Perbadanan Pengurusan Q Sentral
Level M1, Q Sentral, No. 2A Jalan Stesen Sentral 2,
Kuala Lumpur Sentral, 50470 Kuala Lumpur.

Minutes of the 6th Annual General Meeting of
Perbadanan Pengurusan Q Sentral

Date: 12th December 2025

Time: 10.30 a.m.

Venue: West Wing (Food Court Area), Level 11, Q Sentral, No. 2A, Jalan Stesen Sentral 2, Kuala Lumpur Sentral, 50470 Kuala Lumpur.

Present:	**Perbadanan Pengurusan Q Sentral ("MC for Term 2024/2025")** 1. Chairman – Dato' Rabinder Singh A/L Inderjit Singh, Unit No. 15-07 2. Treasurer – En. Wan Ade Razman Bin Che Wan Bakar - Corporate Representative of Semasa Parking Sdn Bhd, Unit No. PKL-1 (WAN) 3. Secretary – Mr. Seah Hsin Yeow, Unit No.11-03 4. Management Committee Member – Lim Teik Koang - Corporate Representative of Cipta Sumbang Sdn Bhd, Unit No. 23A-15
Others	1. Lai Chee Hoe (LCH) - Chee Hoe & Associates (Legal Advisor) 2. Alvin Ching (AC) – Ching & Associates Plt (Auditor) 3. Rajakumar A/L Rajaratnam (RR) - KP Global Property Management Sdn Bhd (Property Management Company) 4. Baskaran a/l Subramaniam (BSK) - KP Global Property Management Sdn Bhd (Property Management Company) 5. Nurdiana Binti Arif (DIANA) - KP Global Property Management Sdn Bhd (Property Management Company) 6. Richard Au Kean Hau (RAKH) – KP Global Property Management Sdn Bhd (Property Management Company) 7. S.Deebanth (DS) – PPQS (Building Manager) 8. Saidulnazid Bin Kamari(SN) – Cofreth (M) Sdn Bhd (Facilities Manager) 9. Ahmad Siraaj Bin Mohamad Hisyam (AS) – Cofreth (M) Sdn Bhd (Facilities Engineer) 10. Shanmugasundraraj.G (SHAN) - Senior Manager (Toshiba Elevator (M) Sdn Bhd)
Present:	**Proprietors and Proxies** Please refer to the attendance list attached herewith.

Attachments	Full sets of Notice of Annual General Meeting (AGM) on 12th December 2025

No.	Document Reference No.	Document Description
1.		Notice of AGM & Agenda
2.	Appendix A	Annual Operating Budget for Year 2026

Minutes of the 6th Annual General Meeting of Perbadanan Pengurusan Q Sentral held at the West Wing (Food Court Area), Level 11, Q Sentral, No. 2A, Jalan Stesen 2, Kuala Lumpur Sentral, 50470 Kuala Lumpur on **12th December 2025**

1.0 Quorum

Under Subparagraph 15(1) of Second Schedule of the Strata Management Act 2013 ("the Act"), the required Quorum of a General Meeting is one-half of the proprietors who have paid all the Charges or contributions to the Sinking Fund or any money due and payable in respect of their parcels before the seventh day prior to the date of the General Meeting ("Proprietors entitled to vote").

The requisite quorum was not present at 10:00 a.m.

- Total proprietors Eligible to vote: 379
- Total proprietors Present at 10:00 a.m.: 32

Therefore, the Senior Finance & Admin Manager, Mr. Richard Au ("RAKH") declared that the Meeting be duly convened at 10:30 a.m.

After the 30-minute mandatory waiting period as per Subparagraph 15(2) of the Second Schedule of the Act, the meeting proceeded with the following quorum:

- Total proprietors Present at 10:30 a.m.: 41

2.0 The Meeting

The Chairman of the Q Sentral Management Corporation (MC), Dato' Rabinder Singh a/l Inderjit Singh (DRS) welcomed and thanked the proprietors and proxies for attending the Meeting. He then requested Mr. Baskaran (BSK) – KP Global Property Management Sdn Bhd (Property Management Company) to proceed with the AGM agendas. BSK welcomed all attendees and announced the Code of Conduct.

2.1 Agenda 1: Ordinary Resolution No. 1 – Election Of Chairman

BSK informed the meeting that, in accordance with paragraph 16 of the Second Schedule of the Strata Management Act 2013 ("Act 757"), a chairman must be elected from among the proprietors present and eligible to vote, to preside over the meeting until its conclusion.

BSK then called for nominations for the election of chairman for the AGM, opening the floor for nominations. The results were as follows:-

No	Nominee	Proposed By	Seconded By
1.	Dato' Rabinder Singh a/l Inderjit Singh (Owner for Unit No. 15-07)	Lim Teik Koang (Corporate Representative for Unit No. 23A-16)	En Wan Ade Razman (Corporate Representative for Unit No. PKL-1)

With no further nominations from the floor, WAN Corporate Representative from Unit No.PKL-1, proposed to close the nominations. This was seconded by Dato' Dr. Jaspal Singh Manocha (DJS), Corporate Representative from Unit No. 31-16.

