MINUTES

PERBADANAN PENGURUSAN Q SENTRAL

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

CHING & ASSOCIATES PLT
Firm No: AF 1008 | 202106000016
CHARTERED ACCOUNTANTS, MALAYSIA

PERBADANAN PENGURUSAN Q SENTRAL

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

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PERBADANAN PENGURUSAN Q SENTRAL

CORPORATE INFORMATION

CHAIRMAN	:	DATO' RABINDER SINGH A/L INDERJIT SINGH
SECRETARY	:	LIM TEIK KOANG
TREASURER	:	SEAH HSIN YEOW
OTHER COMMITTEE MEMBERS	:	DATO' DR. JASPAL SINGH MANOCHA ROSLEE JELANI BIN ABDULLAH (Resigned on 08.04.2026)
PRINCIPAL PLACE OF MANAGEMENT	:	PEJABAT PENGURUSAN Q SENTRAL LEVEL M1, Q SENTRAL, 2A, JALAN STESEN SENTRAL 2, KUALA LUMPUR SENTRAL, 50470 KUALA LUMPUR.
AUDITORS	:	CHING & ASSOCIATES PLT (FIRM NO.: AF 1008 | 202106000016) CHARTERED ACCOUNTANTS
PRINCIPAL BANKERS	:	AMBANK (M) BERHAD AMBANK ISLAMIC BERHAD RHB BANK BERHAD RHB ISLAMIC BANK BERHAD

PERBADANAN PENGURUSAN Q SENTRAL
(Incorporated in Malaysia)

COMMITTEES' REPORT

The Committee hereby submit their report together with the audited financial statements of the Management for the financial year ended 31 December 2025.

PRINCIPAL ACTIVITY
Perbadanan Pengurusan Q Sentral is the Management Corporation for providing management and maintenance services to the common property of Q Sentral.

FINANCIAL RESULTS

	RM
ACCUMULATED SURPLUS	3,413,306
SINKING FUND	8,002,332

COMMITTEE

The Committee members of the Management Corporation who have served since the date of its Sixth Annual General Meeting on 12th December 2025 are:

DATO' RABINDER SINGH A/L INDERJIT SINGH
SEAH HSIN YEOW
LIM TEIK KOANG
DATO' DR JASPAL SINGH MANOCHA
ROSLEE JELANI BIN ABDULLAH (Resigned on 08.04.2026)

PERBADANAN PENGURUSAN Q SENTRAL
(Incorporated in Malaysia)

STATEMENT BY COMMITTEE

We, **DATO' RABINDER SINGH A/L INDERJIT SINGH** and **SEAH HSIN YEOW** , being the Committee of **PERBADANAN PENGURUSAN Q SENTRAL** , do hereby state on behalf of the Committee that in our opinion, the financial statements as set out on Pages 6 to 16 are drawn up in accordance with applicable approved accounting standards in Malaysia so as to give a true and fair view of the state of affairs of the Management as at 31 December 2025 and of the results of its operations and of the cash flow of the Company for the year ended on that date in accordance with the Strata Management Act 2013 in Malaysia.

On behalf of the Committee,

.....

DATO' RABINDER SINGH A/L INDERJIT SINGH
Chairman

.....

LIM TEIK KOANG
Secretary

.....

SEAH HSIN YEOW
Treasurer

PETALING JAYA
Date : 12 MAY 2026

Before me,

PESURUHJAYA SUMPAH
B835
NUR IRMA FAZURAH BINTI SALIM
01.01.2025 - 31.12.2027
MALAYSIA

.....
Commissioner for Oaths
Suite 345, Block A,
Kompleks Kelana Centre Point,
No. 3, Jalan SS7/19, Kelana Jaya,
47301 Petaling Jaya, Selangor

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PERBADANAN PENGURUSAN Q SENTRAL

Reports on Financial Statements

We have audited the financial statements of **PERBADANAN PENGURUSAN Q SENTRAL** , which comprise the Statement of Financial Position as at 31 December 2025, and the Statement of Income and Expenditure, Statement of Changes in Accumulated Funds, Statement of Cash Flows and Notes to the Financial Statements for the financial year ended 31 December 2025, including a summary of significant accounting policies, as set out on pages 6 to 16.

Management Corporation Committee Responsibility for the Financial Statements

Management Corporation Committee are responsible for the preparation of the financial statements so as to give a true and fair view in accordance with Malaysian Private Entity Reporting Standards and the requirements of the Strata Management Act 2013 in Malaysia. The Committee is also responsible for such internal control as the Committee determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with approved standards on auditing in Malaysia. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgement, including the assessment of risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessment, we consider internal control relevant to the entity's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in circumstances, but not for the purposes of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the committee, as well as evaluating the overall presentation of financial statements.

