

3 THIRD QUARTER REPORT

For the three months ended
September 30, 2008



Sure Energy Inc. ("Sure Energy" or the "Company") is pleased to announce results for the third quarter 2008, ending September 30, 2008.

The Company's MD&A and Financial Statements and Notes can be viewed or downloaded at www.sureenergyinc.com or www.sedar.com.

During the third quarter of 2008, Sure Energy accomplished the following:

- In the Boundary Lake area our 25% WI natural gas well has been tied-in and will add 90 BOE/d of net production
- Drilled three exploration wells with two being cased for natural gas production
- Received ERCB approval for our Redwater holding application enabling the Company to commence its 100% horizontal drilling program for light crude oil
- Cash flow for the third quarter increased to \$839,000 (\$0.02/share)
- The Company raised \$8 million of equity capital that strengthens its already strong financial position with a current working capital of \$5 million and no debt

HIGHLIGHTS	Three Months Ended September 30,		Nine Months Ended September 30,	
	2008	2007	2008	2007
<i>(\$000 except share and per share amounts)</i>				
Financial				
Petroleum and Natural Gas Revenues	1,813	805	5,128	3,072
Funds Flow from Operations ⁽¹⁾	839	232	2,078	954
Per Share, Basic and Diluted	0.02	0.01	0.06	0.03
Loss	(176)	(1,481)	(673)	(2,466)
Per Share, Basic and Diluted	(0.00)	(0.05)	(0.02)	(0.09)
Capital Expenditures	3,125	1,360	10,168	4,823
Total Assets			35,761	24,213
Working Capital ⁽¹⁾			4,963	4,240
Shareholders' Equity			31,692	22,353
Common Shares Outstanding				
Basic			37,659,208	28,545,148
Diluted			40,374,208	30,610,148
Fully Diluted with Performance Rights			44,154,208	35,572,148
Weighted Average Common Shares Outstanding				
Basic and Diluted	36,086,035	28,511,496	33,726,832	28,509,939
Share Trading				
High	1.20	1.40	1.35	1.40
Low	0.63	0.95	0.63	0.86
Close	0.66	0.96	0.66	0.96
Trading Volume	1,005,041	1,362,237	7,002,082	11,318,588

HIGHLIGHTS	Three Months Ended September 30,		Nine Months Ended September 30,	
	2008	2007	2008	2007
Operations				
Production				
Natural Gas (Mcf/d)	2,088	1,687	1,869	1,684
Oil (bbls/d)	12	2	13	4
NGLs (bbls/d)	22	-	19	-
BOE/d	382	283	343	284
Average Selling Price				
Natural Gas (\$/Mcf)	8.08	5.05	8.66	6.51
Oil (\$/bbl)	126.01	76.25	115.00	70.36
NGLs (\$/bbl)	61.68	-	57.18	-
BOE (\$/BOE)	51.58	30.93	54.55	39.59
Operating Netback (\$/BOE) ⁽¹⁾	29.46	15.26	32.11	20.80
Funds Flow Netback (\$/BOE) ⁽¹⁾	23.84	9.01	22.10	12.33

(1) Please refer to Management's Discussion and Analysis for definition of Non-GAAP measures.

OPERATIONAL REVIEW

Drilling

For the nine months ended September 30, 2008, Sure Energy participated in five gross wells (4.24 net). In addition, Sure Energy farmed-out one successful exploratory gas well in Q3 2008. The following table summarizes drilling activity for this period:

	Development		Exploration		Total	
	Gross	Net	Gross	Net	Gross	Net
Gas	2	1.94	2	1.30	4	3.24
D&A	-	-	1	1.00	1	1.00
Total	2	1.94	3	2.30	5	4.24
Success Rate	100%	100%	67%	57%	80%	76%

Cash expenditures for the period were as follows:

Capital Program Summary	Three Months Ended September 30,		Nine Months Ended September 30,	
	2008	2007	2008	2007
(\$000s)				
Land	173	208	551	803
Geological and geophysical	180	170	635	752
Drilling	858	539	1,163	1,632
Completions	535	116	556	331
Recompletions and workovers	-	-	162	-
Production equipment and facilities	1,271	228	1,955	971
Capitalized exploration G&A	91	88	273	262
	3,108	1,349	5,295	4,751
Asset disposition	-	-	(158)	-
Corporate acquisition	-	-	4,993	-
Asset retirement obligation	15	11	30	72
Other assets	2	-	8	-
	3,125	1,360	10,168	4,823

Areas of Activity

Tweedie

The Company currently produces 1.2 MMcf/d (195 BOE/d) of sweet gas from shallow Cretaceous reservoirs in this area, located 180 kilometres northeast of Edmonton. The Company owns an interest in 20,600 acres of undeveloped land, a 25 percent working interest in the main gas plant and a working interest in the pipeline infrastructure in the area. To maintain production at Tweedie the Company plans to drill three to four wells a year in this winter only accessible area. Sure Energy expects our inventory of 17 gas prospects will sustain production levels from this property for the next four to five years.

Valhalla

Sure Energy produced 77 BOE/d of production from this area on the Peace River Arch during this quarter. The production is from various members of the Charlie Lake formation and is a mix of liquids rich gas and gassy oil.

The Company drilled one well in the area in the quarter. This well targeted a shallow Cretaceous formation, was cased and is currently suspended pending further evaluation. Additionally, Sure Energy farmed-out a deep, tighter gas prospect to a third party. This well was cased and completed and is currently undergoing production testing. Also at Valhalla, Sure Energy participated in a successful oil well completion, which came on production in late September.

Boundary Lake

The Company added production in the quarter at Boundary Lake. The Company's 10-19 Halfway well came on production on September 1st, at a reduced rate, producing into a new gas plant jointly owned by Sure Energy. The gas plant is currently running at full capacity processing around 2.3 MMcf/d gross, adding approximately 90 BOE/d net to Sure Energy's production levels. This well is producing from a proved plus probable reserve base of 4 BCF and should show only minor declines in the early stages of production.

Sure Energy has an inventory of three higher risk / high reward prospects in the Boundary Lake area and is currently actively seeking a partner to evaluate these prospects, while managing the Company's cost exposure.