As such, Dato' Rabinder Singh (DRS) was elected as the Chairman of the meeting.

Ordinary Resolution No. 1

"THAT IT IS HEREBY RESOLVED AND AGREED UPON BY Q SENTRAL MANAGEMENT CORPORATION to elect a chairman from those proprietors present who are entitled to vote from the proprietors to preside over the Annual General Meeting ("AGM") of the MC until its conclusion pursuant to paragraph 16 of the Second Schedule of the Strata Management Act 2013 ("Act 757")."

Results: **Carried unanimously.**

Welcome Note of the 6th AGM

The Chairman of the Q Sentral Management Corporation (MC), Dato' Rabinder Singh (DRS), introduced the three committee members who served during the 2024/2025 term: En Wan Ade Razman (WAN)-Corporate Representative of Unit No. PKL-1) as Treasurer, Mr.Seah Hsin Yeow (SHY)-Owner of Unit 11-03) as Secretary, and Mr.Lim Teik Koang (LTK)-Corporate Representative of Unit 23A-15) as committee member.

DRS expressed gratitude to the committee members for their dedication, time, and effort in performing their duties under the Strata Management Act. He then proceeded with the tabling of the next agenda.

2. TO APPROVE AND ADOPT THE PREVIOUS MINUTES OF MEETING

Ordinary Resolution No. 2 – To Approve and Adopt the Minutes of Meeting For 5th AGM (26th September 2024)

The minutes were circulated earlier in the AGM pack and displayed on the slides for the attendees' benefit.

Yew Ah Bean (YAB)-Owner of Unit 20-13A opinionated that his remarks in the previous meeting (5th AGM) were not fully captured in the minutes which included the contents of a letter previously sent to the MC. DRS then proceeded to read out the said letter and compared its contents with the relevant section of the 5th AGM Minutes of Meetings (page 29 under "Other Matters") and clarified that all contents raised had been recorded concisely and in accordance to the [DG1][A2][A3]recording of the 5th AGM and he explained that what was captured in the minutes is as per the recording. YAB accepted DRS's clarification. DRS thanked YAB and added that such queries promote transparency and clarity.

In the absence of further query or comments, DRS called to proceed with Ordinary Resolution No.2 and announced that Ordinary Resolution No.2 will be tabled for voting to maintain procedural formality.

Ms.Chua Huey Ying (CHY), Corporate Representative for Unit No. PKL-2, demanded for voting by poll for all motions in this 6th AGM.

Two scrutineers were invited among the proprietors, but only one volunteered for the role. Lai Chee Hoe (LCH) of Chee Hoe & Associates (Legal Advisor) confirmed that one scrutineer sufficed for procedural legality.

Scrutineer to oversee and verify the integrity of the voting procedures and vote-counting processes:

1. Dato' Dr. Jaspal Singh (DJS), Corporate Representative from Unit No. 31-16.

This Motion was tabled for a vote	
Proposed By	Seconded By
Chua Huey Ying (CHY) (Corporate Representative for Unit No.PKL-2)	Poo Choon Hoh (PCH) (Corporate Representative for Unit No. 23A-07)

Voting Results as follows:

Options	FOR	AGAINST
Polling Results	54,173 Share Units	0 Share Units

The voting results were announced, and DRS declared that Ordinary Resolution No.2 in relation to the minutes of the Q Sentral 5th AGM held on 26th September 2024 was carried unanimously.

Ordinary Resolution No. 2 – To Approve and Adopt the Minutes of Meeting For 5th AGM (26th September 2024)
"THAT IT IS HEREBY RESOLVED AND AGREED BY Q SENTRAL MANAGEMENT CORPORATION ("MC") that the minutes of meeting of Q Sentral for the 5th AGM held on 26th September 2024 be and is hereby approved for adoption.

Result: **Carried unanimously.**

3. TO ADOPT THE AUDITED ACCOUNTS OF MANAGEMENT CORPORATION FOR THE FINANCIAL YEAR ENDED 31ST DECEMBER 2024

Ordinary Solution 3: To Adopt the Audited Account for Year Ended 31st December 2024

The audited accounts for the Year Ended 31st December 2024 was circulated earlier in the AGM pack and was displayed on the slides for the benefit of the attendees.

DRS invited the Treasurer En. Wan Ade Razman (WAN), Corporate Representative for Unit No. PKL-1 for further explanation of the audited accounts. WAN presented that a reduction in deficit was noted during the comparison of the financial year 2023 and 2024. WAN added that subsequent to the various cost-saving efforts and initiatives taken by the MC, a reduction of deficit from RM2.4 m to RM1.3 m was reflected.

Alvin Ching (AC) from Ching & Associates Plt(Auditor) presented the audited accounts with explanation with regards to the financial position, income and expenditures. AC then declared to the floor that the audited account reflected a true and fair view of the Q Sentral accounts.

