

Our ref : (03) DASBPM/MJL/PBSB/Suite23-04/2,329/2023
Date : 24th October 2025

PAVILION BANGSAR SDN BHD (202101017470 (1417770-V))

Suite 06-01, Menara Keck Seng,
Jalan Bukit Bintang,
Bukit Bintang,
55100, Kuala Lumpur,
Wilayah Persekutuan Kuala Lumpur

Dear Sir/Madam,

RE	: LETTER RENEWAL OF TENANCY (TERM 2)
Landlord	: JLG LAND BERHAD [197201000788 (12379-K)]
Managing Agent	: JLG PROPERTY MANAGEMENT SDN BHD (201001022192 (905962-U))
Tenant	: PAVILION BANGSAR SDN BHD (202101017470 (1417770-V))
Demised Premises	: SUITE 23-04, LEVEL 23, MENARA JLAND JOHOR BAHRU CITY CENTRE, JALAN TUN ABDUL RAZAK 80888, IBRAHIM INTERNATIONAL BUSINESS DISTRICT, JOHOR

We refer to the above matter and your Tenancy Agreement dated 08th January 2024 whereby your existing term of tenancy will expire on 31st December 2025.

On behalf of JLG Land Berhad, we are pleased to note your intention to renew your tenancy with us and pursuant to Clause 13 of the Tenancy Agreement dated 08th January 2024 (the Tenancy Agreement), **SUBJECT ALWAYS** to the terms and conditions stipulated hereinafter:-

- 1) **Demised Premises** : Suite 23-04, Level 23
MENARA JLAND
Johor Bahru City Centre, Jalan Tun Abdul Razak
80888, Ibrahim International Business District,
Johor
- 2) **Lettable Floor Area** : 2,329 sq.ft
- 3) **Term of Tenancy** : Two (2) years from the Commencement Date of Tenancy
- 4) **Commencement Date of Tenancy** : 1st January 2026

- 5) **Renewal Rates** : **Third Term**
The renewal rental rate shall be capped based on the prevailing open market rate. The Security Deposits (as hereinafter defined) will then be adjusted accordingly, following each adjustment of the Gross Rental or part thereof, in accordance with the provisions of the Tenant Agreement
- 6) **Expiry Date of Tenancy** : 31st December 2027
- 7) **Rental Rate/ Monthly Rental** : RM4.00 psf @ RM9,316.00 per month
- 8) **Service Charges** : RM2.00 psf @ RM4,658.00 per month
- 9) **SST 6%** : RM838.44
- 11) **Additional Payments** :
10.1) **Security Deposit** : RM3,493.50
10.2) **Utilities Deposit** : RM582.25
10.3) **Admin Fees** : RM500.00
10.4) **Stamp Duty** : RM1,120.00

Except the above, all other terms and conditions stipulated in the Principal Agreement shall remain unchanged and to be applied during the renewal tenancy period. This letter is supplemental to the Principal Agreement.

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

Account Name : JLG LAND BERHAD
Bank Name : BANK MUAMALAT MALAYSIA BERHAD
Bank Account Number : 01010002866719
Swift Code (BMMBMYKL)
Bank Code (01244/51249)

Appreciate if you could kindly let us have the sum of **RM5,695.75** being the shortfall of deposits within **fourteen (14) days** from the date hereof, failing which the option to renew shall automatically lapsed and cancelled unless an extension has been allowed by us.

Thank you.

Yours faithfully,

for and on behalf of **JLG LAND BERHAD** (197201000788 (12379-K))



MOHAMED SHUKRI BIN DRAMAN
Business Unit Director
JLG Property Management Sdn Bhd

ACKNOWLEDGEMENT OF ACCEPTANCE

Our ref : (03) DASBPM/MJL/PBSB/Suite23-04/2,329/2023

JLG LAND BERHAD (197201000788 (12379-K))
Level 16, MENARA KOMTAR
Ibrahim International Business District
80888, Johor Darul Takzim

Dear Sir/Madam,

RE	: LETTER RENEWAL OF TENANCY (TERM 2)
Landlord	: JLG LAND BERHAD [197201000788 (12379-K)]
Managing Agent	: JLG PROPERTY MANAGEMENT SDN BHD (201001022192 (905962-U))
Tenant	: PAVILION BANGSAR SDN BHD (202101017470 (1417770-V))
Demised Premises	: SUITE 23-04, LEVEL , MENARA JLAND, JOHOR BAHRU CITY CENTRE, 80000 JOHOR BAHRU, JOHOR

We refer to the above matter.

I / We Pavilion Bangsar Sdn Bhd hereby acknowledge and accept this Notice Renewal of Tenancy dated 24/10/2025 and I/We further agreed that all other terms and conditions stipulated in the Principal Agreement shall remain unchanged and to be applied during the renewal tenancy period.

I/We am/are pleased to forward herewith our _____ (Cheque No. _____) for the sum of **RM** _____ make in favour of **JLG LAND BERHAD (12379-K)** being the shortfall of Deposit for your perusal.

.....
Signed By : Yap Guan Pin

For and on behalf of :

Co.Stamp :

Date :





PAVILION BANGSAR SDN BHD
202001017470 (1417770-V)
Suite 6.01, 6th Floor, Menara Keck Seng
203 Jalan Bukit Bintang
55100 Kuala Lumpur, Malaysia
W www.bangsarheightspavilion.com
E ask@bangsarheightspavilion.com
T +603 2702 6223



9th September 2026

Jland Group Sdn Bhd

Suite 33-01, Level 33, Menara JLand
80888 Ibrahim International Business District (IIBD)
Johor.

Dear manager in charge,

EMPLOYEE VERIFICATION FOR MS LIM PEI XIAN

With due respect, we refer to the above matter.

We hereby confirm that Lim Pei Xian, Identification Card No.: 960304-01-5606, is a permanent employee of our company, Pavilion Bangsar Sdn Bhd.

She is holding the position of Administrative Executive since 23 February 2026.

This confirmation letter is issued for the reference of the parking application only.

Should you require any further information, please contact us at 019-366 2260.

Thank you.

Yours faithfully,

Director
PAVILION BANGSAR SDN BHD