We believe that the audit evidence we obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements give a true and fair view of the financial position of the Management Corporation Body as of 31 December 2025 and its financial performance and cash flows for the year then ended in accordance with Malaysian Private Entity Reporting Standards.

913 & 915, Block A, Kelana Centre Point, No. 3, Jalan SS 7/19, Kelana Jaya, 47301 Petaling Jaya, Selangor Darul Ehsan, Malaysia.
Tel : 03-7803 7998 (5 Lines) Fax : 03-7803 8998 E-mail : ching@ca1008.com

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PERBADANAN PENGURUSAN Q SENTRAL

Report in Other Legal and Regulatory Requirements

In accordance with the requirements of the Strata Management Act 2013 in Malaysia, we also report that in our opinion the accounting and other records and the registers required by the Act to be kept by Management Corporation Body have been properly kept in accordance with the provisions of the Act.

Other Matters

This report is made solely to the members of Management Corporation Body, as a body, and Commissioner of Building in accordance with the Strata Management Act 2013 in Malaysia and for no other purpose. We do not assume responsibility to any other person for the content of this report.

CHING & ASSOCIATES PLT
Firm No: AF 1008 | 202106000016
Chartered Accountants

CHING JIN WEI
Approval No: 03552/01/2027 J
Signing Partner

PETALING JAYA
Date : 12 MAY 2026

913 & 915, Block A, Kelana Centre Point, No. 3, Jalan SS 7/19, Kelana Jaya, 47301 Petaling Jaya, Selangor Darul Ehsan, Malaysia.
Tel : 03-7803 7998 (5 Lines) Fax : 03-7803 8998 E-mail : ching@ca1008.com

PERBADANAN PENGURUSAN Q SENTRAL

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025

	Note	2025 RM	2024 RM
NON-CURRENT ASSETS			
Property, plant and equipment	4	63,031	85,418
CURRENT ASSETS			
Trade receivables		203,045	252,046
Other receivables, deposits and prepayments	5	1,183,160	535,346
Cash and bank balances	6	13,314,330	14,431,593
		14,700,535	15,218,985
CURRENT LIABILITIES			
Other payables and accruals	7	3,314,963	2,780,102
Tax payable		32,965	40,679
		3,347,928	2,820,781
NET CURRENT ASSETS		11,352,607	12,398,204
		11,415,638	12,483,622
Financed by :			
ACCUMULATED SURPLUS		3,413,306	3,538,030
SINKING FUND	8	8,002,332	8,945,592
		11,415,638	12,483,622

The accompanying notes form an integral part of financial statements.

PERBADANAN PENGURUSAN Q SENTRAL

STATEMENT OF INCOME AND EXPENDITURE
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	2025 RM	2024 RM
REVENUES		
Service charges	13,706,894	12,296,607
Rental income	354,954	240,011
Late payment interest income		
- current year	18,387	23,383
- over provision in prior year	-	(15,416)
Interest income	154,618	199,011
Access cards	88,350	91,050
Air-conditioning charges	1,103,355	1,002,308
Utility charges	20,000	24,600
Sprinkler fee	3,000	2,400
Refund of SST charges from MRCB Sentral Securities	-	387,801
Other miscellaneous income	182,103	119,050
Reversal of allowance for impairment loss	-	30,781
	15,631,661	14,401,586
LESS : COST OF SERVICES		
Access card	48,906	48,000
Air-conditioning system maintenance	1,173,051	1,023,469
CCTV system maintenance	61,242	50,850
Chargeman and electrical supervising engineer services	5,500	92,810
Cleaning services	1,551,614	1,376,350
Electrictiy charges	5,102,872	5,401,251
Facilities management services	1,146,481	1,450,433
Fire protection system maintenance	136,050	245,610
General maintenance	192,775	129,013
Genset services	12,210	21,250
Gondola and bosun chair maintenance	4,896	7,000
Landscape maintenance	33,600	36,000
Lifts and escalators maintenance	886,324	790,128
Maintenance of BAS	118,510	115,540
Maintenance of grease tank / sump pit	25,800	40,050
Maintenance of ISMS	54,369	54,320
Maintenance of photovoltaic system	7,005	6,193
Non-chemical treatment	6,320	11,300
Other maintenance services (part and consumables)	66,314	67,236
Pest control services	34,610	32,860
Property management services	890,988	902,470
Refuse disposal services	159,060	163,020
Rental of floor mats	12,703	41,623
Rental of plant	7,200	18,000
Sanitary and plumbing work	135,036	111,210
Sanitary bins and hygiene supplies	287,394	312,134
Security services (Auxiliary police)	1,003,570	959,082
Security services (Security guard)	921,285	889,441
Sewerage charges	174,243	166,196
Signage maintenance	33,217	25,343
Water consumption	544,658	346,779
	14,837,803	14,934,961
TOTAL GROSS SURPLUS/(DEFICIT)	793,858	(533,375)

Continued on next page...

