“**ISAs**”). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' (“**IESBA**”) *International Code of Ethics for Professional Accountants (including International Independence Standards)* (“**IESBA Code**”) and the Accounting and Corporate Regulatory Authority (“**ACRA**”) *Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities* (“**ACRA Code**”) together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements, IESBA Code and the ACRA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

# INDEPENDENT AUDITOR'S REPORT

To the members of Capital World Limited

## **Material Uncertainty Related to Going Concern**

We draw attention to Note 2.1 to the financial statements, which indicates that as at 30 June 2022, the Group has net assets of RM169,563,000 (2021: net liabilities of RM79,313,000), which include inventory properties of RM123,473,000 (2021: RM149,180,000), investment properties of RM142,514,000 (2021: Nil) and provision for taxation of RM70,294,000 (2021: RM70,001,000).

The ability of the Group to continue as a going concern is dependent on the:

- (i) successful fulfilment and satisfaction of the conditions precedent and execution of the formal legal documentation in respect of the master tenancy of the Group's retail mall (which includes the inventory properties) with a third party, as disclosed in Note 35; and
- (ii) continuing approval by the Inland Revenue Board of Malaysia for the income tax to be repaid on a monthly instalment basis until the outstanding income tax payable of RM70,294,000 is fully repaid.

The above conditions and events indicate that a material uncertainty exists that may cast significant doubt on the Group's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

## **Key Audit Matters**

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. In addition to the matter described in the Material Uncertainty Related to Going Concern section, we have determined the matter described below to be the key audit matter to be communicated in our report.

### **Key Audit Matter**

#### **Valuation of Inventory Properties**

We refer to Note 2.7 and Note 9 to the financial statements.

As at 30 June 2022, the Group has inventory properties (Retail units of the retail mall) of RM123,473,000, representing 33% of the Group's total assets.

Inventory properties are measured at the lower of cost and net realisable value.

### **How our audit addressed the Key Audit Matter**

#### **Our response:**

We focused on this area because of the significant judgement involved in making the estimates of the net realisable value of the inventory properties.

We evaluated and tested management's assessment of the inventory properties to state them at the lower of cost and net realisable value.

#### **Our findings:**

We found that management's assessment of the net realisable value of the inventory properties to be reasonable.

# INDEPENDENT AUDITOR'S REPORT

To the members of Capital World Limited

## *Key Audit Matters (cont'd)*

<b>Key Audit Matter</b>	<b>How our audit addressed the Key Audit Matter</b>
<p><b>Classification and Valuation of Investment Properties</b></p> <p>We refer to Note 2.8 and Note 16(b) to the financial statements.</p> <p>As at 30 June 2022, the Group has investment properties (Retail units of the retail mall) of RM142,514,000, representing 38% of the Group's total assets.</p> <p>Investment properties are measured at cost less accumulated depreciation and any accumulated impairment losses.</p> <p>Management reviews for any indication of impairment and where such indicator exists, the determination of the recoverable amount required significant management judgement.</p>	<p><b>Our response:</b></p> <p>We focused on this area because of the significant judgement involved in making the estimates of the recoverable amount of the investment properties.</p> <p>We designed and performed the following key procedures, amongst others:</p> <ul style="list-style-type: none"> <li>- Reviewed management's assessment by whether there is any indication that these investment properties have suffered an impairment loss;</li> <li>- Evaluated and tested management's assessment for the recoverable amount of the investment properties; and</li> <li>- Evaluated the appropriateness of the presentation and classification of the investment properties.</li> </ul> <p><b>Our findings:</b></p> <p>We found that management's assessment of the recoverable amount of the investment properties to be reasonable and the presentation and classification of the investment properties to be appropriate.</p>

## ***Responsibilities of Management and Directors for the Consolidated Financial Statements***

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRSs, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The directors are responsible for overseeing the Group's financial reporting process.

# INDEPENDENT AUDITOR'S REPORT

To the members of Capital World Limited

## *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements*

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

# INDEPENDENT AUDITOR'S REPORT

To the members of Capital World Limited

## *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (cont'd)*

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Neo Keng Jin.

**Moore Stephens LLP**  
Public Accountants and  
Chartered Accountants

Singapore  
13 October 2022

# CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the financial year ended 30 June 2022

	Note	2022 RM'000	2021 RM'000
Revenue	4	3,927	3,164
Cost of sales		(2,501)	(134)
<b>Gross profit/(loss)</b>		<b>1,426</b>	<b>3,030</b>
Other income	5	121,530	12,588
Selling and distribution expenses		(32)	(651)
General and administrative expenses		(59,257)	(218,217)
Allowance for impairment of trade receivables		(4,105)	(1,467)
Finance costs		(101)	(25)
<b>Profit/(Loss) before income tax</b>	6	<b>59,461</b>	<b>(204,742)</b>
Income tax expense	7	(328)	(26,152)
<b>Profit/(Loss) for the year</b>		<b>59,133</b>	<b>(230,894)</b>
<b>Other comprehensive income:</b>			
<i>Items that may be reclassified subsequently to profit or loss:</i>			
Exchange differences arising from translation of foreign operations, net of tax		3,494	357
<b>Total comprehensive income/(loss) for the year</b>		<b>62,627</b>	<b>(230,537)</b>
<b>Earnings/(Loss) per share (RM cents per share)</b>			
Basic	8	1.37	(12.60)
Diluted	8	1.37	(12.60)

The accompanying notes form an integral part of the financial statements

# STATEMENTS OF FINANCIAL POSITION

As at 30 June 2022

	Note	Group		Company	
		2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
<b>Current assets</b>					
Inventory properties	9	123,473	149,180	-	-
Inventories	10	-	67	-	-
Contract assets	4(b)	4,653	-	-	-
Trade receivables	11	145	4,846	-	-
Other receivables, deposits and prepayments	12	1,337	1,951	70	319
Amount due from subsidiaries	13	-	-	167,028	31,037
Cash on hand and at banks	14	854	1,219	181	-
		130,462	157,263	167,279	31,356
Assets of disposal group classified as held for sale	15	731	-	-	-
Non-current assets held for sale	16(a)	74,003	226,539	-	-
		205,196	383,802	167,279	31,356
<b>Non-current assets</b>					
Investment properties	16(b)	142,514	-	-	-
Property, plant and equipment	17	24,099	22,655	30	54
Intangible assets	18	-	393	-	-
Investment in subsidiaries	19	-	-	-	-
		166,613	23,048	30	54
<b>Total assets</b>		371,809	406,850	167,309	31,410
<b>Current liabilities</b>					
Trade payables	20	79,899	301,859	-	-
Other payables and accruals	21	41,220	63,216	14,852	24,799
Contract liabilities	4(b)	3,340	4,479	-	-
Loans and borrowings	22	38	45,296	38	17,026
Provision for taxation		70,294	70,001	253	246
		194,791	484,851	15,143	42,071
Liabilities directly associated with disposal group classified as held for sale	15	1,909	-	-	-
		196,700	484,851	15,143	42,071
<b>Non-current liabilities</b>					
Other payables	21	5,546	-	-	-
Deferred tax liabilities	23	-	1,312	-	-
		5,546	1,312	-	-
<b>Total liabilities</b>		202,246	486,163	15,143	42,071
<b>Equity attributable to owners of the Company</b>					
Share capital	24	215,083	176,240	264,208	225,365
Share premium	25(a)	159,192	3,824	800,950	645,582
Merger reserve	25(b)	5,000	5,000	-	-
Equity component of convertible bond	25(c)	186	186	186	186
Foreign currency translation reserve	25(d)	5,376	1,882	2,359	472
Capital reserve	25(e)	-	-	487	487
Scheme shares reserve		(7,962)	-	-	-
Accumulated losses		(207,312)	(266,445)	(916,024)	(882,753)
<b>Total equity</b>		169,563	(79,313)	152,166	(10,661)
<b>Total liabilities and equity</b>		371,809	406,850	167,309	31,410

The accompanying notes form an integral part of the financial statements

# CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the financial year ended 30 June 2022

Group	Attributable to owners of the Company							
	Share capital	Share premium	Merger reserve	Equity component of convertible bond	Foreign currency translation reserve	Scheme shares reserve	Accumulated losses	Total equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Opening balance at 1 July 2021	176,240	3,824	5,000	186	1,882	-	(266,445)	(79,313)
Profit for the year	-	-	-	-	-	-	59,133	59,133
Other comprehensive income								
Exchange differences arising from translation of foreign operations	-	-	-	-	3,494	-	-	3,494
Total comprehensive loss for the year	-	-	-	-	3,494	-	59,133	62,627
Issue of ordinary shares (Note 24)	38,843	155,368	-	-	-	(7,962)	-	186,249
Closing balance at 30 June 2022	215,083	159,192	5,000	186	5,376	(7,962)	(207,312)	169,563

The accompanying notes form an integral part of the financial statements

# CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the financial year ended 30 June 2022

(cont'd)

Group	Attributable to owners of the Company						
	Share capital	Share premium	Merger reserve	Equity component of convertible bond	Foreign currency translation reserve	Accumulated losses	Total equity
				RM'000	RM'000		
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
Opening balance at 1 July 2020	176,240	3,824	5,000	186	1,525	(35,551)	151,224
Loss for the year	-	-	-	-	-	(230,894)	(230,894)
Other comprehensive income							
Exchange differences arising from translation of foreign operations	-	-	-	-	357	-	357
Total comprehensive loss for the year	-	-	-	-	357	(230,894)	(230,537)
Closing balance at 30 June 2021	176,240	3,824	5,000	186	1,882	(266,445)	(79,313)

# STATEMENT OF CHANGES IN EQUITY

For the financial year ended 30 June 2022

Company	Share capital	Share premium	Equity component of convertible bond	Foreign currency translation reserve	Capital reserve	Accumulated losses	Total equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<b>Opening balance at 1 July 2021</b>	225,365	645,582	186	472	487	(882,753)	(10,661)
Loss for the year	-	-	-	-	-	(33,271)	(33,271)
Other comprehensive income	-	-	-	1,887	-	-	1,887
Total comprehensive loss for the year	-	-	-	1,887	-	(33,271)	(31,384)
Issue of ordinary shares (Note 24)	38,843	155,368	-	-	-	-	194,211
<b>Closing balance at 30 June 2022</b>	264,208	800,950	186	2,359	487	(916,024)	152,166
<b>Opening balance at 1 July 2020</b>	225,365	645,582	186	2,392	487	(725,746)	148,266
Loss for the year	-	-	-	-	-	(157,007)	(157,007)
Other comprehensive loss	-	-	-	(1,920)	-	-	(1,920)
Total comprehensive loss for the year	-	-	-	(1,920)	-	(157,007)	(158,927)
<b>Closing balance at 30 June 2021</b>	225,365	645,582	186	472	487	(882,753)	(10,661)

The accompanying notes form an integral part of the financial statements

# CONSOLIDATED STATEMENT OF CASH FLOWS

For the financial year ended 30 June 2022

	Note	2022 RM'000	2021 RM'000
<b>Cash flows from operating activities</b>			
Profit/(Loss) before income tax		59,461	(204,742)
Adjustments for:			
Depreciation of property, plant and equipment		538	1,947
Depreciation of investment properties		6,163	-
Amortisation of intangible assets		-	43
Gain on disposal of subsidiaries		-	(185)
Gain on disposal of property, plant and equipment		-	(131)
Allowance for impairment of trade receivables		4,105	1,467
Allowance for impairment of other receivables		158	-
Write-down of inventory properties		27,556	190,603
(Reversal of allowance for impairment)/Allowance for impairment of property, plant and equipment		(1,982)	36,409
Reduction on the cost of land pursuant to the Final Settlement Agreement		(117,112)	-
Provision for liquidated damages		3,000	-
Success and incentive fees		4,020	-
Interest income		(116)	(37)
Interest expense		101	25
Operating cash flows before changes in working capital		(14,108)	25,399
Changes in working capital:			
Inventory properties		2,010	3,525
Trade and other receivables		785	991
Contract assets		(4,653)	-
Trade and other payables		13,383	(30,183)
Contract liabilities		(1,139)	-
Cash used in operations		(3,722)	(268)
Interest paid		(101)	(25)
Interest received		116	37
Income taxes paid		(35)	-
<b>Net cash flows used in operating activities</b>		<b>(3,742)</b>	<b>(256)</b>
<b>Cash flows from investing activities</b>			
Proceeds from disposal of property, plant and equipment		-	132
Receipt of deposit for disposal group classified as held for sale		3,381	-
<b>Net cash flows generated from investing activities</b>		<b>3,381</b>	<b>132</b>
<b>Cash flows from financing activity</b>			
Withdrawal of secured deposit		755	-
<b>Net cash flows generated from financing activity</b>		<b>755</b>	<b>-</b>
Net increase/(decrease) in cash and cash equivalents		394	(124)
Effect of exchange rate changes in cash and cash equivalents		-	44
Cash and cash equivalents at the beginning of the year		464	544
<b>Cash and cash equivalents at the end of the year</b>	14	<b>858</b>	<b>464</b>

The accompanying notes form an integral part of the financial statements

# NOTES TO THE FINANCIAL STATEMENTS

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

## 1. GENERAL 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.

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 1 North Bridge Road, #24-09 High Street Centre, Singapore 179094.

The principal activity of the Company is investment holding. The principal activities of the subsidiaries are as disclosed in Note 19.

These financial statements for the financial year ended 30 June 2022 were approved and authorised for issue by the Board of Directors in accordance with a resolution of the directors on the date of the Directors’ Statement.

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

### 2.1 Basis of Preparation

The consolidated financial statements of the Group and the statement of financial position and statement of changes in equity of the Company have been prepared in accordance with International Financial Reporting Standards (“IFRS”).

These financial statements have been prepared on the historical cost basis except as disclosed in the accounting policies below.

These financial statements are presented in Malaysia Ringgit (“RM”) and all values in the tables are rounded to the nearest thousand (“RM’000”), except when otherwise indicated.

#### Going concern assumption

As at 30 June 2022, the Group has net assets of RM169,563,000 (2021: net liabilities of RM79,313,000), which include inventory properties of RM123,473,000 (2021: RM149,180,000), investment properties of RM142,514,000 (2021: Nil) and provision for taxation of RM70,294,000 (2021: RM70,001,000).

The ability of the Group to continue as a going concern is dependent on the:

- (i) successful fulfilment and satisfaction of the conditions precedent and execution of the formal legal documentation in respect of the master tenancy of the Group’s retail mall (which includes the inventory properties) with a third party, as disclosed in Note 35; and
- (ii) continuing approval by the Inland Revenue Board of Malaysia for the income tax to be repaid on a monthly instalment basis until the outstanding income tax payable of RM70,294,000 is fully repaid.

# NOTES TO THE FINANCIAL STATEMENTS

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### 2.1 Basis of Preparation (cont'd)

#### Going concern assumption (cont'd)

The above conditions and events indicate that a material uncertainty exists that may cast significant doubt on the Group's ability to continue as a going concern.

Nevertheless, in the preparation of the financial statements, the directors of the Company believe that the use of the going concern assumption is appropriate after taking into consideration:

- (i) Nothing has come to the attention of the Board of Directors and management that the conditions precedent could not be fulfilled and the execution of the formal legal documentation could not be concluded within the timeline as disclosed in Note 35;
- (ii) The Group had written to the Inland Revenue Board of Malaysia ("LHDN") on 12 April 2022 on the tax instalment and received an email response from LHDN on 19 April 2022 confirming the monthly instalment payment for a period of six (6) months. LHDN had also notified the Group that if the Group faced any difficulty in settling the payment for the last month's instalment, the Group can apply for instalment payment rescheduling. An instalment payment appeal must be submitted at a minimum one month before the due date of the last instalment. The Group has since made payment according to the schedule. The Group had submitted an instalment payment appeal on 2 September 2022 and obtained the approval response from LHDN on 3 October 2022 for the payment instalment to continue for the period from 15 October 2022 to 15 March 2023. The Group will continue to make applications with the LHDN to repay the outstanding income tax payable on a monthly instalments basis as and when needed until the outstanding income tax payable is fully repaid. Given that the Group has a positive track record in repayment of the tax instalment and the instalment appeal previously, the Board of Directors and management are of the view that the results of any further applications will be favourable; and
- (iii) The Board of Directors and management are of the view that the Group will have sufficient working capital and will be able to meet its obligations as and when they fall due based on a cash flow forecast for the next 12 months.

In the event that the Group and the Company are unable to continue as going concerns, the Group and the Company may be unable to discharge their 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 recorded in the statements of financial position. In addition, the Group and the Company 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.

### 2.2 Adoption of New and Amended Standards and Interpretations

The accounting policies adopted are consistent with those of the previous financial year except that in the current financial year, the Group has adopted all the new and revised standards which are effective for annual financial period beginning on or after 1 July 2021. The adoption of these standards did not have any material effect on the financial performance or position of the Group and the Company.

