

Our Ref : (10)JLG/JBCC/MKTG/CML/K1-3/2026/80

Date : 19 AUGUST 2026

TW SHOES STATION

No 14, Jalan Puteri 2/3,
Taman Puteri Wangsa,
81800 Ulu Tiram, Johor

Mr Goh Peck Kee

Dear Sir / Madam,

RE : PROMOTION SPACE AGREEMENT AT KOMTAR JBCC

This agreement is made on the day of BETWEEN JLG Property Management Sdn Bhd (hereinafter referred to as **"the Management"**) AND **"the Promoter"** whose names and particulars are as mentioned above. The Management, on behalf of the Landlord AMANAHRAYA TRUSTEES BERHAD (as trustee for Al-Salam REIT) hereby has agreed to grant the Promoter to rent the promotion space (hereinafter referred to as **"the Promotion Area"** as described in the attached layout subjected to the following terms and conditions appended herewith:

1. DEMISED PROMOTION SPACE:

KOMTAR JBCC

- Location: Lot K1-3 , (A & B) Level 1
(Hereinafter referred to as **"the Shopping Centre"**)
- Area: 200 sq ft
(Please refer to attached layout plan)

The Promoter shall only use the above space referred to as the Promotion Area with the exact measurement and dimension given and agreed by the Management. Where the Management deem just, fit and necessary, the Management shall reserves the right to relocate the Promotion Area to other area within the Shopping Mall by giving seven (7) days prior written notice and the tenant shall abide to such notice.

2. PROMOTER'S COVENANTS:

2.1 Use Of Promotion Area

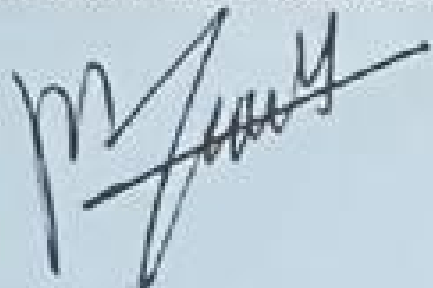
The Promoter shall use the Promotion Area for the purpose of conducting the Promoter's promotion event described here as **'Fashion - Shoes'**- hereinafter described to as **"Promotion Activity"** only. The Promoter shall not use the Promotion Area for other purposes unless otherwise agreed to in writing by the Management. The Promoter shall not change or otherwise alter the size or location of the Promotion Area.

If you are agreeable to the foregoing terms and conditions, kindly return the duplicate copy of this letter to us at the address above, duly signed within **SEVEN (7) DAYS** from the date hereof for our records.

Thank you.

Yours sincerely,

JLG PROPERTY MANAGEMENT SDN BHD (905962-U)



MOHD FAQIH BIN SHAIFUL BAHRI
Centre Manager
JLG Property Management Sdn Bhd

WE HEREBY CONFIRM OUR UNDERSTANDING AND ACCEPTANCE OF THE ABOVE TERMS AND CONDITIONS.

Duly authorised signatory(ies)
for and on behalf of

PROMOTER (Company No.)

TW SHOES STATION
(REG. NO: JM0924793-A)
NO. 18, JALAN PUTERI 2/3,
TAMAN PUTERI WANGSA,
81800 ULU TIRAM, JOHOR.
H/P: 016-754 7733, 012-781 8401

Company Cop:

Signature:

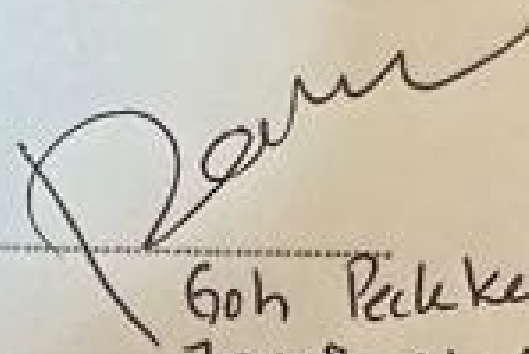
Name:

NRIC NO:

Designation:

Date:

21/8/2026


Goh Peck Kee
750108-01-5558
Director

Dear Mangement Team,

I would like to apply for a Season
Parking Pass Under my Company.

Tw Shoes Station.

Kindly advise me to the application
procedure, required documents and monthly
Charges for the Season Parking.

Thank You

Best regards

Tw Shoes Station

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(REG. NO: JM0924793-A)
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H/P: 016-754 7733, 012-781 8401

28/8/2026