

(1) DASBPM/KMTR/L19-2/3380/11

28th August 2025

JEMALUANG DAIRY VALLEY SDN BHD
(202201036201 (1481898-W))
 Suite 2, Level 19, Menara KOMTAR
 80888 Ibrahim International Business District
 Johor Darul Ta'zim

Attn : Mr Mahmood Bin Saidoo

Dear Sir,

RE	: LETTER OF OFFER FOR TENANCY
LANDLORD	: AMANAHRAYA TRUSTEES BERHAD (200701008892 (766894-T))
MANAGING AGENT	: JLG PROPERTY MANAGEMENT SDN BHD (201001022192 (905962-U))
TENANT	: JEMALUANG DAIRY VALLEY SDN BHD (202201036201 (1481898-W))
DEMISED PREMISES	: SUITE 2, LEVEL 19, MENARA KOMTAR, 80888, IBRAHIM INTERNATIONAL BUSINESS DISTRICT, JOHOR DARUL TA'ZIM

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 31 Vista Tower, The Intermark,
348, Jalan Tun Razak,
50400 Kuala Lumpur |
| 2. | Tenant | : | JEMALUANG DAIRY VALLEY SDN BHD
(202201036201 (1481898-W))
Suite 2, Level 19 Menara KOMTAR
80888, Ibrahim International Business District,
Johor Darul Ta'zim |
| 3. | Demised Premises | : | Suite 2, Level 19, Menara KOMTAR,
80888, Ibrahim International Business District,
Johor Darul Ta'zim |



Registered Property Manager
 PM (I) 0096

BUILD. CREATE. THRIVE

-
4. Net Lettable Area : The total area **3,380 sq. ft**
The **Floor Plan** is attached in **Appendix A** hereinafter
5. Tenancy Term : **One (1) year** ("Term") commencing on the Tenancy Commencement Date (as hereinafter defined), with one (1) option for renewal of one (1) year on the expiry of the first Term. For the purposes of this letter of offer, the two (2) consecutive Terms shall be identified as Term 1 and Term 2 respectively.
6. Renewal : Subject to the Tenant having performed all its obligations under the Tenancy Agreement (as hereinafter defined), the tenancy shall be renewed on the same terms and conditions as contained in the Tenancy Agreement save and except for the Gross Rental (as hereinafter defined) and covenant for renewal.

The Gross Rental for Term 2 will be revised at the expiry of Term 1 based on the then open market rate commensurate with the location and quality of the Building and shall be mutually agreed between the Landlord and Tenant subject to Term 2 rate not being lower than the immediately preceding Gross Rental rate. The Security Deposits (as hereinafter defined) will then be adjusted accordingly consequent to each adjustment of the Gross Rental or part thereof in accordance with the provisions of the Tenancy Agreement.

7. Conditions precedent : The following are conditions precedent for the tenancy (collectively, "**Conditions Precedent**") :
- i. The Tenant's due execution of the Landlord's standard form of Tenancy Agreement to be provided by the Landlord (containing the terms and conditions of this letter of offer) for the tenancy of the Demised Premises ("**Tenancy Agreement**");
 - ii. The Tenant's payment in full in the manner prescribed in the **Schedule of Payments**

stipulated in **Appendix C** hereinafter prior to the handover;

- iii. Receipt by the Landlord of a certified true copy each of the Tenant's corporate documents (namely, its Memorandum and Articles of Associations, its Forms 8, 9 and 13 (as applicable) and 24 of the Companies Act 1965 ("Act") and its latest Forms 44 and 49 of the Acts, as well as a valid and subsisting Board of Directors' resolutions of the Tenant authorising, *inter alia*, the Tenant's acceptance and execution of this letter of offer and the Tenant's entry into and execution of the Tenancy Agreement on the terms and subject to the conditions therein;
- iv. Receipt by the Landlord of all such other forms and documents which are required to be delivered by the Tenant pursuant to the provisions of the Tenancy Agreement.

