

SUNWAY LAGOON CLUB BERHAD

Registration No. 198901008175 (185477-W)
(Incorporated in Malaysia)

MINUTES OF THE CLASS 'B' SHAREHOLDERS' MEETING OF SUNWAY LAGOON CLUB BERHAD ("THE COMPANY" OR "THE CLUB") HELD AT THE POOLSIDE COVE, SUNWAY LAGOON CLUB, NO. 3 JALAN LAGOON TIMUR, BANDAR SUNWAY, 47500 SUBANG JAYA, SELANGOR DARUL EHSAN ON SATURDAY, 9 MAY 2026 AT 11.02 A.M.

PRESENT : **Class 'B' Board of Directors:**
Mr Tan Chuan Yong (*in the Chair*)
Mr Bernard Anand A/L Paul
Ms Poh Siau Jane
Ms Ong Sin Moy
Mr Ng Wee Chiang

CLASS 'B' SHAREHOLDERS/ PROXIES/GUESTS : As per Attendance Lists

IN ATTENDANCE : Ms Ong Mei Naar (*Company Secretary*)

CHAIRMAN

Mr Tan Chuan Yong was appointed as Chairman of the Meeting.

He welcomed all members present and made a brief introduction of his fellow Class 'B' Directors.

CONFIRMATION OF QUORUM

Upon enquiry from the Chairman, the Secretary confirmed that there was sufficient quorum for the Meeting. The Chairman then called the Meeting to order.

CONFIRMATION OF PROXIES

Upon enquiry from the Chairman, the Secretary reported that a total of 6 proxies had been received, representing 767 Class 'B' Shares.

CONFIRMATION OF NOTICE SENT

Upon enquiry from the Chairman, the Secretary confirmed that the notice convening the Meeting had been duly sent to all members and was displayed on the members' notice board and the Company's website.

With the consent of the members, the notice of the Meeting was taken as read.

1. CONFIRMATION OF MINUTES OF PREVIOUS MEETING HELD ON 26 APRIL 2025

The minutes of the previous Class 'B' Shareholders' Meeting held on 26 April 2025, copies of which were circulated to all the members together with the notice of the Meeting, was tabled at the Meeting for confirmation of the members present.

Upon obtaining the members' confirmation, the minutes of the previous Meeting held on 26 April 2025 was confirmed and signed by the Chairman as a true and correct record of the proceedings thereat.

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2. MATTERS ARISING FROM THE MINUTES OF PREVIOUS MEETING

2.1 Status of the Club's lease

Mr Marco Winter noted from the minutes of the previous Class 'B' Shareholders' Meeting that the Club's lease and financial matters would be discussed at the 36th Annual General Meeting ("AGM"). He requested for an update of the Club's lease renewal as he did not attend the previous Class 'B' Shareholders' Meeting. He also asked on the roles of the Class 'B' Directors who were representing the Class 'B' shareholders, in seeking for a response from the Board of Directors of the Company ("Board") pertaining to the lease renewal. He hoped that the Board could provide an update soonest possible instead of 6 months prior to the lease's expiry term to provide sufficient time for the members to plan ahead.

The Chairman reported that the lease matter had been raised and discussed at the Board Meeting but had not reached any official decision. In response to Mr Marco Winter's comment, the Chairman explained that the lease renewal had not been brought up for discussion at the 36th AGM. He then requested the members to attend and raise this matter at the forthcoming 37th AGM to be held in June 2026. He assured the members that a more concrete response would be provided at the 37th AGM in view that the lease renewal would be expiring in July 2028.

2.2 Operational issues of the Club

Mr Marco Winter requested for updates on the operational issues raised at the last Meeting.

The updates were provided as follows:

a) Foosball Game

The Chairman informed that, following a member's recommendation at the last Meeting, the foosball game was opened for members to play free of charge. This formed part of members' privilege and benefits. Members could play as long as they wished provided there was no queue for the game.

b) Monitoring of non-members from patronising and utilising the Club's facilities

Ms Nina Chua assured the members that the Club's employees had been continuously monitoring the Club to prevent non-members from patronising and utilising the Club's facilities as part of their daily operational tasks. The Chairman added that the security guards had also been trained to detect non-members/strangers to manage the situation.

