



Our Ref: MLM-CMA-0046976
Allocation No: 7000745
Case No: 749349

Existing Tenancy Expiry Date:

11 October 2023

04 September 2023

Renewed Tenancy Period:

12 October 2023 to 11 October 2026

M DIAGNOSTICS PTE. LTD.

30 BIOPOLIS STREET
#09-05/06 MATRIX
SINGAPORE 138671

Dear Sirs

**TENANCY RENEWAL FOR 30 BIOPOLIS STREET #09-05 MATRIX SINGAPORE 138671
("PREMISES")**

1. We are pleased to inform you that your tenancy of the Premises will be renewed for the period from **12 October 2023** to **11 October 2026** ("**Renewed Tenancy Period**").
2. The terms of your Renewed Tenancy Period are in the Attachment.

	What happens next?
(a)	There will be a GIRO deduction of \$ 3,704.80 on 07 September 2023 from your existing GIRO account with us. The breakdown is in the Attachment.
(b)	If you agree with the tenancy renewal and terms of the Renewed Tenancy Period, please ensure there are sufficient funds in your existing GIRO account and that your GIRO limit with the bank is sufficient for the deduction required in paragraph (a) above.
(c)	Other than this, no further action is required from you.
(d)	If the GIRO deduction is not successful, you must vacate the Premises by 11 October 2023 . Otherwise, double rent is payable by you for overstaying.

3. If you have any queries, you may contact our **JTC Contact Centre Hotline** at **1800 568 7000** or email us at askjtc@jtc.gov.sg.

We recognise our partners play an important role in maintaining the trust of our customers, stakeholders and communities. Likewise, parties dealing with us are expected to share the same principles and standards, and comply with JTC's Partners Code of Conduct. Please visit our website for more information.

Yours faithfully

(Signed)

Shauna Benita Hun Jia Ding

Asst Manager

Biomedical Dept

Biomedical & Electronics Cluster

Attachment: *Part 1: Details*
 Part 2: Key Terms
 Part 3: Special Terms
 Part 4: Standard Terms

PART 1 (Details)

Premises	30 BIOPOLIS STREET #09-05 MATRIX SINGAPORE 138671
Renewed Tenancy Period	12 October 2023 to 11 October 2026
Rent per month ¹	Year 1: \$ 10,420.81 Year 2: \$ 11,070.00 Year 3: \$ 11,070.00
Service Charge per month	\$ 2,189.40
Usage Charge per month	N/A
Other Charges per month	N/A
Security Deposit Amount (equivalent to 1 months' fixed recurring charges)	\$ 13,259.40
Authorised Use	Research and development of biotechnology, life and medical science, medical laboratories (i.e. clinical diagnostics lab)
Estimated Area ("Area")	246 m²
Maximum Floor Loading <i>(Note: You must not exceed the Maximum Floor Loading and must ensure that the permitted load is evenly distributed.)</i>	7 kN/m²
Other Terms and Conditions	See remaining Attachments

GIRO Deduction on 07 September 2023	
Security Deposit Amount	\$ 13,259.40
LESS Existing Tenancy Security Deposit Amount* <i>*Any excess deposit under the Existing Tenancy will be used for payments under the Renewed Tenancy Period.</i>	\$ 11,463.60
Security Deposit Amount to be deducted by GIRO	\$ 1,795.80
Stamp Duty	\$ 1,909.00
GIRO Amount to be Deducted	\$ 3,704.80

¹ The staggered rent scheme applies to tenancy renewal of more than 1 year. To help cushion the impact, for a three-year tenancy renewal, increase in monthly rent will be capped at 10% for the first year and 20% for the second year. For tenancy renewal of more than 1 year and up to 2 years, increase in monthly rent will be capped at 10% for the first year.