

STRATA MANAGEMENT ACT 2013
STRATA MANAGEMENT (MAINTENANCE AND MANAGEMENT) REGULATION 2015

**NOTICE OF THE SECOND ANNUAL GENERAL MEETING OF
MANAGEMENT CORPORATION**

To:

ALL PROPRIETORS CONSTITUTING THE Q SENTRAL MANAGEMENT CORPORATION (PERBADANAN PENGURUSAN Q SENTRAL)

NOTICE IS HEREBY GIVEN THAT the Second Annual General Meeting of the Q Sentral Management Corporation (Perbadanan Pengurusan Q Sentral), convened under 2nd Schedule, Para 10 of the Strata Management Act 2013 [Act 757], will be held at **West Wing (Food Court Area), Level 11, Q Sentral, No. 2A, Jalan Stesen 2, Kuala Lumpur Sentral, 50470 Kuala Lumpur, on Friday 30th April 2021, at 10.00a.m.** for the following purposes :

IMPORTANT REMINDER

Please bring along your Identification Card/Passport. For recent registration of proprietorship within three months hereof, please bring along a certified true copy of the strata title of your parcel for purpose of verification for entitlement to vote and/or to seek election at this AGM.

AGENDA:

1. To elect the Chairman of this AGM.
2. To approve and adopt the minutes of meeting for the 1st AGM held on 20th December 2019.
3. To accept the audited accounts of Management Corporation for period ended 31st December 2020.
4. To consider the annual budget from March 2021 to February 2022.
5. Authority for the Management Corporation to enter into a covenant with proprietors of Business Units at Level 30 and above.

In consideration of the Management Corporation agreeing to impose Service Charges and Sinking Fund Charges on the Business Units of an amount similar to the Service Charges and Sinking Fund Charges due and payable by proprietors of Office Parcels, the proprietors of the Business Units shall agree to covenant that the Business Units shall not be used, or caused to be used, for the purpose of Retail/Ruang Perniagaan and that the Business Units shall only be used, or caused to be used, for the purpose of Office/Pejabat, upon such terms and conditions and in such form of agreement as shall be determined by the Management Committee.

6. Revision of Charges (Equalize The rate for Offices and Business Units)

In consideration of the Management Corporation agreeing to impose Service Charges and Sinking Fund Charges on the Business Units of an amount similar to the Service Charges and Sinking Fund Charges due and payable by proprietors of Office Parcels, therefore for 1st May 2021 onwards the Charges will be revised as follows:

Type of Parcel	Current Service Charges * (per share unit)	Contribution to Sinking Fund - 10% of Charges (per share unit)	Revised Service Charges (per share unit)	Revised contribution to Sinking Fund - 10% of Charges (per share unit)
1. Office (Maintained)	RM6.96 (RM0.82 per sq.ft)	RM0.70	RM6.96 (RM0.82 per sq.ft)	RM0.70
2. Business (Reduce)	RM3.53 (RM1.00 per sq.ft)	RM0.35	RM2.90 (RM0.82 per sq. ft)	RM0.29 (RM0.082 per sq.ft)
3. Retail (Level 11-13) (Maintained)	RM3.33 (RM1.00 per sq.ft)	RM0.33	RM3.33 (RM1.00 per sq.ft)	RM0.33
4. Car Park (Maintained)	RM5.53 (RM0.37 per sq.ft)	RM0.55	RM5.53 (RM0.37 per sq.ft)	RM0.55

*Current Service Charges represent Service Charge rate as per EGM on 14th February 2020.

7. Application / Compliance to MSC tier 1 status

This meeting shall agree that Q Sentral shall comply with MSC Malaysia Cybercentre Performance Standards in order to maintain Designated Premises (MSC Status Building) which is governed by Malaysia Digital Economy Corporation (MDEC) Sdn Bhd, an agency under Ministry of Communications & Multimedia.

8. To consider and approve the proposal for the Management Corporation to execute "right of way" contract for In Building Cellular Coverage ("IBC") Solution)

In consideration of a fee payable by XMT Technologies Sdn Bhd ("XMT") to the Management Corporation, of such sum as shall be determined by the management committee, this meeting shall agree that the Management Corporation may enter into an agreement with XMT, to grant to XMT the right to use certain parts of the common property (for example, the roof-top, ceilings, riser shafts or other parts of the common property) for the purpose of XMT installing equipment and laying of cables to provide Mobile Coverage within Q Sentral for a period of ten (10) years, upon such terms and conditions as shall be determined by the management committee.

9. To accept the proposed settlement of RM2,000,000.00 in relation to Q Sentral Data Centre

This meeting shall accept on "Proposed Settlement" sum of Ringgit Malaysia Two Million only (RM2,000,000.00) as full and final settlement of all actions, claims, rights, demands, set-offs and issues between the developer, Cosy Bonanza Sdn Bhd and Perbadanan Pengurusan Q Sentral and parcel owners/purchasers of Q Sentral in respect and in relation to the data centre, which should be located within Level 29 of Q Sentral.

10. To determine the number of members of the management committee and to elect the management committee where there are more than three proprietors.
11. Any other matter connected with maintenance and management of the common property.

TAKE FURTHER NOTICE THAT any proprietor may by notice in writing sent to the registered office of the Management Corporation stated herein, in not less than seven (7) days before the time for holding the meeting, require inclusion of a motion to amend any of the existing motions as set out in the notice in the agenda of this Second Annual General Meeting.

Dated: 08th April 2021

For and on behalf of:

PERBADANAN PENGURUSAN Q SENTRAL

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Dato' Rabinder Singh A/L Inderjit Singh
Chairman, Management Committee of Perbadanan Pengurusan Q Sentral
Level M1, Q Sentral, No. 2A Jalan Stesen Sentral 2,
Kuala Lumpur Sentral, 50470 Kuala Lumpur