8. Vacant Possession
for Fit-Out Works

: ^{28D} Vacant Possession of the Demised Premises will be delivered to the Tenant for the purposes of the Tenant's fit out works tentatively on **1st September 2025** or any other date to be mutually agreed subject always to the following conditions being fulfilled:

- i. The fulfilment of all the Conditions Precedent to the Landlord's satisfaction; and
- ii. The Landlord's approval being granted in respect of the Tenant's fit-out plans.

Upon fulfillment all of the above, a joint inspection at the Demised Premises shall be held between the Tenant, the Tenant Contractor together with Landlord's representative and thereafter the Tenant shall be allowed to take possession of the Demised Premises (Notice of Handover).

9. Fit Out Period (Free
Rental)

: **One (1) month** fit-out period will be out of tenancy term starting from **1st September 2025** until **30th September 2025**.

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10. Commencement Date of Tenancy : **1st October 2025**
11. Commencement Date of Gross Rental : **1st October 2025**
12. Gross Rental/Rate (Base Rent and Service Charges per month) : **RM13,520.00/month @ RM 4.00 psf/month**
(Not inclusive SST 8%)
13. Base Rent : RM6,760.00/month @ RM2.00 p.s.f/month
(Not inclusive SST 8%)
14. Service Charge : RM6,760.00/month @ RM2.00 p.s.f/month
(Not inclusive SST 8%)
15. Tenant's usage : The Tenant shall solely and fully bear discharge the following costs itself:
- All charges for the installation, supply, use and consumption of gas, electricity, telephone, fax, internet and any other utilities at and/or provided to the Demised Premises. Electricity usage by the Tenant within the Demised Premises will be separately metered and the charges thereof will be borne by the Tenant.
- The Landlord's charges for the provision of air-conditioning to the Demised Premises outside of the Operation Hours, if the Tenant should request the same – these charges will be based on the Landlord's prevailing rates therefor as determined by the Landlord.
16. Payments : The Tenant undertake to pay to the Landlord the amount(s) stated and in the manner prescribed in the **Schedule of Payments** stipulated in **Appendix C** hereinafter prior to the handover.

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17. Car Park Bay(s) : The Tenant shall be granted the following car parking bays for its use, subject to the Tenant entering into a separate agreement therefore with the relevant car park operator:
- Three (3)** number of season non reserved car parks – the monthly charge for each unit effective and payable by the Tenant to the car park operator as at the Tenancy Commencement Date.
- Any and all deposits required by the car park operator as well together with any other prevailing government taxes, fees, levies etc. imposed on such monthly charges are subject to change at any time at the discretion of the Landlord and/or the car park operator.
18. Use of Demised Premises : i. The Demised Premises shall be used by the Tenant for **office use** only. The Tenant shall be solely responsible for obtaining and maintaining in full force and effect at all times during the Tenancy Term and any renewal thereof as well throughout the Tenant's occupation of the Demised Premises any and all government and other consents, approvals, licences and permits necessary for the carrying on and conduct of its business at the Demised Premises and for ensuring that all the terms and conditions for such consents, approvals, licences and permits are strictly adhered to.
- ii. The Tenant will fully indemnify the Landlord immediately on demand for any loss or damage whatsoever suffered and/or expense incurred by the Landlord arising from or as a result of any non-compliance with or contravention of Clause 18 (i) by the Tenant.
19. General Conditions : i. Upon acceptance of this Letter of Offer, any earlier offers, warranties, promises, representation, collateral agreements that have been made orally or otherwise in the course of the pre-contractual negotiation that have not now been included in this letter shall hereafter be superseded and cancelled;

