

AGENCY AGREEMENT

Between

Linari Damansara Sdn Bhd (1118165-V)

and

IQI REALTY SDN BHD [E(1)1584] [201401037274 (1113417-U)]

1. Parties

This Agreement is made on **24th April 2026** between:

Linari Damansara Sdn Bhd (1118165-V)

A company incorporated in Malaysia and having its business address at No. 3, (Lot 87237), Persiaran Atmosfera, KWAUSA Damansara, Seksyen U4, 40150, Selangor, Malaysia.

(hereinafter referred to as “**the Developer**”)

and

IQI REALTY SDN BHD [E(1)1584]

[201401037274 (1113417-U)]

A registered real estate agency with the Board of Valuers, Appraisers, Estate Agents & Property Managers (BOVEAP) under registration number **E(1)1584**, having its registered address at No 10A, 1st Floor, Jalan SS2/67, 47300, Petaling Jaya, Selangor, Malaysia.

(hereinafter referred to as “**the Agency**”).

2. Appointment

The Developer hereby appoints the Agency as an **authorized marketing and sales agency** for the following development projects:

1. **Linari Kwasa Damansara**

The Agency is authorized to market, advertise, and promote the abovementioned projects through both **offline and online marketing channels**, including but not limited to:

- Google Ads
 - Meta (Facebook & Instagram) Ads
 - YouTube, TikTok, Xiaohongshu
 - Property listing websites (e.g., iProperty, PropertyGuru)
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3. Period of Appointment

This appointment shall be effective from **31 January 2026** to **31 December 2028**, unless terminated earlier by either party with **30 days’ written notice**.

4. Scope of Work

The Agency shall:

- Conduct marketing and promotional campaigns in compliance with Malaysian advertising and real estate laws.
- Use only **approved project information** and materials provided by the Developer.
- Ensure all advertisements **clearly state IQI Realty Sdn Bhd as the agency** and include the assigned **REN/REA numbers** of negotiators involved.

The Developer shall:

- Provide the Agency with updated marketing materials, property details, and price lists.
- Support the Agency in verifying buyer bookings and commissions according to the project's sales policy.

5. Compliance

Both parties agree to comply with the **Valuers, Appraisers, Estate Agents and Property Managers Act 1981**, **Housing Development (Control and Licensing) Act 1966**, and **Google Ads advertising policies**, especially those governing **transparency and misrepresentation**.

6. Relationship Between Parties

Nothing in this Agreement shall be construed as creating a partnership, joint venture, or employer-employee relationship between the parties. The Agency acts as an **independent contractor** for the purpose of property marketing and sales.

7. Termination

Either party may terminate this Agreement by giving **30 days' written notice**. Upon termination, the Agency shall immediately cease all marketing and advertising related to the Developer's projects.

8. Miscellaneous

This Agreement shall be governed by and construed in accordance with the laws of Malaysia. Any amendment to this Agreement must be made **in writing** and signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

Signed for and on behalf of

Linari Damansara Sdn Bhd (1118165-V)

Wong Sui Yuan

Position: Marketing Manager

Date: 24th April 2026



Signed for and on behalf of

IQI REALTY SDN BHD [E(1)1584]

Company No: 201401037274 (1113417-U)

Lim Wei Liang (REN 69435)

Position: Real Estate Negotiator

Date: 24th April 2026