As no inquiries and comments were raised by the owners, DRS announced that Ordinary Resolution No. 3 would be tabled for vote.

This Motion was tabled for a vote	
Proposed By	Seconded By
Dato' Rabinder Singh a/l Inderjit Singh (DRS) (owner for Unit No. 15-07)	Mr. Lim Teik Koang (LTK) (Corporate Representative for Unit No.23A-16)

Voting Results as follows:

Options	**FOR**	**AGAINST**
Polling Results	55,189 Share Units	0 Share Units

The voting results were announced and DRS declared that Ordinary Resolution No.3 in relation to the adoption the Audited Account for Year Ended 31st December 2024 was carried unanimously.

Ordinary Solution 3: To Adopt the Audited Account for Year Ended 31st December 2024

"THAT IT IS HEREBY RESOLVED AND AGREED BY Q SENTRAL MANAGEMENT CORPORATION ("MC") that the audited account for year ended 31st December 2024 be and is hereby approved for adoption.

Result: **Carried unanimously.**

4. TO ADOPT THE ANNUAL OPERATING BUDGET FOR YEAR 2026

ORDINARY RESOLUTION NO. 4 – ANNUAL OPERATING BUDGET FOR YEAR 2026

The Annual Operating Budget for year 2026 was presented and displayed on screen, the same which was attached and sent to all owners with the AGM Pack.

As no inquiries were raised by the owners, DRS announced that Ordinary Resolution No. 4 would be tabled for vote.

This Motion was tabled for a vote	
Proposed By	Seconded By
Seah Hsin Yeow (SHY) (owner for Unit No. 11-03)	Lim Teik Koang (LTK) (Corporate Representative for Unit No. 23A-16)

Voting Results as follows:

Options	FOR	AGAINST
Polling Results	47,269 Share Units	7,457 Share Units

The voting results were announced and DRS declared that Ordinary Resolution No.4 in relation to the annual operating budget for year 2026 was carried by majority.

ORDINARY RESOLUTION NO. 4 – ANNUAL OPERATING BUDGET FOR YEAR 2026

"THAT IT IS HEREBY RESOLVED AND AGREED BY Q SENTRAL MANAGEMENT CORPORATION ("MC") that the annual operating budget for year 2026 be and is hereby approved as set out in "Appendix A"

Result: **Carried by majority**.

5. CHARGES AND SINKING FUND RATE

a. Ordinary Resolution No. 5(a) – Charges Rate

The motion was presented and displayed on screen, the same which was attached and sent to all owners with the AGM Pack.

Law Hock Hua(LHH)-Corporate Representative of Unit No. 21-02 made reference to two cases namely *the Springtide Residences case* and the *Phileo Damansara 1 (PD1)* case, where he questioned the committee on whether a single budget with differential charge according to parcel type is permitted under section 60(3)(b) of SMA 2013. He opined that this provision only applied to properties that contain both residential and non-residential unit. He urged the PD1 (which contains retail(shops), office and car park parcel) represented the closest precedent for the adoption of a single rate policy, calculated by dividing the proposed budget by the total share unit would seem more accurate in the context of Q Sentral.

LHH added that such implementation of multiple charge rate would be unlawful should the Management Committee choose to proceed as it would be an offence under the Act. He suggested the Management Committee should have tabled a Private Motion to propose the multiple rate policy as a safeguard.

DRS explained the below:-

1) A concerned owner, Mr. Nolan Bin Mohamed Tahir (NBM)-Owner of Unit No.33-10, had filed a Tribunal case challenging the Private Motion on the multiple rate policy which was approved and passed at Q Sentral's 5th AGM in year 2024. The Tribunal award had been granted in favour of Q Sentral Management Corporation, allowing the adoption of a Multiple Rate Policy. Subsequently, no further appeal was filed by the owner.
2) The Tribunal's award constitutes the legal basis justifying the implementation of the multiple-rate policy. The decision stands as strong evidence in determining the legality of such implementation within the context of Q Sentral.
   Furthermore, DRS added th at the AGM is not the court of law and anyone may have a different legal opinion. It was inappropriate to quote other buildings or cases that are not directly related to the context of Q Sentral.
3) As of this point, no motion proposing a single-rate policy had been submitted by any party for owners to consider as an alternative in determining the appropriate charges for Q Sentral.

LHH opined that the adoption of the multiple rate policy for Q Sentral maybe unlawful and requested his comment be recorded in the minutes. He further observed that Q Sentral had previously adopted the single rate charge practice during the Joint Management Body (JMB) period, which he opined was regarded asgood practise. He also added that during the Management Corporation period, the polling votes had been used in the nomination process for Management Committee members

LHH shared that under the Section 151 of SMA 2013, the Minister of Housing & Local government is empowered to address unique situation by exempting specific persons or type of buildings from compliance with certain maintenance and management requirements. In summary, he opined that the car park parcel could operate & be financially independent from the Management Corporation and be exempted from participation in the AGM, which allow the car park owner to operate as a sub-Management Committee.