The accompanying notes form an integral part of financial statements.

PERBADANAN PENGURUSAN Q SENTRAL

STATEMENT OF INCOME AND EXPENDITURE
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	Note	2025 RM	2024 RM
...continued from previous page			
TOTAL GROSS SURPLUS/(DEFICIT)		793,858	(533,375)
LESS : ADMINISTRATION AND OPERATING EXPENSE			
Access card purchase		9,200	16,888
Auditors' remuneration		12,000	11,500
Assessment		46,092	46,092
Bank charges		3,656	12,935
Depreciation of property, plant and equipment	4	31,392	28,763
General office expenses		24,346	29,901
General insurance		242,683	242,503
Licence fee		45,000	28,874
Meeting allowance		21,500	20,000
Postages and stamp duty		5,148	20,162
Printing and stationery		15,020	27,433
Professional and legal fees		218,268	136,794
Rental of photocopier and virtual server hosting fees		16,868	13,494
Staff costs	9	134,687	108,649
Telephone and fax charges		1,124	1,535
Travelling expenses		1,608	1,449
Upkeep of office equipment		24,059	25,264
		852,651	772,236
DEFICIT BEFORE TAX		(58,793)	(1,305,611)
LESS : INCOME TAX EXPENSE			
Income tax	10	(65,931)	(53,838)
DEFICIT FOR THE YEAR		(124,724)	(1,359,449)

The accompanying notes form an integral part of financial statements.

PERBADANAN PENGURUSAN Q SENTRAL

STATEMENT OF CHANGES IN ACCUMULATED FUNDS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	ACCUMULATED SURPLUS RM	SINKING FUND RM	TOTAL RM
As at 1 January 2024	4,897,479	8,229,818	13,127,297
Addition for the year	-	2,185,967	2,185,967
Sinking fund expenses	-	(1,470,193)	(1,470,193)
Deficit for the year	(1,359,449)	-	(1,359,449)
As at 31 December 2024	3,538,030	8,945,592	12,483,622
Addition for the year	-	1,704,471	1,704,471
Sinking fund expenses	-	(2,647,731)	(2,647,731)
Deficit for the year	(124,724)	-	(124,724)
As at 31 December 2025	3,413,306	8,002,332	11,415,638

The accompanying notes form an integral part of the financial statements.

PERBADANAN PENGURUSAN Q SENTRAL

STATEMENT OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	2025 RM	2024 RM
CASH FLOWS FROM OPERATING ACTIVITIES		
Deficit before tax	(58,793)	(1,305,611)
Adjustments for:		
Depreciation of property, plant and equipment	31,392	28,763
Interest income	(154,618)	(199,011)
Reversal of allowance for impairment loss	-	(30,781)
Operating deficit before working capital changes	(182,019)	(1,506,640)
Changes in working capital :		
Trade receivables	49,001	(22,349)
Other receivables, deposits and prepayments	(647,814)	66,044
Other payables and accruals	534,861	(220,538)
Cash absorbed by operations	(245,971)	(1,683,483)
Interest received	154,618	199,011
Income tax paid	(148,679)	(163,039)
Net cash used in operating activities	(240,032)	(1,647,511)
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(9,005)	(24,607)
Net cash used in investing activities	(9,005)	(24,607)
CASH FLOWS FROM FINANCING ACTIVITIES		
Sinking fund	1,704,471	2,185,967
Sinking fund expenses	(2,572,697)	(1,399,765)
Net cash from/(used in) financing activities	(868,226)	786,202
NET DECREASE IN CASH AND CASH EQUIVALENTS	(1,117,263)	(885,916)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	14,431,593	15,317,509
CASH AND CASH EQUIVALENTS AT END OF YEAR	13,314,330	14,431,593
CASH AND CASH EQUIVALENTS COMPRISE :		
Fixed deposits with licensed bank	11,767,427	13,088,399
Cash in hand	2,602	2,302
Cash at banks	1,544,301	1,340,892
	13,314,330	14,431,593

The accompanying notes form an integral part of financial statements.

