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: JTC-MLM-CMA-00000000-00007443

Allocation No: 7023433
Case ID: 826065

29 December 2025

Offered Tenancy Period:
07 January 2026 to 06 January 2029

Action Required By:
19 January 2026

EXASYNTH PTE. LTD.

86 LORONG 2 TOA PAYOH
#6-331 TOA PAYOH PEAKVIEW
SINGAPORE 310086

Dear Sirs

OFFER FOR TENANCY OF JTC PREMISES AT 81 AYER RAJAH CRESCENT #01-66 NA 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 **07 January 2026** to **06 January 2029** ("Term").

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

3. To accept our Offer, please do the following by **19 January 2026**, or such other date as may be extended by us in writing:

	Action Required for Acceptance
(a)	**Complete and sign using Singpass, the Letter of Acceptance** which is available in the link emailed to you.
(b)	**Make full payment** of the required sums (see payment breakdown and method in the *Attachment (Part 1)*).
(c)	Indicate your GIRO arrangement in the Letter of Acceptance

4. There will be no Tenancy between us if we do not receive by **19 January 2026,** or such other date as may be extended by us in writing -

   (a) your Letter of Acceptance signed through our secure electronic signature platform; and

   (b) full payment.

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 Crystal Wong Wai Ying at or Crystal_WONG@jtc.gov.sg.

Digitally Signed with singpass
WONG WAI YING, CRYSTAL
29 Dec 2025 02:07:36 PM SGT

Yours faithfully

(Signed)
Crystal Wong Wai Ying
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: **SES Format of Letter of Acceptance – Acceptance is on JTC's secured electronic signing platform*

PART 1 (Details)

Premises	**81 AYER RAJAH CRESCENT #01-66 NA SINGAPORE 139967**
Term	**07 January 2026 to 06 January 2029**
Tenancy Commencement Date	**07 January 2026**
Possession Date *(date the Premises will be handed to you)*	**07 January 2026**
Rent per month *(For clarity, the amounts in these rows exclude GST. GST is payable by you.)*	**$ 750.68**
Service Charge per month *(For clarity, the amount in this row excludes GST. GST is payable by you.)*	**$ 411.88**
Security Deposit Amount *(equivalent to* **1** *months' fixed recurring charges)*	**$ 1,162.56**
Authorised Use	**Software development**
Estimated Area ("Area")	**41.52 m^2**
*Maximum Floor Loading **(Note: You must not exceed the Maximum Floor Loading and must ensure that the permitted load is evenly distributed.)*	**3.5 kN/m^2**
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	**$ 750.68**	**$ 67.56**
Service Charge for one month	**$ 411.88**	**$ 37.07**
Security Deposit Amount	**$ 1,162.56**	
Reinstatement Deposit Amount	**N/A**	
Stamp Duty	**$ 167.00**	
Sub-Total Payable (inclusive of GST at prevailing rate)	**$ 2,596.75**	
Less Application Deposit (if paid)	**N/A**	
Total Amount Payable (inclusive of GST at prevailing rate)	**$ 2,596.75**	

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 A7023433 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.

Letter of Acceptance

Date: 29/12/2025

Jurong Town Corporation

Start-Up Department
Info-Comm Media & Start-up Cluster
The JTC Summit

8 Jurong Town Hall Road

Singapore 609434

Attention: Crystal Wong Wai Ying

Dear Sirs,

ACCEPTANCE OF OFFER FOR TENANCY OF JTC PREMISES AT 81 AYER RAJAH CRESCENT #01-66 NA SINGAPORE 139967 ("PREMISES")

1. We refer to your letter of offer dated **29 December 2025** ("**Letter**"), together with the Attachment, (collectively, the "**Offer**") for the tenancy of the Premises and hereby confirm our acceptance of all the terms and conditions of the Offer.

2. We understand and agree that we will only be able to access, print and download our monthly e-statements through JTC's Customer Service Portal. We will refer to your Customer Service Portal guidelines available at http://www.jtc.gov.sg for more information.

3. As required (select only one checkbox, whichever is applicable) –

☒ we will forward our duly completed GIRO authorization form to you before we collect the keys to the Premises.

☐ we have applied to our bank to effect GIRO deduction for subsequent payments under the Tenancy (defined in the Offer).

☐ we confirm that all payments under the Tenancy are to be paid by GIRO from our existing GIRO account with you.