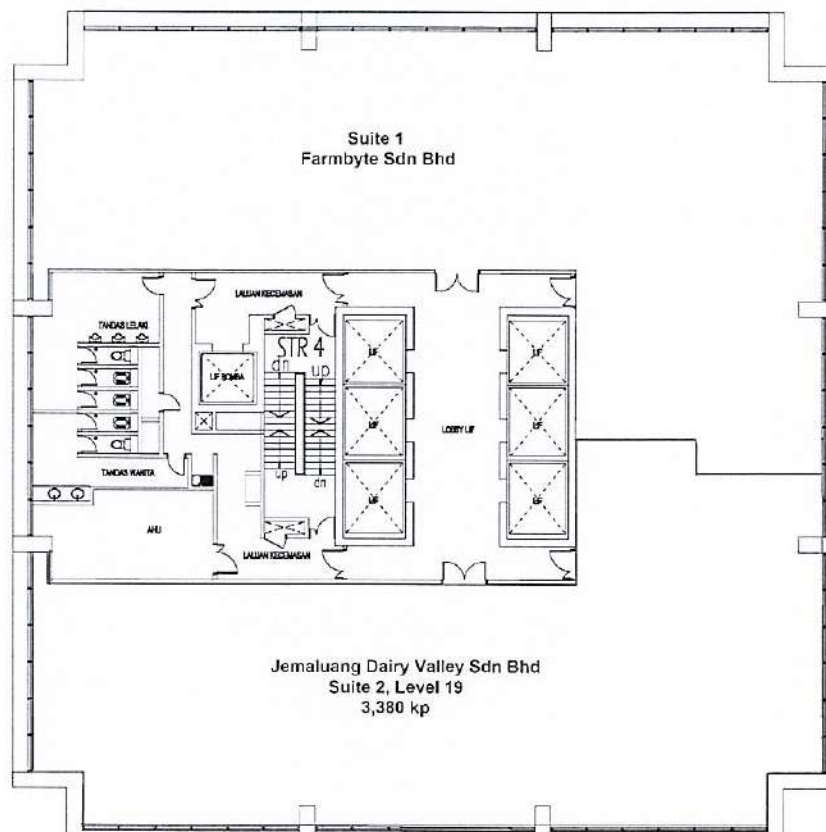
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- ii. The Tenant agreed to execute the Tenancy Agreement within seven (7) days or such any other period mutually agreed between the Parties after the terms and conditions of the Tenancy Agreement have been finalized and agreed between the Tenant and the Landlord and shall pay the balance payments accordingly;
 - iii. A cancellation fee equivalent to the Booking Fee (equivalent to item A and B – Appendix C, Schedule of Payments) shall be forfeited by the Tenant if the Tenant cancels this offer after acceptance, except where the cancellation is solely due to the Landlord's failure to deliver the Demised Premises in accordance with the agreed terms and timelines. In such cases, the Booking Fee shall be fully refunded to the Tenant
 - iv. In the event the Landlord refuses to lease the Demised Premises to Tenant after the Tenant paid the Booking Fees, then the Landlord must refund full amount of Booking Fees to the Tenant immediately.

- 20. Governing Law : This letter of offer shall be governed by and construed in all respects in accordance with the laws of Malaysia.
- 21. Special Conditions : It is hereby expressly agreed by the parties hereto that the "**SPECIAL CONDITIONS**" as annexed in **Appendix B** hereto shall form part of this agreement and that should there be an inconsistent or repugnant term or terms, the term or terms contained and inserted in the 'special conditions' herein referred shall prevail over the same contained in Clauses 1 to 20 aforesaid.

Appendix A

FLOOR PLAN

The basis of area calculation is from the centre of the walls inclusive of all structure, columns and pillars within the Demised Premises. In the event there shall be any difference between the Lettable Floor Area and the actual area of the Demised Premises ("the Actual Lettable Floor Area") after final survey conducted by a qualified building surveyor (appointed by the Landlord upon Tenant's request and at the Tenant's costs and expense), the Tenant shall not be entitled to any claim or compensation nor shall the Tenant be entitled to withdraw from this Tenancy provided that in the event the Actual Lettable Floor Area of the Demised Premises is in excess of the area herein stated, the monthly Rental calculated shall be adjusted accordingly.