# NOTES TO THE FINANCIAL STATEMENTS

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### 2.3 Standards Issued but Not Yet Effective

The Group has not adopted the following standards applicable to the Group that have been issued but not yet effective:

Description	Effective for annual financial periods beginning on or after
Amendments to IAS 16 <i>Property, Plant and Equipment – Proceeds before Intended Use</i>	1 January 2022
Amendments to IAS 37 <i>Provisions – Onerous Contracts – Cost of Fulfilling a Contract</i>	1 January 2022
Amendments to IFRS 3 <i>Business Combinations – Reference to the Conceptual Framework</i>	1 January 2022
Amendments to IAS 1, <i>Presentation of Financial Statements – Classification of Liabilities as Current or Non-Current</i>	1 January 2023
Amendments to IAS 1, <i>Disclosure of Accounting Policies and IFRS Practice Statement 2, Making Materiality Judgements</i>	1 January 2023
Amendments to IAS 8, <i>Accounting Policies, Changes in Accounting Estimates and Errors – Definition of Accounting Estimates</i>	1 January 2023
Amendments to IAS 12, <i>Deferred Tax related to Assets and Liabilities arising from a Single Transaction</i>	1 January 2023

The directors do not expect that the adoption of these new and revised standards above will have a material impact on the financial statements in the period of initial application.

### 2.4 Basis of Consolidation and Business Combinations

#### (a) Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries as at the end of the reporting period. The financial statements of the subsidiaries used in the preparation of the consolidated financial statements are prepared for the same reporting date as the Company. Consistent accounting policies are applied to like transactions and events in similar circumstances.

All intra-group balances, income and expenses and unrealised gains and losses resulting from intra-group transactions and dividends are eliminated in full.

Subsidiaries are consolidated from the date of acquisition, being the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases.

Losses within a subsidiary are attributed to the non-controlling interest even if that results in deficit balance.

# NOTES TO THE FINANCIAL STATEMENTS

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### 2.4 Basis of Consolidation and Business Combinations (cont'd)

#### (b) *Business combinations and goodwill*

Business combinations are accounted for by applying the acquisition method. Identifiable assets acquired and liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. Acquisition-related costs are recognised as expenses in the periods in which the costs are incurred and the services are received.

Any contingent consideration to be transferred by the acquirer will be recognised at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration which is deemed to be an asset or liability, will be recognised in profit or loss.

The Group elects for each individual business combination, whether non-controlling interest in the acquiree (if any), that are present ownership interests and entitle their holders to a proportionate share of net assets in the event of liquidation, is recognised on the acquisition date at fair value, or at the non-controlling interest's proportionate share of the acquiree's identifiable net assets. Other components of non-controlling interests are measured at their acquisition date fair value, unless another measurement basis is required by another IFRS.

Any excess of the sum of the fair value of the consideration transferred in the business combination, the amount of non-controlling interest in the acquiree (if any), and the fair value of the Group's previously held equity interest in the acquiree (if any), over the net fair value of the acquiree's identifiable assets and liabilities is recorded as goodwill. In instances where the latter amount exceeds the former, the excess is recognised as gain on bargain purchase in profit or loss on the acquisition date.

Goodwill is initially measured at cost. Following initial recognition, goodwill is measured at cost less any accumulated impairment losses.

For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to the Group's cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

The cash-generating units to which goodwill have been allocated is tested for impairment annually and whenever there is an indication that the cash-generating unit may be impaired. Impairment is determined for goodwill by assessing the recoverable amount of each cash-generating unit (or group of cash-generating units) to which the goodwill relates.

# NOTES TO THE FINANCIAL STATEMENTS

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### 2.5 Foreign Currency

The financial statements are prepared in RM, which is also the Company's functional currency. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency.

#### (a) *Transactions and balances*

Transactions in foreign currencies are measured in the respective functional currencies of the Company and its subsidiaries and are recorded on initial recognition in the functional currencies at exchange rates approximating those ruling at the transaction dates. Monetary assets and liabilities denominated in foreign currencies are translated at the rate of exchange ruling at the end of the reporting period. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates as at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was measured.

Exchange differences arising on the settlement of monetary items or on translating monetary items at the end of the reporting period are recognised in profit or loss.

#### (b) *Consolidated financial statements*

For consolidation purpose, the assets and liabilities of foreign operations are translated into RM at the rate of exchange ruling at the end of the reporting period and their profit or loss are translated at the exchange rates prevailing at the date of the transactions. The exchange differences arising on the translation are recognised in other comprehensive income. On disposal of a foreign operation, the component of other comprehensive income relating to that particular foreign operation is recognised in profit or loss.

### 2.6 Property, Plant and Equipment

All items of property, plant and equipment are initially recorded at cost. Subsequent to recognition, property, plant and equipment are measured at cost less accumulated depreciation and any accumulated impairment losses.

# NOTES TO THE FINANCIAL STATEMENTS

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### 2.6 Property, Plant and Equipment (cont'd)

Depreciation is computed on a straight-line basis over the estimated useful lives of the assets as follows:

Building	50 years
Computer equipment	3 years
Furniture and fittings	3 to 10 years
Motor vehicles	5 to 6 years
Office equipment	5 years
Renovation	5 years
Plant and machinery	10 years
Factory building	10 years
Mining infrastructure	33 years
Office premises	2 years

Freehold land has an unlimited useful life and therefore is not depreciated. Building-in-progress included in property, plant and equipment is stated at cost less any impairment losses, and is not depreciated. Cost comprises the direct costs of construction during the period of construction. Building-in-progress is reclassified to the appropriate category of property, plant and equipment when completed and ready for use.

Included in the mining infrastructure are costs in relation to the construction of the gravel roads for access to the marble quarry. As part of its mining operations, the Group incurs stripping (waste removal) costs during the development phase. Stripping costs incurred in the development phase of a mine are capitalised in mining infrastructure. Subsequent to initial recognition, mining infrastructure are amortised over its useful life using a unit of production (“UOP”) method to write off the cost of the assets proportionate to the extraction of the proved and probable mineral reserves. The Group’s mining rights is for a period of 33 years up to 26 January 2044. The total UOP is estimated based on production of the period of 33 years. As at 30 June 2022, the remaining useful life of the right is 22 (2021: 23) years.

The carrying values of property, plant and equipment are reviewed for impairment when events or changes in circumstances indicate that the carrying value may not be recoverable.

The residual values, useful lives and the depreciation method are reviewed at least at each financial year end, and adjusted prospectively, if appropriate.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss on derecognition of the asset is included in profit or loss in the year the asset is derecognised.

# NOTES TO THE FINANCIAL STATEMENTS

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### 2.7 Inventory Properties

Inventory properties are properties acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation or to be held for the Group's use.

Inventory properties are held as inventories and are measured at the lower of cost and net realisable value.

Costs include:

- Land acquisition costs;
- Amounts paid to contractors for construction of the inventory properties and other costs directly attributable to the development of the inventory properties; and
- Capitalised borrowing costs that are directly attributable to the acquisition of the land.

Net realisable value of inventory property is the estimated selling price in the ordinary course of business based on market prices at the reporting date and discounted for the time value of money if material, less the estimated costs of completion and the estimated costs necessary to make the sale.

The costs of inventory property recognised in profit and loss on disposal are determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the net floor area of the property sold.

#### Contract costs

Sales agent commission and legal costs incurred to secure sale contracts of real estate units are capitalised if they are incurred to obtain a contract with a customer that the Group would not have incurred if the contract had not been obtained.

Costs to fulfil a contract are capitalised if the costs relate directly to the contract, generate or enhance resources used in satisfying the contract and are expected to be recovered.

Subsequent to initial measurement, capitalised contracts costs are amortised to profit or loss on a systematic basis as the Group recognises the related revenue.

The Group records capitalised sales agent commission costs and legal costs under "Deferred expenditure" in the Consolidated Statement of Financial Position.

An impairment loss is recognised in profit or loss to the extent that the carrying amount of the capitalised contract costs exceeds the remaining amount of consideration that the Group expects to receive in exchange for the goods or services to which the contract costs relate; less the costs that relate directly to providing the goods and that have not been recognised as expenses.

# NOTES TO THE FINANCIAL STATEMENTS

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### 2.8 Investment Properties

Investment properties comprise a completed property that is held to earn rentals or for capital appreciation or both. Property held under an operating lease is classified as investment properties when the definition of an investment property is met.

Investment properties are measured initially at cost, including transaction costs.

Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is computed on a straight line basis over the estimated useful lives of the assets. The useful lives, residual values and depreciation method are reviewed at least at each financial year end, and adjusted prospectively, if appropriate.

Transfers are made to or from investment properties only when there is an evidence of change in use.

Investment properties are derecognised either when it has been disposed of or when it is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gains or losses on the retirement or disposal of investment properties are recognised in profit and loss in the year of retirement or disposal.

### 2.9 Inventories

Inventories are stated at the lower of cost and net realisable value. Costs incurred in bringing the inventories to their present location and condition are accounted for as follows:

- Raw materials: purchase costs on a first-in-first-out basis.
- Finished goods and work-in-progress: costs of direct materials and labour and a proportion of manufacturing overheads based on normal operating capacity. These costs are assigned on a first-in-first-out basis.

Where necessary, allowance is provided for damaged, obsolete and slow moving items to adjust the carrying value of inventories to the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale.

# NOTES TO THE FINANCIAL STATEMENTS

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### 2.10 Intangible Assets

Intangible assets acquired separately are measured initially at cost. Following initial acquisition, intangible assets are carried at cost less any accumulated amortisation and any accumulated impairment losses. Internally generated intangible assets, excluding capitalised development costs, are not capitalised and expenditure is reflected in profit or loss in the year in which the expenditure is incurred.

The useful lives of intangible assets are assessed as either finite or indefinite.

Intangible assets with finite lives are amortised over the estimated useful lives and assessed for impairment whenever there is an indication that the intangible assets may be impaired. The amortisation period and the amortisation method are reviewed at least at each financial year-end. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset is accounted for by changing the amortisation period or method, as appropriate, and are treated as changes in accounting estimates.

Intangible assets with indefinite useful lives or not yet available for use are tested for impairment annually, or more frequently if the events and circumstances indicate that the carrying value may be impaired either individually or at the cash-generating unit level. Such intangible assets are not amortised. The useful life of an intangible asset with an indefinite useful life is reviewed annually to determine whether the useful life assessment continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

#### Mining rights

Mining rights are stated at cost less accumulated amortisation and any accumulated impairment losses. Mining rights include the cost of acquiring mining licences, exploration and evaluation costs transferred from exploration rights and assets upon determination that an exploration property is capable of commercial production, and the cost of acquiring interests in the mining reserves of existing mining properties. The mining rights are amortised over the estimated useful lives of the mines, in accordance with the production plans of the entity concerned and the proved and probable reserves of the mines using the UOP method. Mining rights are written off to the consolidated statement of comprehensive income if the mining property is abandoned.

### 2.11 Subsidiaries

A subsidiary is an investee that is controlled by the Group. The Group controls an investee when it is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

In the Company's statement of financial position, investments in subsidiaries are accounted for at cost less any accumulated impairment losses.

# NOTES TO THE FINANCIAL STATEMENTS

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### 2.12 Impairment of Non-financial Assets

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when an annual impairment testing for an asset is required, the Group makes an estimate of the asset's recoverable amount.

An asset's recoverable amount is the higher of an asset's or cash-generating unit's fair value less costs of disposal and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset or cash-generating unit exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

Impairment losses are recognised in profit or loss, except for assets that are previously revalued where the revaluation was taken to other comprehensive income. In this case, the impairment is also recognised in other comprehensive income up to the amount of any previous revaluation.

A previously recognised impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. If that is the case, the carrying amount of the asset is increased to its recoverable amount. That increase cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised previously. Such reversal is recognised in profit or loss unless the asset is measured at revalued amount, in which case the reversal is treated as a revaluation increase. Impairment losses relating to goodwill cannot be reversed in future periods.

### 2.13 Financial Instruments

#### (a) Financial assets

##### Initial recognition and measurement

Financial assets are recognised when, and only when, the Group becomes a party to the contractual provisions of the financial instrument.

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Trade receivables are measured at the amount of consideration to which the Group expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third party, if the trade receivables do not contain a significant financing component at initial recognition.

# NOTES TO THE FINANCIAL STATEMENTS

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### 2.13 Financial Instruments (cont'd)

#### (a) Financial assets (cont'd)

##### Subsequent measurement

##### *Investment in debt instruments*

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the contractual cash flow characteristics of the asset. The three measurement categories for classification of debt instruments are:

#### (i) Amortised cost

Financial assets that are held for the collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Financial assets are measured at amortised cost using the effective interest method, less impairment. Gains and losses are recognised in profit or loss when the assets are derecognised or impaired, and through amortisation process.

#### (ii) Fair value through other comprehensive income ("FVOCI")

Financial assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Financial assets measured at FVOCI are subsequently measured at fair value. Any gains or losses from changes in fair value of the financial assets are recognised in other comprehensive income, except for impairment losses, foreign exchange gains and losses and interest calculated using the effective interest method are recognised in profit or loss. The cumulative gain or loss previously recognised in other comprehensive income is reclassified from equity to profit or loss as a reclassification adjustment when the financial asset is de-recognised.

#### (iii) Fair value through profit and loss ("FVPL")

Assets that do not meet the criteria for amortised cost or FVOCI are measured at FVPL. A gain or loss on a debt instrument that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognised in profit or loss in the period in which it arises.

##### *Investment in equity instruments*

On initial recognition of an investment in equity instrument that is not held for trading, the Group may irrevocably elect to present subsequent changes in fair value in OCI. Dividends from such investments are to be recognised in profit or loss when the Group's right to receive payments is established. For investments in equity instruments which the Group has not elected to present subsequent changes in fair value in OCI, changes in fair value are recognised in profit or loss.

# NOTES TO THE FINANCIAL STATEMENTS

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### 2.13 Financial Instruments (cont'd)

#### (b) Financial liabilities

##### Initial recognition and measurement

Financial liabilities are recognised when, and only when, the Group becomes a party to the contractual provisions of the financial instrument. The Group determines the classification of its financial liabilities at initial recognition.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

##### Subsequent measurement

After initial recognition, financial liabilities that are not carried at fair value through profit or loss are subsequently measured at amortised cost using the effective interest method. Gains and losses are recognised in profit or loss when the liabilities are derecognised, and through the amortisation process.

##### Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expired. On derecognition, the difference between the carrying amounts and the consideration paid is recognised in profit or loss.

When equity instruments issued to a creditor to extinguish all or part of a financial liability are recognised initially, an entity shall measure them at the fair value of the equity instruments issued, unless that fair value cannot be reliably measured.

If the fair value of the equity instruments issued cannot be reliably measured then the equity instruments shall be measured to reflect the fair value of the financial liability extinguished.

When an existing liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in profit or loss.

# NOTES TO THE FINANCIAL STATEMENTS

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### 2.14 Impairment of Financial Assets

The Group recognises an allowance for expected credit losses (“ECLs”) for all debt instruments not held at fair value through profit or loss and financial guarantee contracts. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is recognised for credit losses expected over the remaining life of the exposure, irrespective of timing of the default (a lifetime ECL).

For trade receivables, the Group applies a simplified approach in calculating ECLs. Therefore, the group does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Group has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

For debt instruments at fair value through OCI, the Group applies the low credit risk simplification. At every reporting date, the Group evaluates whether the debt instrument is considered to have low credit risk using all reasonable and supportable information that is available without undue cost or effort. In making that evaluation, the Group reassesses the internal credit rating of the debt instrument. In addition, the Group considers that there has been a significant increase in credit risk when the contractual payments are more than 30 days past due.

The Group considers a financial asset in default when contractual payments are more than 90 days past due. However, in certain cases, the Group may also consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

### 2.15 Cash and Cash Equivalents

Cash and cash equivalents comprise cash at bank and on hand and short-term deposits and cash in holding accounts that are readily convertible to known amount of cash and which are subject to an insignificant risk of change in value. For the purpose of the statement of cash flows, cash pledged is excluded from cash and cash equivalents.

### 2.16 Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of economic resources will be required to settle the obligation and the amount of the obligation can be estimated reliably.

Provisions are reviewed at the end of each reporting period and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of resources embodying economic benefits will be required to settle the obligation, the provision is reversed. If the effect of the time value of money is material, provisions are discounted using a current pre tax rate that reflects, where appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

# NOTES TO THE FINANCIAL STATEMENTS

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### 2.17 Leases

#### When the Group is a lessee

At the inception of the contract, the Group assesses if the contract contains a lease. A contract contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Reassessment is only required when the terms and conditions of the contract are changed.

The Group recognises right-of-use assets and lease liabilities at the date which the underlying assets become available for use. Right-of-use assets are measured at cost, which comprises the initial measurement of lease liabilities adjusted for any lease payments made at or before the commencement dates, plus any initial direct costs incurred and an estimate of restoration costs, less any lease incentives received. Any initial direct costs that would not have been incurred if the lease had not been obtained are added to the carrying amount of the right-of-use assets.

