



IMPECCABLE VINTAGE PROPERTIES

Terms of Use

Effective 3 September 2026 | Version 1.0

1. Acceptance of These Terms

These Terms & Conditions (“Terms”) govern your access to and use of ivpaero.com (the “Website”), operated by Impeccable Vintage Properties Sdn. Bhd. (Company No. 201501025493 (1150816-H)) (“IVP”, “we”, “us” or “our”). By accessing or using the Website, you agree to these Terms. If you do not agree, stop using the Website.

2. Website Purpose

The Website provides general information about IVP, its facilities, services, portfolio, availability, business ecosystem, tenders and contact channels. Website content is for general information and does not constitute legal, financial, technical, investment, property, aviation or other professional advice.

3. No Offer or Binding Commitment

Information about premises, facilities, availability, dimensions, specifications, services, dates, prices or opportunities is indicative and may change. Nothing on the Website constitutes an offer, lease, licence, award, representation, warranty or binding commitment by IVP unless IVP confirms it in a separate written agreement signed by authorised representatives.

Submitting an enquiry, requesting a site visit or communicating through the Website does not create a tenancy, agency, partnership, employment, fiduciary or contractual relationship.

4. Tender Information

Tender notices and related Website content are invitations for information or participation only. They do not oblige IVP to accept any submission, award any contract, reimburse any cost or proceed with a procurement. The specific tender documents, instructions and conditions govern each opportunity and prevail over general Website content if there is any inconsistency.

IVP may amend, suspend, extend, cancel or withdraw a tender process, subject to applicable tender documents and law. Users are responsible for checking deadlines, addenda, eligibility requirements and submission instructions.

5. Permitted Use

You may access and use the Website for lawful, personal or legitimate business purposes. You must provide accurate information and have authority to submit any information on behalf of an organisation or another person.

6. Prohibited Conduct

You must not use the Website unlawfully; attempt unauthorised access; probe or bypass security; introduce malware or harmful code; overload or disrupt the Website; scrape, harvest or systematically extract content without written permission; impersonate another person; submit false, misleading, infringing or harmful material; use automated systems to abuse forms or bookings; or use IVP content in a way that suggests endorsement without permission.

7. Intellectual Property

The Website and its text, design, graphics, photographs, videos, logos, trademarks, software and other content are owned by or licensed to IVP and are protected by applicable intellectual property laws. You may view and print limited extracts for internal, non-commercial reference. You may not reproduce, modify, distribute, publish, sell, license, create derivative works from or commercially exploit Website content without prior written permission from IVP or the relevant owner.

8. User Submissions

You retain ownership of information and materials you submit. You grant IVP a non-exclusive right to use, copy, store and share them as reasonably necessary to respond to your request, administer a tender or site visit, protect the Website, comply with law and exercise legal rights. You confirm that your submission is accurate, lawful and does not infringe another person's rights.

9. Privacy and Cookies

IVP processes personal data as described in the Privacy Policy. Essential cookies support core functions. Optional cookies operate according to your recorded choices in the cookie preference centre. Privacy Policy acceptance, Terms acceptance and optional cookie consent are separate matters.

10. Third-Party Links and Services

The Website may contain links to third-party websites, maps, booking tools, social media or other services. Links are provided for convenience and do not imply endorsement. IVP does not control and is not responsible for third-party availability, accuracy, security, terms, content or privacy practices.

11. Availability and Changes

IVP aims to keep the Website available and accurate but does not guarantee uninterrupted, error-free or secure access. IVP may change, suspend, restrict or discontinue any part of the Website and may correct errors or update content without prior notice.

12. Disclaimer

To the fullest extent permitted by law, the Website and its content are provided on an “as is” and “as available” basis. IVP excludes warranties, representations and conditions that are not expressly stated, including warranties relating to accuracy, completeness, availability, suitability, non-infringement and fitness for a particular purpose. Nothing in these Terms excludes any guarantee, right or remedy that cannot lawfully be excluded.

13. Limitation of Liability

To the fullest extent permitted by law, IVP and its directors, officers, employees and agents will not be liable for indirect, incidental, special, punitive or consequential loss, loss of profit, revenue, opportunity, goodwill, data or business interruption arising from or related to the Website, third-party services or reliance on Website content.

Where liability cannot be excluded, it will be limited to the extent permitted by applicable law. Nothing in these Terms limits liability for fraud, wilful misconduct, death or personal injury caused by negligence, or any liability that the law does not permit IVP to limit.

14. Indemnity

To the extent permitted by law, you agree to indemnify IVP against losses, liabilities, claims and reasonable costs arising from your unlawful use of the Website, material breach of these Terms, infringement of another person’s rights, or unauthorised or unlawful submission of content. This clause does not apply to the extent the loss was caused by IVP’s own breach, negligence or wilful misconduct.

15. Suspension and Enforcement

IVP may restrict or block access where it reasonably believes a user has breached these Terms, threatened Website security, abused a service or exposed IVP or others to legal or operational risk. IVP may preserve and disclose relevant information where permitted or required by law.

16. Governing Law and Jurisdiction

These Terms are governed by the laws of Malaysia. Subject to any mandatory law, the courts of Malaysia have exclusive jurisdiction over disputes arising from or connected with the Website or these Terms.

17. General Provisions

If any provision is held invalid or unenforceable, it will be adjusted or removed only to the minimum extent necessary and the remaining provisions will continue. A delay or failure by IVP to enforce a

provision is not a waiver. These Terms are the entire agreement governing general Website use, but specific tender documents, booking conditions or signed agreements prevail for their respective subject matter.

18. Changes to These Terms

IVP may update these Terms by posting a revised version with a new effective date. Continued use after publication means the revised Terms apply to subsequent use. Material changes should be highlighted on the Website where reasonably practicable.

19. Contact

Questions about these Terms may be sent to info@myivp.com.my or addressed to: Impeccable Vintage Properties Sdn. Bhd., Ground Floor, Administrative Building 2, Complex A, Sultan Abdul Aziz Shah Airport, 47200 Subang, Selangor, Malaysia. Telephone: +603-7859 0223.