



JOHOR LAND BERHAD 197201000788 (12379-K)
Kompleks Mutiara Johor Land
Jalan Bukit Mutiara, Bandar Dato' Onn
81100 Johor Bahru, Johor, Malaysia
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Our ref : (02) DASBPM/MJL/IJMC/Suite 20-02/5,210/2023
Date : 9th November 2023

IJM CONSTRUCTION SDN BHD (195650-H)
17th Floor, Unit 17-05,
City Plaza,
Jalan Tebrau,
80250 Johor Bahru,
Johor

Dear Sir/Madam,

RE : LETTER OF OFFER FOR TENANCY
Landlord : JOHOR LAND BERHAD (197201000788 (12379-K))
Managing Agent : DASB PROPERTY MANAGEMENT SDN BHD (201001022192 (905962-U))
Tenant : IJM CONSTRUCTION SDN BHD (195650-H)
Demised Premises : SUITE 20-02, LEVEL 20, MENARA JLAND
JOHOR BAHRU CITY CENTRE, 80000 JOHOR BAHRU, JOHOR

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

We are pleased to offer you the following terms and conditions for your consideration:

1. **Landlord/Licensor : JOHOR LAND BERHAD (12379-K)**
Kompleks Mutiara Johor Land
Jalan Bukit Mutiara
Bandar Dato' Onn
81100 Johor Bahru
Johor Darul Ta'zim
2. **Tenant/Licensee : IJM CONSTRUCTION SDN BHD (195650-H)**
17th Floor, Unit 17-05,
City Plaza,
Jalan Tebrau,
80250 Johor Bahru,
Johor
3. **Demised Premises : SUITE 20-02, LEVEL 20**
MENARA JLAND
Johor Bahru City Centre (JBCC)
Jalan Tun Abdul Razak
80000, Johor Bahru, Johor

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- 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. **Handover Date** : Handover Date of the Premises for the purposes of the fit-out works shall be on **1st December 2023** 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 Licensor's satisfaction; and
- ii. The Licensor's approval being granted in respect of the Licensee's fit-out plans.

For the avoidance of doubt, the Licensee shall be obligated to take up insurance for the fit out works, to pay all utility and data charges incurred by the Licensee in respect of the Premises during the License Period. The Licensee shall be subjected to comply with the Licensee's Fit Out Compliance.

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

9. **Commencement Date of Tenancy** : **1st January 2024** (or any other date to be mutually agreed)

10. **License Period** : (a) Subject to the Licensee having made payments of the Deposit in accordance with this Letter of Offer and/or the Tenancy Agreement pursuant to **Item 19 (2)** herein. The Licensor shall on the Handover Date by notice in writing permit the Licensee to take possession of the Property for the fit out of the Demised Premises within the Licence

usage by the Tenant within the 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 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.

The Tenant's usage shall be payable to the Landlord

15. **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 D (1) and Appendix D (2)** hereinafter prior to the Handover Date.
16. **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:
- Four (4)** number of season non reserved car park – the monthly charge for each season non reserved car park effective and payable by the Tenant to the car park operator as at the Tenancy Commencement Date shall be RM 250.00 per unit per month
- 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.
17. **Use of Premises** : i. The 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' occupation of the Premises any and all government and other consents, approvals, licences and permits necessary for the carrying on and conduct of its business at the 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