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-00000000-00007013

Allocation No: 7022979
Case ID: 821403

06 November 2025

Offered Tenancy Period:
10 January 2026 to 09 January 2029

Action Required By:
27 November 2025

B2G ENERGIES PTE. LTD.

60 PAYA LEBAR ROAD
#07-54 PAYA LEBAR SQUARE
SINGAPORE 409051

Dear Sirs

OFFER FOR TENANCY OF JTC PREMISES AT 71 AYER RAJAH CRESCENT #06-09 NA SINGAPORE 139951 ("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 **10 January 2026** to **09 January 2029** ("Term").

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

3. To accept our Offer, please do the following by **27 November 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).

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(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 **27 November 2025**.

4. There will be no Tenancy between us if we do not receive by **27 November 2025,** 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 Crystal Wong Wai Ying at or Crystal_WONG@jtc.gov.sg.

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Yours faithfully

Crystal Wong

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

PART 1 (Details)

Premises	**71 AYER RAJAH CRESCENT #06-09 NA SINGAPORE 139951**
Term	**10 January 2026 to 09 January 2029**
Tenancy Commencement Date	**10 January 2026**
Possession Date *(date the Premises will be handed to you)*	**10 November 2025**
Rent per month *(For clarity, the amounts in these rows exclude GST. GST is payable by you.)*	**$ 1,732.56**
Service Charge per month *(For clarity, the amount in this row excludes GST. GST is payable by you.)*	**$ 352.50**
Security Deposit Amount *(equivalent to* **1** *months' fixed recurring charges)*	**$ 2,085.06**
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 10 January 2026**
Authorised Use	**Software development**
Estimated Area ("Area")	**93.5 m^2**
*Maximum Floor Loading **(Note: You must not exceed the Maximum Floor Loading and must ensure that the permitted load is evenly distributed.)*	**10 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	**$ 1,732.56**	**$ 155.93**
Service Charge for one month	**$ 352.50**	**$ 31.73**
Security Deposit Amount	**$ 2,085.06**	
Reinstatement Deposit Amount	**N/A**	
Stamp Duty	**$ 300.00**	
Sub-Total Payable (inclusive of GST at prevailing rate)	**$ 4,657.78**	
Less Application Deposit (if paid)	**N/A**	
Total Amount Payable (inclusive of GST at prevailing rate)	**$ 4,657.78**	

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 A7022979 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.