Appendix B

SPECIAL CONDITIONS

- a) During site handover, Landlord and the Tenant will review the Inventory List to ensure that all items are accurately listed and match the actual condition of the office. The Inventory List will serve as a reference for the condition and contents of the office space at the time of handover and during the rental period.
- b) The Tenant is responsible for any damage caused to electrical items, fittings, or furniture within the office space. The Tenant is liable for the cost of repairing or replacing any damaged items, which should be considered when occupying the office space.
- c) The Tenant is required to seek approval from or notify the landlord before making any alterations or renovations to the office space. This to ensures that the landlord has control over any modifications made to the property and can assess if the proposed changes comply with regulations or if there are any potential issues. It's important for the Tenant to communicate with the Landlord and obtain written consent for any planned alterations.
28
- d) At the end of the rental agreement, the Tenant is responsible for returning the office space in the same condition as it was initially provided, taking into account reasonable wear and tear. The Tenant should ensure that the office is well-maintained throughout the rental period and address any necessary repairs or damages before returning the space. The Landlord may conduct an inspection to assess the condition of the office before the expiration of the agreement.

Appendix C

SCHEDULE OF PAYMENTS

	ITEMS	AMOUNT	DESCRIPTIONS
A	Rental *	RM 6,760.00	<i>Rental for the first month of the tenancy is payable in advance and thereafter payable monthly in advance on or before the 7th day of each and every succeeding month during the term of tenancy.</i>
B	Service Charges *	RM 6,760.00	<i>Service Charges for the first month of tenancy is payable in advance and thereafter payable monthly in advance on or before the 7th day of each and every succeeding month during the term of the tenancy.</i>
C	Rental Deposit	RM 40,560.00 28	<i>A sum equivalent to three (3) months Rental and three (3) months Service Charges, as security for the due observance and performance by the Tenant of the Tenant's covenants and refundable free of interest at the expiry of the Tenancy after deducting all sums as may be found owing to the Landlord, if any.</i>
D	Utilities Deposit	RM 1,000.00	<i>As security for the due payment of all Utilities Charges incurred, the amounts shall be reviewable from time to time at the absolute discretion of the Landlord and refundable free of interest at the expiry of the Tenancy after deducting all sums as may be found owing to the Landlord, if any.</i>
E	Fit-Out Fees *	RM 1,000.00	<i>A non-refundable payment for water and electricity supplied by the Landlord to the Tenant during the Fit-Out Period.</i>
F	Fit-Out Deposit	RM 3,000.00	<i>As security for the due observance and performance by the Tenant during the Fit-Out Period. The Landlord shall be entitled to transfer and/or convert the Fit-Out Deposit to Restoration Deposit and thereupon the Tenant shall in the event of a shortfall</i>

			<i>between the Fit-Out Deposit and Restoration Deposit ["the Shortfall"] and upon the request of the Landlord, deposit with the Landlord within seven (7) days from the date of the Landlord's request such shortfall. This deposit is refundable free of interest at the expiration of the tenancy after deducting all sums as may be found owing to the Landlord, if any.</i>
G	Process Fees *	RM 300.00	<i>Our cost and disbursement in administering the process.</i>
H	Stamp Duty	RM 659.00	<i>All costs and expenses in relation to the Tenancy shall be borne by the Tenant.</i>
I	Mail Box Deposit	RM 100.00	<i>For the use of our allocated mailbox during the term of Tenancy, and refundable free of interest at the expiration of the Tenancy after deducting all sums as may be found owing to the Landlord, if any.</i>
J	Sales & Services Tax (SST)	RM1,185.60	<i>The Sales & Service Tax (SST) is a government-imposed tax applicable to certain goods and services in Malaysia and is added to the rent and billed to the tenant accordingly.</i>
	TOTAL	RM 61,324.60	to be paid to the Landlord's upon acceptance of this Letter of Offer

* Subject to 8% Sales & Services Tax (SST)

We trust that the offer is acceptable to you and would appreciate if you could indicate your acceptance by signing and returning to us the Duplicate copy of the Letter of Acceptance within **thirty (30) calendar days** from the date hereof together with payment **RM 61,324.60**, failing which our offer shall automatically lapsed and cancelled unless an extension has been allowed by us.