Dr Loke Kean Hooi observed that the situation had improved since this issue was brought up last year. However, there was still room for improvement. He acknowledged that it was not an easy task to manage the Club and keep an eye on everyone with limited manpower.

The Chairman updated that the towel attendant had been checking the membership cards of each member before distributing the towels to them. He shared that he had also faced difficulty in getting the towels whenever he forgot to bring his membership card. In this respect, he had to provide his membership number for checking purposes. In reply to Mr Marco Winter's observation that there were still such incidents occurring, the Chairman responded that tighter

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enforcement would be implemented to ensure that membership cards were strictly checked and vetted prior to distribution of towels by the towel attendant.

Mr Marco Winter concurred with Mr Goh Hai Thun's ("**Mr Goh**") comment that some members use their own towels instead. He suggested that the Club's employees check on patrons using their own towels whether they are members or non-members as this would be relatively easier to detect non-members. The Chairman concurred with his suggestion as an additional measure to control the situation.

c) Roof Leakages

Mr Selvanathan Arumugam reported that Management had rectified all the leakages at the badminton hall a few months ago. However, a new leakage was discovered at the same venue following the raining season recently. Management was currently working on it and hoped to rectify the issue in a couple of weeks.

d) Introduction of Cards and Mahjong Games

Relating to the introduction of cards and mahjong games as leisure activities in the Club, the Chairman informed that after due deliberation, the Board had decided not to proceed with this proposal. It might be susceptible to illegal betting which the Club might not be able to monitor and control, potentially resulting in serious repercussions.

Mr Yeoh Thiam Leong ("**Mr Yeoh**") enquired on the rationale for rejecting the proposal as many clubs especially social clubs have games room for their members. Furthermore, these activities were suitable for senior members as compared with other sport games and it only required a small venue.

Mr Nicholas Chew Kam Seong asked if Management had conducted a proper enquiry on the legality of providing these facilities.

Mr Goh highlighted that the Club had been established as a recreational sport club without the cards and mahjong games since its inception. The Club would need a proper venue before introducing any new facility. He cited an example of table tennis whereby the members had fought relentlessly for a permanent venue for this sport previously. He also pointed out that there were many other clubs or premises located within the Club's vicinity which offered such activities.

e) Sport Facilities Booking Application

The Chairman updated that the new features in the Club's Sport Facilities Booking Application ("**Booking Application**") to allow members to submit reports, complaints and feedbacks had been incorporated into the Booking Application and was targeted to be operational in August 2026.

A member also suggested to add an additional feature for lost and found items in the Booking Application. The Chairman noted the suggestion and informed that Management would look into it.

f) Management to regularly walk around the Club and interact with members

The Chairman observed that the Assistant Club Manager had regularly walked around the Club.

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Mr Marco Winter emphasized that it was important to interact with the members as well.

2.3 Pickleball

Mr Cheah Cheng Lai ("**Mr Cheah**") highlighted that many members were interested to play pickleball due to its current popularity. Many of his friends had switched from tennis to pickleball, as it was more suitable for senior members. He opined that the current tennis courts could accommodate both tennis and pickleball by installing adjustable nets. This would also increase the utilisation of the courts.

The Chairman informed that the Board and Management had explored the possibility of sharing the present tennis courts with pickleball. Management had also looked into the option of covering the entire tennis courts so that it could accommodate both tennis and pickleball, but the cost was too high. The Chairman highlighted that the tennis courts were highly utilised during the peak hours. He shared that it was also a challenge for him to book the tennis court during the peak hours. In addition, the tennis members had also raised their objections on this proposal. He then pointed out that the courts were originally established for tennis since inception and the members had to respect the existing tennis players. Management had also explored allowing members to play pickleball during non-peak hours but based on the feedback, not many players wanted to play under the hot weather.

Mr Perbagan A/L K Kuppusamy proposed that the members vote on the proposal as he believed this approach would be fairer than rejecting it outright. The Board and Management should listen to the members' view as well. Thereafter, the Board could assess whether it was financially viable before deciding on the proposal.

