

Our Ref: PERNAS/REMD/AHG/2024/091

Date: 13th March 2024

SUBJECT TO CONTRACT

AFFAZ HEALTHCARE GROUP SDN BHD [201901041900 (1351230-H)]
C-G-3A, Jalan Gerbang Wawasan 1,
Bangi Gateway, Seksyen 15,
43650, Bandar Baru Bangi,
Selangor Darul Ehsan

Tel No: 013-2006259

Attn to: Dr. Mohamad Afif Fauzan bin Embong

Dear Sir,

RENEWAL OF TENANCY AGREEMENT

COMPANY : AFFAZ HEALTHCARE GROUP SDN BHD [201901041900 (1351230-H)]
PROPERTY : C-G-3A, JALAN GERBANG WAWASAN 1, BANGI GATEWAY, SEKSYEN 15, 43650, BANDAR BARU BANGI, SELANGOR DARUL EHSAN

Warm greetings from Perbadanan Nasional Berhad ("PERNAS").

We refer to the Tenancy Agreement for Affaz Healthcare Group Sdn. Bhd. at C-G-3A, Jalan Gerbang Wawasan 1, Bangi Gateway, Seksyen 15, 43650 Bandar Baru Bangi, Selangor Darul Ehsan. Kindly be advised that your tenancy for the above-mentioned premises has expired on 29th February 2024.

We hereby offer to you to renew the tenancy for the above-mentioned premises for a further term of two (2) years effective 1st March 2024 until 28st February 2026 subject to your acceptance of this offer on the following terms and conditions:-

1. Monthly Rental

No.	Block	Level	Unit No.	Size Area (Sqft)	Monthly Rental
1.	C	G	3A	2,411	RM4,500.00
Total					RM4,500.00

2. Security, Reinstatement / Restoration & Utilities Deposit

Since there is no incremental for the rental charged, the deposits shall remain the same as per the previous tenancy period as follows: -

No.	Deposit (s)	Amount (RM)
1.	Security (2 months rental)	9,000.00
2.	Renovation & Restoration (1 month rental)	4,500.00
3.	Utilities (1/2 month rental)	2,250.00
Total		15,750.00

Note: All the deposits above have been paid in an earlier term

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3. Tenancy Period and Other Tenancy Terms of Offer

- a) The Property shall be let to the Company for a period of **Two (2) years** commencing from **1st March 2024 until 28st February 2026**.
- b) The Company shall initiate and proceed with the renewal of the Tenancy Agreement within three (3) months prior to the expiry of the tenancy term.
- c) Upon signing of the renewed Tenancy Agreement, PERNAS and the Company shall agree to a rental review of an increase of rental capped at a maximum of ten percent (10%) from the existing rental rate or to such other rates as may be mutually agreed by the parties and to pay all security deposits required by the PERNAS.
- d) PERNAS shall reserve the right to terminate the Tenancy Agreement if the Company fail to pay its rental for two (2) consecutive months.
- e) The Company hereby undertakes to PERNAS that it shall not use the Property to keep, store and / or permit to be kept on the premises or the building any item, substance or materials which is in breach of any laws, by-laws and / or enactments.
- f) The Company are required to submit the following drawing plan for approval prior the commencement of renovation works:-
 - i. General Layout Plan,
 - ii. Furniture Layout Plan,
 - iii. Floor Finishes Plan,
 - iv. Ceiling Finishes Plan,
 - v. Floor Hacking Plan,
 - vi. Air-conditioning Layout Plan,
 - vii. Data, Telephone & Power Point Layout Plan,
 - viii. Lighting Layout Plan,
 - ix. Electrical Single Line drawing with endorsement,
 - x. Sprinkler Layout,
 - xi. Plumbing Layout Plan and;
 - xii. Glass Door
- g) By accepting this Letter of Offer, the company is deemed agreeable to initiate the restoration and reinstatement works of the unit as a bare unit and in tenantable repair and condition by the time the company terminates this Agreement

4. Legal Fees, Stamping & Disbursement for the Tenancy Agreement

The Company shall only be required to make a one-off payment amounting to **RM200.00** for documentation fees to PERNAS whereas the other expenses such as the Company's legal fees, stamp duty, and disbursement fee payable in respect to this Agreement shall be fully borne and paid by the Company to its solicitor and the relevant authority such as the Inland Revenue Board.

5. Disclosure

By accepting this Letter of Offer, the Company hereby gives consent to PERNAS to disclose (whether in writing or otherwise) from time to time information on or concerning the Company, the Tenancy, the state of the Company's accounts with and liabilities to PERNAS and any other matter affecting or which may be affected by the foregoing matters in such manner and to such extent as PERNAS may from time to time consider necessary to:-

- a) the Government of Malaysia and any other monetary, governmental or other authorities, agencies or bodies having jurisdiction over PERNAS; and/or
- b) PERNAS related and associate companies; and/or
- c) Credit Reporting Agency ("CRA"); and/or
- d) the Central Credit Bureau ("CCB") established by Bank Negara Malaysia; and/or
- e) any assignee or potential assignee of PERNAS in respect of the proposed assignment by PERNAS of any of its rights, interest or benefit or in connection with the Property or the Transaction Documents.