Payment made via Electronic Fund Transfer (EFT) / Telegraphic Transfer (TT) can be made to the following bank account details:

Account Name : ARTB-AL-SALAM REIT-COLLECTION ACCOUNT KOMTAR
Bank Name : RHB ISLAMIC BANK BERHAD
Bank Account Number : 21401360017239
Swift Code (RHBAMYKL)

Please do not hesitate to contact us at 07-2238458 should you have any further inquiries.

We look forward to receiving your favorable reply.

Thank you.

Yours faithfully,

JLG PROPERTY MANAGEMENT SDN BHD



MOHD TAUFIQ BIN SHAMSUDIN

Building Manager

ACKNOWLEDGEMENT OF ACCEPTANCE

(1) DASBPM/KMTR/L19-2/3380/11

AMANAHRAYA TRUSTEES BERHAD

(200701008892 (766894-T))

Level 31 Vista Tower, The Intermark,

348, Jalan Tun Razak,

50400 Kuala Lumpur

Dear Sir/Mdm,

RE : LETTER OF OFFER FOR TENANCY
LANDLORD : AMANAHRAYA TRUSTEES BERHAD (200701008892 (766894-T))
MANAGING AGENT : JLG PROPERTY MANAGEMENT SDN BHD (201001022192 (905962-U))
TENANT : JEMALUANG DAIRY VALLEY SDN BHD (202201036201 (1481898-W))
DEMISED PREMISES : SUITE 2, LEVEL 19, MENARA KOMTAR, 80888, IBRAHIM INTERNATIONAL BUSINESS DISTRICT, JOHOR DARUL TA'ZIM

I/We MAHMUD BIN SAIDOO hereby confirm that I/We unconditionally accept this Letter of Offer dated 28 AUGUST 2025 and I/We undertake to sign the Tenancy Agreement based on terms and conditions to be agreed between us and Amanahraya Trustees Berhad (200701008892 (766894-T)).

I/We hereby acknowledge that I/We have read and understood the contents of this Letter of Offer 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 61,324.60 **make** in favor of **AMANAHRAYA TRUSTEES BERHAD (200701008892 (766894-T))** being payment of the Booking Fees for your perusal.



Signed By : MAHMUD BIN SAIDOO

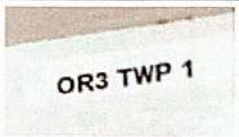
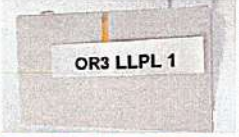
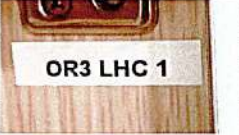
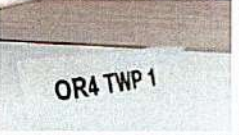
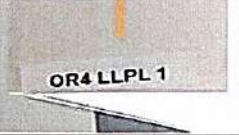
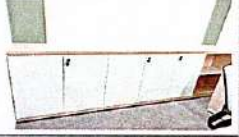
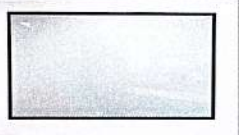
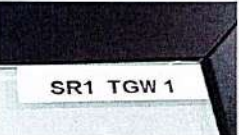
For and on behalf of : JEMALUANG DAIRY VALLEY SDN.BHD

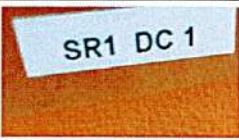
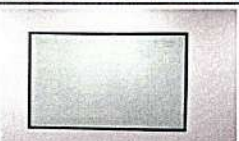
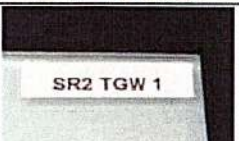
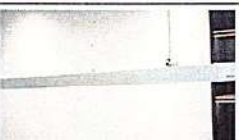
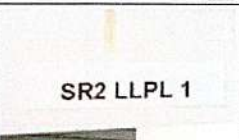
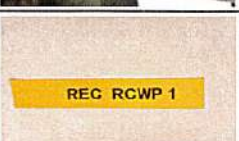
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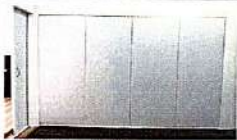
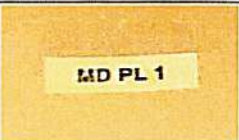
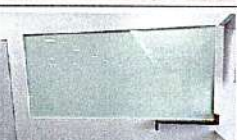
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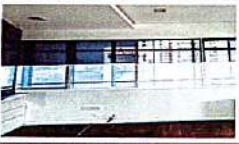