Mr Goh explained that the Club's members were governed by the Club's Rules and Bylaws as well as its Constitutions. He explained that the proposed call for voting at the Meeting would not be fair as not all interested members were present at the Meeting.

Mr Marco Winter highlighted that there were numerous pickleball facilities with over 100 courts available within the Club's 5 kilometres radius. There would be noise pollution from the pickleball and many pickleball courts located near to residential areas were being closed by the authorities globally due to residents' complaints over the noise pollution.

The Chairman concurred with the comments made by Mr Goh and Mr Marco Winter's observation that there were a lot of pickleball facilities within the vicinity of the Club whereas the Club's 4 tennis courts were considered amongst the best in the area. In view of the above reasons, the Board had decided to maintain the status quo and not introduce pickleball in the Club. He also reported on the high growth of the tennis members over the recent years.

Mr Cheah felt that the Club should also consider offering facilities that meet members' requirements. He disagreed that the pickleball games would cause high noise pollution as the Club's courts were located quite far from the residential area.

Mr Marco Winter commented that the existing members had joined the Club without pickleball facility. However, many of them could have joined the Club due to its tennis facilities. As highlighted by the Chairman, there was a significant growth in the number of tennis members in recent years, resulting in higher revenue for the Club in terms of subscription fees and guests' income. In view of that, the proposal would not be fair to the tennis players.

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The Chairman took note of the members' views. The Board would further deliberate on the matter since this was officially voiced out in the Meeting and would provide its response in due course.

2.4 Due recognition for the achievements of the Club's tennis sport

Mr Marco Winter felt that the Club's tennis sport was not given due recognition for its achievements and awards won at the inter-club games/leagues in the Class 'B' Directors' Report. Since the past few years, the Club's competitive tennis players had joined the inter-club leagues hosted by Raintree Club, Royal Lake Club, Tropicana Golf & Country Resort and several other clubs. Before COVID-19, he was the only competitive tennis player representing the Club at friendly games and he had been promoting the Club ever since. Due to the good tennis facilities and other reasons, the Club had been able to attract many new members. Presently, there were over 20 to 25 competitive tennis players who were participating in the inter-club leagues. The Club had been invited to participate in the Premier Inter-Club Tennis League KL and it had achieved 5th place in 2022, followed by 4th and 3rd place in 2023 and 2024 as well as 3rd place last year. This had brought a lot of exposure for the Club. He reiterated that tennis had helped to generate revenue to the Club as there were many guest players coming to the Club to play tennis. In this respect, he requested Management and security personnel to regularly check on these guest players.

Mr Marco Winter then introduced Mr Koay Hao Sheng ("**Mr Koay**"), a Club member and a professional tennis player, representing Malaysia in the Davis Cup, who was also present at the Meeting. Mr Koay was currently operating a tennis academy. Mr Marco Winter informed that for the past 2 years, proposals had been made to the Club to raise the level of tennis coaching by engaging a professional tennis player while maintaining the current tennis coach for beginner level in the Club. This could help to promote the Club's tennis facility to a higher platform and recognition.

The Chairman clarified that the Board and Management recognised and were aware of the achievements accomplished by the Club's competitive tennis players in the inter-club friendly games/leagues. He noted that the Club's tennis players had won the Royal Port Dickson Yacht Club tennis tournament in 2025, besides other achievements over the years. Management was currently working on some improvements to the tennis courts which included upgrading the lightings at the tennis courts. He also assured the members that the Board was considering and exploring the coaching proposal.

2.5 Billing Statements

Mr Loh Pak Lin highlighted that previously, he used to receive his billing statements on monthly basis. However, the recent statement was only sent after 6 months, and the accumulated amount was quite high. Upon checking, he was told that there were some issues in the billing system. He then enquired on the estimated time required to rectify the issue.

The Chairman responded that the issue had been resolved recently.

2.6 Lightings at Badminton Hall

Mr Nelson A/L Ponnu requested that the existing lightings in the badminton hall be changed to yellow-coloured lightings instead of white-coloured lightings to reduce the glaring effect. The Chairman noted on his suggestion.

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2.7 Squash Courts, Gymnasium and Booking Application

Mr Kiran Babu commented on the poor wall condition of 1 of the squash courts. As another squash court was closed for repair, only 1 squash court was available and it was currently heavily used. He questioned on the turnaround time to complete the rectification/repair works in the contractor's service level agreement.

