



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: **TBC**
Allocation No: **TBC**
Case ID: **TBC**

14 February 2025

FACTOREM PTE. LTD.

81 AYER RAJAH CRESCENT
#01-54
SINGAPORE 139967

Dear Sirs

Offered Tenancy Period:

24 February 2025 to 31 May 2026

Action Required By:

7 March 2025

OFFER FOR TENANCY OF JTC PREMISES AT 81 AYER RAJAH CRESCENT #01-53 SINGAPORE 139967 ("PREMISES")

1. Thank you for your interest in renting the Premises. This letter, together with the Attachment, comprises our offer to rent the Premises to you ("Offer") for the period from **24 February 2025 to 31 May 2026** ("Term").
2. The terms of your Tenancy are in the Attachment.
3. To accept our Offer, please do the following by **7 March 2025**, or such other date as may be extended by us in writing:

	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. For subsequent payments under the Tenancy to be paid by GIRO from your existing GIRO account 1900004180 please let us have your written confirmation (in the Letter of Acceptance) that all payments under the Tenancy are to be paid by GIRO from this account. Please ensure sufficient funds in your existing GIRO account and that your GIRO limit with your bank is sufficient.



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5. Please login to JTC's Customer Service Portal with Singpass to access your future [monthly e-statements](#).
6. If you have any queries, you may contact Ashley Leow Shin Yee at 68855230 or Ashley_LEOW@jtc.gov.sg.

Yours faithfully

Ashley Leow

(Signed)
Ashley Leow Shin Yee
Manager
Start-Up Dept
Info-Comm Media & Start-Up Cluster

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

Enclosed: Non-SES Format of Letter of Acceptance – Acceptance is by duly completed and signed original physical letter submitted to JTC

PART 1 (Details)

Premises	81 AYER RAJAH CRESCENT #01-53 SINGAPORE 139967
Term	24 February 2025 to 31 May 2026
Tenancy Commencement Date	24 February 2025
Possession Date <i>(date the Premises will be handed to you)</i>	24 February 2025
Rent per month <i>(For clarity, the amounts in these rows exclude GST. GST is payable by you.)</i>	\$ 730.43
Service Charge per month <i>(For clarity, the amount in this row excludes GST. GST is payable by you.)</i>	\$ 400.77
Usage Charge per month <i>(For clarity, the amount in this row excludes GST. GST is payable by you.)</i>	N.A.
Other Charges per month <i>(For clarity, the amount in this row excludes GST. GST is payable by you.)</i>	N.A.
Security Deposit Amount <i>(equivalent to 1 months' fixed recurring charges)</i>	\$ 1,131.20
Reinstatement Deposit Amount	N.A.
Authorised Use	Software Development
Estimated Area (" <u>Area</u> ")	40.4sqm
Maximum Floor Loading <i>(Note: You must not exceed the Maximum Floor Loading and must</i>	3.5 kN/m²

ensure that the permitted load is evenly distributed.)	
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	\$ 730.43	\$ 65.74
Service Charge for one month	\$ 400.77	\$ 36.07
Security Deposit	\$ 1,131.20	
Reinstatement Deposit	N.A.	
Stamp Duty	\$ 69.00	
Sub-Total Payable (inclusive of GST at prevailing rate)	\$ 2,433.21	
<u>Less</u> Application Deposit (if paid)	N.A.	
Total Amount Payable (inclusive of GST at prevailing rate)	\$ 2,433.21	
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:-		
Account Name	JTC Corporation	
Bank Name	Oversea-Chinese Banking Corporation Limited	
Bank Account Number	501104970001	
SWIFT code	OCBCSGSG	
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.		