Right-of-use assets are subsequently depreciated using the straight-line method from the commencement dates to the earlier of the end of the useful lives of the right-of-use assets or the end of the lease terms. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment and are disclosed in Note 2.6. In addition, the right-of-use assets are periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the corresponding lease liabilities. The Group presents its right-of-use assets (except for those which meets the definition of an investment property) in "Property, plant and equipment" and lease liabilities in "Loans and Borrowings" in the statement of financial position.

The initial measurement of lease liabilities is measured at the present value of the lease payments discounted using the implicit rate in the lease, if the rate can be readily determined. If that rate cannot be readily determined, the Group uses its incremental borrowing rate.

Lease payments included in the measurement of the lease liability comprise the following:

- Fixed payments (including in-substance fixed payments), less any lease incentives receivables;
- Variable lease payments that are based on an index or rate, initially measured using the index or rate as at the commencement date;
- Amounts expected to be payable under residual value guarantees;
- The exercise price of a purchase option if it is reasonably certain to exercise the option; and
- Payment of penalties for terminating the lease, if the lease term reflects the Group exercising that option.

For contracts that contain both lease and non-lease components, the Group allocates the consideration to each lease component on the basis of the relative stand-alone price of the lease and non-lease components. The Group has elected not to separate lease and non-lease components for property leases; instead, these are accounted for as one single lease component.

Lease liabilities are measured at amortised cost, and are remeasured when:

- There is a change in future lease payments arising from changes in an index or rate;
- There is a change in the Group's assessment of whether it will exercise lease extension and termination options;
- There is a change in the Group's estimate of the amount expected to be payable under a residual value guarantee; or
- There is a modification to the lease term.

# NOTES TO THE FINANCIAL STATEMENTS

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### 2.17 Leases (cont'd)

#### When the Group is a lessee (cont'd)

When lease liabilities are remeasured, corresponding adjustments are made against the right-of-use assets. If the carrying amounts of the right-of-use assets have been reduced to zero, the adjustments are recorded in profit or loss. The Group has elected not to recognise right-of-use assets and lease liabilities for short-term leases that have lease terms of 12 months or less, as well as leases of low value assets, except in the case of sub-lease arrangements. Lease payments relating to these leases are expensed to profit or loss on a straight-line basis over the lease term.

Variable lease payments that are based on an index or a rate are included in the measurement of the corresponding right-of-use assets and lease liabilities. Other variable lease payments are recognised in profit or loss when incurred.

### 2.18 Revenue

Revenue is measured based on the consideration to which the Group expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.

Revenue is recognised when the Group satisfies a performance obligation by transferring a promised good or service to the customer, which is when the customer obtains control of the good or service. A performance obligation may be satisfied at a point in time or over time. The amount of revenue recognised is the amount allocated to the satisfied performance obligation.

#### (a) Sale of inventory properties

The Group develops and sells serviced suites under construction and retail units before completion of construction of the properties.

Revenue is recognised when control over the property has been transferred to the customer, either over time or at a point in time, depending on the contractual terms.

For inventory properties whereby the Group is restricted contractually from directing the properties for another use as they are being developed and has an enforceable right to payment for performance completed to date, revenue is recognised over time, based on the construction and other costs incurred to date as a proportion of the estimated total construction and other costs to be incurred.

The likelihood of the Group suffering contractual liquidated damages for late delivery of serviced suites under construction are taken into account in making these estimates, such that revenue is only recognised to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur. The contractual liquidated damages are treated as variable consideration and the amounts are included in revenue to the extent that it is highly probable that contract revenue will not reverse.

The sale of serviced suites under construction to customers are fully furnished. The sale of the serviced suite under construction and the sale of furniture and fittings are accounted for as separate performance obligations. The transaction price is allocated to each performance obligation based on the standalone selling prices.

Progress billings to the customers are based on a payment schedule in the contract and are typically triggered upon achievement of specified construction milestones.

# NOTES TO THE FINANCIAL STATEMENTS

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### 2.18 Revenue (cont'd)

#### (a) Sale of inventory properties (cont'd)

A contract asset is recognised when the Group has performed under the contract but has not yet billed the customer. Contract assets are transferred to receivables when the rights to consideration become unconditional.

Conversely, a contract liability is recognised when the Group has not yet performed under the contract but has received advance payments from the customer. Contract liabilities are recognised as revenue as the Group performs under the contract.

Incremental costs of obtaining a contract are those costs that the Group incurs to obtain a contract with a customer that would not have been incurred if the contract had not been obtained. Incremental costs of obtaining a contract are capitalised if these costs are recoverable. Costs to fulfil a contract are capitalised if the costs relate directly to the contract, generate or enhance resources used in satisfying the contract and are expected to be recovered. Other contract costs are expensed as incurred.

Capitalised contract costs are subsequently amortised on a systematic basis as the Group recognises the related revenue. An impairment loss is recognised in profit or loss to the extent that the carrying amount of the capitalised contract costs exceeds the remaining amount of consideration that the Group expects to receive in exchange for the goods or services to which the contract costs relate; less the costs that relate directly to providing the goods and that have not been recognised as expenses.

#### (b) Sale of marble products

The Group supplies marble blocks and slabs, aggregates and calcium carbonate powder for customers.

Revenue is recognised when the goods are delivered to the customer and all criteria for acceptance have been satisfied. A receivable is recognised when the goods are delivered as this is the point in time that the consideration is unconditional because only the passage of time is required before the payment is due.

#### (c) Construction contracts

The Group is restricted contractually from directing the exterior and interior decoration works for another use as they are being renovated and has an enforceable right to payment for performance completed to date. Revenue is recognised over time, with reference to the percentage of completion of construction contracts. Revenue is recognised over time, based on the construction and other costs incurred to date as a proportion of the estimated total construction and other costs to be incurred.

#### (d) Forfeiture income

Forfeiture income is recognised when (i) deposits or instalments paid by customers are forfeited to the Group according to the terms of the sales and purchase agreement and (ii) administrative and management fee paid by a customer is forfeited to the Group according to the terms of the contractor agreement.

#### (e) Interest income

Interest income is recognised using the effective interest method.

# NOTES TO THE FINANCIAL STATEMENTS

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### 2.19 Convertible Instrument with Embedded Derivative

Convertible bond with conversion option is separated into liability and equity components based on the terms of the contract.

On issuance of the convertible bond, the embedded option is recognised at its fair value as derivative liability with subsequent changes in fair value recognised in profit or loss.

The remainder of the proceeds is allocated to the liability component that is carried at amortised cost until the liability is extinguished on conversion or redemption.

Transaction costs are apportioned between the liability and equity components of the convertible bond based on the allocation of proceeds to the liability and equity components when the instruments are initially recognised.

When an equity conversion option is exercised, the carrying amounts of the liability component and the equity conversion option are derecognised with a corresponding recognition of share capital.

### 2.20 Share Capital and Share Issue Expenses

Proceeds from issuance of ordinary shares are recognised as share capital in equity. Incremental costs directly attributable to the issuance of ordinary shares are deducted against share premium.

### 2.21 Borrowing Costs

Borrowing costs are capitalised as part of the cost of a qualifying asset if they are directly attributable to the acquisition, construction or production of that asset. Capitalisation of borrowing costs commences when the activities to prepare the asset for its intended use or sale are in progress and the expenditures and borrowing costs are incurred. Borrowing costs are capitalised until the assets are substantially completed for their intended use or sale. All other borrowing costs are expensed in the period they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

### 2.22 Employee Benefits

#### Defined contribution plans

The Group participates in the national pension schemes as defined by the laws of the countries in which it has operations. Contributions to defined contribution pension schemes are recognised as an expense in the period in which the related service is performed.

# NOTES TO THE FINANCIAL STATEMENTS

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### 2.23 Taxes

#### (a) Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the end of the reporting period, in the countries where the Group operates and generates taxable income.

Current taxes are recognised in profit or loss except to the extent that tax relating to items recognised outside profit or loss, either in other comprehensive income or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

#### (b) Deferred tax

Deferred tax is provided using the liability method on temporary differences at the end of the reporting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all temporary differences, except:

- Where the deferred tax liability arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- In respect of taxable temporary differences associated with investments in subsidiaries, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised except:

- Where the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- In respect of deductible temporary differences associated with investments in subsidiaries, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are reassessed at the end of each reporting period and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the year when the asset is realised or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted at the end of each reporting period.

# NOTES TO THE FINANCIAL STATEMENTS

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### 2.23 Taxes (cont'd)

(b) Deferred tax (cont'd)

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss. Deferred tax items are recognised in correlation to the underlying transaction either in other comprehensive income or directly in equity and deferred tax arising from a business combination is adjusted against goodwill on acquisition.

(c) Sales tax

Revenues, expenses and assets are recognised net of the amount of sales tax except:

- Where the sales tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case the sales tax is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable; and
- Receivables and payables that are stated with the amount of sales tax included.

### 2.24 Non-Current Assets (or disposal group) Classified as Held for Sale and Discontinued Operations

Non-current assets (or disposal group) are classified as held for sale or distribution if their carrying amount will be recovered through a sale transaction or distribution rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the asset is available for immediate sale in its present condition. Management must be committed to the sale, which should be expected to qualify for recognition as a completed sale within one year from the date of classification.

When the Group is committed to a sale plan involving loss of control of a subsidiary, all of the assets and liabilities of that subsidiary are classified as held for sale when the criteria set out above are met, regardless of whether the Group will retain a non-controlling interest in its former subsidiary after the sale. Non-current assets (or disposal group) classified as held for sale are measured at the lower of the assets' previous carrying amount and fair value less cost to sell.

The assets are not depreciated or amortised while they are classified as held-for-sale. Any impairment loss on initial classification and subsequent measurement is recognised as an expense. Any subsequent increase in fair value less costs to sell (not exceeding the accumulated impairment loss that has been previously recognised) is recognised in profit or loss.

A discontinued operation is a component of an entity that either has been disposed of, or that is classified as held-for-sale and;

- a) represents a separate major line of business or geographical area of operations; or
- b) is part of a single coordinated plan to dispose of a separate major line of business or geographical area of operations; or
- c) is a subsidiary acquired exclusively with a view to resale.

When a component of an entity qualifies as a discontinued operation, the comparative statement of comprehensive income is retrospectively restated to segregate the results of all operations that have been discontinued by the end of the latest reporting period.

# NOTES TO THE FINANCIAL STATEMENTS

## 3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

The preparation of the Group's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities at the date of the end of each reporting period. Uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amounts of the asset or liability affected in the future periods.

In the process of applying the Group's accounting policies, management has made the following judgements which have the most significant effect on the amounts recognised in the consolidated financial statements. The key assumptions concerning the future and other key sources of estimation uncertainty at the end of the reporting period that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below. The Group based its assumptions and estimates on parameters available when the consolidated financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

### (a) Carrying amounts of inventory properties

Inventory properties are stated at the lower of cost and net realisable value ("**NRV**").

Management has assessed that the NRV of inventory properties with reference to the Group's expectations of future selling prices.

The carrying amounts of the Group's inventory properties as at 30 June 2022 are disclosed in Note 9.

### (b) Impairment of property, plant and equipment and investment properties

Property, plant and equipment and investment properties are stated at cost less any impairment losses. The Group reviews the carrying amount of property, plant and equipment and investment properties to determine if there are any indicators of impairment. If any such indication exists, the recoverable amount of the property, plant and equipment and investment properties is estimated to determine the extent of the impairment loss (if any).

The carrying amount of the Group's property, plant and equipment and investment properties as at 30 June 2022 is disclosed in Note 17 and Note 16(b) respectively.

# NOTES TO THE FINANCIAL STATEMENTS

## 3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (CONT'D)

### (c) Income taxes

Judgement is involved in determining the Group's position for income taxes as there are certain transactions and computations for which the ultimate tax determination is uncertain during the ordinary course of business.

The Group recognised liabilities for expected tax issues based on estimates of whether additional taxes will be due. Where the final tax outcome of this matter is different from the amounts that were initially recognised, such differences will impact the income tax provisions in the period in which such determination is made.

The carrying amount of the Group's provision for taxation as at 30 June 2022 was RM70,294,000 (2021: RM70,001,000).

### (d) Fair value of Scheme Shares

As disclosed in Note 33 to the financial statements, the Scheme Shares under the Scheme of Arrangement were sanctioned by the Court. The fair value of each Scheme Share of S\$0.005 is determined using inputs derived from observable market data where possible, but where this is not feasible, a degree of judgement and estimation is required to establish the fair value of the Scheme Shares. In estimating the fair value of the Scheme Shares, the management considers the last trading share price of the Company, the financial position and performance of the Company over the past and current years, as well as the minimum bid price stipulated by Singapore Exchange Securities Trading Limited ("SGX-ST").

## 4. REVENUE FROM CONTRACTS WITH CUSTOMERS

	Group	
	2022	2021
	RM'000	RM'000
Sale of inventory properties, net of provision for liquidated damages	3,745	2,655
Sale of marble products	182	509
	3,927	3,164

# NOTES TO THE FINANCIAL STATEMENTS

## 4. REVENUE FROM CONTRACTS WITH CUSTOMERS (CONT'D)

### (a) Disaggregation of revenue

The Group derives revenue from the transfer of goods and services over time and at a point in time in the following major product or service lines and geographical regions.

Segment	Sale of inventory properties, net of provision for liquidated damages		Sale of marble products		Adjustments and eliminations		Total Group	
	2022	2021	2022	2021	2022	2021	2022	2021
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<u>Primary geographical markets</u>								
Malaysia	3,745	2,655	182	509	-	-	3,927	3,164
<u>Major product or service lines</u>								
Commercial properties	3,745	2,655	-	-	-	-	3,745	2,655
Marble products	-	-	182	509	-	-	182	509
	3,745	2,655	182	509	-	-	3,927	3,164
<u>Timing of transfer of goods and services</u>								
At a point in time	-	-	182	509	-	-	182	509
Over time	3,745	2,655	-	-	-	-	3,745	2,655
	3,745	2,655	182	509	-	-	3,927	3,164

### (b) Contract balances

Information relating to contract assets/(liabilities) from contracts with customers is disclosed as follows:

	Group		
	2022	2021	1 July 2020
	RM'000	RM'000	RM'000
Contract assets	4,653	-	-
Contract liabilities	(3,340)	(4,479)	(5,000)

# NOTES TO THE FINANCIAL STATEMENTS

## 4. REVENUE FROM CONTRACTS WITH CUSTOMERS (CONT'D)

### (b) Contract balances (cont'd)

Contract assets relate to the Group's right to consideration for sale of inventory properties but not billed at the reporting date. The contract assets are transferred to trade receivables when the rights become unconditional. This usually occurs when invoices are billed to the customer.

Significant changes in contract assets are explained as follows:

	Group	
	2022	2021
	RM'000	RM'000
Performance obligations have been satisfied but not billed at reporting date	4,653	-

Contract liabilities primarily relate to the Group's obligation to transfer goods or services to customers for which the Group has issued invoices to customers for sale of inventory properties and construction contracts. Contract liabilities are recognised as revenue as the Group performs under the contract.

There are no significant changes in contract liabilities.

## 5. OTHER INCOME

	Group	
	2022	2021
	RM'000	RM'000
Interest income	116	37
Miscellaneous income	2,107	164
Forfeiture income	213	127
Gain on disposal of a subsidiary (Note 19(b))	-	185
Gain on disposal of property, plant and equipment	-	131
Reversal of impairment of property, plant and equipment	1,982	-
Reduction on the cost of land pursuant to the Final Settlement Agreement	117,112	-
Recovery of sinking fund and maintenance fee	-	11,944
	121,530	12,588

# NOTES TO THE FINANCIAL STATEMENTS

## 6. PROFIT/(LOSS) BEFORE INCOME TAX

The following items have been included in arriving at loss before tax:

	Group	
	2022	2021
	RM'000	RM'000
Audit fees:		
- Auditors of the Company	250	292
- Other auditors	150	80
Impairment of property, plant and equipment:		
- Hotel under construction	-	36,294
- Other assets	-	115
Write-down of inventory properties	27,556	190,603
Depreciation of property, plant and equipment	538	1,947
Depreciation of investment properties	6,163	-
Amortisation of mining rights	-	43
Foreign exchange loss	8,160	933
Employee benefit expense:		
- Salaries and bonuses	1,532	2,310
- Social security contributions	4	5
- Contributions to defined contribution plan	84	87
Interest expense:		
- Loans and borrowings	-	20
- Lease liabilities	109	5
Allowance for impairment of other receivables	158	-
Success and incentive fees on scheme of arrangement (Note 33)	4,020	-
Provision for liquidated damages (Note 21)	3,000	-

# NOTES TO THE FINANCIAL STATEMENTS

## 7. INCOME TAX EXPENSE

Pursuant to the rules and regulations of the Cayman Islands, the Company is not subject to any income tax in the Cayman Islands. Pursuant to the income tax rules and regulations in Singapore and Malaysia, the subsidiaries located in Singapore and Malaysia are liable to corporate income tax at 17% (2021: 17%) and 24% (2021: 24%) on the assessable profits generated in these countries respectively.

