



JTC Corporation
The JTC Summit
8 Jurong Town Hall Road
Singapore 609434

Hotline 1800 568 7000
Main Line (65) 6560 0056
Facsimile (65) 6565 5301

Our Ref: <<File Ref Number starting with MLM>>
Allocation No: <<AllocationNo>>
Case ID: <<Case ID>>

8 September 2022

CAROUSELL PTE. LTD.

25 Rochester Park
#05-01
Singapore 139234

Offered Tenancy Period:

15 Nov 2022 to 14 Nov 2025

Action Required By:

15 Sep 2022

Dear Sirs

OFFER FOR TENANCY OF JTC PREMISES AT 79 Ayer Rajah Crescent #03-01/02/03/04/05/06/07/08/09 and Corridor Space Singapore 139955 (“PREMISES”)

1. Thank you for your interest in renting the JTC Premises. This letter, together with the Attachment, comprise our offer to rent the Premises to you (“Offer”) for the period from **15 November 2022 to 14 November 2025** (“Term”).
2. The terms of your Tenancy are in the Attachment.
3. To accept our Offer, please do the following by **15 September 2022**:

	Action Required for Acceptance
(a)	Prepare the Letter of Acceptance (format enclosed).
(b)	Complete, sign and return by post to us the duly completed and signed Letter of Acceptance , and all additional documents which we have listed in <u>Attachment (Part 2)</u> (if any).
(c)	Make full payment of the required sums (see payment breakdown and method in the <u>Attachment (Part 1)</u>).
(d)	It is compulsory for subsequent payments under the Tenancy to be paid by GIRO deduction. You are required to complete and return by post to us a duly completed original GIRO authorisation form (available for download on Customer Service Portal) by 15 September 2022



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There will be no Tenancy between us if we do not receive by **15 September 2022** -

- (a) your duly signed original Letter of Acceptance;
- (b) full payment;
- (c) your duly completed original GIRO authorisation form, or your written confirmation that all payments under the Tenancy are to be paid from your existing GIRO account with us; and
- (d) all additional documents which we have listed in Attachment (Part 2) (if any).

In such event, all payments (except for the application deposit, which will be forfeited) will be refunded to you (without interest).

- 4. Please login to JTC's Customer Service Portal with CorpPass to access your future [monthly e-statements](#).
- 5. If you have any queries, you may contact Ashley Leow at 6885 5230 or Ashley_leow@jtc.gov.sg.

Yours faithfully

Ashley Leow Shin Yee

(Signed)

Ashley LEOW

Assistant Manager

Start-Up Dept

Info-Comm Media & Start-Up Cluster

<u>Attachment:</u>	<u>Part 1:</u>	<i>Details</i>
	<u>Part 2:</u>	<i>Key Terms</i>
	<u>Part 3:</u>	<i>Special Terms</i>
	<u>Part 4:</u>	<i>Standard Terms</i>

<u>Enclosed:</u>	<u>Format of Letter of Acceptance</u>
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PART 1 (Details)

Premises	79 Ayer Rajah Crescent #03-01/02/03/04/05/06/07/08/09 and Corridor Space Singapore 139955	
Term	15 November 2022 to 14 November 2025	
Tenancy Commencement Date	15 November 2022	
Possession Date <i>(date the Premises will be handed to you)</i>	15 September 2022	
Rent per month	1 st Year	
	2 nd Year	
	3 rd Year	
Service Charge per month		
Usage Charge per month		
Security Deposit Amount <i>(equivalent to 1 months' fixed recurring charges)</i>		
Standard Rent-Free Period <i>(During the Standard Rent-Free Period, Rent and Service Charge are not payable.)</i>	From Possession Date to 14 November 2022	
Authorised Use	E-Business: Software Development and Ancillary Office Space	
Estimated Area (" <u>Area</u> ")	2,350.67 sqm	
Maximum Floor Loading <i>(Note: You must not exceed the Maximum Floor Loading and must ensure that the permitted load is evenly distributed.)</i>	4 kN/m²	
Plan of Premises	As attached	
Other Terms and Conditions	See remaining Attachment	

Payment required for acceptance of Offer										
	Amount (\$)	GST at prevailing rate (\$)								
Rent for one month										
Service Charge for one month										
Security Deposit										
Reinstatement Deposit										
Stamp Duty										
Sub-Total Payable (inclusive of GST at prevailing rate)										
<u>Less</u> Application Deposit (if paid)										
Total Amount Payable (inclusive of GST at prevailing rate)										
The Total Amount Payable must be paid by bank transfer to our designated bank account, or any other method as indicated on our website at http://www.jtc.gov.sg, details of which are as follows:- <table border="1"> <tbody> <tr> <td>Account Name</td> <td>JTC Corporation</td> </tr> <tr> <td>Bank Name</td> <td>Oversea-Chinese Banking Corporation Limited</td> </tr> <tr> <td>Bank Account Number</td> <td>501104970001</td> </tr> <tr> <td>SWIFT code</td> <td>OCBCSGSG</td> </tr> </tbody> </table> Please quote your company name in your payment and provide us with a copy of the payment advice for our verification. The amount payable should be in Singapore Dollars, exclusive of any bank charges and/or administrative fees which shall be paid by you.			Account Name	JTC Corporation	Bank Name	Oversea-Chinese Banking Corporation Limited	Bank Account Number	501104970001	SWIFT code	OCBCSGSG
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