

KINGDOM OF CAMBODIA

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(JOINED) HYPOTHEC CONTRACT

Contract No: **04/2017/MLT/HO/**

This hypothecated contract on land and other properties affixed to the land is made on/....../..... between the following parties:

I. NAME AND ADDRESS OF CONTRACTING PARTIES

1. Hypothecator (Party A)

- Name: NGUYEN NGOC PHUONG sex: Male Date of Birth: 01/06/1987 Nationality: VIET NAM Address: so 182 - To 7 - Thi Tran Soc Son - Soc Son - Ha noi.

2. Debtor

- Name: DUONG DONG ANH sex: Male Date of Birth: 16/07/1989 Nationality: VIET NAM Address: So 195 - To 9 - Thi tran Lam Vien - Da Lat - Lam Dong.

- Name: NGUYEN PHAM VAN QUYEN sex: FeMale Date of Birth: 14/08/1988 Nationality: VIET NAM Address: SO 195 - TO 9 - THI TRAN LAM VIEN - DA LAT - LAM DONG.

3. Hypothee (Party B)

- Creditor's name: **BANK FOR INVESTMENT AND DEVELOPMENT OF CAMBODIA PLC – PHNOM PENH BRANCH**, a public limited company duly registered under the laws of the Kingdom of Cambodia, with commercial registration No. 19-Sor-01 dated 10/05/2010 and having its registered address at #335, Preah Monivong Blvd, Sangkat Orussey 4, Khan 7 Makara, Phnom Penh Capital, Kingdom of Cambodia, and contact number: telephone: (855) 23 210 440, fax: (855) 23 214 854, email info@bidc.com.kh, and website: www.bidc.com.kh and represented by **Deputy Director Mr. Thach Huu Thanh** (hereinafter called the “Party B” or “BIDC”).

II. CLAIM SECURED BY HYPOTHEC

Debtor's name (BORROWER: CAM FREIGHT SERVICES CO., LTD), a Single Member Private Limited Company duly incorporated under the laws of Kingdom of Cambodia with registration No 123456789, having its registered address at 85C, Street.313, 7 Village, Beoung Kork 2 Commune, Toul Kork District, Phnompenh Capital, Kingdom of Cambodia and represented by **Mrs. Tea LayHuong**.

- (1) Consideration: Loan Contract dated 19/11/2017;
- (2) Principal of Loan Amount of 300,000.00 USD, in letters three hundred thousand United States Dollar;
- (3) Prevailing Interest Rate: 9 (nine Percent) per annum;
- (4) Damages: 25 % (twenty-five Percent) per annum
- (5) Conditions attached to claims secured pursuant to the Loan Contract dated 19/11/2017;

Party A and Party B agree to create Hypothec [normal or joint] over the rights mentioned in item 3 to secure the claims which is mentioned in item 2.

III. DESCRIPTION OF IMMOVABLE PROPERTY OR RIGHTS WHICH ARE SUBJECTS TO THE HYPOTHEC:

No.	Pacel number	Title deed number	Ownership	Total Size (m2)	Location
1	147	12040807-0147	Mr. Lok Smith Samdy and Mrs.	250	Village of 7, Commune of

			Tea LayHuong		Beoung kok 2, District of Toul Kork, Capital City of PhnomPenh, Kingdom of Cambodia
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IV. OTHER AGREEMENTS:

- Annex I of this Contract.
- Credit contract number 050/2017/HPT-CAM FREIGHT-BIDC signed on 19/11/2017

This Contract has been made in Khmer and English. Each counterpart shall consist of 06 original copies with equal validity. Providing that, 02 copies for the Bank, 02 copies for the Hypothecator, 01 copy for the office notary public or lawyer (if any) and another copy for the hypothec registrar.

As in witness before the law, the parties have read and listened to the entire detail of this contract, and hereby provide its signatures to execute this contract on the date set forth above.

Hypothecator:
(Thumb print and full name)

Borrower
(Sign and full name and Seal)

Hypothec
(Sign and full name seal)



Mrs. Tea LayHuong

**Deputy Director Mr.
Thach Huu Thanh**