

EXPLANATORY MEMORANDUM TO ACCOMPANY ORDINARY RESOLUTION 2 FOR DECLARATION OF "CORE" AND "NON-CORE" PROPERTY AT ANNUAL GENERAL MEETING 9 NOVEMBER 2025

1. In 2014, the Board of Directors sought and obtained the approval of the Membership for the establishment and declaration of certain parts of the Club's land as "Non-Core Property" to enable the better utilisation of that excess land then identified as the northern and southern Development Precincts.
2. Since that approval was granted, the Board and senior management have been reviewing the various options which would be best suited to the Club's ongoing development and which accord with the Club's Strategic Plan.
3. As a consequence, the Board of Directors has concluded that, to achieve optimum utilisation of the excess land owned by the Club, it is necessary to seek approval of Members to vary the previous resolution by designating and declaring Non-Core Property as the land coloured blue in the plan attached to the Notice of Meeting and Core Property as the land coloured cream in the plan.
4. Accordingly, the Board of Directors propose the resolution set out in the Notice of Meeting.
5. The plan to be adopted defining Core and Non-Core Property at this meeting has been exhibited on the Notice Board at the Club premises for at least twenty-one (21) days prior to this Annual General Meeting and has been distributed to Members with the Notice of Meeting.
6. Members are reminded that this resolution for declaration of Core and Non-Core Property is an Ordinary Resolution which requires a simple majority for approval by those members present and entitled to vote.

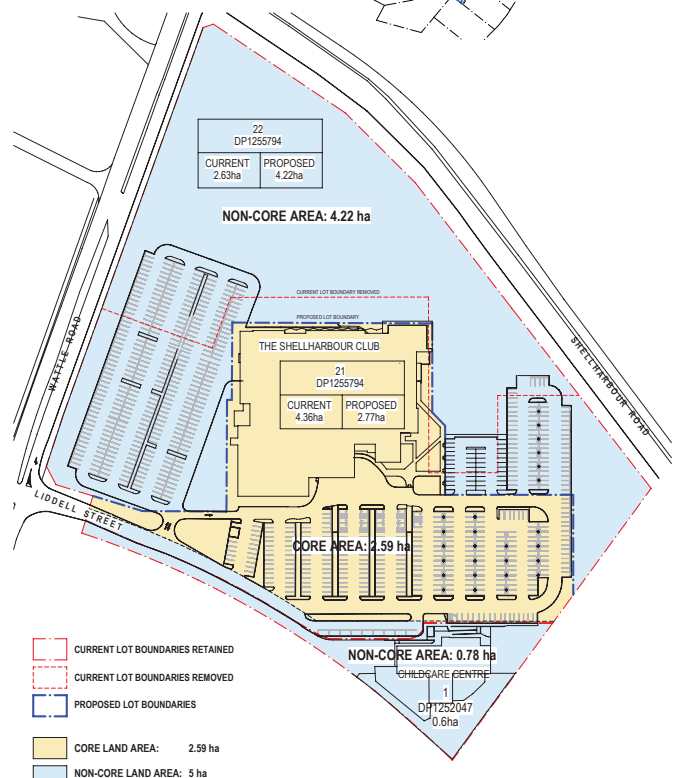
U. Roberts

Chief Executive Officer
25 August 2025

CORE & NON-CORE PROPERTY - CURRENT



CORE & NON-CORE PROPERTY - PROPOSED



CORE LAND AREA	2.59 ha
NON-CORE LAND AREA	4.22 ha
NORTH/EAST	0.78 ha
CHILDCARE	0.78 ha
TOTAL NON-CORE LAND AREA	5 ha

CURRENT LOT BOUNDARIES RETAINED	
CURRENT LOT BOUNDARIES REMOVED	
PROPOSED LOT BOUNDARIES	
CORE LAND AREA:	2.59 ha
NON-CORE LAND AREA:	5 ha