APPENDIX 1
INVENTORY LIST FOR SUITE 2, LEVEL 19

NO	AREA	ITEMS	QTY	CODE	KEY NO	PHOTO	
1	Office Room 1	Roller blind	1	OR1 RB 1			
2	Office Room 3	Table c/w pedestal	1	OR3 TWP 1	64		
		chair	3	OR3 C 1 - 3			
		Linear LED pendant lamp	1	OR3 LLPL 1			
		Low height cabinet	3	OR3 LHC 1 - 3	65 - 67		
3	Office Room 4	Table c/w pedestal	1	OR4 TWP 1	68		
		chair	3	OR4 C 1 - 3			
		Linear LED pendant lamp	1	OR4 LLPL 1			
		Low height cabinet	3	OR4 LHC 1 - 3	69 - 71		
4	Suite Room 1	Table c/w pedestal	1	SR1 TWP 1			
		Chair	3	SR1 C 1 - 3			
		Wall cabinet	1	SR1 WC 1			
		Tempered glass whiteboard	1	SR1 TGW 1			

NO	AREA	ITEMS	QTY	CODE	KEY NO	PHOTO	
		Linear LED pendant lamp	1	SR1 LLPL 1			
		Decorative coffee table	1	SR1 DCT 1			
		Decorative chair	1	SR1 DC 1			
		Roller blind	3	SR1 RB 1 - 3			
5	Suite Room 2	Table c/w pedestal	1	SR2 TWP 1			
		Chair	3	SR2 C 1 - 3			
		Wall cabinet	1	SR2 WC 1			
		Tempered glass whiteboard	1	SR2 TGW 1			
		Linear LED pendant lamp	1	SR2 LLPL 1			
		Decorative coffee table	1	SR2 DCT 1			
		Decorative chair	1	SR2 DC 1			
		Roller blind	2	SR2 RB 1 - 2			
5	Reception	Reception counter c/w pedestal	1	REC RCWP 1	127		
		Hidden wall cabinet	1	REC HWC 1	128 - 131		

NO	AREA	ITEMS	QTY	CODE	KEY NO	PHOTO	
		Decorative coffee table	1	REC DCT 1			
		Decorative chair	2	REC DC 1 - 2			
6	MD Room	Hidden wall cabinet	1	MD HWC 1			
		Toilet bowl set	1	MD TB 1			
		Toilet sink	1	MD TSWM 1			
		Ceiling cassette aircond	1	MD CA 1			
		Pendant lamp	1	MD PL 1			
		Roller blind	4	MD RB 1 - 4			
		Decorative coffee table	1	MD DCT 1			
		Decorative chair	2	MD DC 1 - 2			
		Tempered glass whiteboard	1	MD TGW 1			
7	Meeting Room	Tempered glass whiteboard	2	MR TGW 1 - 2			
		Roller blind	6	MR RB 1 - 6			
8	Discussion Room	Down Light	3	DR DL 1 - 3			

NO	AREA	ITEMS	QTY	CODE	KEY NO	PHOTO	
		Tempered glass whiteboard	1	DR TGW 1			
9	DAX Room	Roller blind	8	DAX RB 1 - 8			
10	Office Entry	Standalone access card reader	2	OFENT SACR 2			

Farmbyte Representative

Name :

Designation :

Date :