4. We confirm that we have made full payment of the required sums set out in *Attachment (Part 1)* of the Offer.

5. There is a binding Tenancy between us upon our due acceptance of the Offer in accordance with the Letter.

Yours faithfully

For and on behalf of:	EXASYNTH PTE. LTD.
Sign via Singpass by authorized signatory:	Digitally Signed with singpass LIU ZHIGANG 30 Dec 2025 04:22:38 AM SGT
Designation:	CEO

PART 2 (Key Terms)

(The definitions in the Standard Terms apply to these Key Terms. The Standard Terms are at Attachment (Part 4) of the letter ("Letter") attaching these Key Terms. If there is any inconsistency, the conditions in Attachment (Part 1) attached to the Letter take precedence over these Key Terms, and these Key Terms take precedence over the Special Terms (at Attachment (Part 3)) of the Letter.)

1. **"As is" basis**

The Premises are rented to you on an "as is" basis. You must not exceed the Maximum Floor Loading and must ensure that the permitted load is distributed so as not to cause damage to the floor and structural support.

2. **Operations Commencement Date**

You must commence business by the operations commencement date indicated below:

On Tenancy Commencement Date.

3. **Authorised Use**

You must comply with the Authorised Use.

4. **Approvals**

You must obtain all necessary approvals required for your business operations at the Premises and keep them in force throughout the Tenancy.

5. **Option to Renew**

There is no Option to Renew.

6. **Rent, Service Charge and other payments**

6.1 The Rent, Service Charge and all other charges (if any) payable by you are set out in *Attachment (Part 1) (Details)* of the letter attaching these Key Terms.

6.2 (a) The Rent and Service Charge should be paid in advance without demand or deduction on the first day of each month of the Term. We are entitled, at any time and from time to time, to increase the Service Charge.

(b) You must pay the Usage Charge on the same date as the Rent. We are entitled, at any time and from time to time, to increase the Usage Charge.

6.3 **Mode of Payment**

(a) You must pay to us the Rent, Service Charge, Usage Charge (if any), any other charges (if any) and GST, by GIRO from your designated bank account. The Rent, Service Charge, Usage Charge (if any) and any other charges (if any) exclude GST. GST is payable by you.

(b) If –

(b1) you do not have any GIRO arrangement for payment of the amounts due to us; or

(b2) at any time during the Tenancy, the GIRO payment is not effected, or the GIRO arrangement is discontinued for whatever reason (including in the event your designated bank account has any GIRO limit, or there are insufficient funds in your designated bank account),

you must immediately pay to us –

(b3) the amounts due to us by other electronic methods as indicated in our website at http://www.jtc.gov.sg; and

(b4) an administrative fee based on our then prevailing policies. Please refer to our website at http://www.jtc.gov.sgfor the applicable fee.

7. **Fitting Out**

You may, as a licensee (on the same terms and conditions in the Tenancy), commence fitting out works ("**Fitting Out Works**") after the Possession Date. You must obtain our, and the Authorities', prior written consent before commencing any Fitting Out Works, and carry out and complete the Fitting Out Works in accordance with our requirements. The Tenancy Commencement Date remains unchanged even if the Fitting Out Works are completed after the Tenancy Commencement Date.

8. **Security Deposit**

The Security Deposit payable by you is set out in *Attachment (Part 1) (Details)*, and must be maintained throughout the Term.

9. **Reinstatement Deposit**

You must seek our consent if you wish to carry out any addition or alteration works at the Premises. A reinstatement deposit will be required for our consent which will be on such terms and conditions as we may impose.

10. **Early Termination by Written Notice**

Either party may terminate the Tenancy by giving the other party not less than 3 months' prior written notice, or paying the other party 3 months' rent-in-lieu, without affecting any accrued rights or remedies of either party.

11. **Green Building Obligations**

The Premises are located within a building which has been issued (or is to be issued) with a Green Mark rating by the Building and Construction Authority. You must comply with the clause titled "Green Building Obligations" in the *Attachment (Part 3) (Special Terms)*.

12. [Not Used.]

13. [Not Used.]

14. [Not Used.]

15. [Not Used.]

16. [Not Used.]

17. **Guidelines**

The following guidelines (which are subject to change from time to time) are applicable to you and can be found at http://www.jtc.gov.sg:

- ☐ Schedule of Statutory Controls for Flatted, Ramp-up and Stack-up Factory Customers
- ☐ Schedule of Statutory Controls for Land, Standard Factory and Workshop
- ☐ Tenant's Guide Book (at your respective Estate's homepage) (where applicable)

PART 3

Special Terms and Conditions

(The definitions in the Standard Terms apply to these Special Terms.)

