



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: MLM-CMA-0972058

Allocation No: 7009679

Case ID: 814054

16 August 2025

ESCO ASTER PTE. LTD.

67 AYER RAJAH CRESCENT
#02-01
SINGAPORE 139950

Offered Tenancy Period:

11 July 2025 to 10 July 2027

Action Required By:

06 September 2025

Dear Sirs

OFFER FOR TENANCY OF JTC PREMISES AT 67 AYER RAJAH CRESCENT #02-01/02/03/04/05/06/07/08/09 SINGAPORE 139950 ("PREMISES")

1. Thank you for your interest in renting the Premises from us. This letter, together with the Attachment, comprises our offer to rent the Premises to you ("**Offer**") for the period from **11 July 2025 to 10 July 2027** ("**Term**").
2. The terms of your Tenancy are in the Attachment.
3. To accept our Offer, please do the following by **06 September 2025**:

	Action Required for Acceptance
(a)	Login to JTC's Customer Service Portal (CSP) at http://www.jtc.gov.sg with your Singpass to accept our Offer.
(b)	Make full payment of the sums indicated at <u>Attachment (Part 1)</u> on CSP.

There will be no Tenancy between us if we do not receive by **06 September 2025** -

- (a) your acceptance of our Offer on CSP;
- (b) full payment on CSP; and
- (c) all additional documents which we have listed in Attachment (Part 2) (if any).



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In such event, all payments will be refunded to you (without interest), and you must vacate the Premises by **10 July 2025**. Otherwise, double rent is payable by you for overstaying.

4. 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.

Yours faithfully

(Signed)
Priscilla Lau Shi Min
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>

PART 1 (Details)

Premises	67 AYER RAJAH CRESCENT #02-01/02/03/04/05/06/07/08/09 SINGAPORE 139950
Term	11 July 2025 to 10 July 2027
Rent per month <i>(For clarity, the amounts in these rows exclude GST. GST is payable by you.)</i>	\$ 15,377.75
Service Charge per month <i>(For clarity, the amount in this row excludes GST. GST is payable by you.)</i>	\$ 2,950.62
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 month's fixed recurring charges)</i>	\$ 18,328.37
Reinstatement Deposit Amount	N/A
Authorised Use	Incubation of biotech start-ups
Estimated Area (" <u>Area</u> ")	821.9 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>	15 kN/m²
Other Terms and Conditions	See remaining Attachment

Payment Required for Acceptance of Offer	
New Security Deposit Amount	\$ 18,328.37
<u>LESS</u> Existing Security Deposit Amount* <i>*Any excess deposit under the existing tenancy will be used for payments under the Tenancy.</i>	\$ 18,328.37

Attachments (Part 1): Details

Security Deposit Amount payable to Landlord	\$ 0.00
Reinstatement Deposit	N/A
Stamp Duty	\$ 1,759.00
Total Amount Payable	\$ 1,759.00

*Subsequent payments under the Tenancy to be paid by GIRO from your existing GIRO account **1900000686***