

KOMTAR JBCC

5th Floor, Menara KOMTAR,
Johor Bahru City Centre,
80888 Ibrahim International Business District,
Johor Darul Ta'zim.
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www.komtarjbcc.com.my



Our ref : (1)JLGPM/JBCC/LSG/SK13/235/2026/nd

Date : 16 April 2026

AMORE KULAI FOOD INDUSTRY (JM0984497-X)

No.323, 323ABC, Jalan Kenangan 29/9,
Bandar Indahpura,
81000 Kulai, Johor.

Attention: Mr. Tan Yen Poh,

Dear Sir,

LETTER OF OFFER FOR TENANCY

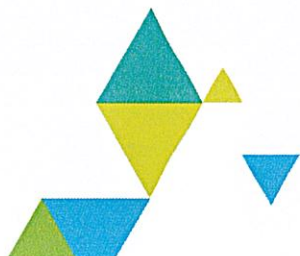
DEMISED PREMISES: LOT NO. SK13, SECOND FLOOR, KOMTAR JBCC, IBRAHIM INTERNATIONAL BUSINESS DISTRICT, JOHOR DARUL TA'ZIM

We refer to the above matter and wish to thank you for your interest in KOMTAR JBCC, Ibrahim International Business District, Johor Darul Ta'zim.

On behalf of AmanahRaya Trustees Berhad (as Trustee for and on behalf of Al-Salām Real Estate Investment Trust), we are pleased to offer you a tenancy of the abovementioned premises ("the Tenancy"), subject to the following terms and conditions which are not intended to be exhaustive:

1. **Landlord** : **AMANAHRAYA TRUSTEES BERHAD**
(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.
2. **Tenant** : **AMORE KULAI FOOD INDUSTRY (JM0984497-X)**
No.323, 323ABC, Jalan Kenangan 29/9,
Bandar Indahpura,
81000 Kulai, Johor.
3. **Demised Premises** : Lot No. **SK13, SECOND FLOOR, KOMTAR JBCC,**
Ibrahim International Business District, Johor Darul Ta'zim
4. **Lettable Floor Area** : The total area consist of:-
235 sqft

The **Floor Plan** is attached in **Appendix A** hereinafter.



5. **Rental** : Year 1 – Base rent of **RM25.00** per square foot per month, or **12%** of Monthly Gross Sales Turnover, **WHICHEVER IS HIGHER.**
6. **Service and Promotional Charges** : **RM3.00** per square foot per month for the Lettable Floor Area excluding water and electricity charges.
7. **Term of Tenancy** : **One (1) year** from the Commencement Date of Tenancy.