1 [Not Used]

2 **Control Requirement**

2.1 The Control Requirement must be complied with throughout the Tenancy, failing which it will be deemed to be a breach of Your Obligations. Our prior consent is required for any change to the Control Requirement.

2.2 For the purpose of this clause 2, "**Control Requirement**" means that the shareholders listed in the Accounting and Corporate Regulatory Authority (ACRA) business profile dated 12 Aug 2025, whether individually or in any combination, must directly own more than 50% of your issued shares. A copy of the aforementioned ACRA business profile dated 12 Aug 2025 is attached to this Special Terms.

3 **Green Building Obligations**

You must comply with the requirements in the attached **Green Building Obligations Annex.**

4 **Technical and Other Requirements**

You must comply with the requirements in the attached **Technical and Other Requirements Annex.**

ATTACHMENTS

☐ **The ACRA business profile** (see clause 2.2 above)

☐ **Green Building Obligations Annex** (see clause 3 above)

☐ **Technical and Other Requirements Annex** (see clause 4 above)

☐ **Specific Reinstatement Works** (see clause 2.6 of Technical and Other Requirements Annex)

(c) any default of any of Your Obligations.

9.2 We are not liable for:

(a) any act, omission, default (excluding wilful misconduct and gross negligence) by us or Our Authorised Person relating to the performance of any service provided by us, or the exercise of any of our rights;

(b) any Loss that may be suffered by you or Your Authorised Person relating to –

(b1) any interruption (for whatever cause) in the services provided by us;

(b2) any event beyond our control (including acts of terrorism);

(b3) any exercise of any of our rights;

(b4) any subsidence or cracking of the apron/ground/production floor slabs of the Premises, or any other areas of the Estate;

(b5) any defect, latent or inherent or otherwise, in the Premises or the Estate;

(b6) any occurrence within the Premises or the Estate;

(b7) use of the Car-Park; and

(c) any loss of quiet enjoyment of the Premises in relation to any of the events mentioned in this Clause.

10 **Other Conditions**

10.1 (a) We are entitled to assign or novate all our rights and interest and transfer our obligations under the Tenancy (including transfer of the Security Deposit and Reinstatement Deposit (if any)) to another person ("**In-coming Landlord**").

(b) If we do so, you are deemed to have consented to such assignment or novation and will accept the In-coming Landlord as your new landlord and release us from all our obligations under the Tenancy, including our obligation to refund the Security Deposit, the Reinstatement Deposit (if any) and all other sums pursuant to the Tenancy.

(c) You must execute such document as required by us relating to the assignment or novation.

10.2 (a) You must perform and observe the express and implied obligations imposed on us in the State/Foreshore Lease entered, or to be entered, into between us and the President of the Republic of Singapore in respect of the Estate ("**Head Lease**"), unless varied by the provisions of the Tenancy.

(b) If the Building or Estate is acquired by the State/Government, or the Head Lease is terminated, for whatever reason, the Tenancy shall also terminate immediately and for clarity, no compensation is payable by us. Neither party will then have any claim against the other, except for any accrued rights or remedies which will remain enforceable.

10.3 If there is a public emergency, we are entitled to deny/restrict access to the Premises, the Building and the Estate for so long as we deem necessary.

10.4 Any written notice is sufficiently served on you by leaving it at your registered business address, even if it is returned undelivered. Any written notice to us is sufficiently served by leaving it at our registered address and duly acknowledged by Our Authorised Person. You agree that we can serve legal process on you by electronic mail to your email address last known to us.

10.5 For purpose of the Distress Act 1934, all unpaid Service Charge, Usage Charge, interest, GST and all other sums will be deemed to be rent in arrears and recoverable in the manner provided in the said Act.

10.6 A person who is not a party to the Tenancy has no right under the Contract (Rights of Third Parties) Act 2001 to enforce any of the provisions of the Tenancy.

10.7 If any provision of the Tenancy, at any time, is or becomes illegal, invalid or unenforceable in any respect, the remaining provisions of the Tenancy (insofar as they are severable from such illegal, invalid or unenforceable provisions) will in no way be affected or impaired.

10.8 The Tenancy constitutes the entire agreement between the parties and no variation of the Tenancy will be enforceable unless agreed in writing between us.

10.9 We, and you, agree to consider mediation at the Singapore Mediation Centre ("**SMC**") as one of the dispute resolution options for any dispute under the Tenancy. For clarity, there is no default by either party if the dispute is not referred for mediation at SMC before the start of court proceedings.

10.10 The Tenancy is governed by Singapore laws. You irrevocably submit to the exclusive jurisdiction of the Singapore courts.