

(1) DASBPM/KMTR/LSG/L12-1/4052/40

23 October 2024

KULIM (MALAYSIA) BERHAD
K.B. 705, ULU TIRAM,
80990 ULU TIRAM, JOHOR

Attn : Mohd Nazaruddin Abu Samah
Senior Manager

RE : LETTER OF OFFER FOR TENANCY
Landlord : AMANAHRAYA TRUSTEES BERHAD (200701008892 (766894-T))
Managing Agent : DASB PROPERTY MANAGEMENT SDN BHD (201001022192 (905962-U))
Tenant : KULIM (MALAYSIA) BERHAD (197501001832 (23370-V))
Demised Premises: SUITE 1, LEVEL 12, MENARA KOMTAR, JOHOR BAHRU CITY CENTRE (JBCC), 80000, JOHOR BAHRU, JOHOR

We refer to the above matter and wish to thank you for your interest in our office space at Menara KOMTAR, Johor Bahru City Centre, Johor.

On behalf of AmanahRaya Trustees Berhad (as Trustee for Al-Salam REIT), we are pleased to offer you a tenancy of the Demised Premises (as defined herein) subject to the principal terms and conditions as follows:

1. Landlord : **AMANAHRAYA TRUSTEES BERHAD**
(200701008892 (766894-T))
(as Trustee for Al-Salam REIT)
Level 14, Wisma AmanahRaya
No. 2, Jalan Ampang
50508 Kuala Lumpur
2. Tenant : **KULIM (MALAYSIA) BERHAD**
(197501001832 (23370-V))
K.B. 705, Ulu Tiram,
80990 Ulu Tiram, Johor
3. Demised Premises : **Suite 1, Level 12**
Menara KOMTAR
Johor Bahru City Centre
80000 Johor Bahru
4. Net Lettable Area : The total area **4,052 sq. ft**
The **Floor Plan** is attached in **Appendix A** hereinafter.

The above estimated net lettable area ("NLA") will be subject to final on-site measurement.