The major components of income tax expense for the years ended 30 June 2022 and 2021 are:

	Group	
	2022	2021
	RM'000	RM'000
<b>Consolidated statement of comprehensive income:</b>		
Income tax:		
- Under provision in respect of previous years	328	26,152

The reconciliation between the income tax expense and the product of accounting profit/(loss) multiplied by the applicable corporate tax rate for the years ended 30 June 2022 and 2021 are as follows:

	Group	
	2022	2021
	RM'000	RM'000
Profit/(Loss) before income tax	59,461	(204,742)
Tax expense/(benefits) at the domestic rates applicable to losses in the countries where the Group operates	15,078	(49,178)
Adjustments:		
Non-deductible expenses	13,029	49,178
Non-taxable income	(28,107)	-
Under provision in respect of previous years	328	26,152
Income tax expense recognised in profit or loss	328	26,152

The above reconciliation is prepared by aggregating separate reconciliation for each national jurisdiction.

The non-deductible expenses comprise mainly allowance for impairment of assets and certain corporate expenses not deductible for tax purposes.

The non-taxable income comprise mainly reduction on the cost of land pursuant to the Final Settlement Agreement.

# NOTES TO THE FINANCIAL STATEMENTS

## 8. EARNINGS/(LOSS) PER SHARE

Basic earnings/(loss) per share is calculated by dividing profit/(loss) for the year attributable to owners of the Company by the weighted average number of ordinary shares outstanding during the financial year.

Diluted earnings/(loss) per share is calculated by dividing profit/(loss) for the year attributable to owners of the Company by the weighted average number of ordinary shares outstanding during the financial year plus the weighted average number of ordinary shares that would be issued on the conversion of all the dilutive potential ordinary shares into ordinary shares.

For the previous year ended 30 June 2021, the computation of diluted loss per share does not assume the conversion of the Company's outstanding convertible loan as they had an anti-dilutive effect on the loss per share calculation.

Computation of basic and diluted earnings/(loss) per share for the years ended 30 June 2022 and 2021:

	Group	
	2022	2021
Profit/(Loss) for the year attributable to owners of the Company used in the computation of diluted earnings/(loss) per share (RM'000)	59,133	(230,894)
Weighted average number of ordinary shares for basic and diluted earnings/(loss) per share computation ('000)	4,319,409	1,832,094
Earnings/(Loss) per share (RM cents)		
- Basic and diluted	1.37	(12.60)

# NOTES TO THE FINANCIAL STATEMENTS

## 9. INVENTORY PROPERTIES

	Group	
	2022	2021
	RM'000	RM'000
Comprised:		
- Retail units of the retail mall	123,473	147,669
- Others	-	1,511
	123,473	149,180

(a) On 26 December 2013, the Group entered into an agreement with Achwell Property Sdn Bhd (“**APSB**”) to develop and construct an integrated project with retail, hotel, suites and residential facilities on a piece of land which APSB (“**Joint Venture Agreement**”) is the registered and beneficial owner, herein referred to as (the “**Land**”). In accordance with the terms and conditions of the Joint Venture Agreement, the agreement will become unconditional and effective when the following conditions precedent are fulfilled and satisfied:

- the Group to obtain the unconditional development order approval from the relevant authorities within six months from the execution of the Joint Venture Agreement; and
- APSB to obtain approval from the shareholders of APSB’s holding company.

The above two conditions were fulfilled on 13 March 2014.

The Group is solely responsible:

- to carry out the project planning and design, construction and development, sales and marketing of the integrated project; and
- to apply for and obtain the necessary approvals, licences and clearance required for the development, construction and sale of the integrated project as well as to bear all the costs for these activities.

The Group is required to forward the master title of the integrated project approved by the relevant authorities to APSB within a stipulated time from the date the Group obtained the building plan approval from the relevant authorities.

APSB is required to execute and deliver to the Group a valid and registrable memorandum of transfer in respect of any units sold. The titles of the Land will also be transferred to the Group when the purchase consideration of the land has been fully paid for that portion of the Land that have been classified as property, plant and equipment and investment properties.

Based on the above, management assessed that the Group has obtained control of the Land on 13 March 2014, as the Group is able to control the benefits arising from the Land even though there is no legal right of ownership of the Land.

# NOTES TO THE FINANCIAL STATEMENTS

## 9. INVENTORY PROPERTIES (CONT'D)

(cont'd)

- (a) The consideration payable for the Land was determined based on 16.7% of the final aggregate of the gross individual unit selling price of the units of the integrated project ("**gross development value**") up to a maximum sum of approximately RM324,000,000 only and was payable within 66 months from the approval received from the appropriate authorities of the integrated project.

The purchase consideration of the Land has been recognised in property, plant and equipment, investment properties and inventory properties according to the Group's intention regarding the use of the Land on initial recognition.

- (b) During the current financial year ended 30 June 2022, the Group entered into a Conditional Settlement Agreement with APSB on 28 July 2021 which sets out the terms and conditions governing the payment of the final settlement sum of RM40 million ("**Final Settlement Sum**") (Note 20) and other matters relating to the settlement ("**Final Settlement Agreement**"). The Final Settlement Sum is to be repaid as follows:

- First tranche of RM5 million within 6 months from the date of the Conditional Settlement Agreement;
- Second tranche of RM5 million within 12 months from the date of the Conditional Settlement Agreement;
- Third tranche of RM10 million within 24 months from the date of the Conditional Settlement Agreement;
- Fourth tranche of RM10 million within 36 months from the date of the Conditional Settlement Agreement; and
- Fifth tranche of RM10 million within 48 months from the date of the Conditional Settlement Agreement.

APSB agrees to transfer the legal and beneficial ownership of the Land to CCP upon the full payment of the Final Settlement Sum in the manner as set out above.

As security for the settlement of the Final Settlement Sum, a first fixed charge of 101 retail units of the retail mall (the "Collateral Units") is created over the Collateral Units in favour of APSB (the "Debenture").

In the event that first tranche of the Final Settlement Sum is unpaid and remains unpaid on the due date of second tranche of the Final Settlement Sum, APSB shall not be entitled to enforce the security created under the Debenture during such period, provided that CCP shall be liable to pay the interest of 5% arising from such late payment and no other event of default has occurred.

Subject to the paragraph above, if CCP defaults in its payment of any tranche of the Final Settlement Sum as set out above, APSB shall be entitled to treat the entire outstanding Final Settlement Sum to become immediately payable by CCP and in such event, APSB shall give a notice of remedy to CCP to require CCP to settle the entire outstanding Final Settlement Sum within 2 months from its receipt of the said notice of remedy from APSB ("Remedy Period") or such extended period of not more than 1 month from the expiry of the Remedy Period as may be granted by APSB at its absolute discretion.

If CCP fails to remedy the default within the stipulated period, APSB shall then be entitled to enforce the security created under the Debenture and proceed to sell the remaining Collateral Units which are not already released from the Debenture and use the said sale proceeds to settle the entire outstanding Final Settlement Sum together with any interest thereon and all other sums due and payable by CCP to APSB under the Final Settlement Agreement and the Debenture. Thereafter, the entire outstanding Final Settlement Sum is deemed fully settled and APSB shall return the balance sale proceeds (if any) to CCP.

# NOTES TO THE FINANCIAL STATEMENTS

## 9. INVENTORY PROPERTIES (CONT'D)

(cont'd)

(b) In accordance with the terms and conditions of the Final Settlement Agreement, the agreement will become unconditional and effective when the following conditions precedent are fulfilled and satisfied:

- the Group to obtain the sanction of the Malaysia High Court of the Final Settlement Agreement and to grant approval to allow the Group to create a first fixed charge over the collateralised units (as defined in the Final Settlement Agreement) in favour of APSB, to secure the settlement of the Final Settlement Sum and to obtain any other approvals which may be required by the Group to perform the Final Settlement Agreement for which the Group shall be caused to comply therein to satisfy the fulfilment of this condition precedent; and
- APSB to obtain and procure shareholders' approval of its ultimate holding company in an extraordinary general meeting to authorise APSB to enter into the Final Settlement Agreement with the Group.

The above conditions precedent have been fulfilled on 6 September 2021 and 3 November 2021 ("Unconditional Date") respectively.

As at the date of issuance of these financial statements, the first tranche of RM5 million and the second tranche of RM5 million have not been paid by the Group in accordance with the payment terms as stated above. Accordingly, APSB is entitled to impose on the Group interest at the rate of 5% per annum on the first tranche of RM5 million and the second tranche of RM5 million calculated on a daily basis commencing from the date after the due date of the first tranche.

As at 30 June 2022, the carrying amount of the Group's inventory properties, which have been pledged as security for the Debenture is approximately RM4 million (2021: RM5 million).

(c) On 28 July 2022, CCP received a notice of default ("Notice") from APSB. In the Notice, it is stated that CCP has defaulted in payment for the first tranche and second tranche amounting to RM10 million of the Final Settlement Sum, together with the accrued late payment interest charge at a rate of 5% per annum (calculated on a daily basis) for the first tranche of the Final Settlement Sum.

The Company has issued an official letter to APSB on 29 July 2022 to continue to engage with APSB with regard to the above matter. This includes requesting for an extension of time for the Company to work towards the potential re-opening of the retail mall. The Company is currently in further discussions with APSB to come to a mutual agreement in relation to the Notice.

(d) Particulars of the inventory properties as at 30 June 2022 are as follows:

Location	Tenure	Land area (square feet)	Gross floor area (square feet)	Expected completion date
Tampoi, Johor Bahru (Malaysia)	Freehold	439,727	Retail mall: 683,271 (Included Non-Current Assets Held for Sale)	Completed
			Serviced suites: 347,202	Temporarily suspended
			Serviced apartments: Between 172,954 and 223,427	Temporarily suspended

The serviced suites under construction and the serviced apartments under construction have been suspended.

# NOTES TO THE FINANCIAL STATEMENTS

## 10. INVENTORIES

	Group	
	2022	2021
	RM'000	RM'000
Marble products	-	67
Inventories recognised as an expense in cost of sales	337	134

## 11. TRADE RECEIVABLES

	Group	
	2022	2021
	RM'000	RM'000
Third parties	145	4,846

### Expected credit losses

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

	Group	
	2022	2021
	RM'000	RM'000
At 1 July	19,204	17,737
Charge for the year	4,105	1,467
At 30 June	23,309	19,204

# NOTES TO THE FINANCIAL STATEMENTS

## 12. OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

	Group		Company	
	2022	2021	2022	2021
	RM'000	RM'000	RM'000	RM'000
Sundry receivables	89	257	-	-
Deposits	1,198	1,376	23	268
Prepayments	20	313	14	44
GST receivables	30	5	33	7
Total other receivables, deposits and prepayments	1,337	1,951	70	319
Add:				
Trade receivables (Note 11)	145	4,846	-	-
Amount due from subsidiaries (Note 13)	-	-	167,028	31,037
Cash on hand and at banks (Note 14)	854	1,219	181	-
Less:				
Prepayments	(20)	(313)	(14)	(44)
GST receivables	(30)	(5)	(33)	(7)
Total financial assets carried at amortised cost	2,286	7,698	167,232	31,305

Sundry receivables were non-interest bearing and recognised at their original invoice amounts which represent their fair value on initial recognition. The normal credit term ranges between 30 and 60 days and other credit terms were assessed and approved on a case-by-case basis.

### Expected credit losses

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

	Group	
	2022	2021
	RM'000	RM'000
At 1 July	14,028	14,028
Charge for the year	158	-
At 30 June	14,186	14,028

# NOTES TO THE FINANCIAL STATEMENTS

## 13. AMOUNT DUE FROM SUBSIDIARIES

The amount due from subsidiaries is unsecured, interest-free and repayable on demand.

### Expected credit losses

The movement in allowance for expected credit losses of the amount due from subsidiaries is as follows:

	<b>Company</b>	
	<b>2022</b>	<b>2021</b>
	<b>RM'000</b>	<b>RM'000</b>
At 1 July	82,723	32,723
Charge for the year	24,845	50,000
At 30 June	107,568	82,723

## 14. CASH ON HAND AND AT BANKS

	<b>Group</b>		<b>Company</b>	
	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
Cash on hand and at banks	854	1,219	181	-
Less: Cash at bank and deposits not available for use	-	(755)	-	-
Add: Cash on hand and at banks included in disposal group classified as held for sale (Note 15)	4	-	-	-
Cash and cash equivalents per the consolidated statement of cash flows	858	464	181	-

Cash at banks earns interest at floating rates based on daily bank deposit rates.

As at 30 June 2021, included in cash at banks of the Group was RM755,000 which was pledged as a security for bank guarantees granted for the Group.

# NOTES TO THE FINANCIAL STATEMENTS

## 15. DISPOSAL GROUP CLASSIFIED AS HELD FOR SALE

	Group	
	2022	2021
	RM'000	RM'000
Assets related to mining business	731	-
Liabilities associated with assets held for sale	1,909	-

During the current financial year ended 30 June 2022, the Company entered into a sale share agreement with third parties to dispose its subsidiaries, Terratech Resources Pte. Ltd. and its subsidiaries, CEP Resources Entity Sdn. Bhd. (collectively, "**Disposal Group**"). Disposal Group is principally engaged in the production and sale of premium quality marble blocks and slabs, aggregates and calcium carbonate powder from its quarry in Kelantan, Malaysia. As at the date of issuance of these financial statements, the disposal of the Disposal Group has not been completed.

The classes of assets and liabilities of the mining business at the end of the reporting period are as follow:

	Group
	2022
	RM'000
Inventories	67
Trade receivables	206
Other receivables	61
Cash on hand and at banks	4
Intangible assets (Note 18)	393
Assets of disposal group classified as held for sale	731
Trade payables	(68)
Other payables	(529)
Deferred tax liabilities (Note 23)	(1,312)
Liabilities directly associated with disposal group classified as held for sale	(1,909)
Net liabilities of disposal group classified as held for sale	(1,178)

# NOTES TO THE FINANCIAL STATEMENTS

## 16(A).NON-CURRENT ASSETS HELD FOR SALE

	Group	
	2022	2021
	RM'000	RM'000
Investment properties (Note 16(b))	74,003	226,539

As part of the Final Settlement Agreement (Note 9) and the Group's Debt Settlement Proposal (Note 32), the Group is committed to sell or to contra certain of its investment properties to settle the debt owing by the Group to its creditors as at 30 June 2022. Non-current assets held for sale which do not meet the criteria as set out in Note 2.24 are reclassified back to investment properties (Note 16(b)).

As at 30 June 2022, the carrying amount of the Group's non-current assets held for sale, which have been pledged as security for the Debenture (Note 9) is approximately RM73 million (2021: RM74 million).

## 16(B).INVESTMENT PROPERTIES

	Group	
	2022	2021
	RM'000	RM'000
<u>Cost</u>		
At 1 July	-	-
Reclassified from non-current assets held for sale (Note 16(a))	148,677	-
At 30 June	148,677	-
<u>Accumulated depreciation</u>		
At 1 July	-	-
Depreciation for the year	6,163	-
At 30 June	6,163	-
<u>Net carrying amount</u>		
At 30 June	142,514	-

The Group's investment properties are as follows:

Location	Description	Tenure
Tampoi, Johor Bahru (Malaysia)	Properties comprising retail units of the retail mall	Freehold

# NOTES TO THE FINANCIAL STATEMENTS

## 17. PROPERTY, PLANT AND EQUIPMENT

Group	Freehold land	Building in progress	Computer equipment	Furniture and fittings	Motor vehicles	Office equipment	Renovation	Plant and machinery	Factory building	Mining infrastructure	Office premises	Total	
													RM'000
<u>Cost</u>													
At 1 July 2020	37,583	24,131	46,287	376	283	411	142	275	6,915	1,174	7,717	215	125,509
Disposal/ written off	-	-	-	(52)	(12)	(318)	(6)	-	-	-	-	-	(388)
Exchange realignment	-	-	(12)	1	1	-	4	1	-	-	-	-	(5)
At 30 June 2021	37,583	24,131	46,275	325	272	93	140	276	6,915	1,174	7,717	215	125,116
Reclassification to disposal group classified as held for sale (Note 15)	-	-	-	-	-	(93)	-	-	(6,915)	(1,174)	(7,717)	-	(15,899)
At 30 June 2022	37,583	24,131	46,275	325	272	-	140	276	-	-	-	215	109,217



# NOTES TO THE FINANCIAL STATEMENTS

## 17. PROPERTY, PLANT AND EQUIPMENT (CONT'D)

Company	Furniture and fittings RM'000	Office equipment RM'000	Renovation RM'000	Office premises RM'000	Total RM'000
<u>Cost</u>					
At 1 July 2020, 30 June 2021 and 30 June 2022	38	19	37	218	312
<u>Depreciation</u>					
At 1 July 2020	20	5	7	100	132
Charge for the year	8	2	7	109	126
At 30 June 2021	28	7	14	209	258
Charge for the year	6	2	7	9	24
At 30 June 2022	34	9	21	218	282
<u>Net carrying amount</u>					
At 30 June 2021	10	12	23	9	54
At 30 June 2022	4	10	16	-	30

- (a) The purchase consideration of the Land has been recognised in property, plant and equipment (freehold land) and inventory properties according to the Group's intention regarding the use of the Land on initial recognition as described in Note 9(a).
- (b) During the previous financial year, the Group carried out a review of the recoverable amount of its property, plant and equipment due to losses incurred. An impairment loss of RM36,409,000 (including impairment of hotel under construction of RM36,294,000) was recognised in profit or loss for the financial year ended 30 June 2021 as the recoverable amount of the assets was projected to be below its net carrying amount. The recoverable amount of the property, plant and equipment was computed based on value in use using a discounted cash flow projection. The pre-tax discount rate used was 12%.