The Company also acknowledges and consents to PERNAS to disclose all or any part of the above information pertaining to the Company in regard to the Tenancy and/or transaction to CCB and acknowledges and agree that such information on the the Company may be accessed by other banks or financial institutions having access to the Central Credit References Information System maintained by Bank Negara Malaysia, when necessary.

In addition, the Company grants permission to PERNAS to collect information regarding approved facilities, total aggregate credit facilities and who are approached for credit facilities by the Company from any Credit References Agencies, when necessary.

6. Anti Money Laundering Act 2001 (AMLA)

The Company is prohibited from utilizing the Property for any illegal activities as stipulated under the Anti Money Laundering Act 2001. PERNAS shall also entitled to lodge a report to the relevant authorities and to extend full cooperation in order for the relevant authorities to carry out their duties under the said Act.

7. Other Tenancy Terms & Conditions

To be incorporated into and to be superseded by the Tenancy Agreement between PERNAS and the Company upon acceptance of this Letter of Offer.

8. **Annexure**

The annexure to this Letter of Offer shall be construed as an essential part of this Letter of Offer.

Kindly confirm your acceptance by signing the duplicate copy and return the signed copy of the acceptance within fourteen (14) working days from the date of receipt of this Letter of Offer hereof failing which this Letter of Offer shall lapse and be of no further effect.

Please do not hesitate to contact Puan Siti Aminah Kasrah or Puan Hanisah Abu Hasan at 03 – 2082 7802 or 03 – 2082 7821 or email aminah@pernas.my or hanisah@pernas.my respectively for any inquiries.

Thank you.

"MALAYSIA'S FRANCHISE CHAMPION"

Yours faithfully,

For and on behalf of **PERBADANAN NASIONAL BERHAD,**



TENGKU MOHAMED FADHLI BIN TENGKU HAMZAH

Chief Operating Officer

ACCEPTANCE

Our Ref. : PERNAS/REMD/AHG/2024/091
To : PERBADANAN NASIONAL BERHAD
Property : C-G-3A, JALAN GERBANG WAWASAN 1, BANGI GATEWAY, SEKSYEN 15,
43650, BANDAR BARU BANGI, SELANGOR DARUL EHSAN

We, AFFAZ HEALTHCARE GROUP SDN BHD [201901041900 (1351230-H)] hereby acknowledge receipt of your Letter of Offer dated 13th March 2024, accept and confirm our agreement to the terms and conditions contained therein.

For and on behalf of AFFAZ HEALTHCARE GROUP SDN BHD [201901041900 (1351230-H)]

AFFAZ HEALTHCARE GROUP SDN BHD
(1351230-H)

B-G-03, Jalan Gerbang Wawasan 1
Bangi Gateway Seksyen 15
43650 Bandar Baru Bangi, Selangor

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Authorised Signatory(ies) and Company Stamp

Name : **DR. MOHAMAD AFIF FAUZAN BIN EMBONG**
Date : **MMC : 62251**

ANNEXURE I

(To be taken, read and construed as an essential part of the Tenancy Agreement)

1.	Date of Agreement	:	
2.	Particulars of Landlord	:	PERBADANAN NASIONAL BERHAD Level 16, Menara PERNAS, Tower 7, Avenue 7 Bangsar South City No. 8, Jalan Kerinchi 59200 Kuala Lumpur
3.	Particulars of Tenant	:	AFFAZ HEALTHCARE GROUP SDN BHD [201901041900 (1351230-H)] is a business registered in Malaysia under the Companies Act 1965 and having its registered address at:- No. C-G-3A, Jalan Gerbang Wawasan 1, Bangi Gateway, Seksyen 15, 43650, Bandar Baru Bangi Selangor Darul Ehsan
4.	Property	:	No. C-G-3A, Jalan Gerbang Wawasan 1, Bangi Gateway, Seksyen 15, 43650 Bandar Baru Bangi Selangor Darul Ehsan
5.	Fixed Term	:	Two (2) years (1 st March 2024 ~ 28 th February 2026)
6.	Security Deposit (Two (2) months rental)	:	Ringgit Malaysia Nine Thousand Only (RM9,000.00).
7.	Reinstatement & Restoration Deposit (One (1) month rental)	:	Ringgit Malaysia Four Thousand Five Hundred Only. (RM4,500.00).
8.	Utilities Deposit (Half (1/2) month rental)	:	Ringgit Malaysia Two Thousand Two Hundred Fifty Only. (RM2,250.00).
9.	Monthly Rental	:	Ringgit Malaysia Five Thousand Five Hundred Only. (RM4,500.00).

10. Commencement Date : 1st March 2024

11. Tenant's Business : Clinic

12. Rental Review : The Monthly Rental payable for the next Extended Term shall be increased at a rental rate capped at a maximum of ten percent (10%) from the existing rental rate or to such other rates as may be mutually agreed by the parties.

The Company shall pay all the deposit amount based on the Monthly Rent and shall be adjusted and topped up by the Company in accordance with any increases in the amount of the rental.