Chinook

During the quarter, Sure Energy produced 519 MCF/d (88 BOE/d) from two wells in the Chinook area, one of which was drilled and tied-in during the quarter. A second successful well is expected to come on stream in November. The Company has one additional prospect to drill in the immediate Chinook area although this well is not scheduled to be drilled until mid 2009.

Redwater

The Company has some minor shallow gas production in the Redwater area, but its focus has shifted to an emerging horizontal light oil play in the area. Sure Energy owns 7¼ sections of 100 percent land immediately on trend with new production in the Viking formation. This new production is from multi-leg horizontal wells, which are exhibiting early rates of up to 150 BOE/d. Sure Energy's land is offset by a short lateral horizontal well which has been producing at around 10 BOE/d since 1993 indicating that it is accessing an indefinable large oil reserve. Drilling multi-leg horizontal wells will expose more of the formation for production and should substantially increase the production rate. Sure Energy will drill its first well into this oil prospect in the fourth quarter of this year to test out this theory. Should the initial well be successful the Company would have up to 30 follow-up locations.

Southeast Saskatchewan

The Company owns 2¾ sections of land on a prospective light oil fairway in Saskatchewan. After shooting a 2D line in the second quarter to define the trajectory for a horizontal well the Company became aware of significant complexities in the prospect and has decided to shoot a 3D prior to testing it by drilling. The prospect is adjacent to prolific horizontal production in the Mississippian formation, and if it is successful could yield an inventory of 7 follow-up locations.

Alberta Royalty Changes

On October 25, 2007 the Government of Alberta introduced the framework for a new Alberta royalty structure based on recommendations made by the Alberta Royalty Review Panel. The proposed implementation date for most of the framework is January 1, 2009.

Currently all of Sure Energy's production is in Alberta and the majority is subject to Alberta crown royalties. The new Alberta royalty framework proposes a significant change to the calculation of royalties although royalties remain a function of well productivity and commodity price. The effect at current commodity prices and expected rates will be an increase of internally estimated 2009 royalties as a percentage of sales to approximately 31 percent.

Production

Production for the period by major property is as follows:

	Three Months Ended September 30, 2008				Nine Months Ended September 30, 2008			
	Gas Mcf/d	Oil Bbls/d	NGLs Bbls/d	Total BOE/d	Gas Mcf/d	Oil Bbls/d	NGLs Bbls/d	Total BOE/d
Tweedie	1,196	-	-	199	1,196	-	-	199
Valhalla	275	10	22	77	277	11	19	76
Chinook	519	-	-	88	330	-	-	55
Boundary	68	-	-	11	23	-	-	4
Redwater	30	2	-	7	43	2	-	9
Total	2,088	12	22	382	1,869	13	19	343

OUTLOOK

During these turbulent times for equity markets and commodity prices your Company continues to grow its production base while at the same time preserving a strong financial position. Our production is expected to ramp up to over 600 BOE/d by mid November with the tie-in of our 100% Chinook natural gas discovery.

Sure will also commence the drilling of its 100% Redwater horizontal well, looking for light crude oil in the Viking formation. If this is successful Sure Energy will have numerous follow-up wells on its significant offsetting land base.

The Company continues to remain in a very strong financial shape with \$5 million of positive working capital, no debt and an undrawn \$8.5 million credit facility. Despite the drastic drop in Sure Energy's share price, the Company continues to believe that its best investments are to continue developing its prospect inventory. The Company will however, be working hard though to increase its share price to better reflect the Company's value

Sure Energy's prospect inventory continues to grow and we will continue to look for accretive acquisitions that can add to our expanding asset base during this time of lower commodity prices and volatile equity markets.

MANAGEMENT'S DISCUSSION AND ANALYSIS

November 4, 2008

The following management's discussion and analysis ("MD&A") includes operating and financial results for Sure Energy Inc. ("Sure Energy" or the "Company"). Sure Energy was incorporated on June 7, 2006 and commenced commercial operations on August 14, 2006 following completion of a plan of arrangement dated July 11, 2006 between Clear Energy Inc. ("Clear Energy"), NAV Energy Trust ("NAV") and the Company. In exchange for certain producing properties, undeveloped land, and seismic assets conveyed by each of Clear Energy and NAV to Sure Energy, Clear Energy shareholders received 0.1667 Common Shares and 0.0425 Arrangement Warrants of Sure Energy and NAV unitholders received 0.333 Common Shares and 0.085 Arrangement Warrants of Sure Energy. Production from the acquired properties was 268 BOE/d at the commencement of operations. Sure Energy commenced trading on the Toronto Stock Exchange on August 15, 2006 under the symbol "SHR".

This MD&A should be read in conjunction with the audited financial statements of the Company as at December 31, 2007 and for the period from commencement of operations on August 14, 2006 to December 31, 2006 together with the accompanying notes. Additional information relating to the Company can be viewed or downloaded at www.sureenergyinc.com or www.sedar.com.

Throughout the report BOE, or barrel of oil equivalent, is defined as 6 Mcf to 1 bbl. BOEs may be misleading particularly if used in isolation. A BOE conversion ratio of 6 Mcf:1 bbl is based on an energy equivalency conversion method primarily applicable at the burner tip and does not represent a value equivalency at the wellhead.

The financial information presented has been prepared in accordance with Canadian Generally Accepted Accounting Principles ("GAAP").

Non-GAAP measures

Sure Energy management uses and reports certain non-GAAP measures in the evaluation of operating and financial performance. These measures do not have any standardized meanings prescribed by Canadian GAAP and therefore may not be comparable with the calculation of similar measures for other companies.

Funds flow from operations is used by the Company to analyze operating performance, leverage and liquidity. Readers should refer to the "FUNDS FLOW FROM OPERATIONS" section of the MD&A for a reconciliation of funds flow from operations.

We use the terms Operating Netbacks and Cash Flow Netbacks to evaluate operational performance of the Company. Operating netback, which is calculated as average unit sales price less royalties, transportation costs and operating expenses and cash flow netback, which further deducts administrative and interest expense and current income tax represents the cash margin for every barrel of oil equivalent sold. Readers should refer to the "Netbacks" section of the MD&A for the calculations of operating and cash flow netbacks.

Net debt and working capital, which is current assets less debt and current liabilities, is used to assess efficiency and financial strength. Readers should refer to the "LIQUIDITY AND CAPITAL RESOURCES" section of the MD&A for a reconciliation of net debt and working capital.

