

DATED THIS DAY OF 05 NOV 2021

BETWEEN

S. K. TIONG PROPERTIES SDN BHD  
(Company No. 954323-V)  
("Landlord")

AND

ITSU WORLD SDN BHD ✓  
(Company No. 1137036-K)  
("Tenant")

---

TENANCY AGREEMENT  
BOUTIQUE OFFICE  
PARCEL NO.: B03-B-13A-1, LEVEL 13A, MENARA 3A

---





KERAJAAN MALAYSIA

IBU PEJABAT  
LEMBAGA HASIL DALAM NEGERI MALAYSIA  
MENARA HASIL  
PERSIARAN RIMBA PERMAI  
CYBER 8, 63000 CYBERJAYA  
SELANGOR DARUL EHSAN



ASAL

**SIJIL SETEM****STAMP CERTIFICATE**

(Sila lekatkan sijil setem ini ke atas surat cara sebagai bukti penyeteraman)  
Please attach this stamp certificate to the instrument as evidence of stamping

**Cara Bayaran** *Payment Method* FPX TRANSACTIONS  
**No. Adjudikasi** *Adjudication No.* L01C02624DXB028  
**Jenis Surat Cara** *Type Of Instrument* PERJANJIAN SEWA  
*Surat Cara Utama*  
**Tarikh Surat Cara** *Date Of Instrument* 05/11/2021  
**Balasan** *Consideration* RM 0.00

**Maklumat Pihak Pertama / Penjual / Pemberi** *First Party / Vendor / Transferor / Assignor*  
S.K TIONG PROPERTIES SDN BHD, NO SYARIKAT 954323V



**Maklumat Pihak Kedua / Pembeli / Penerima** *Second Party / Purchaser / Transferee / Assignee*  
ITSU WORLD SDN BHD, NO SYARIKAT 1137306K

**Butiran Harta / Suratcara** *Property / Instrument Description*  
BO3-B-13A-1, LEVEL 13A, MENARA 3A, KL ECO CITY, NO 3, JALAN BANGSAR, KUALA LUMPUR  
59200, WILAYAH PERSEKUTUAN KUALA LUMPUR

MALAYSIA

Dengan ini disahkan surat cara ini disetem dan diindors seperti maklumat di bawah:  
This is to certify this instrument is stamped and indorsed as below:

No. Sijil Setem <i>Stamp Certificate No.</i>	B0280A212025940
Tarikh Penyeteraman <i>Date of Stamping</i>	08/11/2021
Dutir Setem Dikenakan <i>Amount of Stamp Duty</i>	RM 1,792.00
Penalti <i>Penalty</i>	RM 0.00
Pelajaran <i>Adjustment</i>	RM 0.00
Jumlah Dibayar <i>Total Amount Paid</i>	RM 1,792.00
Indorsemen <i>Indorsement (Aktu Setem 1948)</i>	Seksyen 37, Butiran 49(a)

Pemungut Duti Setem

No. Kelulusan Perbendaharaan *Treasury Approval No.* : KK/BSKK/10/600-2/1/2(60)Tarikh Cetak *Printed Date* : 08/11/2021 05:13:13

Pengesahan ketulenan Sijil Setem ini boleh dipastikan di [stamps.hasil.gov.my](https://stamps.hasil.gov.my) atau melalui aplikasi telefon pintar  
The authenticity of this Stamp Certificate can be verified at [stamps.hasil.gov.my](https://stamps.hasil.gov.my) or by mobile app

Ini adalah cetakan komputer dan tidak perlu ditandatangani  
This is a computer generated printout and no signature is required

## TENANCY AGREEMENT

THIS AGREEMENT FOR A TENANCY is made on the day and year stated in Item 1 of Schedule A.

### BETWEEN:

- (1) S.K.TIONG PROPERTIES SDN BHD (Company No.: 954323-V), a company incorporated in Malaysia having its place of business at 4147, Block 19, Seduan Land District, Upper Lanang Road, 96000 Sibul, Sarawak, Malaysia (hereinafter called "the Landlord") of the one part;

AND

- (2) The party named and described in Item 3 of Schedule A annexed hereto (hereinafter called "the Tenant").

WHEREBY IT IS AGREED as follows: -

### 1. DEFINITIONS AND INTERPRETATION

#### 1.1 Definitions

Agreement	means this Agreement and includes all annexures, appendices, Schedules and attachments to this Agreement.
Appropriate Authorities	means any government, semi or quasi-governmental and/or statutory departments, agencies, bodies having jurisdiction from time to time and at any time over a relevant matter.
Building	means the office building (or such name as may be given and advised by the Landlord from time to time).
Common Areas	means those parts, areas, premises and facilities of and in the Building which are not demised or intended to be demised by the Landlord to the Tenant or to any other tenants including but without limiting the generality of the foregoing, the entrances, staircases, corridors, and conveniences situated in the Building and also lifts, air-conditioning and other like amenities and such other areas, grounds and conveniences from time to time provided or made available by the Landlord for the common or general use or benefit of the tenants, employees, invitees and licensees of the Landlord and all other persons having the like right but shall not include the car parks at the Building whether lateral or basement car parks.
Commencement Date	means the date of commencement of this Agreement as stipulated in Item 6(a) of Schedule A.
Earnest Deposit	means the sum payable by the Tenant to the Landlord prior to the execution of this Agreement and to be held by the Landlord as security for due observance and performance of the Tenant of the provisions of this Agreement, the amount of which is more particularly prescribed in Item 9(a) of Schedule A.
Demised Premises	means all the parcel of premises located in the Building shaded in green in the Floor Plan and more particularly described in Item 4(a) of Schedule A.



