Our Ref:	JTC-MLM-CMA-00000000-00003135
Allocation No:	7019512
Case No:	778698

Offered Tenancy Period:
26 October 2024 to 25 October 2027

22 August 2024

Action Required By:
12 September 2024

XOPA AI PTE. LTD.

81 AYER RAJAH CRESENT
#01-66/67
SINGAPORE 139967

Dear Sirs

OFFER FOR TENANCY OF JTC PREMISES AT 20 AYER RAJAH CRESCENT #09-28 NA SINGAPORE 139964 ("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 **26 October 2024** to **25 October 2027** ("Term").

2. The terms of your Tenancy are in the Attachment.

3. To accept our Offer, please do the following by **12 September 2024**, 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 *Attachment (Part 2)* (if any).
(c)	**Make full payment** of the required sums (see payment breakdown and method in the *Attachment (Part 1)*).

(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 12 September 2024. For subsequent payments under the Tenancy to be paid by GIRO from your existing GIRO account **1900000180**, 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.

4. There will be no Tenancy between us if we do not receive by **12 September 2024,** or such other date as may be extended by us in writing -

(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).

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 Lim Fang Li at 68833372 or LIM_Fang_Li@jtc.gov.sg.

Yours faithfully

(Signed)
Lim Fang Li
Manager
InfoComm Media 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	**20 AYER RAJAH CRESCENT #09-28 NA SINGAPORE 139964**
Term	**26 October 2024** to **25 October 2027**
Tenancy Commencement Date	**26 October 2024**
Possession Date *(date the Premises will be handed to you)*	**Any time within 2 months before 26 October 2024**
Rent per month *(For clarity, the amounts in these rows exclude GST. GST is payable by you.)*	**Year 1: $ 2,190.50** **Year 2: $ 2,190.50** **Year 3: $ 2,190.50**
Service Charge per month *(For clarity, the amounts in these rows exclude GST. GST is payable by you.)*	**$ 325.00**
Usage Charge per month *(For clarity, the amounts in these rows exclude GST. GST is payable by you.)*	**AIR-CON CHARGE (FIXED RECURRING) at $ 149.50**
Other Charges per month *(For clarity, the amounts in these rows exclude GST. GST is payable by you.)*	**N/A**
Security Deposit Amount *equivalent to* **1** *months' fixed recurring charges)*	**$ 2,665.00**
Reinstatement Deposit Amount	**N/A**
Standard Rent-Free Period *(During the Standard Rent-Free Period, Rent and Service Charge are not payable.)*	**From Possession Date to the day immediately before 26 October 2024**
Authorised Use	**Research and experimental development of product, software and platform and related programming**
Estimated Area ("Area")	**65 m^2**
*Maximum Floor Loading	**10 kN/m^2**

**(Note: You must not exceed the Maximum Floor Loading and must 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	**$ 2,190.50**	**$ 197.15**
Service Charge for one month	**$ 325.00**	**$ 29.25**
Security Deposit	**$ 2,665.00**	
Reinstatement Deposit	**N/A**	
Stamp Duty	**$ 383.00**	
Sub-Total Payable (inclusive of GST at prevailing rate)	**$ 5,789.90**	
Less Application Deposit (if paid)	**$ 2,665.00**	
Total Amount Payable (inclusive of GST at prevailing rate)	**$ 3,124.90**	

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 the reference number A7019512 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.