DRS explained that queries related to differential rates had been responded earlier. He further clarified there was only for (4) MC members who had been elected in the year 2024, which contradicted LHH's statement regarding nomination of more MC member to gain support for votes.

DRS further noted that the Management Committee would seek legal consulting and opinion regarding the Section 151 of SMA 2013.

Poo Choon Hoh (PCH)-Corporate Representative of Unit No.23A-07 raised that the proposed charge rate for retail parcel (RM 4.0910) had some minor decimal error. RAKH responded that the proposed charge rate for retail parcel (RM 4.0910) had been set from computation, and the difference highlighted as an error was RM 0.0001 which occurred due to computation rounding off. PCH accepted the explanation, and added for it to be recorded for the clarity of all proprietors present.

LHH pointed that the Q Sentral audited reports indicated a surplus of RM3 million which implies that the Q Sentral would remain financially sustainable under the current charge rate.

DRS replied that the Management Corporation had taken many steps of cost-saving approaches to improve Q Sentral's funds, some efforts include:-

- Change of Facilities Management company from SSRV (M) Sdn Bhd to Cofreth (M) Sdn Bhd (approximate reduction of RM500k in expenses)
- Change of Property Management company from Proplead Sdn Bhd to KP Global Property Management Sdn Bhd (approximate reduction of RM150k in expenses)
- Change of Cleaning Services company from Crystal Clear Cleaning Sdn Bhd to AEON Delight Sdn Bhd
- Replacement of several auxiliary police to security guards (reduced expenses) in past years.

In summary, DRS explained that the proposed charges rate reflects a 6% increase for all types of parcels. This increase is necessary to address several unavoidable cost factors such as the new implementation of SST rates across more industries by KASTAM, the minimum wage order of RM1,700, and new utility tariffs including electricity (changeover from ICPT to AFA which fluctuates according to prevailing fuel price) and domestic water rate.

YAB requested for a comparison of current and proposed charge rate could be displayed. DRS agreed and instructed RAKH for the rate comparison to be written on the whiteboard.

No.	Type of Parcels	Current Charges Rate (RM)	Proposed Charges Rate (RM)
(1)	Office units	8.0666 per share unit per month	8.5506 per share unit per month
(2)	Business Units	3.3611 per share unit per month	3.5628 per share unit per month
(3)	Retail (Units Level 11-13)	3.8595 per share unit per month	4.0910 per share unit per month
(4)	Carpark	6.4093 per share unit per month	6.7938 per share unit per month

YAB mentioned that the content of the charges recorded in the Minutes of the 5th AGM was inaccurate (on page 20). RAKH clarified that the Ordinary Resolution No. 6 was carried and approved. However, the Special Resolution No.5 (in page 19) was required to achieve a 75% threshold over total votes but the Special Resolution No.5 had failed to reach the 75% threshold and therefore, due to that, the Management Corporation could not implement the Ordinary Resolution No. 6 despite it beingapproved and carried in the AGM.

RAKH further pointed out that the current charges adopted since October 2024 was clearly recorded on page 26 as the approved charges rate under the Private Motion No.1 & No.2. DRS verified and requested YAB to confirm the same. YAB accepted the clarification.

While waiting for the vote counting process, LHH shared his personal view on the recent Jabatan Kastam Diraja Malaysia (KASTAM) enforcement. The SST

taxation had been charged on both maintenance charges and sinking fund for commercial buildings is perceived as double taxation as the Management Office bills the owners and the vendors also charge the Management Office.

WAN updated that the PPQS had appealed the SST taxation imposed on Sinking Fund to KASTAM and also had initiated a discussion together with Malaysian Institute of Property and Facility Managers (**MIPFM**), the Royal Institution of Surveyors Malaysia (**RISM**), the Association of Valuers, Property Managers, Estate Agents, and Property Consultants in the Private Sector Malaysia (**PEPS**), the Institute of Malaysian Property Agents and Consultants (**IMPAC**), Commissioner of Buildings (COB-DBKL) and other relevant departments to obtain a positive result.

DRS added that PPQS had submitted a formal request to the current Prime Minister YAB Dato' Seri Anwar bin Ibrahim who is also the Minister of Finance (MOF), seeking an exclusion for Q Sentral from being subject to such SST taxation but however, received an unfavourable response from MOF. PPQS subsequently filed a formal request for a meeting and is currently awaiting KASTAM's response. DRS assured the owners that the Management Corporation will appeal this matter.

LHH shared that he serves as an advisor to a non-government body (NGO) and would have the opportunity to meet the Deputy Minister of Ministry of Finance (MOF) next month. LHH took the opportunity to request for Q Sentral's accumulated SST billed to the owner and SST payment made to vendors since 1st January 2019 and committed to raise the matter during the said meeting with Deputy Minister. DRS welcomed LHH's request, and instructed RAKH to furnish the relevant information for LHH's onward action, noting that this action aligns with the Management Corporation's objective to appeal the perceived unfair SST taxation.