Forward-looking Information

This management's discussion and analysis contains forward-looking financial and operational information including earnings, funds flow, production and capital expenditures projections. The projections are based on the Company's expectations and are subject to a number of risks and assumptions that could materially affect the results. Actual results achieved during the forecast period may differ materially from the information provided herein as a result of numerous known and unknown risks, assumptions and other factors. Such risks and assumptions include, but are not limited to: general economic, market and business conditions; industry capacity; competitive action by other companies; fluctuations in oil and gas prices; the ability to produce and transport crude oil and natural gas to markets; the result of exploration and development drilling and related activities; fluctuation in foreign currency exchange rates; the imprecision of reserve estimates; the ability of suppliers to meet commitments; actions by governmental authorities including increases in taxes; decisions or approvals of administrative tribunals; change in environmental and other regulations; risks associated with oil and gas operations; the weather in areas of operation; and other factors, many of which are beyond the control of Sure Energy. Sure Energy disclaims any intention or obligation to publicly update or revise any forward-looking information whether as a result of new information, future events or otherwise, except as may be expressly required by applicable securities laws.

OVERVIEW**Selected Quarterly Information**

	2008			2007				2006
	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Q4
Production								
Natural gas (Mcf/d)	2,088	1,744	1,771	1,610	1,687	1,810	1,555	1,548
Oil (bbls/d)	12	14	12	2	2	3	6	4
NGLs (bbls/d)	22	15	20	-	-	-	-	-
BOE/d	382	319	327	270	283	305	265	262
Average Selling Price								
Natural gas (\$/Mcf)	8.08	10.29	7.74	5.89	5.05	7.17	7.36	6.70
Oil (\$/bbl)	126.01	128.42	89.22	80.48	76.25	72.80	67.83	62.99
NGLs (\$/bbl)	61.68	63.39	47.44	-	-	-	-	-
\$/BOE	51.58	64.77	48.09	35.66	30.93	43.33	44.69	40.53
Operating Netback (\$/BOE)								
Operating Netback (\$/BOE)	29.46	39.10	28.41	21.57	15.26	23.83	23.31	17.30
Funds Flow Netback (\$/BOE)								
Funds Flow Netback (\$/BOE)	23.84	26.78	15.46	7.97	9.01	14.59	13.29	10.22

Financial

(\$000s except share and per share amounts)

Petroleum and natural gas revenue	1,813	1,883	1,432	886	805	1,202	1,065	976
Funds Flow from Operations	839	779	460	199	232	404	318	247
Per share, basic and diluted	0.02	0.03	0.02	0.01	0.01	0.01	0.01	0.01
Loss	(176)	(98)	(399)	(515)	(1,481)	(517)	(468)	(485)
Per share, basic and diluted	(0.00)	(0.00)	(0.01)	(0.02)	(0.05)	(0.02)	(0.02)	(0.02)
Capital Expenditures	3,125	1,433	5,610	1,220	1,360	980	2,483	1,290
Total Assets	35,761	27,174	26,247	23,784	24,213	25,002	25,981	24,890
Working Capital and Net Debt	4,963	(592)	47	3,149	4,240	5,322	5,897	8,001
Shareholder's Equity	31,692	23,880	23,817	21,993	22,353	22,720	23,001	23,272
Common Shares Outstanding (thousands)	37,659	30,767	30,767	28,545	28,545	28,509	28,509	28,509

Q3 2008

Revenue decreased marginally in the quarter due to a decrease in commodity prices, partially offset by an increase in production from two new wells at Boundary and Chinook. During the quarter, Sure Energy completed a private placement of common and flow-through shares.

Q2 2008

Revenue increased during the quarter due to increases in oil and gas prices. Operating costs increased during the current quarter mainly due to a 13 month processing fee adjustment in the Tweedie area.

Q1 2008

Production increased in the current quarter due to the acquisition of Argent Energy Inc. ("Argent") which closed on January 15, 2008 which more than offset the reduction in volumes due to natural decline. Revenue also increased during the quarter due to increases in benchmark oil and gas prices. Working capital decreased during the quarter as cash was used to finance the Argent acquisition.

Q4 2007

Funds flow was down 14 percent from the previous quarter mainly due to an increase in general and administration costs ("G&A"). Fourth quarter G&A costs included moving costs, refinancing and year end reporting charges.

Q3 2007

Revenue decreased in the quarter as a result of a decline in the average selling price of natural gas offset partially by a decrease in royalties. The loss for the quarter includes an increase in non-cash stock compensation expense as half of the performance rights vested.

Q2 2007

The quarter's revenue was favourably impacted by a production increase from 265 BOE/d in the first quarter of 2007 to 305 BOE/d in the current quarter. Royalty expense for the quarter was favourably impacted by a Gas Cost Allowance credit received from Alberta Energy. G&A costs per BOE decreased reflecting the production increase in the quarter.

Q1 2007

Revenue increased in the current quarter due to increased average selling prices. In the first quarter of 2007, operating costs decreased to expected levels.

ACQUISITION OF ARGENT ENERGY INC.

On January 15, 2008, the Corporation closed a purchase and sale agreement to buy all the outstanding common shares of Argent Energy Inc., a private oil and gas Corporation. The total consideration included the issuance of 1,861,847 common shares of the Company issued in exchange for all of the outstanding Argent common shares and the assumption of debt of \$2.0 million and a working capital deficiency of \$1.1 million. The exchange ratio was 0.1075 Sure Energy share for every outstanding common share of Argent. The business combination has been accounted for as a purchase. Argent was amalgamated with Sure on January 15, 2008.

A total of 360,215 shares of Sure Energy were also issued in connection with the closing as settlement of severance to former Argent employees. Concurrent with the closing, Sure Energy increased its credit facilities to \$8.5 million consisting of a \$7.0 million revolving operating demand loan and a \$1.5 million non-revolving acquisition/development demand loan.

