


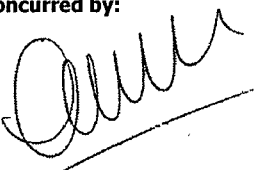
# RHB INDOCHINA BANK LIMITED

Branch: CMO

## Property Site Visit Report

<b>Borrower (s)</b>	: Mr. Khov Song Hao, Mdm. SeangSreng, Mr. Soeng Touch and Mdm. Seang Son		
<b>Property Type</b>	: A parcel of land accommodating a five-storey shop house		
<b>Land Area</b>	: 103sqm	<b>Built-up Area</b>	: 416.7 sqm
<b>property Address</b>	: No.32, St.298, Sangkat Toul Svayprey 1, Khan Chamkamorn, Phnom Penh		
<b>Site Inspected by</b>	: Ny Vireak	<b>Visiting Date</b>	: 21 August 2017

<b>1</b>	<b>Recent photograph(s) of the property enclosed</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b>2</b>	<b>An internal inspection of the property has been done</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b>3</b>	<b>The property is found to be in good state of repair</b> If No, please state: wooden house.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b>4</b>	<b>Method of valuation</b>	<input checked="" type="checkbox"/> Direct Comparison: <input type="checkbox"/> Others:	
<b>5</b>	<b>Cross check</b>	<input checked="" type="checkbox"/> Verbal Indication: <b>1-ARC</b> <b>2-KEY</b> <input checked="" type="checkbox"/> Valuation Report: <b>KEY: USD 1,096K</b> <input type="checkbox"/> Other Reference:	
<b>6</b>	<b>Factors that may affect demand/market value</b>		
	State of Repair	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good
	Occupancy rate of neighboring property	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good
	Demand for sale/rent	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good
	Incidence of crime on vicinity	<input checked="" type="checkbox"/> Low	<input type="checkbox"/> Average <input type="checkbox"/> High
	Proper access road to the property	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Is location of the property flood prone	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Are there any fire hazard nearby	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Undesirable factors (e.g. cemetery, vices, etc)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Other (please state)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>7</b>	<b>Encumbrances</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Bank Name : RHBIBL	Loan Amount : USD 550K (After reinstate TL)	
	Facility : TL & OD	Security Coverage : 1.29x	
<b>8</b>	<b>Existing Insurance</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b>9</b>	<b>Brief description of surrounding neighboring and highlight any adverse observation:</b>		
	No.32, St.298, Sangkat Toul Svayprey 1, Khan Chamkamorn, Phnom Penh which in front of Olympic Market and it's the busy business area.		
<b>10</b>	<b>Property Valuation</b>	<b>OMV : USD 1,096K</b>	
		<b>FSV : N/A</b>	
<b>11</b>	<b>Reasons for valuation by Branch/Bank</b>		
	<input checked="" type="checkbox"/> Value can be determined		
	<input type="checkbox"/> Request by customer		
	<input type="checkbox"/> Other (please elaborate):		

<b>Prepared by</b>  _____ Sok Ratanak Assistant Manager Date: 23/04/2018	<b>Concurred by:</b>  _____ Chiv Hak Senior Manager Date: 23/04/2018	
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