Subsequent to the explanation and clarification provided, DRS announced that Ordinary Resolution No.5(a) would be tabled for vote as there were no further inquiries raised by any owners.

This Motion was tabled for a vote	
Proposed By	**Seconded By**
Wan Ade Razman bin Che Wan Bakar (Corporate Representative for Unit No. PKL-1)	Lim Teik Koang (Corporate Representative for Unit No.23A-16)

Voting Results as follows:

Options	FOR	AGAINST
Polling Results	42,965 Share Units	12,410 Share Units

The voting results were announced and DRS declared that Ordinary Resolution No.5(a) in relation to the rate of Charges was carried by majority.

Ordinary Resolution No. 5(a) – Charges Rate

"THAT IT IS HEREBY RESOLVED AND AGREED BY Q SENTRAL MANAGEMENT CORPORATION ("MC") that pursuant to section 60(3)(b) of the Strata Management Act 2013 [Act 757] in order to ensure that there will be adequate and sufficient fund for the management and maintenance of the common property of Q Sentral and to reflect the actual or expected general or regular expenditure of each component, the rates of Charges are hereby approved with effect from 1st January 2026 as follows:-

Proposed Multiple Rate Scheme

No.	Type of Parcels	New Charges Rate
(1)	Office Units	RM 8.5506 per share unit per month
(2)	Business Units	RM 3.5628 per share unit per month
(3)	Retail (Units Level 11-13)	RM 4.0910 per share unit per month
(4)	Carpark	RM 6.7938 per share unit per month

Result: **Carried by majority.**

b. Ordinary Resolution No. 5(b) – Sinking Fund Rate

The motion was presented and displayed on screen, the same which was attached and sent to all owners with the AGM Pack.

BSK announced that a polling form which was meant for Agenda 5(b) from Unit No.25-3A was wrongfully polled in the Agenda 5(a), Hence, such polling form was treated as a "Disqualified" vote.

Scrutineer DJS-Corporate Representative from Unit No. 31-16 further highlighted that all polling forms must be marked with a "tick" only and otherwise would be treated as a "Disqualified" vote. At that point of time, were two (2) polling forms which were found to be disqualified.

As the explanatory notes and new Sinking Fund rate were provided in the AGM pack, and no further inquiries were raised by the owners, DRS announced that Ordinary Resolution No.5(b) would be tabled for a vote.

This Motion was tabled for a vote	
Proposed By	**Seconded By**
Wan Ade Razman bin Che Wan Bakar (Corporate Representative for Unit No. PKL-1)	Lim Teik Koang (Corporate Representative for Unit No.23A-16)

Voting Results as follows:

Options	FOR	AGAINST
Polling Results	41,250 Units	13,765 Share Units

The voting results were announced and DRS declared that Ordinary Resolution No.5(b) in relation to the Sinking Fund rate was carried by majority.

Ordinary Resolution No. 6(b) – Charges Rate

"THAT IT IS HEREBY RESOLVED AND AGREED BY Q SENTRAL MANAGEMENT CORPORATION ("MC") that pursuant to Section 61(3) of the Strata Management Act, 2013 [Act 757], the rate of contribution to Sinking Fund shall be fixed at 10% of the respective Charges with effect from 1st January 2026 to reflect the actual or expected capital expenditure be and is hereby approved as follows:-

No.	Type of Parcels	New Sinking Fund Rate
(1)	Office Units	RM 0.8551 per share unit per month
(2)	Business Units	RM 0.3563 per share unit per month
(3)	Retail (Units Level 11-13)	RM 0.4091 per share unit per month
(4)	Carpark	RM 0.6794 per share unit per month

AND THAT the Charges and Sinking Fund contributions shall be paid in full by the respective proprietors."

Result: **Carried by majority.**

6. Late Payment Interest
Ordinary Resolution No. 6 - Late Payment Interest

The motion was presented and displayed on screen, the same which was attached and sent to all owners with the AGM Pack.

LHH expressed his personal view that the agendas on Late Payment Interest and Insurance should not be repeatedly tabled in the AGM every year for the reasons below:

1) The newly proposed late payment interest would only be required to table if it varies from the ten percent (10%) rate as stipulated under the SMA 2013 and
2) The building fire insurance may be exposed to the risk of being revoked and rejected by the floor. Furthermore, the purchase of building fire insurance is a compulsory obligation to be carried by the Management Corporation under the SMA 2013 and

3) Tabling these agendas would be time consuming especially if voting was undertaken by way of poll

BSK announced that a polling form for Agenda 5(b) from Unit No.32-20 was wrongfully polled in the Agenda 5(a), Hence, the said polling form was disqualified.

As no further inquiries were raised by the owners, DRS announced that Ordinary Resolution No.6 would be tabled for a vote.

This Motion was tabled for a vote	
Proposed By	**Seconded By**
Dato' Rabinder Singh a/l Inderjit Singh (Owner for Unit No. 15-07)	Lim Teik Koang (Corporate Representative for Unit No. 23A-16

Voting Results as follows:

Options	**FOR**	**AGAINST**
Polling Results	55,054 Share Units	186 Share Units

The voting results were announced and DRS declared that Ordinary Resolution No.6 in relation to the Late Payment Interest was carried by majority.