He noticed that the equipment in the gymnasium ("gym") were underutilised. Presently, the Club prohibited members below 15 years old from using the equipment. In this regard, he proposed that the gym be opened for members above 10 to 15 years old to use the equipment under adult supervision. This would increase the utilisation rate and promote more younger members to join the Club.

He further suggested that the Club allows its members to use the Booking Application for their affiliated membership applications without the need to collect the introduction letter as practiced by other clubs such as Sungai Ujong Club. He also proposed for a squash coach to be appointed.

Mr Selvanathan Arumugam responded that Mr Dheena Dharshan, a new squash coach had been appointed by the Club, and he would start coaching on 1 June 2026. Upon his appointment, no personal coaching would be allowed to be conducted at the squash courts.

The Chairman informed that Management would look into the proposal to digitise the application for affiliation membership. Previously, Management had not considered it due to low utilisation rate and cost. On the suggestion to allow younger members to use the gym equipment, he expressed his concern on their safety as the Club's gym equipment were relatively aged, and most were without additional safety features/locks unlike the modern fitness equipment. In view thereof, this might cause injury to the younger members. Nevertheless, the Board would discuss on this proposal.

The Chairman further assured the members that Management would look into the service level agreement of the contractor to improve the terms as well as to complete the repair of the squash courts soonest possible.

2.8 Stricter monitoring on cancellation of court bookings

Mr Marco Winter commented that the Booking Application had functioned very well for court bookings. However, he noticed that the bookings of the courts were cancelled in many occasions and there was no penalty imposed on the cancellation. He recommended that a stricter monitoring and enforcement be imposed for violation of the court booking rules.

The Chairman noted the comment made. He requested Management to implement stricter enforcement measures such as penalty for non-utilisation of courts after bookings had been made, as well as last-minute cancellations.

2.9 Attendance of sport convenor

Mr Marco Winter was disappointed that only 1 sport convenor out of the total 4 sport convenors, was present at the Meeting. Management had a duty to communicate to the sport convenors of the respective sport facility to attend the Class 'B' Shareholders' Meeting as it was a venue to discuss on the operational matters. The sport convenors could attend either as proxy holders or observers.

The Chairman noted Mr Marco Winter's request.

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2.10 Increase in number of defaulted memberships

Mr Marco Winter was concerned over the increasing number of defaulted memberships. He enquired on the actions taken to address this issue. He suggested that Management could consider some of the previous suggestions, especially those aimed at increasing members' participation in the Club.

The Chairman informed that there were limited actions that could be taken in light of the high number of defaulters. Management was trying its best to recover some of the bad debts as well as convincing them to nominate their memberships to others. Nevertheless, the Board and Management would continue their efforts to maintain the Club's operational sustainability.

2.11 Security Guard to open barrier gate when raining

Mr Yeoh requested that the security guard stationed at the guardhouse, to open the barrier gate for members exiting the Club when it was raining, without having to wind down their vehicles' window as there was no cover at that area.

The Chairman replied that the security guards had been implementing this measure. He further suggested that members could signal to the security guard to open the barrier gate when exiting, where necessary.

3. ELECTION OF DIRECTORS

The Secretary informed the members that up to 30 April 2026 at 6.00 p.m., there were 5 nomination forms received. The existing 5 Class 'B' Directors were nominated namely Ms Poh Siau Jane, Mr Bernard Anand A/L Paul, Mr Tan Chuan Yong, Ms Ong Sin Moy and Mr Ng Wee Chiang.

The Chairman declared that since there were only 5 nominees, there would be no contest and as such, the 5 nominated persons were duly elected as the new Class 'B' Directors for the term 2026/2027.

At the request of Mr Marco Winter, Mr Ng Wee Chiang gave a brief introduction of himself to the floor.

4. ANY OTHER MATTERS

There were no other matters raised by the members.

CONCLUSION

The Meeting concluded at 12.20 p.m. with a vote of thanks to the Chair.

Confirmed as a true and correct record of the proceedings thereof:-

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CHAIRMAN

Dated this