Option to Renew: -

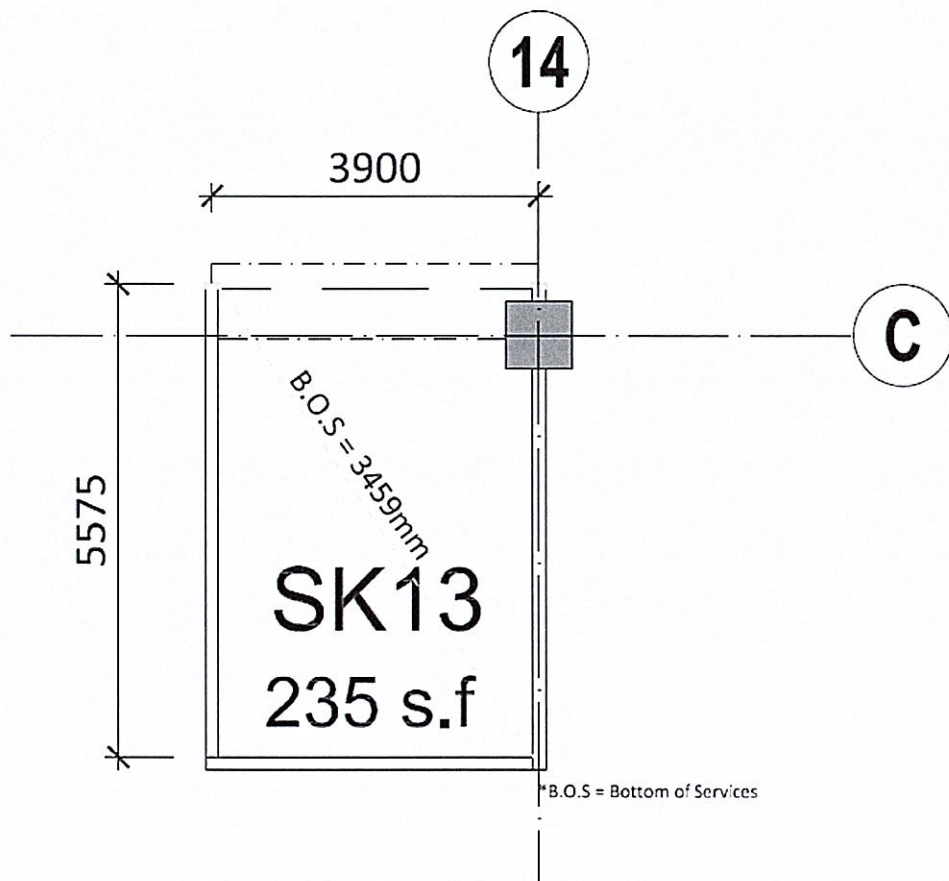
NOT APPLICABLE
8. **Trade Name** : **YUMIDO PASTRY HOUSE**
9. **Permitted Use** : The Demised Premises shall be utilized strictly for the retailing of pastry, tart, cake and cookies under the trade name of **YUMIDO PASTRY HOUSE** only.
10. **Fit Out Period (Free Rental)** : **Sixty one days (61 days)** from the date thereof
11. **Handover Date** : **20th April 2026**
12. **Commencement Date** :
 - a) Tenancy : **20th June 2026**
(expiry 19th June 2027)
 - b) Business : **20th June 2026**
 - c) Service Charge : **20th June 2026**
 - d) Rental : **20th June 2026**
13. **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** upon acceptance of the Letter of Offer hereinafter prior to the handover.
14. **Taxes** : In the event that any Appropriate Authorities imposes a sales or service or any similar tax upon any payment including rent payable by the Tenant to the Landlord OR any payment received by the Tenant in relation to the Tenant's use /or occupation of the Demised Premises under this Agreement, such sales or service or other similar tax shall be paid by the Tenant within the time stipulated in the tax invoice and that the Tenant shall comply with the requirements of the relevant law regulating the payment of such sales or service or other similar tax including but not limited to the issuance of the relevant tax invoice (if any)

15. **General Conditions** :
- a) 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;
 - b) The Tenant agreed to execute the Tenancy Agreement within seven (7) days upon the terms and conditions of the Tenancy Agreement are agreed between the parties and shall pay the balance payments accordingly;
 - c) The Tenant agrees not to disclose to any third party any information in respect of, arising from or in connection with the terms, conditions and provisions of this Tenancy whether contained in this Tenancy or subsequent correspondence or otherwise, unless such disclosure is required by law or with the Landlord's prior written consent. Without prejudice to the above, if the rental rates are disclosed by any party including any third party, the Landlord reserves the right to terminate the agreement or any other remedies allowed by law;
 - d) The tenant shall adhere to the house rules or any regulations given by the Management, failing which the tenant may be penalize;
 - e) A cancellation fee equivalent to amount of one (1) month Rental and Service Charge/Promotional Charges shall be forfeited by the Landlord in the event the Tenant wish to cancel this offer after acceptance has been made;
16. **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 14 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 provided that in the event the Actual Lettable Floor Area of the Demised Premises is in excess or less than five percent (5%) of the area herein stated, the monthly Rental calculated shall be adjusted accordingly.