# NOTES TO THE FINANCIAL STATEMENTS

## 18. INTANGIBLE ASSETS

	Mining rights	Goodwill	Total
	RM'000	RM'000	RM'000
<b>Group</b>			
<u>Cost</u>			
At 1 July 2020, 30 June 2021 and 1 July 2021	86,184	11,378	97,562
Reclassification to disposal group classified as held for sale (Note 15)	(86,184)	(11,378)	(97,562)
At 30 June 2022	-	-	-
<u>Accumulated amortisation and impairment</u>			
At 1 July 2020	85,752	11,378	97,130
Charge for the year	43	-	43
Exchange realignment	(4)	-	(4)
At 30 June 2021 and 1 July 2021	85,791	11,378	97,169
Reclassification to disposal group classified as held for sale (Note 15)	(85,791)	(11,378)	(97,169)
At 30 June 2022	-	-	-
<u>Net carrying amount</u>			
At 30 June 2021	393	-	393
At 30 June 2022	-	-	-

The Group has exclusive rights to explore, develop, quarry, extract, remove and sell marble and/or other stones for commercial sale or consumption on a piece of land known as Lot 1781, PN 4112, Mukim Ulu Nenggiri, Jajahan Gua Musang, Kelantan Darul Naim, of approximately 25.94 hectares which is owned by Kelantan State Economic Development Corporation. This quarry is operated by the Company's indirectly wholly-owned subsidiary, CEP Resources Entity Sdn. Bhd.. The Group was granted the right to extract the quarry for a term of 33 years up to 26 January 2044. As at 30 June 2021, the remaining useful life of the right is 23 years.

# NOTES TO THE FINANCIAL STATEMENTS

## 19. INVESTMENT IN SUBSIDIARIES

	Company	
	2022	2021
	RM'000	RM'000
Unquoted shares, at cost	762,506	762,506
Impairment losses	(762,506)	(762,506)
	-	-

As at 30 June 2022, management performed an impairment test for the investment in Altmate Ventures Limited and its subsidiaries (“AVL Group”) and Terratch Resources Pte. Ltd. and its subsidiary (“TRPL Group”), as AVL Group and TRPL Group were in a net liabilities position. Consequently, an impairment loss of RM762,506,000 was recognised to fully write down the investment in AVL Group and TRPL Group.

(a) Details of subsidiaries are as follows:

Company name	Country of incorporation	Percentage of equity attributable to the company				Principal activities
		2022		2021		
		Direct	Indirect	Direct	Indirect	
Terratech Resources Pte. Ltd. <sup>2,3</sup>	Singapore	100%	-	100%	-	Investment holding, sales and marketing
Altmate Ventures Limited <sup>2</sup>	British Virgin Islands	100%	-	100%	-	Investment holding
Rise Expedition Global Limited <sup>2</sup>	British Virgin Islands	100%	-	100%	-	Investment holding
CEP Resources Entity Sdn. Bhd. <sup>2,3</sup>	Malaysia	-	100%	-	100%	Exploration, development and extraction of marble and production of marble products
Capital City Property Sdn. Bhd. <sup>1</sup>	Malaysia	-	100%	-	100%	Property development and property investment
Capital City Management Pte. Ltd. <sup>2</sup>	Singapore	-	100%	-	100%	Business and management consultancy services
Capital City Ventures Sdn. Bhd. <sup>2</sup>	Malaysia	-	100%	-	100%	Property development and property investment

1 Audited by Moore Stephens Associates PLT, Malaysia (a member firm of Moore Global Network Limited)

2 Reviewed by Moore Stephens LLP, Singapore for consolidation purpose.

3 The subsidiary is in the process of completing the disposal (Note 15) .

# NOTES TO THE FINANCIAL STATEMENTS

## 19. INVESTMENT IN SUBSIDIARIES (CONT'D)

### (b) Disposal of subsidiaries

On 21 April 2021, the Group entered into sale and purchase agreements with third parties to dispose 100% of its interests in a subsidiary, First Star Ventures Limited ("FSVL") at its carrying values. The disposal was fully settled in cash.

The values of assets and liabilities of FSVL and the effect of disposal were:

<b>2021</b>	<b>RM'000</b>
Other payables	(185)
Net liabilities disposed	(185)
Consideration received	_*
Gain on disposal of a subsidiary, include in "Other income" (Note 5)	(185)

\* Amount less than RM1,000

## 20. TRADE PAYABLES

The normal trade credit term granted to the Group for its current trade payables are between 30 and 60 days.

Included in current trade payables are amounts of RM40,000,000 (2021: RM157,612,000) relating to the Final Settlement Sum as disclosed in Note 9 (2021: deferred payment of the land payable to APSB and are secured by a corporate guarantee of the Company).

Included in current trade payables are construction costs of RM37,501,000 (2021: RM137,547,000) payable to a shareholder of the Company. These amounts will be settled by way of contra of the Group's inventory properties and non-current assets held for sale in accordance to the SOP.

# NOTES TO THE FINANCIAL STATEMENTS

## 21. OTHER PAYABLES AND ACCRUALS

	Group		Company	
	2022	2021	2022	2021
	RM'000	RM'000	RM'000	RM'000
<u>Non-Current</u>				
- Sundry payables	5,546	-	-	-
<u>Current</u>				
- Sundry payables	23,161	41,026	3,370	3,311
- Deposit received	3,381	6,174	3,381	6,175
- Accruals	11,678	16,016	2,817	10,202
- Amount due to subsidiaries	-	-	5,284	5,111
- Provision for liquidated damages	3,000	-	-	-
	41,220	63,216	14,852	24,799
Total other payables and accruals	46,766	63,216	14,852	24,799
Add:				
Trade payables (Note 20)	79,899	301,859	-	-
Loans and borrowings (Note 22)	38	45,296	38	17,026
Less: Provision for liquidated damages	(3,000)	-	-	-
Total financial liabilities carried at amortised cost	123,703	410,371	14,890	41,825

Sundry payables mainly comprised of the retail mall's related expenses and a non-trade amount of approximately Nil (2021: RM5,652,000) payable to a shareholder of the Company.

The amount due to subsidiaries is non-trade in nature, unsecured, interest-free and are repayable on demand.

The provision for liquidated damages arises from the late delivery of serviced suites under construction undertaken by the Group based on the applicable terms and conditions stated in the sale and purchase agreement up to the estimated completion date.

# NOTES TO THE FINANCIAL STATEMENTS

## 22. LOANS AND BORROWINGS

	Maturity Date	Group		Company	
		2022	2021	2022	2021
		RM'000	RM'000	RM'000	RM'000
Bank loan (Secured)					
- HKD loan at 10.5% p.a. (Note a)	Oct-20	-	28,270	-	-
Convertible loan (Unsecured)					
- 15% p.a. (Note b)	Oct-20	-	17,017	-	17,017
Other loans		38	9	38	9
		38	45,296	38	17,026

- (a) HKD loan was denominated in Hong Kong Dollar and was secured by a pledge of shares from the Company's controlling shareholders and a corporate guarantee by the Company.

The HKD loan has been fully settled by way of the allotment and issuance of Scheme Shares by the Company pursuant to the Scheme of Arrangement as disclosed in Note 33.

- (b) On 3 October 2019, the Company entered into a convertible loan agreement ("**Convertible Loan Agreement**") with external parties (the "**Lenders**") by which the Lenders agreed to grant an interest-bearing convertible loan of an aggregate principal amount of S\$5,500,000 (equivalent to RM16,980,000) to the Company.

The convertible loan was convertible by the lender from time to time into the Company's ordinary shares ("**Conversion Shares**") at a conversion price of S\$ S\$0.01517 (equivalent to RM0.04683) (2019: S\$0.01517 (equivalent to RM0.04663)) specified in the Convertible Loan Agreement. The conversion option was valid until the date immediately before the date falling 12 months from the disbursement date of the convertible loan ("**Maturity Date**").

The convertible loan incurred a fixed interest rate of 15% per annum and the accrued interest was payable in cash by the Company half-yearly in arrears.

The convertible loan has been fully settled by way of the allotment and issuance of Scheme Shares by the Company pursuant to the Scheme of Arrangement as disclosed in Note 33.

# NOTES TO THE FINANCIAL STATEMENTS

## 22. LOANS AND BORROWINGS (CONT'D)

(c) A reconciliation of liabilities arising from financing activities is as follows:

	Non-cash changes			At 30 June 2022 RM'000
	At 1 July 2021	Exchange realignment	Issue of ordinary shares	
	RM'000	RM'000	RM'000	
Loans and borrowings:				
- Current	45,296	(8)	(45,250)	38

	Non-cash changes			At 30 June 2021 RM'000
	At 1 July 2020	Exchange realignment	At 30 June 2021	
	RM'000	RM'000	RM'000	
Loans and borrowings:				
- Current	44,689	607	45,296	

## 23. DEFERRED TAX LIABILITIES

The components and movements of deferred tax liabilities for the years ended 30 June 2022 and 2021 are as follows:

	Fair value adjustments on mining assets arising from Reverse Takeover RM'000
As at 1 July 2020, 30 June 2021 and 1 July 2021	1,312
Reclassification to disposal group classified as held for sale (Note 15)	(1,312)
As at 30 June 2022	-

# NOTES TO THE FINANCIAL STATEMENTS

## 24. SHARE CAPITAL

	<b>Group</b>			
	<b>2022</b>		<b>2021</b>	
	<b>Number of shares</b>		<b>Number of shares</b>	
	<b>'000</b>	<b>RM'000</b>	<b>'000</b>	<b>RM'000</b>
<u>At 1 July</u>				
- Issued and fully paid, each with a nominal or par value of S\$0.04	1,832,094	176,240	1,832,094	176,240
Issue of ordinary shares, each with a nominal or par value of S\$0.001 (Note 33)				
- Issued and fully paid	11,919,583	30,881	-	-
- Issued and not fully paid	516,989	7,962	-	-
	12,436,572	38,843	-	-
At 30 June	14,268,666	215,083	1,832,094	176,240

	<b>Company</b>			
	<b>2022</b>		<b>2021</b>	
	<b>Number of shares <sup>(1)</sup></b>		<b>Number of shares <sup>(1)</sup></b>	
	<b>'000</b>	<b>RM'000</b>	<b>'000</b>	<b>RM'000</b>
<u>At 1 July</u>				
- Issued and fully paid, each with a nominal or par value of S\$0.04	1,832,094	225,365	1,832,094	225,365
Issue of ordinary shares, each with a nominal or par value of S\$0.001 (Note 33)				
- Issued and fully paid	11,919,583	30,881	-	-
- Issued and not fully paid	516,989	7,962	-	-
	12,436,572	38,843	-	-
At 30 June	14,268,666	264,208	1,832,094	225,365

Fully paid ordinary shares each carry one vote without restriction and a right to dividends as and when declared by the Company.

(1) The equity structure (i.e. the number and types of equity instruments issued) reflect the equity structure of the Company, being the legal parent, including the equity instruments issued by the Company to effect the reverse acquisition which occurred during the previous financial year ended 30 June 2018.

On 13 April 2022, the Company's shareholders passed the following resolutions at the extraordinary general meeting:

- (a) the proposed sub-division of each unissued ordinary share with a par value of S\$0.04 in the authorised share capital of the Company into 40 ordinary shares with a par value of S\$0.001 each; and
- (b) the proposed increase in the authorised share capital of the Company by S\$50,000,000 from S\$100,000,000 divided into 2,500,000,000 ordinary shares with a par value of S\$0.04 each to S\$150,000,000 divided into 1,832,094,554 ordinary shares with a par value of S\$0.04 each and 76,716,217,840 ordinary shares with a par value of S\$0.001 each.

# NOTES TO THE FINANCIAL STATEMENTS

## 25. OTHER RESERVES

(a) Share premium

Share premium reserve represents the difference between the consideration received for shares issued by the Company and the par value of the Company's shares.

(b) Merger reserve

Merger reserve arose from the acquisition of CCP by AVL on 4 April 2018. This represents the difference between the consideration paid by AVL and the net assets and retained earnings of CCP as at 4 April 2018.

(c) Equity component of convertible bonds

Convertible bonds are separated into liability and equity components based on the terms of the Subscription Agreement. Equity components of convertible bonds represent the residual amount of convertible bonds after deducting the fair value of the liability component. The amount was presented net of transaction costs of RM138,000 (2021: RM138,000).

(d) Foreign currency translation reserve

The foreign currency translation reserve represents exchange differences arising from the translation of the financial statements of foreign operations whose functional currencies are different from that of the Group's presentation currency.

(e) Capital reserve

Capital reserve represents the deemed capital contribution from the Company's then-existing immediate holding company prior to the reverse acquisition in relation to restricted stock units granted to the directors and employees of the Company.

## 26. COMMITMENTS

Operating lease - as a lessee

The Group has entered into a non-cancellable operating lease agreement for premises and office equipment for terms ranging from 1 to 3 years.

Minimum lease payments for leases of premises recognised as an expense in profit or loss for the financial year ended 30 June 2022 amounted to RM102,000 (2021: RM110,000).

Future minimum rental payable under a non-cancellable operating lease for premises and office equipment at the reporting date are as follow:

	Group	
	2022 RM'000	2021 RM'000
Within one year	103	53
In the second to fifth years, inclusive	17	-
	120	53

# NOTES TO THE FINANCIAL STATEMENTS

## 27. RELATED PARTY TRANSACTIONS

### (a) Incentive fees

In addition to the related party information disclosed elsewhere in the financial statements, the Group had the following transactions with the related parties during the financial years:

	Group	
	2022 RM'000	2021 RM'000
Incentive fee pursuant to the Scheme of Arrangement (Note 33) paid to directors and key management personnel	747	-

### (b) Compensation of key management personnel

	Group	
	2022 RM'000	2021 RM'000
Short-term employee benefits	1,130	1,145
Directors' fee	531	494
Employer's contribution to defined contribution plans	25	43
	1,686	1,682
Comprise amounts paid to:		
- Directors of the Company	1,338	1,188
- Other key management personnel	348	494
	1,686	1,682

## 28. 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 categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

# NOTES TO THE FINANCIAL STATEMENTS

## 28. FAIR VALUE OF FINANCIAL INSTRUMENTS (CONT'D)

- (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 financial assets and financial liabilities are reasonable approximations of fair values due to the insignificant impact of discounting.

- (c) Assets and liabilities not carried at fair value but for which fair value is disclosed

The following table shows an analysis of the Group's assets not measured at fair value but for which fair value is disclosed:

	Fair value measurements at the end of the reporting year using	
	Significant other observable inputs (Level 2) RM'000	Carrying amount RM'000
<b>2022</b>		
Non-financial assets:		
- Investment properties	148,700	142,514

### Determination of fair value

The fair value is determined using the comparison approach. Sales prices of comparable properties in close proximity are adjusted for differences in key attributes such as property size. The most significant input into this valuation approach was selling price per square foot.

There was no change in the valuation technique during the current financial year.

# NOTES TO THE FINANCIAL STATEMENTS

## 29. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group and the Company are exposed to financial risks arising from its operations and the use of financial instruments. The key financial risks include credit risk and liquidity risk. The management reviews and agrees policies and procedures for the management of these risks, which are executed by the management. It is, and has been, throughout the current and previous financial years, the Group does not undertake any trading of derivative financial instruments.

The following sections provide details regarding the Group's exposure to the above-mentioned financial risks and the objectives, policies and processes for the management of these risks.

### (a) Credit risk

Credit risk is the risk of loss that may arise on outstanding financial instruments should a counterparty default on its obligations. The Group's and the Company's exposure to credit risk arises primarily from trade and other receivables (including amount due from subsidiaries). For other financial assets (Cash on hand and at banks), the Group and the Company minimise credit risk by dealing exclusively with high credit rating counterparties.

The Group considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an ongoing basis throughout each reporting period.

The Group has determined the default event on a financial asset to be when the counterparty fails to make contractual payments, within 60 days when they fall due, which are derived based on the Group's historical information.

The Group considers "low risk" to be an investment grade credit rating with at least one major rating agency for those investments with credit rating. To assess whether there is a significant increase in credit risk, the Group compares the risk of a default occurring on the asset as at reporting date with the risk of default as at the date of initial recognition. The Group considers available reasonable and supportive forwarding-looking information which includes the following indicators:

- Internal credit rating
- External credit rating
- Actual or expected significant adverse changes in business, financial or economic conditions that are expected to cause a significant change to the borrower's ability to meet its obligations
- Actual or expected significant changes in the operating results of the borrower
- Significant increases in credit risk on other financial instruments of the same borrower
- Significant changes in the value of the collateral supporting the obligation or in the quality of third-party guarantees or credit enhancements
- Significant changes in the expected performance and behaviour of the borrower, including changes in the payment status of borrowers in the group and changes in the operating results of the borrower.