PERBADANAN PENGURUSAN Q SENTRAL
(Incorporated in Malaysia)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

1. GENERAL INFORMATION

PERBADANAN PENGURUSAN Q SENTRAL was established on 20 December 2019 and is the Management Corporation for providing management and maintenance services to the common property of Q Sentral.

The financial statements of the Management Corporation are presented in Ringgit Malaysia.

The principal place of Q Sentral is located at Level M1, Q Sentral, 2A, Jalan Stesen Sentral 2, Kuala Lumpur Sentral, 50470 Kuala Lumpur.

2. BASIS OF PREPARATION

The financial statements have been prepared in accordance with Malaysian Private Entity Reporting Standards and compliance with the provision of Strata Management Act 2013.

3. SIGNIFICANT ACCOUNTING POLICIES

a. Basis of accounting
The financial statements have been prepared on the historical cost convention.

b. Property, plant and equipment
Property, plant and equipment are stated at historical cost less accumulated depreciation and impairment losses.

Depreciation is provided on the straight line method in order to write off the cost of each asset to its residual value over its estimated useful life. The principal rates used are as follows :

	%
Computer equipment	5
Office equipment	10
Furniture and fittings	10
Renovation	10

Property, plant and equipment are written down to recoverable amount if, the recoverable amount is less than their carrying value. Recoverable amount is the higher of an asset's net selling price and its value in use.

Fully depreciated property, plant and equipment are retained in the financial statements until they are no longer in use and no further charge for depreciation is made in respects of these assets.

c. Trade and other receivables
Trade and other receivables are carried at anticipated realisable value. Bad debts are written off in the year in which they are identified.

All trade and other receivables are assessed at each reporting date whether there is any objective evidence of impairment. An impairment loss is measured at the difference between the asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate.

If, in a subsequent period, the amount of the impairment loss decreases and if objectively relates to on event occurring after the impairment was recognised, the previously recognised impairment loss is reversed to the extent that the carrying amount of the assets does not exceed its reversal cost at the reversal date the amount of reversal is recognised in profit or loss.

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

d. Trade and other payables
Trade and other payables are stated at the amount which the Management Corporation is contracted or obligated to settle plus any incidental legal expenses.

e. Cash and cash equivalents
Cash and cash equivalents comprise cash in hand, bank balances, that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

f. Impairment of assets
The carrying values of asset are reviewed for impairment when there is an indication that the asset might be impaired. Impairment is measured by comparing the carrying values of the asset with their recoverable amounts. The recoverable amount is higher of an asset's net selling price and its value in use, which for individual asset, or if it is not possible, for the cash-generating unit.

An impairment loss is charged to the income statement immediately, unless the asset is carried at revalued amount. Any impairment loss of a revalued asset is treated as revaluation decrease to the extent of previously recognised revaluation surplus for the same asset.

Subsequent increase in the recoverable amount of an asset is treated as reversal of the previous impairment loss and recognised to the extent of the carrying amount of the asset that would have determined (net of amortisation and depreciation) had no impairment loss been recognised. The reversal is recognised in the income statement immediately, unless the asset is carried at revalued amount. A reversal of an impairment loss on a revalued asset is credited to revaluation surplus. However, to the extent that an impairment loss on the same revalued asset was previously recognised as an expense in the income statement, a reversal of that impairment loss is recognised as income in the income statement.

g. Employee benefits
Short term benefits
Wages, salaries, bonuses and social security contributions are recognised as an expense in the year in which the associated services are rendered by employees of the Company. Short term accumulating compensated absences such as paid annual leave are recognised when services are rendered by employees that increase their entitlement to future compensated absences, and short term non-accumulating compensated absences such sick leave are recognised when the absences occur.

Defined contribution plans
As required by law, companies in Malaysia make contributions to the pension scheme, the Employees Provident Fund ('EPF'). Such contributions are recognised as an expense in the income statement as incurred.

h. Sinking funds
Sinking funds represent contribution made by owners. The fund may only be utilised for the following matters as stated in Section 24 of Strata Management Act 2013.

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

i. Revenues recognition

i. Service charges
Revenue are recognised based on invoiced value of service charge to the unit owners of the building on accrual basis.

ii. Interest income
Interest income is recognised as it accrues, using the effective interest method.

iii. Rental income
Rental income is recognised based on the accrual basis.

iv. Late payment interest
Late payment interest is recognised on the accrual basis.

v. Other income
Other than the above, all other income are recognised on the accrual basis.

