Our Ref: ULB/ANC/R38B/GF/LOO/2026/az/021

14 September 2026

TOKYO THRIFT STORE
No. 22G,
Jalan Terminal 5,
81400, Senai,
Johor Darul Ta'zim.
Attention: Ms. Chloe Racquelmae Kennedy
Director

By courier & email

Dear Sirs,

LETTER OF OFFER
Demised Premises : Lot No. R38B, Ground Floor , Anjung Neighbourhood Centre
Tenant : Tokyo Thrift Store (Registration No.: 202003322702 (MA0258240-U))
Trade Name : Tokyo Thrift Store

We refer to the above matter. All defined terms in this Letter of Offer shall have the same meanings as defined in **Appendix I**.

We hereby offer you a tenancy of the Demised Premised, based on the terms and conditions as well as the Floor Plan, as contained in the **Appendices**.

Kindly confirm your acceptance of this offer:

(a) within **7 days** from the date of this Letter of Offer, i.e., on or before **21 September 2026**, failing which this offer shall lapse automatically unless otherwise extended by the Landlord in writing at its sole discretion; and

(b) by signing and returning to us a duplicate copy of this Letter of Offer together with:

(i) cheque, payment receipt or any documentary evidence of payment for the sum of **RM47,802.73,** being the Deposits and Other Charges, in favour of **UEM LAND BERHAD**; **AND**

(ii) an original copy of the Letter of Guarantee and Indemnity signed by the directors or partners of the Tenant or any other person as agreed by the Landlord; **OR**

(iii) cheque, payment receipt or any documentary evidence of payment for the sum of **RM24,001.68**, being the additional Security Deposit equivalent to 3 months of the Minimum Rental of Year 2.

This Letter of Offer shall be subject to the execution of a Tenancy Agreement between the parties, and once accepted by the Tenant, shall form and continue to form a binding and enforceable agreement between the parties pending the execution of such Tenancy Agreement.

Please contact our Mr. Sean Ng Jui Hee at 012-7720026 should you have any enquiries.

Thank you.

For **UEM LAND BERHAD**

Sr Siti Nurkhairiah Mohd Nasir
Authorised Signatory

TOKYO THRIFT STORE
202003322702 (MA0258240-U)
NO. 22G, JALAN TERMINAL 5,
81400 SENAI, JOHOR.

Appendix I

Terms And Conditions

No.	Item	Particulars
1.	Landlord	Name : UEM LAND BERHAD Registration No. : 198201011169 (90894-P) Registered Address : Level U6, Block C5, Solaris Dutamas, No. 1, Jalan Dutamas 1, 50480 Kuala Lumpur, Wilayah Persekutuan. Business Address : Level U1, Block C5, Solaris Dutamas, No. 1, Jalan Dutamas 1, 50480 Kuala Lumpur, Wilayah Persekutuan.
2.	Tenant	Name : TOKYO THRIFT STORE Registration No. : 202003322702 (MA0258240-U) Registered Address : No. 22G, Jalan Terminal 5, 81400, Senai Johor Darul Ta'zim Business Address : No. 22G, Jalan Terminal 5, 81400, Senai Johor Darul Ta'zim
3.	Trade Name	Tokyo Thrift Store (a) Any change in the Trade Name shall be subject to the Landlord's prior written approval. (b) The Tenant shall not use or cause or permit to be used the word "ANJUNG" or any other similar words, in any form, including as a description or part of a description of any business or business name to be carried or carried on the Demised Premises.
4.	Demised Premises	Lot No. R38B, located on Ground Floor of Anjung Neighbourhood Centre and bearing the postal address at Lot No. R38B, Ground Floor, Anjung Neighbourhood Centre, No. 5, Persiaran Ledang Heights, 79250 Iskandar Puteri, Johor Darul Ta'zim, as delineated in red on the Floor Plan in **Appendix II.** (a) The description, layout, position, location, orientation, measurement, boundaries and area of the Demised Premises as shown in the Floor Plan or as given in this

Tenant | Landlord

TOKYO THRIFT STORE
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