Regardless of the analysis above, a significant increase in credit risk is presumed if a debtor is more than 30 days past due in making contractual payment.

# NOTES TO THE FINANCIAL STATEMENTS

## 29. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONT'D)

### (a) Credit risk (cont'd)

The Group determined that its financial assets are credit-impaired when:

- There is significant difficulty of the issuer or the borrower
- A breach of contract, such as a default or past due event
- It is becoming probable that the borrower will enter bankruptcy or other financial reorganisation
- There is a disappearance of an active market for that financial asset because of financial difficulty

Financial assets are written off when there is no reasonable expectation of recovery, such as a debtor failing to engage in a repayment plan with the Group. Where loans and receivables have been written off, the company continues to engage enforcement activity to attempt to recover the receivable due. Where recoveries are made, these are recognised in profit or loss.

The following are credit risk management practices and quantitative and qualitative information about amounts arising from expected credit losses for each class of financial assets.

Credit risk grading guideline

Management has established the Group's internal credit risk grading to the different exposures according to their degree of default risk. The internal credit risk grading which are used to report the Group's credit risk exposure to key management personnel for credit risk management purposes are as follows:

Internal rating grades	Definition	Basis of recognition of expected credit loss
i. Performing	The counterparty has a low risk of default and does not have any past-due amounts.	12-month expected credit loss
ii. Under-performing	There has been a significant increase in credit risk since initial recognition (i.e. contractual payments are more than 30 days past due).	Lifetime expected credit loss (not credit impaired)
iii. Non-performing	There is evidence indicating that the asset is credit-impaired (i.e. contractual payments are more than 365 days past due).	Lifetime expected credit loss (credit impaired)
iv. Write-off	There is evidence indicating that there is no reasonable expectation of recovery as the debtor is in severe financial difficulty.	Asset is written off

# NOTES TO THE FINANCIAL STATEMENTS

## 29. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONT'D)

### (a) Credit risk (cont'd)

#### Trade receivables

The Group provides for lifetime expected credit losses for all trade receivables using a provision matrix. The provision rates are determined based on the Group's historical observed default rates analysed in accordance to days past due by grouping of customers based on geographical region. The loss allowance provision as at 30 June 2021 is determined as follows, the expected credit losses below also incorporate forward looking information such as forecast of economic conditions where the gross domestic product will deteriorate over the next year, leading to an increased number of defaults.

Summarised below is the information about the credit risk exposure on the Group's trade receivables using provision matrix, grouped by geographical region:

Malaysia:

	Trade receivables				
	Current	More than 30 days past due	More than 60 days past due	More than 90 days past due	Total
	RM'000	RM'000	RM'000	RM'000	RM'000
<b>2022</b>					
Gross carrying amount	-	-	-	23,454	23,454
Loss allowance provision	-	-	-	(23,309)	(23,309)
Net carrying amount	-	-	-	145	145
<b>2021</b>					
Gross carrying amount	-	-	-	24,050	24,050
Loss allowance provision	-	-	-	(19,204)	(19,204)
Net carrying amount	-	-	-	4,846	4,846

Information regarding loss allowance movement of trade receivables is disclosed in Note 11.

# NOTES TO THE FINANCIAL STATEMENTS

## 29. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONT'D)

### (a) Credit risk (cont'd)

#### Other receivables

The Group's credit risk exposure in relation to other receivables, deposits and prepayments under IFRS 9 as at 30 June 2022 and 2021 are set out in the credit risk rating grades as follows:

	Internal credit rating	Expected credit loss	Gross carrying amount RM'000	Loss allowance RM'000	Net carrying amount RM'000
<b>Group - 2022</b>					
Other receivables, deposits and prepayments	Non-performing	Lifetime ECL	15,523	(14,186)	1,337
<b>Group - 2021</b>					
Other receivables, deposits and prepayments	Non-performing	Lifetime ECL	15,979	(14,028)	1,951

The Group assessed the latest performance and financial position of the debtors, adjusted for the future outlook of the industry in which the debtors operate in, and concluded that there is significant difficulty of certain debtors. Accordingly, the Group measured the impairment loss allowance using lifetime ECL (credit-impaired) and determined that the ECL on the other receivables, deposits and prepayments is significant.

The Company's credit risk exposure in relation to other receivables, deposits and prepayments and amount due from subsidiaries under IFRS 9 as at 30 June 2022 and 2021 are set out in the credit risk rating grades as follows:

	Internal credit rating	Expected credit loss	Gross carrying amount RM'000	Loss allowance RM'000	Net carrying amount RM'000
<b>Company - 2022</b>					
Other receivables, deposits and prepayments	Performing	12-month ECL	70	-	70
Amount due from subsidiaries	Under-performing	Lifetime ECL	274,596	(107,568)	167,028
<b>Company - 2021</b>					
Other receivables, deposits and prepayments	Performing	12-month ECL	319	-	319
Amount due from subsidiaries	Under-performing	Lifetime ECL	113,760	(82,723)	31,037

# NOTES TO THE FINANCIAL STATEMENTS

## 29. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONT'D)

### (a) Credit risk (cont'd)

#### Other receivables (cont'd)

##### *Other receivables, deposits and prepayments*

The Company assessed the latest performance and financial position of the debtors, adjusted for the future outlook of the industry in which the debtors operate in, and concluded that there has been no significant increase in the credit risk since the initial recognition of the financial assets. Accordingly, the Company measured the impairment loss allowance using a 12-month ECL and determined that the ECL is insignificant.

##### *Amount due from subsidiaries*

In determining the ECL, management has taken into account the historical default experience and the financial positions of the subsidiaries, adjusted for factors that are specific to the subsidiaries and general economic conditions of the industry in which the subsidiaries operate, in estimating the probability of default of each of these financial assets occurring within their respective loss assessment time horizon, as well as the loss upon default in each case.

There has been no change in the estimation techniques or significant assumptions made during the current reporting period in assessing the loss allowance for amount due from subsidiaries. The above assessment is after taking into account the latest financial positions of the subsidiaries.

Information regarding loss allowance movement of other receivables, deposits and prepayments and amount due from subsidiaries is disclosed in Note 12 and Note 13 respectively.

#### Excessive risk concentration

Concentrations arise when a number of counterparties are engaged in similar business activities, or activities in the same geographical region, or have economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Concentrations indicate the relative sensitivity of the Group's performance to developments affecting a particular industry.

In order to avoid excessive concentrations of risk, the Group's policies and procedures include specific guidelines to focus on maintaining a diversified portfolio. Identified concentrations of credit risks are controlled and managed accordingly.

# NOTES TO THE FINANCIAL STATEMENTS

## 29. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONT'D)

### (a) Credit risk (cont'd)

#### Credit risk concentration profile

The Group determines concentrations of credit risk by monitoring the country profile of its trade receivables on an on-going basis. The credit risk concentration profile of the Group's trade receivables at the end of the reporting year were as follows:

	<b>Group</b>			
	<b>2022</b>		<b>2021</b>	
	<b>RM'000</b>	<b>% of total</b>	<b>RM'000</b>	<b>% of total</b>
By country:				
- Malaysia	145	100%	4,846	100%

### (b) Liquidity risk

Liquidity risk is the risk that the Group or the Company will encounter difficulty in meeting financial obligations due to shortage of funds. The Group's and the Company's exposure to liquidity risk arises primarily from the mismatches of the maturities of financial assets and liabilities.

Further details of the Group's and the Company's management of the financial obligations are disclosed in Note 32 and Note 33.

The carrying amounts of the current financial liabilities with a maturity of less than one year are approximately to the contractual undiscounted cash flow amounts as the impact of discounting are insignificant.

The carrying amounts of the non-current financial liabilities are approximately to the contractual undiscounted cash flow amounts as the impact of discounting are insignificant.

# NOTES TO THE FINANCIAL STATEMENTS

## 30. SEGMENT INFORMATION

### Business segments

The segment reporting format is determined to be business segments as the Group's risks and rates of return are affected predominantly by differences in the products and services offered. The operating segments are organised and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets.

The Group is organised into three main operating business segments, namely:

(a) Property development business

An innovative property developer that focuses on working with land owners to minimise initial capital outlay. The Group undertakes the conception, design and implementation of integrated property projects.

(b) Mining business

The Group is also engaged in the production and sale of premium quality marble blocks and slabs, aggregates and calcium carbonate powder from its quarry in Kelantan, Malaysia.

(c) Others

It relates to group level corporate services, treasury function and provision for theme park activities in the retail mall.

### Allocation basis and transfer pricing

Segment results, assets and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis.

Transfer prices between operating segments are on terms agreed in a manner similar to transactions with third parties at the then prevailing market prices. Segment revenue, expenses and results include transfers between business segments. These transfers are eliminated on consolidation.

	<b>Property development</b>	<b>Mining</b>	<b>Others</b>	<b>Elimination</b>	<b>Group</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b>2022</b>					
<u>Revenue</u>					
Revenue from external customers	3,745	182	-	-	3,927

# NOTES TO THE FINANCIAL STATEMENTS

## 30. SEGMENT INFORMATION (CONT'D)

	Property development	Mining	Others	Elimination	Group
	RM'000	RM'000	RM'000	RM'000	RM'000
<b>2022</b>					
<u>Results</u>					
Interest income	(116)	-	-	-	(116)
Reduction on the cost of land pursuant to the Final Settlement Agreement	(117,112)	-	-	-	(117,112)
Reversal of impairment of non-financial assets	(1,982)	-	-	-	(1,982)
Depreciation expense	6,663	12	26	-	6,701
Success and incentive fees	4,020	-	-	-	4,020
Write-down of non-financial assets	25,574	-	-	-	25,574
Impairment of financial assets	4,099	158	6	-	4,263
Profit before tax	72,245	1,349	(35,950)	21,817	59,461
Segment Assets	378,457	3,417	238,114	(248,179)	371,809
Segment liabilities	429,648	61,718	51,227	(340,347)	202,246
<b>2021</b>					
Revenue from external customers	2,655	509	-	-	3,164
<u>Results</u>					
Interest income	(37)	-	-	-	(37)
Depreciation expense	1,465	12	123	347	1,947
Amortisation expense	-	43	-	-	43
Write-down/Impairment of non-financial assets	227,012	-	-	-	227,012
Impairment of financial assets	1,467	-	-	-	1,467
Gain on disposal of property, plant and equipment	(131)	-	-	-	(131)
Gain on disposal of subsidiary	-	-	(185)	-	(185)
Loss before tax	(204,697)	(1,122)	8	1,069	(204,742)
Segment assets	403,816	4,226	34,315	(35,507)	406,850
Segment liabilities	527,067	63,876	71,773	(176,553)	486,163

# NOTES TO THE FINANCIAL STATEMENTS

## 30. SEGMENT INFORMATION (CONT'D)

### Geographical information

Revenue and non-current assets information based on the geographical location of customers and assets respectively are as follows:

	Revenue		Non-current assets	
	2022	2021	2022	2021
	RM'000	RM'000	RM'000	RM'000
Malaysia	3,927	3,164	166,583	22,994
Singapore	-	-	30	54
	3,927	3,164	166,613	23,048

Non-current assets information presented above consist of property, plant and equipment, investment properties and intangible assets as presented in the consolidated statement of financial position.

## 31. CAPITAL MANAGEMENT

The primary objective of the Group's capital management is to ensure that it maintains a strong credit rating and healthy capital ratios in order to support its business and maximise shareholder value.

The Group manages its capital structure and makes adjustments to it, in light of changes in economic conditions. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares.

No changes were made in the objectives, policies or processes during the years ended 30 June 2022 and 2021.

The Group monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Group includes within net debt, trade payables and other payables and accruals (excluding provision for liquidated damages) less cash and bank balances. Capital refers to equity attributable to the equity holders of the Group.

	Group	
	2022	2021
	RM'000	RM'000
Trade payables	79,899	301,859
Other payables and accruals	43,766	63,216
Less: Cash on hand and at banks	(854)	(1,219)
Net debt	122,811	363,856
Equity attributable to owners of the Company	169,563	(79,313)
Capital and net debt	292,374	284,543
Gearing ratio	42%	128%

The Group and the Company are not subject to any externally imposed capital requirements for the financial years ended 30 June 2022 and 2021.

# NOTES TO THE FINANCIAL STATEMENTS

## 32. DEBT SETTLEMENT PROPOSAL

On 14 February 2020, the Company's subsidiary, CCP filed an application in the High Court of Malaya, Kuala Lumpur, Malaysia (the "Malaysia High Court") for an order to place itself under judicial management.

Pursuant to an order of the Judicial Commissioner of the Malaysia High Court dated 13 March 2020 ("JM Order"), CCP was placed under judicial management and a judicial manager ("Judicial Manager") was appointed to manage the affairs, business and property of CCP during the period of the JM Order.

On 25 September 2020, the Judicial Manager circulated the Statement of Proposal (the "SOP") to CCP's creditors in connection with the Debt Settlement Proposal under Section 420 of the Malaysia Companies Act 2016 ("Debt Settlement Proposal").

CCP shall settle the outstanding amounts/debt due to its creditors by cash, issuance of the Company's shares or by way of contra of the Group's retail units of the retail mall at the agreed transaction value of RM1,000 per square foot. The settlement of the outstanding amounts/debt due to its creditors by cash includes an amount due to the Inland Revenue Board of Malaysia.

On 9 October 2020, a CCP's creditors' meeting was convened with more than 75% in value of creditors present and voting in person or by proxy supporting the Judicial Manager's SOP.

On 16 October 2020, the Judicial Manager filed the result of the CCP's creditors' meeting with the Malaysia High Court, which is the effective date of the SOP.

The JM order was expired on 8 January 2022 and CCP's management has taken over from the Judicial Manager to continue the implementation and completion of the SOP.

As at the date of issuance of these financial statements, CCP is in the process of completing all of the following, pursuant to the SOP:

- (a) cash payment to certain class of creditors (excluding the Inland Revenue Board of Malaysia); and
- (b) set-off the Group's retail units of the retail mall at the agreed transaction value of RM1,000 per square foot against the outstanding amounts/debt due to certain class of creditors.

During the current financial year ended 30 June 2022, the Inland Revenue Board of Malaysia has assessed CCP's outstanding tax payable to be approximately RM70 million. In October 2022, CCP has obtained approval on its application to the Inland Revenue Board of Malaysia to make monthly instalments of RM10,000 over a period of 5 months commencing from October 2022 to February 2023 for the outstanding income tax payable of approximately RM41 million. The remaining outstanding income tax payable of approximately RM29 million will be repaid in monthly instalments of RM5,000 over a period of 9 months commencing from April 2022 to December 2022. CCP will continue to apply for further installments over another 6 months commencing from March 2023 and January 2023, on the same terms until the outstanding tax payable of approximately RM70 million has been fully repaid. The application will be subject to the approval from the Inland Revenue Board of Malaysia.

# NOTES TO THE FINANCIAL STATEMENTS

## 33. SCHEME OF ARRANGEMENT

On 13 February 2020, the Company filed to apply to the High Court of the Republic of Singapore (the “**Court**”) to propose a Scheme of Arrangement for the purposes of implementing and facilitating the restructuring of its debt obligations and liabilities.

On 17 February 2020, the Company made an application to the Court for a moratorium pursuant to Section 211B(1) of the Singapore Companies Act, Chapter 50 (the “**Act**”), to commence the process of re-organising the liabilities of the Company and one of its subsidiaries, namely, CCP (the “**Application**”).

On 15 July 2020, the Company proposed to enter into a “pre-packaged” Scheme of Arrangement (the “**Scheme of Arrangement**”) with its creditors (“**Scheme Parties**”) pursuant to Section 211I of the Act. The Scheme of Arrangement comprises principally the following elements:

- (a) the Company shall allot and issue the new shares of the Company (“**Scheme Shares**”) for 100 cents to the dollar for each of the approved claims of the Scheme Parties to extinguish all the Company’s debts and liabilities through the issuance of Scheme Shares, such that no outstanding debts remain due to the Scheme Parties upon completion of the Scheme of Arrangement; and
- (b) the Company shall allot and issue Scheme Shares to its subsidiary, CCP, in order for CCP to restructure its debts and liabilities by allotting and issuing Scheme Shares for 100 cents to the dollar of adjudicated claims by CCP such that no adjudicated claims by CCP remain due from CCP to its creditors after the terms of the Scheme of Arrangement have been executed.

On 12 August 2020, the Company filed an originating summons to obtain the Court’s approval for the Scheme of Arrangement (“**Sanction Application**”).

On 24 June 2021, the Court had sanctioned the Sanction Application and the order of the Court was lodged with the Accounting and Corporate Regulatory Authority of Singapore (ACRA) on 9 July 2021 (“**Scheme Effective Date**”).