Ordinary Resolution No. 6 – Late Payment Interest

"THAT IT IS HEREBY RESOLVED AND AGREED BY Q SENTRAL MANAGEMENT CORPORATION ("MC") that, if any whatsoever contributions, Charges which were approved in this AGM (as set out in the preceding resolutions relating to Charges and contribution to the Sinking Fund, whatever it may be) or sums due to the Q Sentral Management Corporation from any of the following –

(a) Maintenance Account;
(b) Sinking Fund Account;
(c) Other Charges or sums due to Q Sentral Management Corporation;

and remaining unpaid by a proprietor at the end of each calendar month for the monthly Charges and contribution to the Sinking Fund as approved or after one (1) month from the date of invoice for item (c), as the case may be, the proprietor shall pay interest at the rate of ten percent (10%) per annum, to be calculated on a daily rest basis after the due date until it is fully paid with effect from the date of the commencement of the management period by MC pursuant to sections 58, 59, 60 and 61 of the Strata Management Act, 2013 [Act 757] effective 1st January 2026"

Result: **Carried by majority.**

7. To confirm Insurance effected by Management Corporation

a. **Ordinary Resolution No. 7(a) – Fire Insurance**

The motion was presented and displayed on screen, the same which was attached and sent to all owners with the AGM Pack.

DRS briefly explained that Etiqa General Takaful Bhd was appointed as they offered the lowest premium pursuant to the open tender procurement process.

DRS shared that Pacific Insurance Bhd was invited to participate in the open tender every year but the Management Corporation was unable to appoint due to their high premium price.

As no further inquiries were raised by the owners, DRS announced that Ordinary Resolution No.7(a) would be tabled for vote.

This Motion was tabled for a vote	
Proposed By	**Seconded By**
Seah Hsin Yeow (Owner for Unit No. 11-03)	Chua Huey Ying (Corporate Representative for Unit No. PKL-2)

Voting Results as follows:

Options	FOR	AGAINST
Polling Results	51,260 Share Units	0 Share Units

The voting results were announced and DRS declared that Ordinary Resolution 7(a) in relation to the Fire Insurance was carried unanimously.

Ordinary Resolution No. 7(a) – Fire Insurance

"THAT IT IS HEREBY RESOLVED AND AGREED BY Q SENTRAL MANAGEMENT CORPORATION ("MC") to confirm and ratify the insurance effected by the Management Committee (confined to damage policy only set out below

No.	Class	Sum Insured (RM)	Inception	Expiry	Premium (RM)
1.	Fire (Building)	852,078,243	15-06-2025	14-06-2026	225,315

Result: **Carried unanimously.**

b. **Special Resolution No. 7(b) – Other Insurances**

The motion was presented and displayed on screen, the same which was attached and sent to all owners with the AGM Pack.

As no inquiries were raised by the owners, DRS announced that Special Resolution No.7(b) would be tabled for vote.

This Motion was tabled for a vote	
Proposed By	**Seconded By**
Seah Hsin Yeow (Owner for Unit No. 11-03)	Poo Choon Hoh (Corporate Representative for unit No. 23A-07

Voting Results as follows:

Options	FOR	AGAINST
Polling Results	53,886 Share Units	0 Share Units

The voting results were announced and DRS declared that Special Resolution No.7(b) in relation to the Other Insurances was carried unanimously.

Ordinary Resolution No. 7(b) – Other Insurances

"THAT IT IS HEREBY RESOLVED AND AGREED BY Q SENTRAL MANAGEMENT CORPORATION ("MC") to confirm and ratify the insurances effected (for other risks by the Management Committee pursuant to Section 98 of the SMA 2013 until their common expiry date

No.	*Class*	*Sum Insured (RM)*	*Inception*	*Expiry*	*Premium (RM)*
1.	*All Risks*	*500,000*	*15-06-2025*	*14-06-2026*	*Total of RM 17,795*
2.	*Burglary*	*250,000*			
3.	*Money in Transit*	*50,000*			
4.	*Money in Premises*	*50,000*			
5.	*Fire Consequential Loss*	*340,000*			
6.	*Public Liability (Any One Period of Insurance)*	*10,000,000*			
7.	*Error and Omission*	*10,000,000*	*15-06-2025*	*14-06-2026*	
8.	*Fidelity Guarantee*	*500,000*			

9.	*Plate Glass*	*500,000*			
10.	*Machinery Breakdown*	*6,500,000*			
11.	*Personal Accident*	*100,000 per pax*			
12.	*Employer's Liability*	*1,000,000*			

AND THAT the Management Committee shall be authorized to take all necessary actions to ensure that there are adequate insurances to cover all relevant risks and perils pursuant to Part VIII of the SMA 2013

AND FURTHER THAT the Management Committee shall be authorized to review and renew the Insurance policies every year with any suitable insurance company save and except for any other new class of insurance policy which must be approved by special resolution at a general meeting of the Management Corporation."