4. PROPERTY, PLANT AND EQUIPMENT

	Computer equipment	Office equipment	Furniture and fittings	Renovation	Total
	RM	RM	RM	RM	RM
Cost					
At 01.01.2025	75,216	53,912	25,793	160,572	315,493
Additions	1,690	-	7,315	-	9,005
Disposals	-	-	-	-	-
At 31.12.2025	76,906	53,912	33,108	160,572	324,498
Accumulated Depreciation					
At 01.01.2025	49,805	38,327	19,064	122,879	230,075
Charge for the year	7,121	5,391	2,823	16,057	31,392
Disposals	-	-	-	-	-
At 31.12.2025	56,926	43,718	21,887	138,936	261,467
Net carrying amount					
At 31.12.2025	19,980	10,194	11,221	21,636	63,031
At 31.12.2024	25,411	15,585	6,729	37,693	85,418
Depreciation charge for the year ended 31.12.2024	4,735	5,391	2,580	16,057	28,763

5. OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

	2025 RM	2024 RM
Other receivables	90,843	68,966
Fixed deposits interest receivable	311,810	335,137
Deposits for TNB	641,000	-
Deposits for others	8,557	8,557
Prepayments	130,950	122,686
	1,183,160	535,346

6. CASH AND BANK BALANCES

	2025 RM	2024 RM
Fixed deposits with licensed bank	11,767,427	13,088,399
Cash at banks	1,544,301	1,340,892
Cash in hand	2,602	2,302
	13,314,330	14,431,593

7. OTHER PAYABLES AND ACCRUALS

	2025 RM	2024 RM
Other payables	1,724,517	1,148,567
Advance received from owners	513,481	713,254
Deposits received	351,185	424,649
Accruals	725,780	493,632
	3,314,963	2,780,102

8. SINKING FUND

	RM	2025 RM	2024 RM
At beginning of year		8,945,592	8,229,818
Billings for the year			
- Sinking fund billing for the year	1,370,730		1,229,669
- Late payment interests	1,788		1,621
- Fixed deposit interest and current account profits	331,953		319,230
Insurance claims	32,026		435,447
Settlement sum for facade	-		200,000
		1,736,497	2,185,967
		10,682,089	10,415,785
Less : Utilisation during the year			
- Income tax expense	75,034		70,428
(a) Roof Top Surface Waterproofing			
- Carry Out Surface Restoration & Waterproofing Work @ R.C Roof Slab	968,768		-
(b) Upkeep Of Building Condition			
- Repair of building water leakages for Unit No.33-06	26,000		-
- Facade repair work Phase 2&3	844,434		599,415
- Rectification of LG 2 Main Entrance Glass Canopy	117,003		-
(c) Replacement Parts and Components due to aeging/reaching full life span			
- Purchase & replace parts for Busduct / ACMV & chilled water	389,130		261,830
- Purchase & replace parts for fire & electrical system	-		72,345
- Chiller microboard replacement	22,377		15,944
- Purchase & replace parts for lifts and escalators	-		30,529
- Purchase aluminium / AED cabinet	18,200		15,400
- Install of PA system, CCTV, turnstile system, LED monitor, hard disk, bullet camera	28,112		29,465
- Replacement e-Directory display and UPS	19,040		-
- Replace gasket	-		2,646
- Replacement for ceiling, pipeline, wc, cement works	52,750		66,649
- Energy audit consultancy	-		48,000
- Repair, maintenance replacement and upgrading for BCS system	8,909		-
- Covered Pedestrian Walkaway	-		245,600
- Installation of Fibre Optic Cable	-		8,005
- Replacement PVPanel&Calibration Service For Solar System	-		3,937
- Replacement Wire Rope for bosun chair (Gondola)	110,000		-
		(2,679,757)	(1,470,193)
At end of year		8,002,332	8,945,592

9. STAFF COSTS

	2025 RM	2024 RM
Salaries, wages and allowances	108,800	94,800
EPF, Socso and EIS contributions	13,429	12,568
Other staff related expenses	12,458	1,281
	134,687	108,649

10. INCOME TAX EXPENSE

The Management Corporation, deemed as a mutual concern where mutual income in the form of charges (maintenance account) from owners are used to provide for the maintenance, cleaning and other services to all owners and common property of Q Sentral and hence, is not subject to income tax. The income tax expense represents tax on non-mutual income.

11. FINANCIAL INSTRUMENTS

Financial assets and financial liabilities are classified as follows:

	2025 RM	2024 RM
Financial assets		
Financial assets measured at amortised cost		
Trade receivables	203,045	252,046
Other receivables and deposits	1,052,210	412,660
Cash and bank balances	13,314,330	14,431,593
	14,569,585	15,096,299
Financial liabilities		
Financial liabilities measured at amortised cost		
Other payables and accruals	(3,314,963)	(2,780,102)
	(3,314,963)	(2,780,102)