On 12 November 2021, the Company’s shareholders passed the following resolutions at the extraordinary general meeting:

- (i) the proposed allotment, issuance and distribution of the Scheme Shares at the issue price of S\$0.005 per share (“**Issue Price**”) to the Scheme Parties (including CCP’s creditors); and
- (ii) the proposed allotment, issuance and distribution of a total number of 496,975,896 new ordinary shares in the capital of the Company (“**Additional New Shares**”) at the Issue Price to the Company’s ex-employees, directors and an advisor (who is also a shareholder of the Company), and the manager of the Scheme (“**Scheme Manager**”).

On 18 November 2021, the Company received the approval-in-principle from SGX-ST for the listing and quotation of the Scheme Shares and the Additional New Shares subject to the Company’s compliance with the SGX-ST’s listing requirements.

On 30 December 2021, the Scheme Manager filed an application to the Court under Section 264(4)(c) of the Insolvency, Restructuring and Dissolution Act 2018 (No. 40 of 2018), for an order that the time for the Company to issue the Scheme Shares be extended for a period of 4 months, for the convening of an extraordinary general meeting to facilitate the issuance of the Scheme Shares under the Cayman Islands’ law by restructuring the par value of the existing unissued authorised share capital of the Company from S\$0.04 to S\$0.001 by creating the relevant number of shares at par value of S\$0.001 (“**Sub-division**”), as well as the issuance of the Scheme Shares.

# NOTES TO THE FINANCIAL STATEMENTS

## 33. SCHEME OF ARRANGEMENT (CONT'D)

On 13 January 2022, the Court granted the Company a 4-month extension of time to issue the Scheme Shares to 18 April 2022.

On 13 April 2022, the shareholders of the Company approved the Sub-division.

On 14 April 2022, the Company allotted and issued 11,939,595,565 Scheme Shares and 496,975,896 Additional New Shares at the Issue Price.

On 18 April 2022, the Scheme Share and the Additional New Shares were distributed to the Scheme Parties and recipients of the Additional New Shares.

On 19 April 2022, the Scheme Shares and the Additional New Shares were listed and quoted on the Catalist Board of the SGX-ST. On the same day, pursuant to the terms of the Scheme document dated 15 July 2020 ("**Scheme Document**"), the Company submitted the details of the Scheme Shares issued and distributed to the list of Scheme Parties to the Scheme Manager.

Pursuant to the above, the Scheme of Arrangement has been completed and terminated with effect from 26 April 2022.

## 34. CONTINGENT LIABILITIES

As at the date of issuance of these financial statements:

- (a) The Group has received a number of legal claims of approximately RM10.4 million from several third parties. Management is of the view that an outflow of resources embodying economic benefits is not probable. Accordingly, no provision for any liability has been made in these financial statements.
- (b) Included in (a) above is a group of purchasers of the Group's retail units of the retail mall ("**Plaintiff**") who have filed a claim to CCRM Management Sdn. Bhd. as lessee and CCP as developer (collectively, the "**Defendants**"). Following the written submission filed by both parties on 18 July 2022 and their reply submitted on 1 August 2022, the Court has directed the decision to be fixed on 13 September 2022. On 13 September 2022, the Court postponed the hearing to 26 October 2022. Management is of the view that it is not probable that an outflow of resources embodying economic benefits will be required to settle the claim. Accordingly, no provision for any liability has been made in the financial statements.
- (c) Included in (a) above is a group of purchasers of the Group's retail units of the retail mall ("**Plaintiff**") who have filed a claim to CCRM Management Sdn. Bhd. as lessee and CCP as developer (collectively, the "**Defendants**"). Following the submission in reply filed by both parties on 15 September 2022, the Court has directed the hearing of the origination summons to be fixed on 7 October 2022. On 6 October 2022, the Court postponed the hearing to 22 November 2022. Management is of the view that it is not probable that an outflow of resources embodying economic benefits will be required to settle the claim. Accordingly, no provision for any liability has been made in the financial statements.
- (d) On 2 August 2022, a purchaser of the Group's retail units of the retail mall served a writ of summons to CCP as developer. The purchaser revoked the sale and purchase agreement ("**SPA**") in relation to an initial deposit made to CCP, and is claiming a full refund for the sum paid to CCP as the purchaser has failed to obtain the necessary financing to proceed with the SPA. The claim amount is RM68,250 with an interest of 5% per annum. The Court has fixed the date of the case management to be held on 12 October 2022. On 12 October 2022, CCP submitted a statement of defence and the date of the next hearing has not been fixed. Management is of the view that it is not probable that an outflow of resources embodying economic benefits will be required to settle the claim. Accordingly, no provision for any liability has been made in the financial statements.

# NOTES TO THE FINANCIAL STATEMENTS

## 35. EVENTS OCCURRING AFTER THE REPORTING PERIOD

On 15 September 2022, the Company entered into a memorandum of understanding with a third party to document the terms of an exclusivity period for negotiation and finalisation of a binding agreement for the third party to be the anchor tenant, manager and operator of the Group's retail mall.

On 23 September 2022, the Company entered into a non-legally binding memorandum ("Memorandum") with the third party to explore the proposed master tenancy on the Group's retail mall ("Transaction"). Pursuant to the Memorandum:

- (a) The target commencement date of the tenancy of the Group's retail mall is in the fourth quarter of 2022 with a rental free period applied during the renovation period, with a lease tenor of 5 terms of 3 years and each term is renewable.
- (b) Both parties will enter into a master tenancy agreement to lease an approximately net lettable area of 1,141,000 square feet of the Group's retail mall, which is conditional upon, inter alia, the following:
  - due diligence on the Group's retail mall on its readiness and satisfactory state for tenancy;
  - formal approvals of the Board of Directors and shareholders of the Company being obtained; and
  - Final approval of all government agencies or regulatory bodies in Malaysia and such other agencies and bodies in Singapore and Malaysia on satisfactory terms.
- (c) The third party will have the first right of refusal to purchase all lettable area of the Group's retail mall and any commercial sale and purchase of lettable area/unit(s) of the Group's retail mall will supersede the lease of the particular lettable area/unit(s).
- (d) The Transaction is subject to the execution of formal legal documentation.
- (e) The Memorandum shall cease to be in effect if both parties fail to finalise the terms of the Transaction and definitive written agreements within 2 months from the date of the Memorandum, unless both parties mutually agree to extend such deadline.

The board of directors has reviewed the conditions precedent in the Memorandum and they are of the opinion that the Group is able to fulfil and satisfy the conditions precedent. The board of directors are therefore of the opinion that the formal legal documentation would be entered into by 22 November 2022 being the deadline as contemplated in the Memorandum.

# STATISTICS OF SHAREHOLDINGS

As at 16 September 2022

## SHARE CAPITAL

Issued and Fully Paid-up Share Capital	:	S\$85,720,354
Class of Shares	:	Ordinary Shares
Voting Rights	:	One Vote Per Ordinary Share
Number of Ordinary Share	:	14,268,666,015
Number of Treasury Share	:	Nil
Number of Subsidiary Holdings	:	Nil

## DISTRIBUTION OF SHAREHOLDINGS

SIZE OF SHAREHOLDINGS	NO. OF		NO. OF SHARES	
	SHAREHOLDERS	%		%
1 - 99	15	1.49	526	0.00
100 - 1,000	24	2.39	12,979	0.00
1,001 - 10,000	214	21.31	1,029,800	0.01
10,001 - 1,000,000	613	61.10	107,444,788	0.75
1,000,001 AND ABOVE	138	13.75	14,160,977,922	99.24
<b>TOTAL</b>	<b>1,004</b>	<b>100.00</b>	<b>14,268,666,015</b>	<b>100.00</b>

## TWENTY LARGEST SHAREHOLDERS

NO.	NAME	NO. OF SHARES	%
1	TWIN UNITRADE SDN BHD	4,216,586,455	29.55
2	GREAT VIEW FINANCE LIMITED	1,878,800,286	13.17
3	YEAN YOKE MOOI	1,496,083,609	10.49
4	CHONG THIM PHENG	1,234,360,187	8.65
5	SCHOLARS LINK (M) SDN BHD	1,216,120,274	8.52
6	SLOW CHIEN FU	661,745,713	4.64
7	BLOSSOM GLOBAL PTE LTD	516,988,796	3.62
8	TAN JUNE TENG COLIN @CHEN JUNTING	444,198,021	3.11
9	YUAN ZHIWEI	428,843,800	3.01
10	MAYBANK SECURITIES PTE. LTD.	255,511,280	1.79
11	TAN PING HUANG EDWIN @CHEN BINGHUANG	250,892,857	1.76
12	ERIC TAN ENG HUAT	211,384,500	1.48
13	PHILLIP SECURITIES PTE LTD	165,446,204	1.16
14	UOB KAY HIAN PRIVATE LIMITED	154,558,170	1.08
15	RDC ARKITEK SDN BHD	103,246,753	0.72
16	OCBC SECURITIES PRIVATE LIMITED	48,563,425	0.34
17	YEO ANN KIAT OR KNITA YEO	47,066,660	0.33
18	ONE WORLD CORPORATION LIMITED	43,778,000	0.31
19	MORGAN LEWIS STAMFORD LLC	36,283,138	0.25
20	SINO-LION COMMUNICATIONS PTE LTD	32,971,508	0.23
	<b>TOTAL</b>	<b>13,443,429,636</b>	<b>94.21</b>

# STATISTICS OF SHAREHOLDINGS

As at 16 September 2022

## SUBSTANTIAL SHAREHOLDERS

(As recorded in the Register of Substantial Shareholders as at 16 September 2022<sup>(1)</sup>)

No.	Name of Substantial Shareholder	Direct Interest		Deemed Interest	
		No. of Shares Held	%	No. of Shares Held	%
1	Twin Unitrade Sdn Bhd	4,216,586,455	29.55	-	-
2	Great View Finance Limited	1,878,800,286	13.17	-	-
3	Brilliant Outlook Sdn Bhd <sup>(2)</sup>	1,495,983,609	10.48	-	-
4	Chong Thim Pheng	1,234,360,187	8.65	-	-
5	Scholars Link (M) Sdn Bhd	1,216,120,274	8.52	-	-

Notes:

(1) Based on the total issued share capital of 14,268,666,015 ordinary shares of the Company as at 16 September 2022.

(2) Brilliant Outlook Sdn Bhd ("Brilliant Outlook") has nominated Ms Yean Yoke Mooi to hold the Scheme Shares in trust for Brilliant Outlook.

## PERCENTAGE OF SHAREHOLDING IN PUBLIC'S HANDS

Based on the information available to the Company as at 16 September 2022, approximately 18.32% of the Company's shares are held in the hands of public. Accordingly, Rule 723 of the Listing Manual (Section B: Rules of Catalist) of the Singapore Exchange Securities Trading Limited has been complied with.

# NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Annual General Meeting (“AGM”) of Capital World Limited (the “Company”) will be held by way of electronic means on Friday, 28 October 2022 at 3.00 p.m. for the following purposes:

## AS ORDINARY BUSINESS

1. To receive and adopt the Directors’ Statement and the Audited Financial Statements for the financial year ended 30 June 2022 together with the Independent Auditor’s Report thereon. **Resolution 1**
2. To approve the payment of Directors’ fees of S\$166,667 for the financial year ended 30 June 2022 (FY2021: S\$161,156). **Resolution 2**
3. To re-elect Mr Siow Chien Fu retiring pursuant to Article 86(1) of the Articles of Association of the Company. **Resolution 3**  
*[See Explanatory Note (1)(a)]*
4. To re-elect Mr Lam Kwong Fai retiring pursuant to Article 86(1) of the Articles of Association of the Company.. **Resolution 4**  
*[See Explanatory Note (1)(b)]*
5. To re-appoint Moore Stephens LLP as Auditors of the Company and to authorise the Directors to fix their remuneration. **Resolution 5**
6. To transact any other ordinary business which may be properly transacted at an Annual General Meeting.

## AS SPECIAL BUSINESS

7. **General Authority to Allot and Issue Shares** **Resolution 6**

That, pursuant to Article 12(1) of the Articles of Association of the Company and Rule 806(2) of the Listing Manual Section B: Rules of Catalist (“Catalist Rules”) of the Singapore Exchange Securities Trading Limited (the “SGX-ST”), authority be and is hereby given to the Directors to:

- (a) (i) allot and issue shares in the capital of the Company (“Shares”) whether by way of rights, bonus or otherwise; and/or;
- (ii) make or grant offers, agreements or options (collectively “Instruments”) that might or would require Shares to be issued, including but not limited to the creation and issue of (as well as adjustments to) warrants, debentures, convertible securities or other instruments convertible into Shares;

at any time and upon such terms and conditions and for such purposes and to such persons as the Directors shall in their absolute discretion deem fit, and

- (b) (notwithstanding the authority conferred by this Resolution may have ceased to be in force) issue Shares in pursuance of any Instrument made or granted by the Directors while this Resolution was in force,

provided always that:

# NOTICE OF ANNUAL GENERAL MEETING

- (1) the aggregate number of Shares to be issued pursuant to this Resolution (including Shares to be issued in pursuance of Instruments made or granted pursuant to this Resolution) does not exceed one hundred per cent. (100%) of the total number of issued Shares (excluding treasury shares and subsidiary holdings) in the capital of the Company (as calculated in accordance with sub-paragraph (2) below), provided that the aggregate number of Shares to be issued other than on a *pro rata* basis to shareholders of the Company (including Shares to be issued in pursuance of Instruments made or granted pursuant to this Resolution) does not exceed fifty per cent. (50%) of the total number of issued Shares (excluding treasury shares and subsidiary holdings) in the capital of the Company;
- (2) (subject to such manner of calculation as may be prescribed by the Catalist Rules), for the purpose of determining the aggregate number of Shares that may be issued under sub-paragraph (1) above, the percentage of total issued Shares shall be based on the total number of issued Shares (excluding treasury shares and subsidiary holdings) in the capital of the Company at the time of passing of this Resolution, after adjusting for:
  - (a) new Shares arising from the conversion or exercise of any convertible securities outstanding at the time this authority is given;
  - (b) (where applicable) new Shares arising from exercising share options or vesting of share awards outstanding or subsisting at the time of passing of this Resolution, provided the options or awards were granted in compliance with Part VIII of Chapter 8 of the Catalist Rules; and
  - (c) any subsequent bonus issue, consolidation or subdivision of Shares;

Adjustments in accordance with sub-paragraphs (2)(a) or (2)(b) above are only to be made in respect of new shares arising from convertible securities, share options or share awards which were issued and outstanding or subsisting at the time of the passing of the resolution approving the mandate.

- (3) in exercising the authority conferred by this Resolution, the Directors shall comply with the Catalist Rules for the time being in force (unless such compliance has been waived by the SGXST), all applicable legal requirements under the Companies Law, Cap 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands (the “**Cayman Companies Law**”), and otherwise, and the Articles of Association for the time being of the Company; and
- (4) (unless revoked or varied by the Company in general meeting), the authority conferred by this Resolution shall continue in force until the conclusion of the next AGM of the Company or the date by which the next AGM of the Company is required by law to be held, whichever is earlier.

[See Explanatory Note (2)]

By Order of the Board

Lee Pih Peng  
Company Secretary

Singapore  
13 October 2022

# NOTICE OF ANNUAL GENERAL MEETING

## Explanatory Notes

1. (a) Mr Siow Chien Fu will, upon re-election as a Director of the Company, remain as Executive Director and Chief Executive Officer of the Company. Detailed information of Mr Siow Chien Fu can be found under the "Board of Directors" and "Corporate Governance Report" sections in the Company's Annual Report.
- (b) Mr Lam Kwong Fai will, upon re-election as a Director of the Company, remain as the Non-Executive and Independent Director of the Company, Chairman of the Audit Committee and Nominating Committee, and a member of Remuneration Committee. He is considered independent for the purposes of Rule 704(7) of the Catalist Rules. Detailed information of Mr Lam Kwong Fai can be found under the "Board of Directors" and "Corporate Governance Report" sections in the Company's Annual Report.
2. The Ordinary Resolution 6 proposed in item 7 above, if passed, will empower the Directors of the Company, from the date of the forthcoming AGM of the Company until the next AGM of the Company, to allot and issue Shares and convertible securities in the Company, without seeking any further approval from Shareholders in a general meeting but within the limitation imposed by Ordinary Resolution 6, for such purposes as the Directors may consider would be in the best interests of the Company. The number of Shares and convertible securities that the Directors may allot and issue under Ordinary Resolution 6 would not exceed one hundred per cent. (100%) of the total number of issued Shares in the capital of the Company (excluding treasury shares and subsidiary holdings) at the time of the passing of Ordinary Resolution 6. For issue of Shares and convertible securities other than on a pro rata basis to all shareholders, the aggregate number of Shares and convertible securities to be issued shall not exceed fifty per cent. (50%) of the total number of issued Shares in the capital of the Company (excluding treasury shares and subsidiary holdings) at the time of the passing of Ordinary Resolution 6.

## IMPORTANT NOTICE FOR SHAREHOLDERS:

The Company's AGM is being convened, and will be held, by way of electronic means pursuant to the Joint Statement by Accounting and Corporate Regulatory Authority, Monetary Authority of Singapore and Singapore Exchange Regulation titled "Additional Guidance on the Conduct of General Meetings During Elevated Safe Distancing Period".