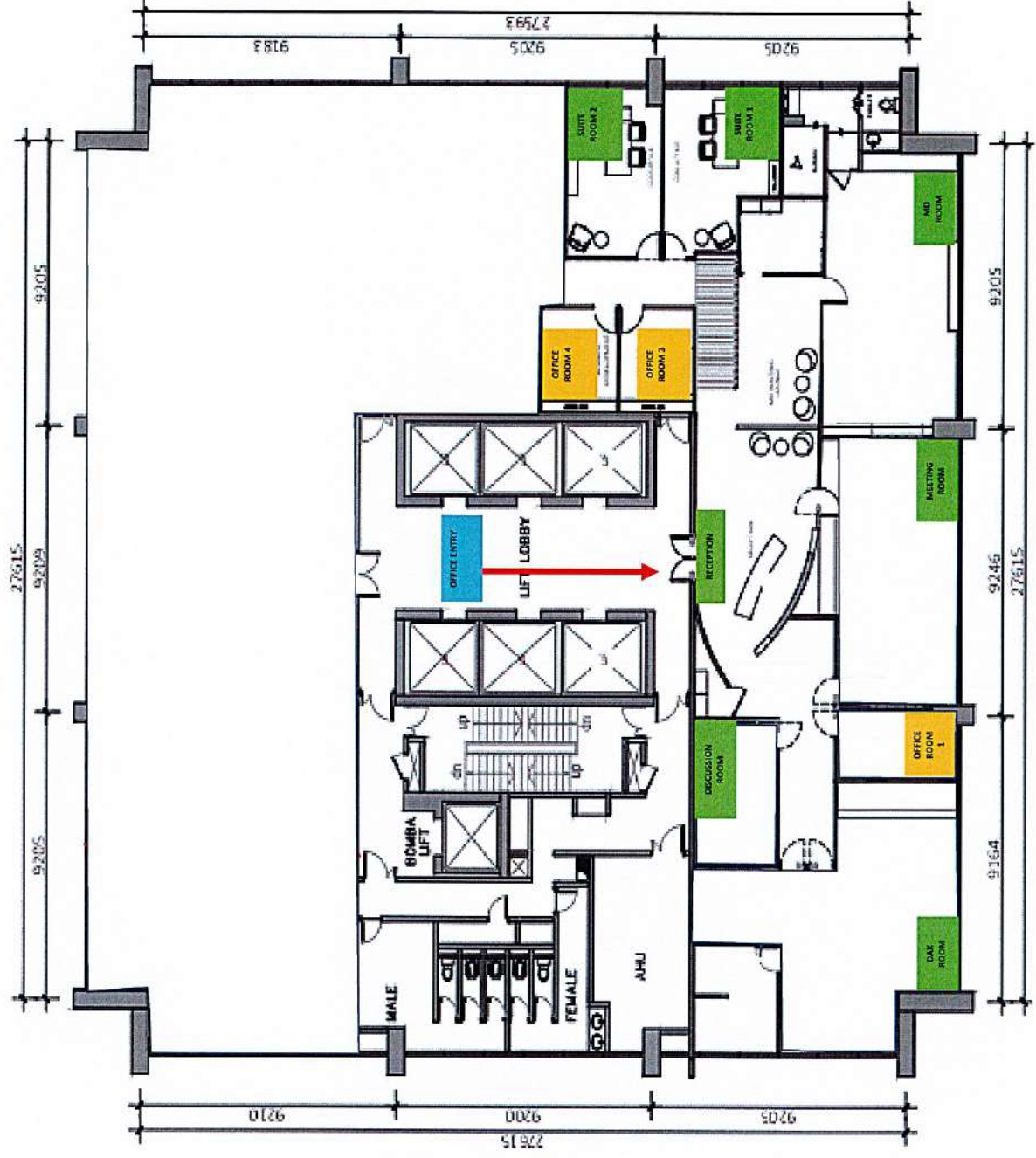
Landlord Representative

Name :

Designation :

Date :

ROOM LAYOUT **LEVEL 19**



KEY LAYOUT

- TABLE PEDESTAL
- LOW CABINET
- WALL CABINET
- STORAGE CABINET
- PERSONAL LOCKER

Legend:

- CABINET/LOCKER
- PEDESTAL