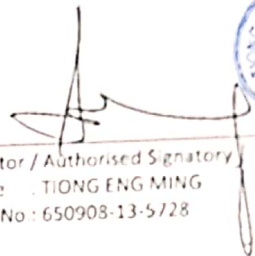
IN WITNESS WHEREOF the Parties have hereunto caused this Agreement to be executed on the date first referred to in this Agreement.

**Landlord**

SIGNED BY  
for and on behalf of  
**S.K. TIONG PROPERTIES SDN BHD**  
in the presence of:

*Ng Cai Lin*

Name : NG CAI LIN  
NRIC No. : 930222145952

  
Director / Authorised Signatory  
Name : TIONG ENG MING  
NRIC No : 650908-13-5728



**Tenant (if executed under hand)**

SIGNED BY  
for and on behalf of  
**ITSU WORLD SDN BHD**  
in the presence of:

*Lim Poh Kiat*

Name : LIM POH KIAT  
NRIC No. : 810924 - 14 - 5811

Director  
Name : LIM POH KIAT  
**ITSU WORLD SDN. BHD.**  
(1137036-K)  
(Formerly known as Kaliste Wellness Sdn. Bhd.)  
No.13, Lorong Teknologi B, Nouvelle Industry Park,  
Taman Sains Selangor 1, Kota Damansara,  
PJU 5, 47810 Petaling Jaya, Selangor  
Tel No: 603 - 7890 3366

*Lim Poh Kiat*

**Tenant (if executed by way of Common Seal)**

The Common Seal of the Tenant  
Is hereby affixed onto this Agreement  
in the presence of:

Director  
Name:  
NRIC No. / Passport No.:

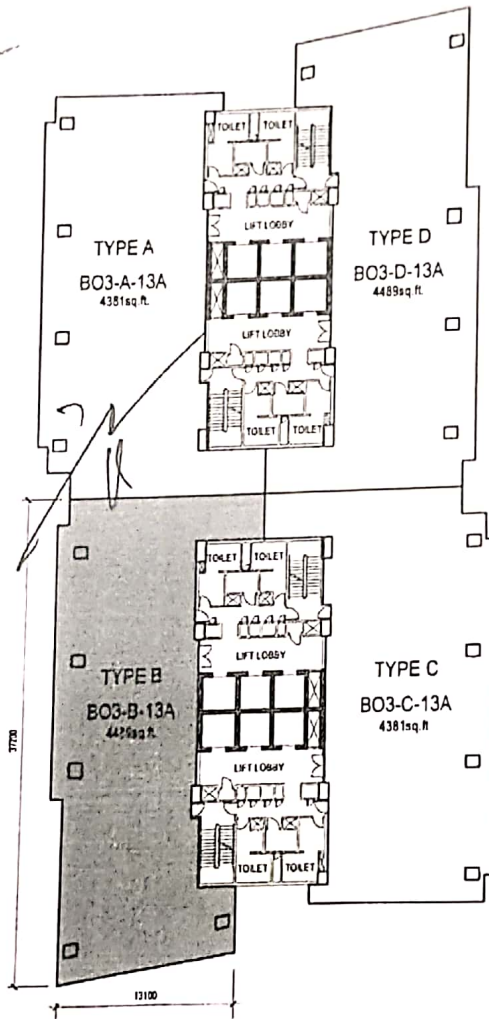
Director / Secretary  
Name:  
NRIC No. / Passport No.:



SCHEDULE A

NO.	ITEM	PARTICULARS
1	Date of Agreement	<b>05 NOV 2021</b>
2(a)	Name of Landlord	S.K. TIONG PROPERTIES SDN BHD (954323-V)
2(b)	Registered Address	Lot 4147, Block 19, Seduan Land District, Upper Lanang Road, 96000 Sibul, Sarawak
2(c)	Correspondence Address	BO3-B-17-1, Menara 3A, KL Eco City, No. 3, Jalan Bangsar, 59200 Kuala Lumpur
2(d)	Telephone	(60)3 – 2280 6777
2(e)	Email(s)	<a href="mailto:emtiong@sktiong.com.my">emtiong@sktiong.com.my</a> (Mrs Leong) / <a href="mailto:cl.ng@sktiong.com.my">cl.ng@sktiong.com.my</a> (Ms Caii Lin)
3(a)	Name of Tenant	ITSU WORLD SDN BHD (1137306-K)
3(b)	Registered Address	Lot 4.81, 4 <sup>th</sup> Floor, Wisma Central, Jalan Ampang, 50450 Kuala Lumpur
3(c)	Correspondence Address	BO3-B-13A-1, Menara 3A, KL Eco City, No. 3, Jalan Bangsar, 59200 Kuala Lumpur
3(d)	Telephone	
3(e)	Email(s)	
4(a)	Demised Premises	BO3-B-13A-1, Level 13A, Menara 3A and shaded in green in the Floor Plan annexed in Schedule C
4(b)	Lettable Floor Area	Approximately 4,489 square feet
5(a)	Term	Two (2) years commencing on the Commencement Date
5(b)	Renewal Term	One (1) year from the Term
6(a)	Commencement Date	15 September 2021
6(b)	Expiry Date	14 September 2023
6(c)	Rent Commencement Date	15 November 2021
6(d)	Handover Date	21 September 2021





FLOOR PLAN OF THE PARCEL  
LEVEL 13A

NOTES:

1. NOT TO SCALE, ALL DIMENSIONS SHOWN ARE IN MM
2. ALL THE INFORMATION CONTAINED IN ALL DRAWINGS IS SUBJECT TO CHANGES AS MAY BE REQUIRED BY THE LOCAL AUTHORITIES AND DEVELOPER'S ARCHITECT

*[Signature]*  
 AR. SYED SOBHI SYED ISMAIL  
 GDP ARCHITECTS SDN. BHD.  
 LAM : A/S 47