NOTE: Section 98 of the SMA 2013 requires the Management Corporation to pass a special resolution for the purchase of insurance policies save fire insurance policy.

Result: **Carried unanimously.**

8. **To determine the number of Members of Management Committee and to elect the Management Committee**
   a. **Ordinary Resolution No. 8(a)– Determination of Numbers**

   DRS thanked all proprietors on behalf of the committee members who had served the MC for the past term and announced that their term ends today and will let the property management representative, BSK to facilitate the election of the committee for the 2025/2026 term.

   BSK in facilitating the resolution to determine the numbers and election of the management committee, announced that the composition of the committee members as per SMA 2013 shall not be less than three and not more than fourteen persons. It was opened to the floor to propose and second the preferred composition of committee members.

   CHY-Corporate Representative for Unit No.PKL-2 proposed a composition of 5 members and the proposal was seconded by DRS.

   As there was no further proposal from the floor, LTK and Roslee Jelani Bin Abdullah-Corporate Representative for Unit No. PKL-3 proposed and seconded respectively to close the proposal for other numbers of committee members.
   As there was only one proposal, namely that the Management Committee comprise of five (5) members, BSK declared that Ordinary Resolution 8(a) with the number of members of the Management Committee at five (5) members was carried unanimously.

Ordinary Resolution 9(a) – Determination of Numbers

"THAT IT IS HEREBY RESOLVED AND AGREED BY Q SENTRAL MANAGEMENT CORPORATION ("MC") the number of Committee members shall be 5 for the term 2025/2026 pursuant to paragraph 2(1) in the Second Schedule of the SMA 2013."

Result: **Carried unanimously.**

b. **Ordinary Resolution No. 8 (b)– Election of Committee members**

BSK further announced that the election of committee members is opened to the floor to propose any nominees which are listed as below:-.

Unit No.	Nominee	Proposed by	Seconded by
11-03	Seah Hsin Yeow	Kah Sook Yoong (Corporate Representative for Unit No. 11-2)	Wan Ade Razman Bin Che Wan Bakar (Corporate Representative for Unit No.PKL-1)
15-07	Dato' Rabinder Singh a/l Inderjit Singh	Lim Teik Koang (Corporate Representative for Unit No. 23A-15)	Kah Sook Yoong (Corporate Representative for Unit No. 11-2)
PKL-03	Roslee Jelani Bin Abdullah	Lim Teik Koang (Corporate Representative for Unit No. 23A-15)	Seah Hsin Yeow (Owner for Unit No. 11-03)
23A-15	Lim Teik Koang	Dato' Rabinder Sing a/l Inderjit Singh (Owner for Unit no. 15-07)	Seah Hsin Yeow (Owner for Unit No. 11-03)
31-16	Dato' Dr Jaspal Singh Manocha	Dato' Rabinder Sing a/l Inderjit Singh (Owner for Unit no. 15-07)	Lim Teik Koang (Corporate Representative for Unit No. 23A-15)

As there were no further nominations, WAN-Corporate Representative for Unit No. PKL-1 proposed to close the nomination and seconded by PCH-Corporate Representative for Unit No. 23A-07.

In view of the preceding resolution in determining the composition of management committee members as five (5) persons and since there is no further nomination apart from the 5 candidates above, BSK declared those abovenamed as the management committee member of the term 2025 / 2026.

9. **Other Matters**

DRS further briefed the floor on a matter of critical importance, which was with regards to the automatic release of Electro Magnetic (EM) door locks been installed by the office units in Q Sentral.

DRS explained that pursuant to the recent visit by Jabatan Bomba dan Penyelamat Malaysia (BOMBA), whereby the inspecting officer had highlighted that the EM lock had been installed at the main entrance door of the offices on many floors in Q Sentral.

DRS highlighted that pursuant to the " *Undang-Undang Kecil Bangunan Seragam 1984, Bahagian VII – Kehendak-Kehendak Menentang Kebakaran,* specifically *Undang-Undang Kecil 173. Pintu Keluar,*

(1) *Semua pintu keluar hendaklah boleh dibuka daripada sebelah dalam tanpa menggunakan kunci atau apa-apa pengetahuan khas atau tenaga.*

(2) *Pintu keluar hendaklah menutup secara automatik apabila dilepaskan dan semua alat pintu termasuk pemegang pintu magnet hendaklah melepaskan pintu itu apabila berlaku kerosakan kuasa atau penghidupan penggera kebakaran."*

This requirement is mandatory for all parcel units in Q Sentral that are equipped with electromagnetic (EM) lock installed at their office exit doors.

DRS shared that the owners and tenants may choose to engage with the Management Office's recommended contractor to synchronise the automatic release function with PPQS's Fire Control Centre with a fee, or owners may engage with their own vendors but must clarify the required specification with the Management Office.