Appendix B

SPECIAL CONDITIONS

Not applicable.

Appendix C

SCHEDULE OF PAYMENTS

	ITEMS	AMOUNT (RM)	DESCRIPTIONS
A	Rental	RM6,227.50 OR 12% Monthly Gross Sales Turnover, WHICHEVER IS HIGHER	<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> <i>The amounts payable are inclusive of Sales and Service Tax (SST).</i>
B	Service and Promotional Charges	RM747.30 is payable upon Commencement of Tenancy	<i>Service and Promotional 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> <i>The amounts payable are inclusive of Sales and Service Tax (SST).</i>
C	Security Deposit	RM19,740.00	<i>A sum equivalent to three (3) months Rental of 3rd year base rent and three (3) months Service/Promotional Charge, 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: (i) Water (ii) Electricity	RM500.00	<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	Supply Deposit	RM2,000.00	<i>As security for the due payment of all Supply 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>

F	Fit-Out Deposit	RM2,000.00	<i>As security for the due observance and performance by the Tenant during the Fit-Out Period, and refundable free of interest at the expiration of the fit-out works after deducting all sums as may be found owing to the Landlord, if any.</i>
G	Restoration Deposit	RM2,000.00	<i>As security for the due observance and performance by the Tenant to restore the Demised Premises to its original condition at the expiration of Tenancy, and refundable free of interest after the expiration of Tenancy after deducting all sums as may be found owing to the Landlord, if any.</i>
H	Mail Box Deposit	RM100.00	<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>
I	Connection Charges	RM1,802.00	<i>A non-refundable payment for electric connection charges supplied by the Landlord to the Tenant during the Fit-Out Period.</i> <i>The amounts payable are inclusive of Sales and Service Tax (SST).</i>
J	Fit-Out Fees	RM1,060.00	<i>A non-refundable payment to the landlord for the fit Out management during the fit out period.</i> <i>The amounts payable are inclusive of Sales and Service Tax (SST).</i>
K	Admin Fees	RM318.00	<i>Our cost and disbursement in administering the process.</i> <i>The amounts payable are inclusive of Sales and Service Tax (SST).</i>
L	Cost of Tenancy Agreement.	RM3,101.92 (Payable directly to the Solicitor)	<i>Solicitor cost in preparing the Tenancy Agreement and payment of stamp duty.</i> <i>The amounts payable are inclusive of Sales and Service Tax (SST).</i>

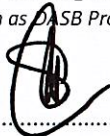
TOTAL	RM39,596.72 From the total amount, separate payments are as follow: 1) <u>RM36,494.80</u> as payment for the Tenancy made in favour of the Landlord, AmanahRaya Trustees Berhad – Al-Salam REIT (Collection Account) ; and 2) <u>RM3,101.92</u> as payment for the cost of Tenancy Agreement made in favour of our Solicitor, Syed Alwi, Ng & Co. All the above to be paid upon acceptance of this Letter of Offer.
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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 **ten (10) business days** from the date hereof together with the payment.

Warm regards,

JLG Property Management Sdn. Bhd. (201001022192 [905962-U])

Formerly known as DASB Property Management Sdn. Bhd.



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MOHAMED SHUKRI BIN DRAMAN

Business Unit Director

JLG Property Management Sdn. Bhd.

ACKNOWLEDGEMENT OF ACCEPTANCE

Our ref : (1)JLGPM/JBCC/LSG/SK13/235/2026/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 OFFER FOR TENANCY

DEMISED PREMISES : LOT NO. SK13, SECOND FLOOR, KOMTAR JBCC, IBRAHIM INTERNATIONAL BUSINESS DISTRICT, JOHOR DARUL TA'ZIM

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

I/We hereby acknowledge that I/We have read and understood the contents of this 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 **RM39,596.72** 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)

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Signed By :

For and on behalf of :

Company Stamp :

Date :