RESULTS OF OPERATIONS

Revenues

Petroleum and Natural Gas Revenue (\$000s)	Three Months Ended September 30,		Nine Months Ended September 30,	
	2008	2007	2008	2007
Natural gas	1,551	784	4,432	2,996
Oil	134	21	398	76
NGLs	128	-	298	-
	1,813	805	5,128	3,072

Production	Three Months Ended September 30,		Nine Months Ended September 30,	
	2008	2007	2008	2007
Natural gas (Mcf/d)	2,088	1,687	1,869	1,684
Oil (bbls/d)	12	2	13	4
NGLs (bbls/d)	22	-	19	-
	382	283	343	284

Average Selling Price	Three Months Ended September 30,		Nine Months Ended September 30,	
	2008	2007	2008	2007
Natural gas (\$/Mcf)	8.08	5.05	8.66	6.51
Oil (\$/bbl)	126.01	76.25	115.00	70.36
NGLs (\$/bbl)	61.68	-	57.18	-
	51.58	30.93	54.55	39.59

Average Benchmark Prices	Three Months Ended September 30,		Nine Months Ended September 30,	
	2008	2007	2008	2007
AECO (daily) natural gas (\$/Mcf)	7.34	4.91	8.17	6.21
WTI Crude oil (US\$/bbl)	117.97	75.33	113.28	66.18
Edmonton par price (Cdn \$/bbl)	121.74	79.95	115.11	72.99
Exchange rate (US\$/Cdn\$)	1.0418	1.0448	1.0186	1.1048

Production for the nine months ended September 30, 2008 averaged 343 BOE/d, representing an increase of 21 percent over the comparative period. Production for the current quarter increased from new gas wells at Boundary and Chinook. For the nine months ended September 30, 2008, the Company's realized price for its natural gas was \$8.66/Mcf, 33 percent more than the \$6.51/Mcf received in the comparative period. The Company has not hedged or entered into any fixed price arrangements during 2008 or for any subsequent period.

Royalties

(\$000s)	Three Months Ended September 30,		Nine Months Ended September 30,	
	2008	2007	2008	2007
Royalties	325	123	940	584
Average royalty as a percent of revenue	17.9	15.3	18.3	19.0

Royalties as a percentage of revenue decreased to 18.3 percent for the current nine months versus 19.0 percent for the comparative period. The decrease was due to gas cost allowance credits received in 2008 and a refund of Indian royalties paid in the Tweedie area. The decrease was partially offset by higher royalty percentages on the new production in the quarter. Royalty rates are expected to average approximately 23 to 25 percent for the remainder of 2008.

Alberta Royalty Changes

On October 25, 2007 the Government of Alberta introduced the framework for a new Alberta royalty structure based on recommendations made by the Alberta Royalty Review Panel. The proposed implementation date for most of the framework is January 1, 2009.

Currently all of Sure Energy's production is in Alberta and the majority is subject to Alberta crown royalties. The new Alberta royalty framework proposes a significant change to the calculation of royalties although royalties remain a function of well productivity and commodity price. The effect at current commodity prices and expected rates will be an increase of internally estimated 2009 royalties as a percentage of sales to approximately 31 percent.

Operating expenses

(\$000s)	Three Months Ended September 30,		Nine Months Ended September 30,	
	2008	2007	2008	2007
Operating expenses	401	253	1,037	780

Operating costs were \$11.03 per BOE for the nine months ended September 30, 2008 versus \$10.05 per BOE for the comparative period. Operating costs were \$11.43 per BOE in the current quarter. The increase was mainly due to 13 month processing fee adjustments charged by plant operators during the period. Operating costs are expected to be higher than in previous quarters due to the acquisition of Argent.

Transportation

(\$000s)	Three Months Ended September 30,		Nine Months Ended September 30,	
	2008	2007	2008	2007
Transportation	50	33	132	95

Transportation costs were \$1.41 per BOE in the current nine months and \$1.22 for the comparative period. Transportation expense relates to the costs of transporting Sure Energy's natural gas production on major pipelines and trucking Sure Energy's oil to the point of transfer.

General and Administrative

(\$000s)	Three Months Ended September 30,		Nine Months Ended September 30,	
	2008	2007	2008	2007
Gross general and administrative	330	312	1,260	1,114
Capitalized overhead	(91)	(88)	(273)	(262)
	239	224	987	852

General and administrative ("G&A") costs were \$10.50 per BOE for the current nine months and \$10.97 per BOE for the comparative period. G&A costs will decrease on a per BOE basis as the Company grows its production. As activity increases, the Company will apply overhead charges, which are charged to specific well operations, and reduce G&A as is customary in the industry.

Interest Income

(\$000s)	Three Months Ended September 30,		Nine Months Ended September 30,	
	2008	2007	2008	2007
Interest income	41	60	46	193

Sure Energy did not utilize its available \$8.5 million debt facility during the nine months ended September 30, 2008 or during 2007 and as a result incurred no interest expense. During the current nine months, interest income was \$41,000 or \$0.49 per BOE versus \$2.50 per BOE for the comparative period. Excess cash was invested in bankers acceptances to earn interest income.

Stock Compensation (non-cash)

(\$000s)	Three Months Ended September 30,		Nine Months Ended September 30,	
	2008	2007	2008	2007
Stock compensation	161	1,078	479	1,511

Stock compensation (non-cash) expense was \$479,000 in the nine months ended September 30, 2008 and \$1.5 million for the comparative period. This amount is made up of the amortization of the expense relating to the options granted to employees, officers and directors, and the performance incentive rights ("PIRs") granted to Sure Energy and Sound employees, directors and consultants. The remaining PIRs vest when the 21 day weighted average trading price of Sure Energy exceeds \$1.50.

Depletion, Depreciation and Accretion

(\$000s)	Three Months Ended September 30,		Nine Months Ended September 30,	
	2008	2007	2008	2007
Depletion and depreciation	837	620	2,224	1,867
Accretion	17	15	48	42
	854	635	2,272	1,909

The Company's depletion, depreciation and accretion ("DD&A") provision for the current nine months was \$2,272,000, or \$24.16 per BOE and \$1,909,000 or \$24.60 per BOE for the comparative period. The decrease in the DD&A rate per BOE is due to the Argent acquisition and reserves added for new wells added during the period. \$4.5 million in costs related to the Company's undeveloped land base was excluded from the depletion calculation.

Accretion of the asset retirement obligation is calculated at the Company's credit-adjusted, risk-free rate of 8 percent. The Company has estimated the net present value of their asset retirement obligation to be \$757,000.

