

PHNB/PNB/KI/PAND DESIGN/mna/21-L01

November 3, 2021

PRIVATE & CONFIDENTIAL

Ms. Rachel Teh
Director
P.O. Box No. 8,
18th Floor. 17-118,
Jalan Sultan Ismail,
50250 Kuala Lumpur.

**"WITHOUT PREJUDICE &
SUBJECT TO CONTRACT"**

Dear Ms. Rachel,

OFFER OF TENANCY AT KENANGA INTERNATIONAL BUILDING, NO. 26, JALAN SULTAN ISMAIL, 50250 KUALA LUMPUR

Landlord : Permodalan Nasional Berhad:(Company Registration No. 197801001190) (38218-X)
Tenant : Pand Design Sdn Bhd:(Company Registration No. 201901012701) (1322029-A)
Demised Premises : Suite 2.01C, Level 2, Kenanga International Building, No. 26, Jalan Sultan Ismail, 50250 Kuala Lumpur

We write in reference to various site visits and meeting between your good self and our Encik Mohamed Nadzir Azizi, in relation to the above matter.

Pursuant to that, we are pleased to offer Pand Design Sdn Bhd the tenancy at the above Demised Premises on "as is where is basis" based on the following salient terms and conditions:

- (1). Tenant : Pand Design Sdn Bhd
- (2). Demised Premises : Suite 2.01C, Part of Level 2
- (3). Floor Area : 1,600 sq.ft.
- (4). Purpose of Usage : Office Space
- (5). Monthly Rental Rate :
- (6). Monthly Rental :
- (7). Commencement of Tenancy : December 1, 2021
- (8). Rent Free Period (3 months) : Two (2) months renovations (December 1, 2021- January 31, 2022)
One (1) month rent-free incentive (1 February 2022 - 28 February 2022)