

**SUNSURIA BERHAD (Company No. 8235-K)
(Incorporated in Malaysia)**

**SUMMARY OF THE COMMENTS AND ISSUES RAISED BY THE SHAREHOLDERS AND THE RESPONSES
BY THE BOARD OF DIRECTORS AND MANAGEMENT OF THE COMPANY DURING THE 49TH ANNUAL
GENERAL MEETING OF THE COMPANY HELD ON THURSDAY, 8 MARCH 2018 AT 10.30 A.M.**

1. Mr William Ng, a proxy, commended the Company for its outstanding performance and requested clarifications on (i) the unbilled sales to date; (ii) the GDV for the targeted projects which are due to be launched; (iii) the Group's plans with regard to the Joint Development Agreement with CI Medini; (iv) the projects on hand for the Construction business and the plans with its joint venture partner, Citic International Construction Limited; and (v) the expected dividend payout.

Mr. Koong Wai Seng (Chief Executive Officer) ("CEO") advised that the total unbilled sales to-date is approximately RM517 million whilst the total GDV for the upcoming launches from the Sunsuria City township (excludes the re-launch of Monet Garden) is RM650 million and the GDV for The Forum 2 is RM1,048 million.

With regard to the Joint Development Agreement ("JDA") with CI Medini Sdn Bhd ("CI Medini"), the CEO highlighted that the Group will not be utilising any substantial resources for the joint development of a 6-storey stratified multi-storey shops known as "Pusat Perdagangan ION Akses" ("Development") and the sale of individual parcels of stratified multi-storey shops within the Development. LMDSB is expected to receive a 20% share of profits of the net sales revenue for all units sold less aggregate development project expenditure on the completion of the project with no need to share for any losses.

Dato' Tan Tian Meng, the Chief Executive Officer of Citic Sunsuria Sdn Bhd, who is overseeing the construction division of the Group, explained that the key contracts awarded to Sunsuria Asas Sdn Bhd comprised mainly the various projects under the Sunsuria City integrated development. As for the future plans for Citic Sunsuria Sdn Bhd, Dato' Tan informed that Citic Sunsuria shall be undertaking the construction of The Forum 2 at the moment and shall focus on securing larger scale construction and/or government infrastructure projects moving forward. The Group will leverage on Citic International Construction Ltd's expertise and technical know-how in construction, engineering, consultancy and general contracting of building projects on top of their reputation as being a renowned world class comprehensive engineering service provider.

In relation to dividends, the CEO informed that for the Group to be on a continuous uptrend momentum, the Group need to conserve cash for land bank expansion and thus at this juncture, the Company would need to defer the proposal to pay dividend. The Board hopes to provide dividend returns to its shareholders in the future and thanked the shareholders for their continuous support. The CEO informed that the Company will ensure that the interest of the Company and its shareholders are given due consideration at all times.

SUNSURIA BERHAD (Company No. 8235-K)

- Minutes of the 49th Annual General Meeting held on 8 March 2018

2. Mr Seah Poh, a proxy, highlighted that there were no signages regarding Sunsuria City developments sighted from major highway such as the Elite or other major roads leading to the township. He suggested that more prominent signages should be put up in order for more people to be aware of the township development.

The CEO thanked Mr. Seah Poh for highlighting his concerns and concurred the need for prominent signages along the main highway. He highlighted that the Management are currently working to obtain the required approvals from the government agencies and local authorities for the installation of signages at certain prominent sites along the main access roads and highways.

3. Mr. Seah Poh noted that the Company is performing financially well considering that the revenue and the profits of the Company and the Group have been improving year-on-year. However, he raised concerns with regard to the softening of the property market and asked how the Company will be addressing these challenges.

The CEO informed that the Group is continuously exploring new strategic sales and marketing initiatives to increase take-up rates and to stay ahead of the competitors in the market. He then outlined some of the initiatives undertaken by the Group which includes expanding the target market of customers to overseas investors and working with financial institutions on financing initiatives to assist home buyers in their purchases.

4. Mr Lim Leong Chye, a shareholder, sought clarification on the terms "content" and "digitalisation" used in the Management Discussion & Analysis report contained in the annual report.

The CEO clarified that the term "content" refers to the integration of appealing components within the township, that offers commercial developments, residential developments, education facilities and sustainable initiatives. He quoted the example of Xiamen University Malaysia and the upcoming primary school, SJK (C) Sunsuria as well as bike-sharing initiatives within the Sunsuria City township to provide a smart and sustainable community living.

The Management are working together with operator and retailer associations for the Group's commercial developments to deliver innovative service and products to the community, where components within the project add value to each other.

The CEO explained that "digitalization" refers to the use of innovative digital platforms such as mobile app, virtual reality and augmented reality technologies to reach out to customers and to provide an immersive and first-hand experience of our real estate offerings.