



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-00000000-00003415

Allocation No: 7019658

Case ID: 838025

19 May 2026

AILYTICS PTE. LTD.

33A PAGODA STREET

SINGAPORE 059192

Offered Tenancy Period:

01 June 2026 to 31 May 2029

Action Required By:

09 June 2026

Dear Sirs

OFFER FOR TENANCY OF JTC PREMISES AT 81 AYER RAJAH CRESCENT #03-46/47/48 NA SINGAPORE 139967 ("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 **01 June 2026** to **31 May 2029** ("**Term**").
2. The terms of your Tenancy are in the Attachment.
3. To accept our Offer, please do the following by **09 June 2026**:

	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.



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There will be no Tenancy between us if we do not receive by **09 June 2026** -

- (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).

In such event, all payments will be refunded to you (without interest), and you must vacate the Premises by **31 May 2026**. 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)
Crystal Wong Wai Ying
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	81 AYER RAJAH CRESCENT #03-46/47/48 NA SINGAPORE 139967
Term	01 June 2026 to 31 May 2029
Rent per month <i>(For clarity, the amounts in these rows exclude GST. GST is payable by you.)</i>	\$ 2,211.91
Service Charge per month <i>(For clarity, the amount in this row excludes GST. GST is payable by you.)</i>	\$ 1,213.61
Security Deposit Amount <i>(equivalent to 1months' fixed recurring charges)</i>	\$ 3,425.52
Authorised Use	Software development
Estimated Area (" <u>Area</u> ")	122.34 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>	You must not exceed the maximum floor loading as approved by the Authorities, or (as the case may be) us, and must ensure that the permitted load is evenly distributed.
Other Terms and Conditions	See remaining Attachment

Payment Required for Acceptance of Offer	
New Security Deposit Amount	\$ 3,425.52
<u>LESS</u> Existing Security Deposit Amount* <i>*Any excess deposit under the existing tenancy will be used for payments under the Tenancy.</i>	\$ 3,645.73
Security Deposit Amount payable to Landlord	\$ 0.00
Reinstatement Deposit	N/A
Stamp Duty	\$ 493.00
Non-GIRO Administrative Fee <i>*This administrative fee will be refunded to you if a GIRO application form (which can be downloaded from our website at http://www.jtc.gov.sg) is received by us before 09 June 2026, and the GIRO arrangement is approved by your bank.</i>	\$ 327.00
Total Amount Payable	\$ 820.00