Income and future taxes

The Company does not expect to pay current income tax in 2008 or 2009. Estimated income tax pools at September 30, 2008 are as follows:

(\$000s)	
Canadian oil and gas property expenses	11,579
Canadian development expenses	1,903
Canadian exploration expenses	3,555
Undepreciated capital costs	6,103
Non-capital losses	9,941
Financing costs	301
Successored pools (restricted)	9,682
	43,064

Netbacks

Components of the Company's operating, funds flow and loss netbacks are as follows:

(\$/BOE)	Three Months Ended September 30,		Nine Months Ended September 30,	
	2008	2007	2008	2007
Price	51.58	30.93	54.55	39.59
Royalties	(9.25)	(4.70)	(10.00)	(7.52)
Operating costs	(11.43)	(9.72)	(11.03)	(10.05)
Transportation	(1.44)	(1.25)	(1.41)	(1.22)
Operating Netback	29.46	15.26	32.11	20.80
General & administrative	(6.76)	(8.59)	(10.50)	(10.97)
Interest income	1.14	2.34	0.49	2.50
Funds Flow Netback	23.84	9.01	22.10	12.33
Stock compensation	(4.59)	(41.42)	(5.10)	(19.48)
Depletion, depreciation & accretion	(24.27)	(24.41)	(24.16)	(24.60)
Loss Netback	(5.02)	(56.82)	(7.16)	(31.75)

CAPITAL EXPENDITURES

Capital expenditures for the quarter were as follows:

Capital Program Summary (\$000s)	Three Months Ended September 30,		Nine Months Ended September 30,	
	2008	2007	2008	2007
Land	173	208	551	803
Geological and geophysical	180	170	635	752
Drilling	858	539	1,163	1,632
Completions	535	116	556	331
Recompletions and workovers	-	-	162	-
Production equipment and facilities	1,271	228	1,955	971
Capitalized exploration G&A	91	88	273	262
	3,108	1,349	5,295	4,751
Asset disposition	-	-	(158)	-
Corporate acquisition - Argent	-	-	4,993	-
Asset retirement obligation	15	11	30	72
Other assets	2	-	8	-
	3,125	1,360	10,168	4,823

To date, three wells have been drilled in Chinook, two successful and one abandoned. One well was drilled in Valhalla in the period. Facility construction for Sure Energy's Boundary well was completed during the quarter and the well commenced production in September.

LIQUIDITY AND CAPITAL RESOURCES

The following common shares, options and PIR's were outstanding:

Outstanding at:	September 30, 2008	December 31, 2007	November 4, 2008
Common shares	37,659,208	28,545,148	37,659,208
Options	2,715,000	2,715,000	2,715,000
PIR's	3,780,000	4,009,000	3,780,000
	44,154,208	35,269,148	44,154,208

In exchange for certain producing properties, undeveloped land, and seismic assets conveyed by each of Clear Energy and NAV to Sure Energy, Clear Energy shareholders received 0.1667 Common Shares and 0.0425 Arrangement Warrants of Sure Energy and NAV unitholders received 0.333 Common Shares and 0.085 Arrangement Warrants of Sure Energy. On August 14, 2006, the Company issued 19,402,007 Common Shares and 4,947,512 Arrangement Warrants in exchange for assets pursuant to the Plan of Arrangement. 4,107,141 of the 4,947,512 Arrangement Warrants were exercised.

On August 14, 2006, the Company completed a private placement of common shares to issue 5,000,000 common shares and 5,000,000 Performance Incentive Rights at a price of \$1.00 per share for total proceeds of \$5,000,000.

On August 14, 2007, half the performance rights vested as the 21 day weighted average trading price of Sure Energy shares exceeded \$1.25.

On September 5, 2007, Sound Energy Trust was acquired by Advantage Energy Trust. 887,000 performance rights, including 415,000 vested performance rights, were cancelled on October 5, 2007 for the Sound employees that were terminated.

On October 10, 2007, the Company issued 602,500 options at an exercise price of \$0.95 per share. On December 19, 2007 the Company issued 47,500 options at an exercise price of \$0.92 per share. The options awarded have a maximum term of five years and vest over three years on the basis of one-third per year.

On January 15, 2008, Sure Energy issued 1,861,847 common shares at a price of \$0.93 per share in exchange for all the outstanding Argent common shares. In addition, 360,215 common shares were issued at a price of \$0.93 per share as settlement of severance to former Argent employees.

On July 18, 2008 Sure Energy completed a private placement of approximately 5.0 million common shares at a subscription price of \$1.10 per common share and approximately 1.9 million flow-through common shares at a subscription price of \$1.32 per flow-through common share. Net proceeds of approximately \$7.8 million will be used to increase Sure Energy's 2008 capital budget.

As at September 30, 2008, the Company had net debt and working capital of \$5.0 million. Net debt and working capital is calculated as follows:

	September 30, 2008	December 31, 2007
Cash and cash equivalents	7,273	3,443
Accounts receivable	701	569
Prepaid expenses	301	230
Accounts payable and accrued liabilities	(3,312)	(1,093)
Working capital	4,963	3,149
Bank debt	-	-
Net debt	4,963	3,149

Concurrent with the closing of the Argent acquisition, Sure Energy increased its credit facilities to \$8.5 million consisting of a \$7.0 million revolving operating demand loan and a \$1.5 million non-revolving acquisition/development demand loan. The facility provided by a Canadian chartered bank is subject to periodic review by the bank and is secured by a \$50.0 million first floating charge debenture over all of the Company's assets. During the nine months ended September 30, 2008 Sure Energy did not draw on the credit facility.

FUNDS FLOW FROM OPERATIONS

Funds flow from operations is calculated as follows:

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2008	2007	2008	2007
Loss	(176)	(1,481)	(673)	(2,466)
Add items not affecting cash:				
Depletion, depreciation and accretion	854	635	2,272	1,909
Stock compensation	161	1,078	479	1,511
	839	232	2,078	954

CONTRACTUAL OBLIGATIONS AND FINANCIAL INSTRUMENTS

As a result of the Company issuing flow-through shares in 2008, the Company is committed to spend approximately \$2.5 million before December 31, 2009 on expenditures qualifying as Canadian Exploration Expense. Of this amount, the total spent on qualified Canadian Exploration Expenses to September 30, 2008 was approximately \$812,000.

