

PROPERTY [LAND AND BUILDING] VALUATION REPORT

To

RHB Indochina Bank Limited

For

[Mr. KEO MUOY LY and Mrs. TAING KIM HUONG]

Title DeedNo: 12010604-0297

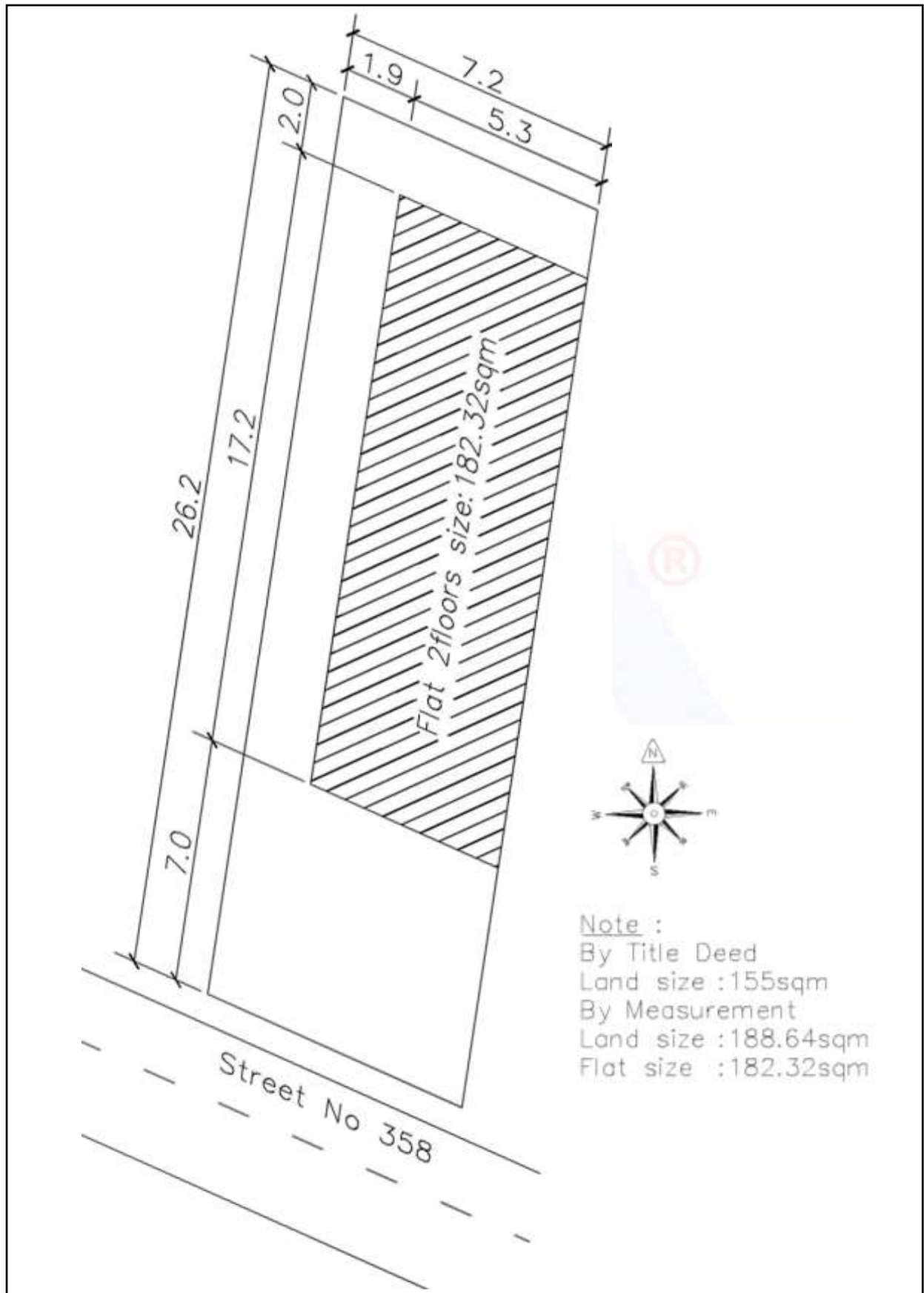
Address: #37C, Street 358, Village 4, Sangkat Toul Svay Prey Ti 1,
Khan Chamkarmorn, Phnom Penh, Cambodia

