

## Chiv Hak

**From:** monnpech@9-base.com  
**Sent:** Friday, September 15, 2017 4:58 PM  
**To:** Sok Ratanak  
**Cc:** Chiv Hak; Hang Monycheat; Tang Siew Hon; Voan Ratana; Ngan Chhayheang; Hok Kimsovihheka; Chung Lee Chek; Yong Ching San; Kong Sombor; Song Jacky; Neang Chivorn  
**Subject:** RE: Verbal Check - Phnom Penh Thmey

Dear Mr. Ratanak,

We refer to your instruction for our firm to provide indication of property as below:

Type of Property 1	: A parcel of land cum with 3-storey building office
Address	: Phum Rong Chak, Sangkat Phnom Penh Thmey, Khan Sen Sok, Phnom Penh.
Google Earth Point	: 11°34'44.09"N104°51'54.84"E
Shape	: Rectangle in shape
Land Dimension (Estimate)	: 0.0 m (Frontage) x 0.0 m (Depth) = 587 sqm
Building Dimension	: x 3.0-floor =

Property 1				USD/sq.m		Amount (USD)		
( As Is = 100% Completion )				Area	Min	Max	Min	Max
Land				587.0 sqm	\$320 psm	\$340 psm	\$188,000	\$200,000
Building (Estimate)				1,145.0 sqm	\$300 psm	\$310 psm	-	-
Depreciation 1.2%/yr	1-Year	1.2%		1,145.0 sqm	\$296 psm	\$306 psm	\$339,000	\$351,000
							\$527,000	\$551,000

Please note that the aforesaid indicated values are subject to our physical site inspection.

Best Regard,

Pech

**ME** | Monn Pech  
**9BASE** | Audit Manager  
URBAN DEVELOPMENT SOLUTION  
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Address: #5AEo, Russian Blvd, Srah Chork, Daun Penh, Phnom Penh, CAMBODIA

**From:** Sok Ratanak [<mailto:ratanak.sok@rhbgroup.com>]

**Sent:** Friday, September 15, 2017 11:50 AM

**To:** [monnpech@9-base.com](mailto:monnpech@9-base.com)

**Cc:** Chiv Hak; Hang Monycheat; Tang Siew Hon; Voan Ratana; Ngan Chhayheang; Hok Kimsovichheka

**Subject:** Verbal Check - Phnom Penh Thmey

Dear Mr. Monnpech,

Please kindly verbal check on the subject property as per attachment.

Thanks,

Best Regards,

**Ratanak Sok, Mr.**

Assistant Manager, Retail and Consumer

No. 18C, D & AEo, Kim II Sung Blvd. (St. 289)

Sangkat Toul Kork, Phnom Penh, Cambodia

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Thank You.



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