OUTLOOK

During these turbulent times for equity markets and commodity prices your Company continues to grow its production base while at the same time preserving a strong financial position. Our production is expected to ramp up to over 600 BOE/d by mid November with the tie-in of our 100% Chinook natural gas discovery.

Sure will also commence the drilling of its 100% Redwater horizontal well, looking for light crude oil in the Viking formation. If this is successful Sure Energy will have numerous follow-up wells on its significant offsetting land base.

The Company continues to remain in a very strong financial shape with \$5 million of positive working capital, no debt and an undrawn \$8.5 million credit facility. Despite the drastic drop in Sure Energy's share price, the Company continues to believe that its best investments are to continue developing its prospect inventory. The Company will however, be working hard though to increase its share price to better reflect the Company's value

Sure Energy's prospect inventory continues to grow and we will continue to look for accretive acquisitions that can add to our expanding asset base during this time of lower commodity prices and volatile equity markets.

GLOSSARY OF ABBREVIATIONS

\$000s	Thousands of dollars	Mbbls	Thousands of barrels
AECO	Alberta Energy Co.	MBOE	Thousand barrels of oil equivalent
AEUB	Alberta Energy Utilities Board	Mcf	Thousand cubic feet
bbls	Barrels	Mcf/d	Thousand cubic feet per day
bbls/d	Barrels per day	MMcf	Million cubic feet
Bcf	Billion cubic feet	MMcf/d	Million cubic feet per day
BOE	Barrel of oil equivalent (6 Mcf = 1 bbl)	MMbtu	Millions of British thermal units
BOE/d	Barrels of oil equivalent per day	NGLs	Natural gas liquids
GJ	Gigajoules	NPV	Net present value
G&A	General and administrative	TSX	Toronto Stock Exchange
		WTI	West Texas Intermediate

SURE ENERGY INC.
BALANCE SHEETS

As at (\$000's)	September 30, 2008	December 31, 2007
(unaudited)		
Assets		
Current assets		
Cash and cash equivalents (note 8)	7,273	3,443
Accounts receivable	701	569
Prepaid expenses	301	230
	8,275	4,242
Property, plant and equipment (note 4)	27,486	19,542
	35,761	23,784
Liabilities and Shareholders' Equity		
Current liabilities		
Accounts payable and accrued liabilities	3,312	1,093
Asset retirement obligations (note 5)	757	698
Shareholders' equity		
Share capital (note 6)	33,708	23,815
Contributed surplus	2,493	2,014
Deficit	(4,509)	(3,836)
	31,692	21,993
	35,761	23,784

See accompanying notes.

SURE ENERGY INC.
STATEMENTS OF OPERATIONS AND COMPREHENSIVE LOSS AND DEFICIT

(\$000's, except per share amounts) (unaudited)	Three Months Ended September 30,		Nine Months Ended September 30,	
	2008	2007	2008	2007
Revenue				
Petroleum and natural gas revenue	1,813	805	5,128	3,072
Royalties	(325)	(123)	(940)	(584)
Interest income	41	60	46	193
	<u>1,529</u>	<u>742</u>	<u>4,234</u>	<u>2,681</u>
Expenses				
Operating	401	253	1,037	780
Transportation	50	33	132	95
General and administration	239	224	987	852
Stock compensation	161	1,078	479	1,511
Depletion, depreciation and accretion	854	635	2,272	1,909
	<u>1,705</u>	<u>2,223</u>	<u>4,907</u>	<u>5,147</u>
Loss and comprehensive loss	(176)	(1,481)	(673)	(2,466)
Deficit, beginning of period	(4,333)	(1,323)	(3,836)	(855)
Deficit, end of period	<u>(4,509)</u>	<u>(2,804)</u>	<u>(4,509)</u>	<u>(3,321)</u>
Loss per common share (note 7)				
Basic and diluted	(0.00)	(0.05)	(0.02)	(0.09)

See accompanying notes.

SURE ENERGY INC.
STATEMENTS OF CASH FLOWS

<i>(\$000's)</i>	Three Months Ended September 30,		Nine Months Ended September 30,	
	2008	2007	2008	2007
(unaudited)				
Cash provided by (used in):				
Operating				
Loss	(176)	(1,481)	(673)	(2,466)
Items not affecting cash:				
Depletion, depreciation and accretion	854	635	2,272	1,909
Stock compensation	161	1,078	479	1,511
Abandonment expenditures	(1)	-	(100)	-
Changes in non-cash working capital (note 8)	(348)	55	(607)	440
	490	287	1,371	1,394
Investing				
Drilling and development of petroleum and natural gas properties	(3,109)	(1,350)	(5,295)	(4,751)
Corporate acquisition (note 2)	-	-	(2,055)	-
Disposition of petroleum and natural gas properties	-	-	158	-
Other asset purchases	(2)	-	(8)	-
Changes in non-cash working capital (note 8)	936	(508)	1,832	(215)
	(2,175)	(1,858)	(5,368)	(4,966)
Financing				
Issue of common shares for cash, net	7,827	36	7,827	36
	7,827	36	7,827	36
Net change in cash and cash equivalents	6,142	(1,535)	3,830	(3,536)
Cash and cash equivalents, beginning of period	1,131	6,236	3,443	8,237
Cash and cash equivalents, end of period	7,273	4,701	7,273	4,701

See accompanying notes.

Supplementary Cash Flow information (note 8)

SURE ENERGY INC.

Notes to the Financial Statements

As at and for the three and nine months ended September 30, 2008

(unaudited)

Unless otherwise stated, amounts presented in these notes are in Canadian dollars and tabular amounts are in thousands of Canadian dollars, except number of shares and per share amounts.

1. Summary of Significant Accounting Policies**Business and Basis of Presentation**

Sure Energy Inc. ("Sure Energy" or the "Company") is a Calgary based oil and natural gas exploration and production company whose business activities are focused primarily in Alberta. The Company was incorporated on June 7, 2006 and commenced operations on August 14, 2006 when certain assets of Clear Energy Inc. ("Clear") and NAV Energy Trust ("NAV") were transferred into Sure Energy under a Plan of Arrangement dated July 11, 2006. The Plan of Arrangement resulted in the shareholders of Clear and the unitholders of NAV becoming unitholders of Sound Energy Trust ("Sound") and shareholders of Sure Energy. Sure Energy is a public company and commenced trading on the Toronto Stock Exchange on August 15, 2006.