REPORTED, PHNOM PENH,
ON **March 06th 2014**
By

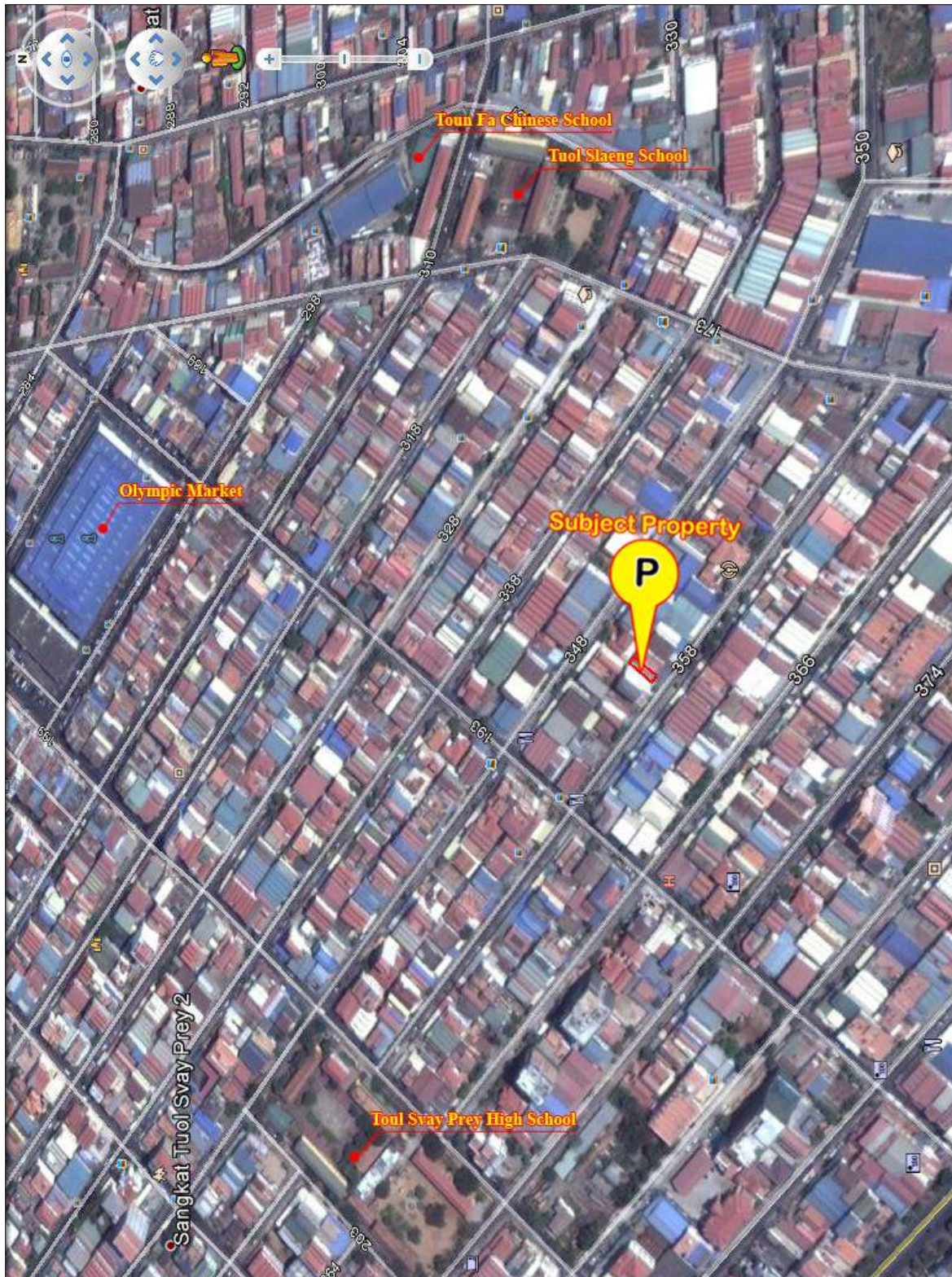
CAMBODIA ANGKOR REAL ESTATE CO., LTD

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Nº: P.P01249

Land & Building Layout



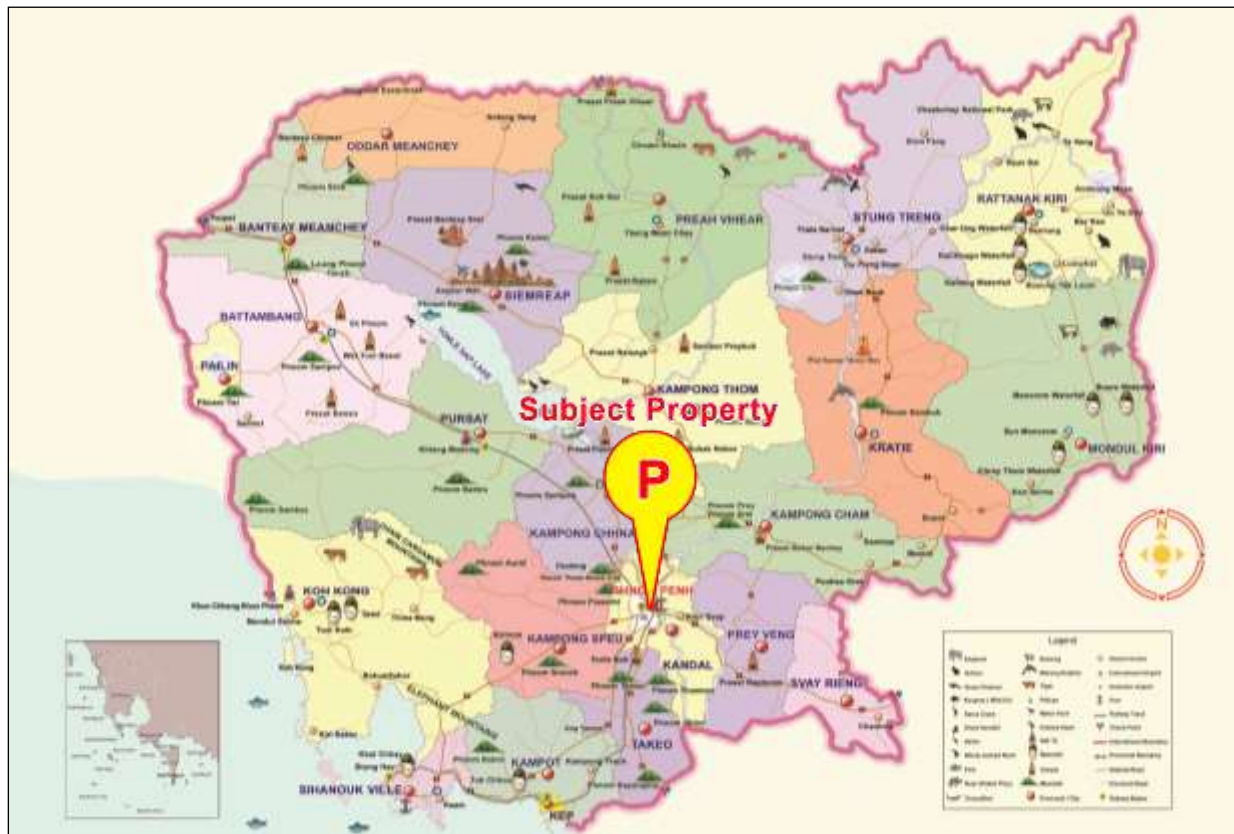
Aerial Photograph of Phnom Penh Location



Note:

The property is standing on #37C, Street 358, Village 4, Sangkat Toul Svay Prey Ti 1, Khan Chamkarmorn, Phnom Penh City. The subject property is Opposite Happy Huose 1, 150m from Toul Svay Prey High School and 350m from Echo.

Cambodia Map



**Phnom Penh
To ➡
All Provinces**

1-Angkor wat =321Km
2-Siem Reap =314Km
3-Kirirum =117Km
4-Kampot =148Km
5-Krong Kep =174Km
6-Sihanoukville =230Km
7-Kampong Chhnang =91Km
8-Pursat =189km
9-Battambang =291Km

10-Pailin =371Km
11-Banteay Meanchey=359Km
12-Bokor =189km
13-Kampong Cham =124Km
14-Kampong Thom =168Km
15-Prey Veng =90Km
16-Svay Rieng =122Km
17-Takeo =78Km
18-Kandal =11Km

19-Steong Treng =455Km
20-Kampong Speu =48Km
21-Kratie =315Km
22-Mondolkiri =521Km
23-Preah Vihear =294Km
24-Ratanakiri =588Km
25-Koh Kong =271Km
26-Oddar Meanchey =460Km

Aerial Photograph view Location of the property



Details of Photos taken at the Site Inspection

I. Photo front view of the property



II. Photo inside view of the property

1. Photo view of the ground floor





2. Photo view of the first floor



Certification and Final Property Valuation

Cambodia Angkor Real Estate Co. Ltd. having considered the local and national market prices of similar property, hereby makes the following evaluation of the **Property [Land and Building]** that is the subject of this report.

Cambodia Angkor Real Estate Co., Ltd having undertaken all reasonable measures to ensure the accuracy of the information contained in this **Property [Land and Building]** for subject Land Title Deed No **12010604-0297** and certifies that the **Property Valuation** is true and accurate as of the date of this certificate.

No	Subject Property	Size (sqm)	Size (sqft)	Subject Value in USD / sqm	Total in USD
1	Land	155	1673.008	\$ 2,700.00	\$ 418,500.00
2	Flat	182.32	1967.889152	\$ 200.00	\$ 36,464.00
Final Total		\$ 454,964.00			

Date: 24th July, 2017