

Reference NºT. 13-090518

Date: September 27, 2017

Valuation

of

House № 135, Concrete Road, Phum Kork Khleang, Sangkat Phnom Penh Thmey, Khan Sen Sok, Phnom Penh City, Kingdom of Cambodia



Requested By

Mr. CHHIM RAPISETH and Mrs. MEAS NAKRY

Prepared for

RHB Indochina Bank Limited. (Tuol Kouk Branch)



III. COMPARISON APPROACH

1. Property Comparable

| Туре | Property | Comparable 1 | Comparable 2 | Comparable 3 |
|--------------------------------|----------------|------------------|---|------------------|
| Land Size | 80.00sgm | 126.00sqm | 75.60sqm | 81.00sqm |
| Land Size | 861.12sqft | 1,356.26sqft | 813.75sqft | 871.88sqft |
| Property Condition | Flat E0-E2 | Flat (EO-E1) | Flat (E0-E2) | Flat (E0-E2) |
| Tenure | Free Hold | Free Hold | Free Hold | Free Hold |
| Road Condition | Concreted Road | Concreted Road | Concreted Road | Concreted Road |
| Fence | No | No | No | No |
| Terrain | Higher Level | Similar | Similar | Similar |
| Infrastructure and Facility | Yes | Yes | Yes | Yes |
| View | South | South | South | North |
| Parking | Yes | Yes | Yes | Yes |
| Distance | | About 200m | About 150m | About 70m |
| Duilding Ci- | 255.02sqm | 126.00sqm | 226.80sqm | · 216.00sqm |
| Building Size | 2,745.03sqft | 1,356.26sqft | Yes South Yes About 150m 226.80sqm 2,441.27sqft USD 52,164.00/- | 2,325.02sqft |
| Estimate Building Cost | _ | USD34,776.00/- | USD 52,164.00/- | USD 49,680.00/- |
| Selling Price | - | USD 300,000.00/- | USD 170,000.00/- | USD 160,000.00/- |
| Land Value | := | USD 265,224.00/- | USD 117,836.00/- | USD 110,320.00/- |
| nfo Source | Valuation | Owner | Owner | Owner |
| Date of Sale | - | 09/2017 | 09/2017 | 05/2017 |

2. Land Adjustment Factors in Percentage

| Туре | Property Info | Comparable 1 | Comparable 2 | Comparable 3 |
|-----------------------------|---------------|--------------|--------------|--------------|
| Location | - | 0% | 0% | 0% |
| Size | - | -5% | 0% | 0% |
| Shape | - | 0% | 0% | 0% |
| Terrain | - | 0% | 0% | 0% |
| Tenure | - | 0% | 0% | 0% |
| Total Adjustment Percentage | - | -5% | 0% | -5% |

*Note: The Land adjustment value will be calculated with the *Gross Rental Income* for the *Land Reconciliation Value*.



V. SITE DESCRIPTION

1. Location/Address (Latitude: 11°34'26.90"N, Longitude: 104°51'25.38"E) Approximate Location from Google Earth (Satellite Map)





The subject property is accessible from BMV Gasoline Station via Concrete Road (West to East) about 340m; the subject property is at left side.



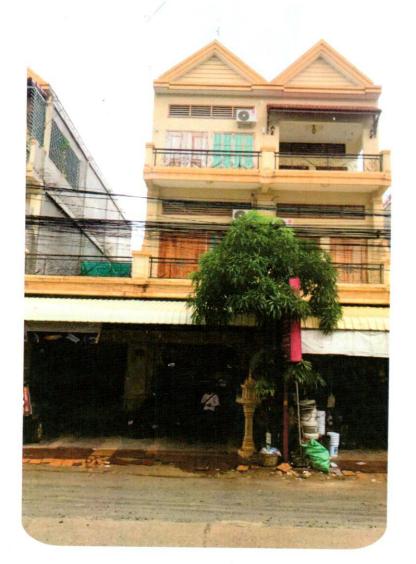
2. Distance Description



PROXIMITY OF THE SUBJECT PROPERTY TO SERVICES and AMENITIES

- 1. To Borey Varina about 550 meters.
- 2. To Chhouk Meas Market about 500 meters.
- 3. To Reak Reay Market about 450 meters.
- 4. In Borey New World Compound.
- 5. To American Bridge International School about 650 meters.
- 6. To Savimex Gasoline Station about 800 meters.

VIII. PROPERTY DESCRIPTION PHOTOS































PROPERTY VALUATION

Reference Nº: 14090518

| Property Type | Title deed № | Area (sqm) | USD/sqm | Total (USD) USD 112,000.00/- | |
|---|------------------|-----------------------------|-----------------|------------------------------|--|
| Skoup Skoup Skoup Skoup Skoup Skoup Skoup | 12080109-3438 | 80.00sqm (861.12sqft) | USD1,400.00/sqm | | |
| Flat (E0-E2) | | 255.02sqm (2,745.03sqft) | USD175.17/sqm | USD 44,672.00/- | |
| | USD 156,672.00/- | | | | |

In words: One hundred Fifty Six thousand Six hundred and Seventy Four U.S. Dollars Only.

Valued Date: September 27, 2017

Expired Date: September 27, 2018

Phnom Penh: September 27, 2017

Prepared By

Controlled By

Verified By

Verified By

Tann Chikhann

Srun Channet Valuation Supervisor

Som Parinha

Valuation Manager

Pen Sokea

Director/ Certified Appraiser

Nº: V-07-001-03

Approved By

Sung Sina

CEO/ Certified Appraiser Nº: V-07-001-01 **Company Sealed**

Nº: EV-07-001

GONNA REALTY GROUP

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*Note: Our property valuation is applied to only the land and structure, not including furniture and fixture. Individual or Firm requested for our valuation service will be responsible for their fake documents, information or fraud.