

Date :26 December 2018

DevanesanEvanson
Chief Executive Officer
Minority Shareholder Watchdog Group
Tingkat 11, Bangunan KWSP
No.3, Changkat Raja Chulan
50200 Kuala Lumpur.

Dear Sir,

Re : 23rd Annual General Meeting (“AGM”) of Tiger Synergy Berhad (“Tiger” or “the Company”)

We refer to the above and to your letter dated 10th December 2018.

We append below the answers and reply to all the issues raised :-

Strategic and Financial Matters

1. As reported on page 130 of the Annual Report, the Property Development segment recorded a revenue of RM9.44 million with a loss of RM9.8 million in FY2018 as compared to a loss of RM0.7 million reported in FY2017.

- (a) Why is the segment loss much higher in FY2018 as FY2018 revenue (RM9.44 million) is higher than FY2017 revenue (RM9.02 million) by RM0.42 million?

Answer :*The loss is mainly attributable to the waiver of debt from the subsidiary namely MHB Property Development Sdn. Bhd. which was subsequently being disposed off.*

- (b) What is the outlook if this segment in FY2019?

Answer :*The outlook of the local property market is anticipated to be on the recovery as the new Government is set to address some of the issues that are negatively impacting the market with the key focus on affordable housing.*

- (c) What measures have been taken to mitigate the segment loss in the future?

Answer :*In mitigating losses in the future, the Group is mindful and exercised greater prudence in its products planning and continuously monitored and strategized its project launches and project planning to achieve the best match of its products to meet customer's needs and affordability levels. The Group continuously urged and initiatives for improvement in achieving cost savings, reducing risk and adding value to our products.*

2. The Batching Plant recorded revenue of RM1.13 million with a segment loss of RM1.1 million in FY2018. The FY2018 revenue was substantially higher than the revenue of RM0.15 million reported in FY2017 with a loss of RM0.69 million.

- (a) What is the reason for the higher loss and what measures have been taken to mitigate the loss?

Answer :The loss is mainly attributable to higher administration cost and other operating expenses. The Group is taking the necessary steps in carrying out its cost down initiatives to reduce costs further and continued its expansion program in order to boost higher revenue and profits.

(b) What is the capacity of the Batching Plant?

Answer :The current Batching Plant capacity can produce approximately 5,000 m3 of ready-mixed concrete per month.

(c) How much of the FY2018 revenue from the Batching Plant comes from external customers and in house consumption?

Answer :All the revenue from the Batching Plant for FY2018 comes from external customers.

(d) What is the expected revenue that will enable the Batching Plant to breakeven?

Answer :Estimated revenue of RM3 million per year

3. The Group has disposed of its subsidiary, MHB Property Development Sdn. Bhd. ("MHB"). This has resulted in a gain on disposal of RM794,987 as disclosed on page 111 of the Annual Report.

(a) Did MHB have any assets (apart from cash and bank balances of RM498) on its Balance Sheet at the date of the disposal?

Answer :There is NO asset on its Balance Sheet at the date of the disposal.

(b) It appears from the disposal disclosure that the buyer assumes all the liabilities of MHB with no assets being acquired. Why this is so?

Answer :This is on a willing-buyer willing-seller basis and is a commercial decision between parties.

(c) Who is the buyer?

Answer :Nujade Garden Sdn. Bhd.

4. Please provide further information on the Joint Venture by PTSB with Credence Property Management Sdn. Bhd. as disclosed on page 140 of the Annual Report.

(a) What is the expected maximum Gross Development Value ("GDV") from the project?

Answer :The expected maximum Gross Development Value ("GDV") from the project is approximately RM90 million subject to the approvals obtained from the relevant authorities.

(b) What is the type of property to be built for the project?

Answer :The Group is planning for affordable housing project.

(c) Has the project been launched? If yes, please provide the latest take-up rate and value.

Answer :The project has not been launched yet.

5. Other income reported in FY2018 was RM1.66 million, higher by RM1.45 million or 69% compared to that reported in FY2017 (RM0.21 million).

(a) Please explain the reason for the increase?

Answer : *The increase is mainly derived from the gain on the disposal of the subsidiary, MHB Property Development Sdn. Bhd. and disposal of properties*

(b) What is the nature of the Other income? Please provide the breakdown of the amount.

Answer : *Other income comprises of bank interest, tax refund, gain on disposal of properties and motor vehicles, discount given and gain on the disposal of the subsidiary.*

Corporate Governance Matters

1. The Company in its Corporate Governance report has stated that it has adopted Practice 4.3 of MCCG. However, we noticed that in the explanation on application of the Practice, it was stated that "the Board may, in appropriate cases and subject to the assessment of the Nomination Committee on an annual basis, recommend that an Independent Director ("ID") who has served a consecutive or cumulative term of nine (9) years to remain as an ID subject to shareholders' approval."

Under Step Up Practice 4.3, upon reaching the 9-year tenure, the ID would need to vacate his/her position as an ID.

Please take note.

Answer : *The Company has duly taken note.*

2. The Company has published the Minutes of the 22th Annual General Meeting ("AGM") on the Company's website. The Company did not upload the questions raised by the shareholders and the Company's responses to the questions on the Company's website.

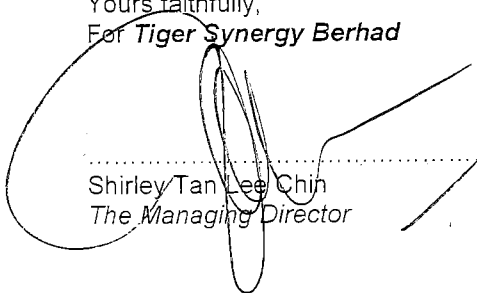
Answer : *The questions raised by the shareholders and the Company's responses to the questions has already been uploaded on the Company's website.*

Please incorporate the questions and responses as "Key Matters Discusses" in the minutes of the 23rd AGM.

Answer : *The Company has duly taken note of the above.*

Thank-you

Yours faithfully,
For **Tiger Synergy Berhad**


Shirley Tan Lee Chin
The Managing Director