DRS also stated that the Management Corporation had issued numbers of Notices on the matter since 2024 and expressed that all owners should comply with the instruction to carry out the said automatic release of the EM door lock before the next inspection from BOMBA, in order to avoid compounds or any adverse negative action affecting the renewal of the building fire certificate.

11.0 Adjournment of the 6th A.G.M

DRS thanked the floor for their patience in waiting for the results and suggested to close the meeting.

Proposed By	Seconded By
Lim Teik Koang (Corporate Representative for Unit No. 23A-16)	Wan Ade Razman Bin Che Wan Bakar (Corporate Representative for Unit No. PKL-01)

Without any further issues, the meeting was adjourned at 12:05 p.m. with DRS thanking everyone for their attendance and participation.

Prepared by:

Date: 7th Jan 2026
Baskaran a/l Subramaniam
Head of Operations
KP Global Property Management Sdn Bhd

Verified by:

Date: 07 JAN 2026
S.Deebanth
Building Manager
Perbadanan Pengurusan Q Sentral

Approved by:

Date: 08 JAN 2026
Dato' Rabinder Singh a/l Inderjit Singh
Presiding Chairman
Perbadanan Pengurusan Q Sentral

Perbadanan Pengurusan Q Sentral
6th Annual General Meeting of Perbadanan Pengurusan Q Sentral
Friday, 12th December 2025, 10.30am

Attendance List for Proprietors and Proxies

Eligible Voters

No.	Unit No.	Name
1.	11-02	Kah Sook Yoong (BFG Consulting Sdn Bhd - Corporate Representative)
2.	11-03	Seah Hsin Yeow (Owner)
3.	15-06	Rabinder Singh a/l Inderjit Singh (Owner)
4.	15-07	Rabinder Singh a/l Inderjit Singh (Owner)
5.	15-08	Rabinder Singh a/l Inderjit Singh (Owner)
6.	23A-15	Lim Teik Koang (Cipta Sumbang Sdn Bhd - Corporate Representative)
7.	23A-16	Lim Teik Koang (Cipta Sumbang Sdn Bhd - Corporate Representative)
8.	PKL 1	Wan Ade Raman Bin Chee Wan Bakar (Semasa Parking Sdn Bhd - Corporate Representative)
9.	PKL 2	Chua Huey Ying (Semasa Parking Sdn Bhd - Corporate Representative)
10.	PKL 3	Roslee Jelani Bin Abdullah (Semasa Parking Sdn Bhd - Corporate Representative)
11.	17-13	Hwang Yun Tarng (Proxy)
12.	20-13A	Yew Ah Bean & Lee Kwee Cheng (Proxy)
13.	23A-06	Gan Bee Li (Proxy)

14.	26-06	Lau Lee See (Proxy)
15.	28-01	Ho Chin Kun (Proxy)
16.	32-20	Loo Chia Yin (Proxy)
17.	16-10	Wong Soo Mooi (Corporate Representative)
18.	19-13	Izzatul Husna Binti Affandi (Corporate Representative)
19.	20-13	Izzatul Husna Binti Affandi (Corporate Representative)
20.	21-01	Melanie Oh Yeok Mei (Corporate Representative)
21.	21-02	Law Hock Hua (Corporate Representative)
22.	21-13	Izzatul Husna Binti Affandi (Corporate Representative)
23.	22-13	Izzatul Husna Binti Affandi (Corporate Representative)
24.	23A-05	Poo Choon Kit (Corporate Representative)
25.	23A-07	Poo Choon Hoh (Corporate Representative)
26.	23A-08	Poo Choon Hoh (Corporate Representative)
27.	23A-09	Poo Choon Hoh (Corporate Representative)
28.	25-03	Valerie Oh Yeok Cheng (Corporate Representative)
29.	25-03A	Richard Ang Giap Leng (Corporate Representative)
30.	27-02	Tracy A/P Naranjan Singh (Corporate Representative)
31.	27-07	Norashikin Binti Bai' (Corporate Representative)
32.	30-13	Foong Choong Hong (Corporate Representative)

33.	30-13A	Foong Choong Hong (Corporate Representative)
34.	31-16	Dato Dr Jaspal Singh Manocha (Corporate Representative)
35.	33A-02	Saifulizan Bin Hassani (Corporate Representative)
36.	35-01	Norfazalinah Binti Mumin (Corporate Representative)
37.	36-01	Nur Lina Binti Mohd Hadzran (Corporate Representative)
38.	36-02	Muhammad Zainurin bin Jumaat (Corporate Representative)
39.	37-01	Lee Lan Gin (Corporate Representative)
40.	41-11	Ng Sem Ferng (Corporate Representative)
41.	41-12	Ng Sem Ferng (Corporate Representative)

Observers

No.	Unit No.	Name
1.	33A-01	Nur Sariza Binti Kamaron Zaman (Corporate Representative)
2.	19-07	Athir Naufal Bin Mohd Khir (Corporate Representative)
3.	19-08	Mohammad Zikry (Corporate Representative)