2. Corporate Acquisition

On January 15, 2008, the Company closed a purchase and sale agreement to buy all the outstanding common shares of Argent Energy Inc. ("Argent"), a private oil and gas company. The total consideration of \$1.8 million included 1,861,847 common shares of the Company issued in exchange for all of the outstanding Argent common shares. The common shares issued by the Company were valued based on the trading price of the Company's shares for several days before and after the announcement date. The exchange ratio was 0.1075 Sure Energy share for every outstanding common share of Argent. The business combination has been accounted for as a purchase. Argent was amalgamated with Sure Energy on January 15, 2008. The allocation of the consideration paid to the fair value of the identifiable assets and liabilities is as follows:

Allocation of purchase price

Argent net assets acquired and liabilities assumed	
Accounts receivable	267
Prepays	41
Petroleum and natural gas properties	4,993
Accounts payable	(1,434)
Bank debt	(1,993)
Asset retirement obligations	(81)
	<u>1,793</u>

Consideration comprised of:

Issuance of common shares	1,731
Issue costs	62
	<u>1,793</u>

A total of 360,215 shares of Sure Energy were also issued in connection with the closing as settlement of severance to former Argent employees. Concurrent with the closing, Sure Energy increased its credit facilities to \$8.5 million consisting of a \$7.0 million revolving operating demand loan and a \$1.5 million non-revolving acquisition/development demand loan.

3. Changes in Accounting Policies

a) Capital Disclosures

Effective January 1, 2008 the Company adopted Section 1535, Capital Disclosures which requires companies to disclose their objectives, policies and processes for managing capital as well as compliance with any externally imposed capital requirements.

b) Financial Instruments Disclosure and Presentation

Effective January 1, 2008 the Company adopted Section 3862 Financial Instruments – Disclosures and Section 3863 Financial Instruments – Disclosure and Presentation. These disclosure standards were adopted prospectively and require entities to provide information that enable users to evaluate: 1) the significance of financial instruments for the entity's financial position and performance; and 2) the nature and extent of risks arising from financial instruments to which the entity is exposed during the period and at the balance sheet date, and how the entity manages those risks.

c) The CICA has amended Section 1400, "General Standards of Financial Statement Presentation", to include requirements to assess and disclose the Company's ability to continue as a going concern. The adoption of this new section did not have an impact on the financial statements.

4. Property Plant and Equipment

	September 30, 2008	December 31, 2007
Petroleum & natural gas properties	32,975	22,813
Furniture, fixtures and leaseholds	29	23
	33,004	22,836
Accumulated depletion and depreciation	(5,518)	(3,294)
Net book value	27,486	19,542

Unproved oil and gas properties of \$4.5 million have been excluded from costs subject to depletion and depreciation. These costs relate to the Company's undeveloped land base.

During the nine months ended September 30, 2008, directly related exploration administrative expenses of \$273,000 were capitalized (Year ended December 31, 2007 - \$397,000).

5. Asset Retirement Obligations

The following table reconciles the Company's total asset retirement obligations:

	September 30, 2008	December 31, 2007
Carrying amount, beginning of period	698	643
Acquisition of liabilities in the period	81	-
Abandonment costs incurred	(100)	-
Additions	30	28
Revisions	-	(26)
Accretion expense	48	53
Carrying amount, end of period	757	698

6. Share Capital**Issued and Outstanding Common Shares**

	Number of shares	Amount
Balance, December 31, 2006	28,509,148	\$ 23,779
Exercise of performance rights	36,000	36
Balance, December 31, 2007	28,545,148	23,815
Issued pursuant to acquisition of Argent	1,861,847	1,731
Settlement of severance of former Argent employees	360,215	335
Private placement – common shares	4,999,091	5,499
Private placement – flow-through shares	1,892,907	2,499
Share issue costs	-	(171)
Balance, September 30, 2008	37,659,208	\$ 33,708

On July 18, 2008, Sure Energy completed a private placement of approximately 5.0 million common shares at a subscription price of \$1.10 per common share and approximately 1.9 million flow-through common shares at a subscription price of \$1.32 per flow-through common share with net proceeds of approximately \$7.8 million.

7. Per Share Amounts

The calculation of basic and diluted loss per common share is based on the following weighted average number of common shares outstanding:

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2008	2007	2008	2007
Loss	(176)	(1,481)	(673)	(2,466)
Loss per common share				
Basic and diluted	(0.00)	(0.05)	(0.02)	(0.09)
Weighted average shares outstanding				
Basic and Diluted ^{(1) (2)}	36,086,035	28,511,496	33,726,832	28,509,939

(1) The diluted shares outstanding exclude 1,890,000 unvested performance rights, which are not exercisable and are treated as contingently issuable shares as all of the conditions for issue have not been satisfied as at September 30, 2008.

(2) 2,715,000 options and 1,890,000 vested performance rights have been excluded from the weighted average diluted shares outstanding for the three and nine months ended September 30, 2008 as they are anti-dilutive.

8. Supplemental Cash Flow Information

Cash and cash equivalents include the following:

	September 30, 2008	December 31, 2007
Cash on deposit	7,273	443
Bankers acceptance	-	3,000
	<u>7,273</u>	<u>3,443</u>

Changes in non-cash working capital items increased (decreased) cash and cash equivalents as follows:

Period ended	Three Months Ended September 30,		Nine Months Ended September 30,	
	2008	2007	2008	2007
Accounts receivable	(15)	166	135	214
Prepaid expenses	(142)	(172)	(30)	(117)
Accounts payable and accrued liabilities	745	(447)	1,120	128
	<u>588</u>	<u>(453)</u>	<u>1,225</u>	<u>225</u>
Operating activities	(348)	55	(607)	440
Investing activities	936	(508)	1,832	(215)
	<u>588</u>	<u>(453)</u>	<u>1,225</u>	<u>225</u>
Other Cash Flow Information:				
Cash taxes paid	-	-	-	-
Cash interest received	41	68	55	200
Cash interest paid	-	-	-	-

9. Related Party Transactions

During the three and nine months ended September 30, 2008, legal fees of \$34,000 and \$55,000 respectively (2007 - \$20,000 and \$52,000 respectively) were paid to a law firm of which the Corporate Secretary is a partner. These transactions were measured at the exchange amount.

