



INLAND REVENUE
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OF SINGAPORE

Certificate of Stamp Duty

Stamp Certificate Ref No. : 052014-83LA4-1-406035622
Stamp Certificate Issued Date : 29 Nov 2022

Document Ref No. : 2211224904193 ver. 1.0
Document Description : Tenancy Agreement
Date of Document : 22 Nov 2022
Your File Ref No. : GSY.2201658.SNA(SFB)

Property : 3 FUSIONOPOLIS PLACE #03-52 SINGAPORE 138523
Landlord/ Lessor : ASCENDAS REIT (SINGAPORE SUB 1) LLP (UEN-OTHERS - T21LL1351C)
Tenant/ Lessee : ELO TOUCH SOLUTIONS (SINGAPORE) PTE. LTD. (UEN-LOCAL CO - 201211056N)
Stamp Duty : S\$648.00
Total Amount : S\$648.00

Check stamp certificate authenticity at MyTax Portal - Stamp Duty.

A80002027C - 29 Nov 2022
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052014-83LA4-1-406035622



Lease reference number: t0032975

22-NOV-2022

Date: _____



ASCENDAS REIT (SINGAPORE SUB 1) LLP

and

ELO TOUCH SOLUTIONS (SINGAPORE) PTE. LTD.

Lease for

**3 FUSIONOPOLIS PLACE
#03-52 GALAXIS WORK LOFT
SINGAPORE 138523**

SCHEDULE 1 DETAILS OF LEASE

- Item 1: Landlord (we, us, our)** : ASCENDAS REIT (SINGAPORE SUB 1) LLP
- Item 2: Tenant (you, your)** : ELO TOUCH SOLUTIONS (SINGAPORE) PTE. LTD.
- Item 3: Premises**
- (a) Unit numbers : #03-52 Galaxis Work Loft
- (b) Building : 3 Fusionopolis Place Galaxis Singapore 138523
- (c) Boundary : (for identification only) edged in red in the attached plan (or plans), marked as schedule 5
- Item 4: Floor Area** :
- | | |
|--------------------------|----------------------------------|
| <u>Unit numbers</u> | <u>Floor Area (square metre)</u> |
| #03-52 Galaxis Work Loft | 72.11 |
| Total Floor Area | 72.11 |
- Item 5: Possession Date** : 01 December 2022
- Item 6: Start Date** : 01 January 2023
- Item 7: Term** : 36 months beginning from the Start Date
- Item 8: Permitted Use** : Office for providing touchscreen solutions only.
- Item 9: Rent** :

(a) The Gross Rent, Net Rent and Service Charge are as follows.

Unit	Net Rent Rate (per square metre)	Service Charge Rate (per square metre)	Gross Rent Rate (per square metre)	Net Rent	Service Charge	Gross Rent	Period such rent or charge applies for
#03-52 Galaxis Work Loft	\$51.76	\$10.67	\$62.43	\$3,732.41	\$769.41	\$4,501.82	01 January 2023 to 31 December 2025

(b) The charges shown above do not include goods and services tax (GST) and other Taxes you must pay under this Lease.

Item 10: Fitting Out Rent-free Period (if any) :

Unit	Start Date	End date	Length of Fitting Out Rent-free Period
#03-52 Galaxis Work Loft	01 December 2022	31 December 2022	01 month

Our Initials	Your Initials
JJ	ELO



- Item 11: Term Rent-free Period (if any)** :
- | Unit | Start Date | End date | Length of Term Rent-free Period |
|------|------------|----------|---------------------------------|
| N.A. | N.A. | N.A. | N.A. |
- Item 12: Security Deposit** : \$27,010.92, being 06 months' Gross Rent
- Item 13: Tenant's Works Deposit** : \$2,000.00 (based on the rate of \$15.00 per square metre of the Floor Area of the Premises (a minimum of \$2,000.00 applies))
- Item 14: Public liability insurance amount** : \$2 million
- Item 15: Electricity Supply Deposit (initial)** : \$450.00
- Item 16: Floor loading limit** :
- | Storey | Floor Loading (kN per square metre) |
|--|-------------------------------------|
| WOHO: Retail (1st storey) | 5 |
| WOHO: Business Units (2nd to 5th Storey) | |
- Item 17: Car-park passes (if any)** : 0

Our Initials	Your Initials
JJ	GDJ