Copies of the documents and information relating to the AGM (including the Annual Report FY2022, Notice of AGM and Proxy Form) have been made available on SGXNET and may be accessed at the URL <https://www.sgx.com/securities/company-announcements>.

A printed copy of this Notice of AGM, Proxy Form and Annual Report FY2022 will **NOT** be despatched to shareholders.

Shareholders should take note of the following arrangements for the AGM:

### (a) Participation in the AGM via Live Webcast

The AGM will be conducted only by way of electronic means, and shareholders will not be able to attend the AGM in person. The Company will arrange for (i) a "live" audio-visual webcast of the AGM ("**Live Webcast**"); and (ii) a "live" audio-only feed (via telephone) ("**Audio Feed**"), which allows shareholders to participate at the AGM. The Company will utilise both (i) real-time electronic voting and (ii) real-time electronic communication at the AGM.

Details of the steps for pre-registration, submission of questions and voting at the AGM are set out in items (b) to (e) below.

### (b) Pre-registration for AGM

Shareholders, who wish to attend the AGM must pre-register online at <https://conveneagm.sg/CapitalWorldLimitedAGM2022> not later than **25 October 2022, 3.00 p.m.** ("**Pre-Registration Deadline**") for verification purposes. Following successful verification, an email with instructions on how to join the AGM will be sent to the registered shareholders via email by 27 October 2022, 3.00p.m. Shareholders must not forward the email instruction to other persons who are not shareholders and who are not entitled to attend the AGM. This is also to avoid any technical disruptions or overload to the AGM.

Investors holding shares through relevant intermediaries (as defined in Section 181 of the Companies Act 1967 of Singapore) ("**Investors**") will not be able to pre-register for the AGM. An Investor who wishes to participate in the AGM should approach his/her relevant intermediary as soon as possible in order to make the necessary arrangements.

Shareholders and Investors who have registered by the Pre-Registration Deadline but did not receive the aforementioned email by **27 October 2022, 3.00 p.m.** should contact the Company's Singapore Share Transfer Agent, Boardroom Corporate & Advisory Services Pte. Ltd. by email to [srs.teamd@boardroomlimited.com](mailto:srs.teamd@boardroomlimited.com).

# NOTICE OF ANNUAL GENERAL MEETING

## (c) Submission of Questions

Shareholders and Investors may submit substantial and relevant textual questions related to the resolutions to be tabled for approval at the AGM in advance of, or “live” at, the AGM.

### Submitting questions through real-time electronic communication during the AGM

Shareholders who pre-registered for and are verified to attend the AGM will be able to ask questions relating to the resolutions to be tabled for approval at the AGM by submitting questions through real-time electronic communication during the AGM. The Company will endeavour to respond to questions as far as reasonably practicable. Where there are substantially similar questions, the Company will consolidate such questions and consequently not all questions may be individually addressed.

### Submitting questions in advance of the AGM

Shareholders and Investors who have questions in relation to any agenda item in this notice of AGM can also submit their questions to the Company in advance, by **20 October 2022**, through any of the following means:

- (i) by email to [srs.teamd@boardroomlimited.com](mailto:srs.teamd@boardroomlimited.com); or
- (ii) by post, to be deposited with Boardroom Corporate & Advisory Services Pte. Ltd. at 1 Harbourfront Avenue, Keppel Bay Tower #14-07, Singapore 098632.

Shareholders and/or Investors must identify themselves when posting questions through email or mail by providing the following details:

- (i) Full Name;
- (ii) Contact Telephone Number;
- (iii) Email Address; and
- (iv) The manner in which you hold shares (if you hold shares directly, please provide your CDP account number; otherwise, please state if you hold your shares through CPF or SRS, or are a relevant intermediary shareholder).

Shareholders are encouraged to submit their questions via the pre-registration website or by email. The Company will respond to all substantial and relevant questions in relation to the resolutions to be tabled at the AGM not later than **24 October 2022, 3.00 p.m.** (via an announcement on SGXNET at the URL (<https://www.sgx.com/securities/company-announcements>)).

Follow up questions which are submitted after 24 October 2022, 3.00 p.m. will be consolidated and addressed either before the AGM via an announcement on SGXNet or at the AGM. The Company will publish the minutes of the AGM, which will include responses from the Board and management of the Company on the substantial and relevant questions received from Shareholders and Investors via an announcement on SGXNet within one (1) month after the AGM.

# NOTICE OF ANNUAL GENERAL MEETING

## (d) Voting at the AGM

*For Investors who hold shares through relevant intermediaries please refer to item (e) for the procedures to vote at the AGM.*

### Live voting

Shareholders who pre-registered for and are verified to attend the AGM will be able to cast their votes on each resolution at the AGM through real-time electronic voting. Unique access details for live voting will be provided to shareholders who pre-registered for and are verified to attend the AGM.

### Submission of Proxy Form

As an alternative to “live” real-time remote electronic voting, shareholders may also appoint Chairman of the Meeting or another person as his/her proxy(ies) to vote on their behalf at the AGM. Duly completed proxy form must be submitted through any of the following means not later than **26 October 2022, 3.00 p.m.** (being not later than forty-eight (48) hours before the time appointed for holding the AGM):

(iii) email to [srs.teamd@boardroomlimited.com](mailto:srs.teamd@boardroomlimited.com); or

(iv) by post, to be deposited with the Company's Singapore Share Transfer Agent, Boardroom Corporate & Advisory Services Pte. Ltd. at 1 Harbourfront Avenue, Keppel Bay Tower #14-07, Singapore 098632

The proxy form has been made available on SGXNET and may be accessed at the URL <https://www.sgx.com/securities/company-announcements>.

In appointing the Chairman of the Meeting as proxy, the shareholder (whether individual or corporate) must give specific instructions as to voting, or abstentions from voting, in respect of a resolution in the proxy form, failing which the appointment of the Chairman of the Meeting as proxy for that resolution will be treated as invalid.

In appointing another person(s) as proxy(ies), if no specific direction as to voting is given or in the event of any other matter arising at the AGM and at any adjournment thereof, the proxy(ies) will vote or abstain at his/her discretion.

Please refer to the detailed instructions set out in the Proxy Form.

## (e) Voting at the AGM by Relevant Intermediary Investors and CPF/SRS Investors

Relevant Intermediary Investors (including CPF/SRS investors) who wish to appoint the proxy to vote at the AGM should not make use of the proxy form and should instead approach their respective relevant intermediaries as soon as possible to specify voting instructions. CPF/SRS investors who wish to vote should approach their respective CPF agent banks or SRS approved banks or depository agents to submit their votes by **17 October 2022**, being at least seven (7) working days before the AGM, in order to allow sufficient time for their respective relevant intermediaries to in turn submit a Proxy Form to appoint the proxy to vote on their behalf not later than **26 October 2022, 3.00 p.m.**

### **Personal Data Privacy**

“Personal data” in this notice of AGM has the same meaning as “personal data” in the Personal Data Protection Act 2012, which includes your name, address and NRIC/Passport number. By submitting (a) an application to pre-register for participation in the AGM via the Webcast; (b) questions relating to the resolutions to be tabled for approval at the AGM; and/or (c) an instrument appointing Chairman of the meeting as proxy to vote at the AGM and/or any adjournment thereof, a member of the Company hereby consents to the collection, use and disclosure of the member's personal data by the Company (or its agents or service providers including any organisations the Company has engaged to perform any function related to the AGM) for the purposes of, (i) verifying the member's information and processing of the member's application to pre-register to participate in the AGM via the Webcast and providing the member with any technical assistance where possible; (ii) addressing any selected questions submitted by the member and following up with the member where necessary, and responding to, handling, and processing queries and requests from the member; (iii) the processing and administration by the Company (or its agents or service providers including any organisations the Company has engaged to perform any function related to the AGM) of proxy forms appointing Chairman of the meeting for the AGM (including any adjournment thereof); and (iv) the preparation, compilation and disclosure (as application) of the attendance lists, minutes, questions from members and other documents relating to the AGM (including any adjournment thereof), and in order for the Company (or its agents or service providers including any organisations the Company has engaged to perform any function related to the AGM) to comply with any applicable laws, listing rules, regulations and/or guidelines.

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

**ANNUAL GENERAL MEETING - SHAREHOLDER PROXY FORM**

**IMPORTANT:**

1. The Annual General Meeting ("AGM" or the "Meeting") is being convened, and will be held, by electronic means pursuant to the Joint Statement by Accounting and Corporate Regulatory Authority, Monetary Authority of Singapore and Singapore Exchange Regulation titled "Additional Guidance on the Conduct of General Meetings During Elevated Safe Distancing Period". Alternative arrangements relating to, among others, attendance, submission of questions in advance and/or voting by proxy at the AGM are set out in the Notice of AGM dated 13 October 2022 which has been uploaded on SGXNET on the same day.
2. A shareholder WILL NOT be able to attend the AGM in person. If a shareholder (whether individual or corporate) wishes to exercise his/her/its voting rights at the AGM, he/she/it may (a) cast his/her/its votes in real time and live for each resolution to be tabled at the AGM by electronic means; or (b) appoint the Chairman of the Meeting or another person(s) as his/her/its proxy(ies) to vote on his/her/its behalf at the AGM. In appointing the Chairman of the Meeting as proxy, a shareholder (whether individual or corporate) must give specific instructions as to voting, or abstentions from voting, in the form of proxy, failing which the appointment of the Chairman of the Meeting as proxy for that resolution will be treated as invalid. In appointing another person(s) as proxy(ies), if no specific direction as to voting is given or in the event of any other matter arising at the AGM and at any adjournment thereof, the proxy/proxies\* will vote or abstain from voting at his/her discretion.
3. CPF or SRS investors who wish to appoint proxy, they should approach their CPF and/or SRS Approved Nominees to submit their votes at least seven (7) working days before the AGM. This Proxy Form is not valid for use by CPF, or SRS investors and shall be ineffective for all intents and purposes if used or purported to be used by them.
4. By submitting this proxy form appointing the Chairman of the Meeting or such another person(s) as proxy(ies), the shareholder accepts and agrees to the personal data privacy terms set out in the Notice of AGM dated 13 October 2022.
5. Please read the notes overleaf which contain instructions on, inter alia, the appointment of the Chairman of the Meeting or such other person(s) as a shareholder's proxy to vote on his/her/ its behalf at the AGM.

I/We, \_\_\_\_\_ (Name) \_\_\_\_\_ (\*NRIC/Passport/Registration No.)  
of \_\_\_\_\_ (Address)

(a)	Name	NRIC/Passport No.	Email Address	Proportion of Shareholdings	
				No. of Shares	%
Address					

and/or (delete as appropriate)

(b)	Name	NRIC/Passport No.	Email Address	Proportion of Shareholdings	
				No. of Shares	%
Address					

as \*my/our proxy/proxies to attend, speak and vote for \*me/us on \*my/our behalf at the AGM of the Company to be held by way of electronic means on 28 October 2022 at 3.00 p.m. or any adjournment thereof. \*I/We direct \*my/our \*proxy/proxies to vote for or against the resolutions to be proposed at the AGM as indicated under.

No.	Resolutions relating to:	For	Against	Abstain
<b>ORDINARY BUSINESS</b>				
Resolution 1	Adoption of Directors' Statements, Audited Financial Statements for the financial year ended 30 June 2022 and the Independent Auditor's Report			
Resolution 2	Approval of Directors' fees of S\$166,667 for the financial year ended 30 June 2022			
Resolution 3	Re-election of Mr Siow Chien Fu as a Director of the Company			
Resolution 4	Re-election of Mr Lam Kwong Fai as a Director of the Company			
Resolution 5	Re-appointment of Moore Stephens LLP as Auditors of the Company and to authorise the Directors to fix their remuneration			
Resolution 6	General authority to allot and issue Shares			

\* Delete where inapplicable

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Signature(s) of Member(s) or Common Seal of  
Corporate Shareholders

Total Number of Shares held in:	No. of Shares
Register of Members	

**IMPORTANT: PLEASE READ NOTES OVERLEAF CAREFULLY BEFORE COMPLETING THIS SHAREHOLDER PROXY FORM**

**Notes:**

- (1) Please insert the total number of shares held in your name in the Register of Members of the Company. If you have shares entered against your name in the Depository Register (as defined in Section 81SF of the Securities and Future Act (Chapter 289) of Singapore), please use the Depositor Proxy Form. If no number of shares is inserted, this proxy form will be deemed to relate to all shares held by you in the Register of Members of the Company.
- (2) A proxy need not be a member of the Company.
- (3) The proxy form appointing a proxy or proxies must be signed by the appointor or his attorney duly authorised in writing. Where the proxy form appointing a proxy is executed by a corporation, it must be executed either under its common seal or under the hand of any officer or attorney duly authorised.
- (4) Where this proxy form appointing a proxy or proxies is signed on behalf of the appointor by an attorney, the power of attorney or a notarially certified copy thereof (failing previous registration with the Company) must be lodged with this proxy form, failing which this proxy form may be treated as invalid.
- (5) The proxy form appointing a proxy or proxies, duly executed, must be submitted through any of the following means not later than forty-eight (48) hours before the time appointed for holding the AGM:
  - (i) By sending a scanned PDF copy by email to [srs.teamd@boardroomlimited.com](mailto:srs.teamd@boardroomlimited.com); or
  - (ii) by depositing a physical copy at the registered office of the Company's Singapore Share Transfer Agent, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, Keppel Bay Tower #14-07, Singapore 098632.
- (6) Shareholders and proxy(ies) who wish to participate in the AGM by observing and/or listening to the proceedings of the AGM through a live audio-visual webcast and live audio-only feed ("**AGM Proceedings**"), must pre-register online at <https://conveneagm.sg/CapitalWorldLimitedAGM2022> ("**Registration Website**") before the AGM Pre-Registration Deadline of 25 October 2022, 3.00 p.m.
- (7) The Company shall be entitled to reject the proxy form appointing a proxy or proxies if it is incomplete, improperly completed or illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified in the proxy form appointing a proxy or proxies. The Company may reject any proxy form appointment a proxy or proxies as proxy lodged if the shareholder being the appointor, is not shown to have shares entered against his/her/its name in the Register of Members of the Company as at forty-eight (48) hours before the time appointed for holding the AGM, as certified by the Company's Singapore Share Transfer Agent.

**Personal Data Privacy:**

By submitting this proxy form appointing a proxy or proxies, the shareholder accepts and agrees to the personal data privacy terms set out in the Notice of Annual General Meeting dated 13 October 2022.

# CORPORATE INFORMATION

## BOARD OF DIRECTORS

### Mr Low Chai Chong

Non-Executive Independent Chairman

### Mr Siow Chien Fu

Executive Director and Chief Executive Officer

### Mr Hoo Khee Leng

Executive Director

### Mr Lam Kwong Fai

Non-Executive and Independent Director

### Ms Tan Ler Choo

Non-Executive and Non-Independent Director

## AUDIT COMMITTEE

Mr Lam Kwong Fai (Chairman)

Mr Low Chai Chong

Ms Tan Ler Choo

## REMUNERATION COMMITTEE

Mr Low Chai Chong (Chairman)

Mr Lam Kwong Fai

Ms Tan Ler Choo

## NOMINATING COMMITTEE

Mr Lam Kwong Fai (Chairman)

Mr Low Chai Chong

Ms Tan Ler Choo

## COMPANY SECRETARY

Ms Lee Pih Peng

## REGISTERED OFFICE

The Offices of Conyers Trust  
Company (Cayman) Limited  
Cricket Square, Hutchins Drive  
P.O. Box 2681  
Grand Cayman KY1-1111  
Cayman Islands

## PRINCIPAL PLACE OF BUSINESS

1 North Bridge Road  
#24-09 High Street Centre  
Singapore 179094

## SHARE REGISTRAR

### Boardroom Corporate & Advisory Services Pte. Ltd.

1 Harbourfront Avenue,  
Keppel Bay Tower #14-07,  
Singapore 098632

## AUDITOR

### Moore Stephens LLP

10 Anson Road  
#29-15 International Road  
Singapore 079903

Partner-in-charge: Mr Neo Keng Jin

(appointed with effect from the financial year ended 30 June 2020)

## PRINCIPAL BANKER

### United Overseas Bank Limited

80 Raffles Place  
UOB Plaza  
Singapore 048624

### United Overseas Bank (Malaysia) Bhd.

Menara UOB  
Jalan Raja Laut  
57038 Kuala Lumpur  
Malaysia

## SPONSOR

### PrimePartners Corporate Finance Pte. Ltd.

16 Collyer Quay  
#10-00 Collyer Quay Centre  
Singapore 049318



**CAPITAL WORLD LIMITED**

**SINGAPORE OFFICE**

1 North Bridge Road  
#24-09 High Street Centre  
Singapore 179094  
Tel : (65) 6734 9633

**MALAYSIA OFFICE**

LG-06, Pangsapuri Jentayu,  
Jalan Tampoi,  
Kawasan Perindustrian Tampoi,  
81200 Johor Bahru,  
Johor, Malaysia  
Tel : (60) 7238 6622