10. Financial Instruments

The Company is exposed to financial risk in a range of financial instruments including cash and cash equivalents, accounts receivable and accounts payable and accrued liabilities. The Company manages its exposure to financial risks by operating in a manner that minimizes its exposure to the extent practical. The main financial risks affecting the Company are as follows:

Credit Risk

Credit risk is primarily related to the Company's receivables from petroleum and natural gas marketers and joint venture partners and the risk of financial loss if a customer, partner or counterparty to a financial instrument fails to meet its contractual obligations. Receivables from petroleum and natural gas marketers are normally collected on the 25th day of the month following production and the Company could be at risk for up to 55 days of production from any marketer. The Company sells its production to several petroleum and natural gas marketers so that the exposure to any one entity is minimized. The Company historically has not experienced any collection issues with its petroleum and natural gas marketers. Joint venture receivables are typically collected within one to three months of the joint venture bill being issued to the partner. The Company attempts to mitigate the risk from joint venture receivables by obtaining partner approval of significant capital expenditures prior to expenditure. The Company does not typically obtain collateral from joint venture partners; however in certain circumstances, it may cash call a partner in advance of the work being performed. The Company establishes an allowance for doubtful accounts as determined by management based on their assessment of collection therefore the carrying amount of accounts receivable generally represents the maximum credit exposure. There were no receivables written off during the nine months ended September 30, 2008.

Market Risk

Market risk consists of commodity price, foreign currency and interest rate risks.

a) Commodity Price Risk

Commodity price risk is the risk that future cash flows will fluctuate as a result of changes in commodity prices. Commodity prices for petroleum and natural gas are impacted by world economic events that dictate the levels of supply and demand. The Company has no financial derivative sales contracts in place as at or during the nine months ended September 30, 2008.

b) Foreign Currency Exchange Risk

Foreign currency exchange rate risk is the risk that future cash flows will fluctuate as a result of changes in foreign exchange rates. Although substantially all of the Company's petroleum and natural gas sales are denominated in Canadian dollars, the underlying market prices in

Canada for petroleum and natural gas are impacted by changes in the exchange rate between the Canadian and United States dollar. The Company had no forward exchange rate contracts in place as at or during the nine months ended September 30, 2008.

c) Interest Rate Risk

Interest rate risk is the risk that future cash flows will fluctuate as a result of changes in market interest rates. The Company is exposed to interest rate fluctuations on its credit facility which bears a floating rate of interest. During the nine months ended September 30, 2008, the Company did not draw on the credit facility.

Liquidity Risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they are due. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when due without incurring unacceptable losses or risking harm to the Company's reputation. The Company prepares capital expenditures budgets which are regularly monitored and updated as considered necessary. As well, the Company utilizes authorizations for expenditures on both operated and non-operated projects to further manage capital expenditures. To facilitate the capital expenditure program, the Company has a revolving credit facility that is reviewed periodically by the lender.

Capital Management

The Company's policy is to maintain a strong capital base for the objectives of maintaining financial flexibility, creditor and market confidence and to sustain the future development of the business. The Company manages its capital structure and makes adjustments to it in light of changes in economic conditions and the risk characteristics of the underlying petroleum and natural gas assets. The Company considers its capital structure to include shareholders' equity, bank debt and working capital. In order to maintain or adjust the capital structure, the Company may from time to time issue shares and adjust its capital spending to manage current and projected debt levels. The Company is not subject to any externally imposed capital requirements other than the covenants on its credit facility with its lender to maintain its ratio of current assets to current liabilities (working capital) at a 1.0:1.0 level.

11. Commitments

As a result of the Company issuing flow-through shares in 2008, the Company is committed to spend approximately \$2.5 million before December 31, 2009 on expenditures qualifying as Canadian Exploration Expense. Of this amount, the total spent on qualified Canadian Exploration Expenses to September 30, 2008 was approximately \$812,000.

Directors

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Larry J. Macdonald ^{1, 2, 3, 4}
Chairman & CEO, Point Energy Ltd.
Calgary, Alberta

Thomas P. Stan
President and CEO, Canadian Phoenix
Resources Corp., Calgary, Alberta

¹ Audit Committee

² Governance & Human Resources Committee

³ Environment, Health & Safety Committee

⁴ Independent Reserves Committee

⁵ Lead Director

Sure Energy Inc. is a publicly traded oil and gas exploration and development company listed on the Toronto Stock Exchange under the symbol "SHR".

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Officer

Chris Baker
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C. Tom Banks
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Corporate Secretary

Rob Sheedy
Vice President Land

Advisors**Auditors**

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Calgary, Alberta

Banker

The National Bank
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Evaluation Engineers

Sproule Associates Limited
Calgary, Alberta

Legal Counsel

Borden Ladner Gervais LLP
Calgary, Alberta

Transfer Agent

Valiant Trust Company
Calgary, Alberta

Stock Exchange Listing

The Toronto Stock Exchange
Symbol: SHR

Forward-looking Information

Certain statements contained in this third quarter report constitute forward-looking information. These statements relate to future events or Sure Energy's future performance. The use of any of the words "could", "expect", "believe", "will", "projected", "estimated" and similar expressions and statements relating to matters that are not historical facts are intended to identify forward-looking information and are based on Sure Energy's current belief or assumptions as to the outcome and timing of such future events. Actual future results may differ materially. In particular, Sure Energy's stated expectation as to when its new natural gas discovery in the Chinook area is to be tied in and on production and stated intentions and expectations for drilling and production levels on its main producing properties are forward looking information. Sure Energy's annual report to shareholders and other documents filed with securities regulatory authorities (accessible through the SEDAR website www.sedar.com) describe the risks, material assumptions and other factors, such as changes in business plans and potential delays or changes in plans with respect to development projects or capital expenditures, that could influence actual results. Sure disclaims any intention or obligation to publicly update or revise any forward-looking information, whether as a result of new information, future events or otherwise, except as may be expressly required by applicable securities laws.

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