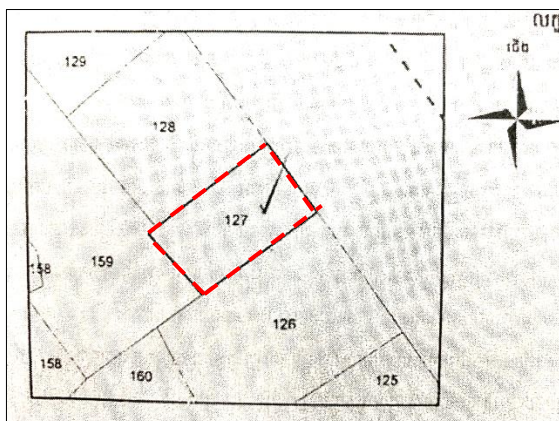


Property Site Visit Photo

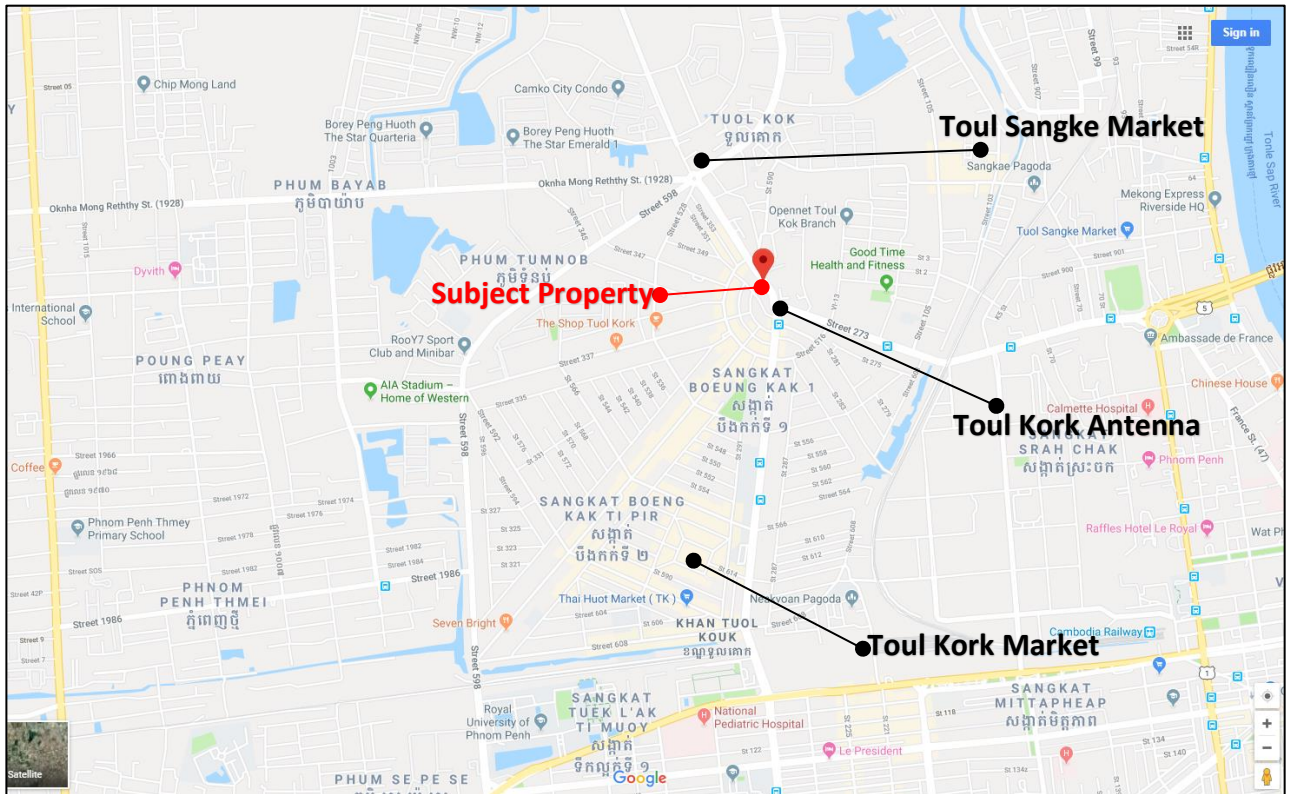
I. Property Information:

Property Information				
Property Type	: A parcel of land cum with a single warehouse	Land Area	: 114 sqm	
Property Address	: Ph. 1, SK. Boeung Kak 1, Kh. Toul Kork, PP Ph. 1, SK. Boeung Kak 1, Kh. Toul Kork, PP	Estimated Building Area	: 104 sqm	
Formal VR	: N/A	Date	: 05-04-19	
Security Value	Valuation Report		Indicative Value	
Land Value	: N/A	: USD399,000		
Building Value	: N/A	: USD5,000		
OMV	: N/A	: USD404,000		
Valuer(s)	: N/A	ARC		
Security Value	: N/A	FSV	: N/A	
Existing Insurance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Insurer	: N/A	
Encumbrance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Bank Name	: N/A	Limit: N/A
Property Conditions and Adverse Impacts on Market Value				
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	
Road accessibility to the property over 6m	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
Is the property located in flood area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Is the property located near loathsome facilities (ref: page 18 of CPG)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
The property is found to be in good state of repair	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
<i>If No, please comment:</i>				
Brief on the property and surrounding area				
<p>Property located along Street No. 355, Phum 1, Sangkat Boeung Kak 1, Khan Toul Kork, Phnom Penh and classified as a commercial area of Phnom Penh City (LTV: up to 80%) where it is near Toul Kork Antenna, about 300 meters and 500 meters far away from TK Avenue and Toul Sangke Market respectively. So, it is considered as a good location for business operation as well as for rent- Office Space.</p> <p>Presently, the properties are surrounded by many business activities and residence such as Banks/MFIs, Markets, Schools, Shophouses, Camko City, Borey New World, Borey Peng Hout, Borey Vimean Phnom Penh, and Borey Toul Sangke, etc.</p>				

II. Land Shape:



III. Location:



IV. Property Photo: (Collateral)



Prepared by	Reviewed by
<p>Mr. Sok Ratanak Manager, Credit Analyst Date:</p>	<p>Mr. Chiv Hak Head, Business Development Date:</p>