

KOMTAR JBCC

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Johor Bahru City Centre,
Jalan Tun Abdul Razak,
80888 Ibrahim International Business District,
Johor Darul Ta'zim.
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Our ref : (9)DASBPM/JBCC/LSG/G12&G13/2056/2025/nd

Date : 27 May 2025

AWAGYU YAKINIKU SDN BHD (1406935-P)

No.25C, Jalan Dato Abdullah Tahir,
Taman Abad,
80300 Johor Bahru, Johor.

Attention : Mr. Goh Kok Boon,

Dear Sir,

SUPPLEMENTAL LETTER OF OFFER

DEMISED PREMISES : LOT NO. G12 & G13, GROUND FLOOR, KOMTAR JBCC, IBRAHIM INTERNATIONAL BUSINESS DISTRICT, JOHOR DARUL TA'ZIM

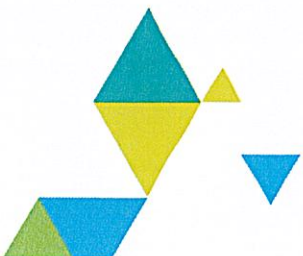
We refer to the above matter and our Letter of Offer dated 7th March 2025.

We write to advise you that the following clause in the said Letter of Offer has been amended to read as outlined below:-

**Clause 2
(Tenant)** : **AWAGYU YAKINIKU SDN BHD (1406935-P)**
No.25C, Jalan Dato Abdullah Tahir,
Taman Abad,
80300 Johor Bahru, Johor.

**Clause 11
(Handover Date)** : **1st June 2025**

**Clause 12
(Commencement Date)** : a) Tenancy : **1st September 2025**
(expiry 31st August 2028)
b) Business : **1st September 2025**
c) Service Charge : **1st September 2025**
d) Rental : **1st September 2025**



Please note that this letter forms part of our aforesaid Letter of Offer dated 7th March 2025 and all other terms and conditions remain unchanged.

Should you have any queries please contact us.

Warm regards,

DASB PROPERTY MANAGEMENT SDN BHD (905962-U)

A handwritten signature in black ink, appearing to read 'Mohd Irwan Bin Zulkefli', written over a dotted line.

MOHD IRWAN BIN ZULKEFLI

Deputy General Manager

ACKNOWLEDGEMENT OF ACCEPTANCE

Our Ref : (9)DASBPM/JBCC/LSG/G12&G13/2056/2025/nd

AMANAHRAYA TRUSTEES BERHAD (Company No. 200701008892 (766894-T))
(as Trustee for and on behalf of Al-Salām Real Estate Investment Trust)
LEVEL 31 VISTA TOWER, THE INTERMARK,
348, JALAN TUN RAZAK,
50400 KUALA LUMPUR.

Dear Sir,

LETTER OF SUPPLEMENTAL LETTER OFFER

**DEMISED PREMISES : LOT NO. G12 & G13, GROUND FLOOR, KOMTAR JBCC, IBRAHIM
INTERNATIONAL BUSINESS DISTRICT, JOHOR DARUL TA'ZIM**

I/We_____hereby confirm that I/We unconditionally accept this Supplemental Letter of Offer dated _____ and agree to be bound by the aforesaid terms and such conditions and provisions stipulated in this Supplemental Letter of Offer.

I/We hereby acknowledge that I/We have read and understood the contents of this Supplemental Letter of Offer dated _____ and I/We further warrant that I/We have sought independent legal advice in relation to this matter and acknowledge the obligations arising therefrom.

I/We am/are pleased to forward herewith our _____ (Cheque No._____) for the sum of **RM**_____being the total payment in the Appendix C of the Letter of Offer for Tenancy.

(Kindly call Mrs. Atiqah Hosni/Mrs. Atiqah Wajihah at 07-2679904 if you require further assistance)

.....
Signed By :

For and on behalf of :

Co.Stamp :

Date :