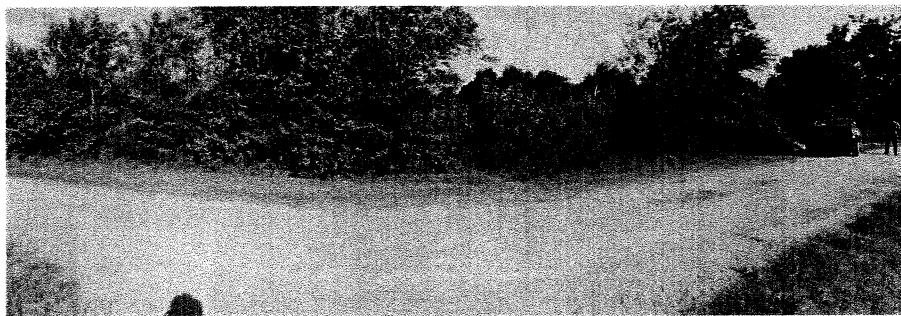




# VALUATION OF

2 parcels of vacant land



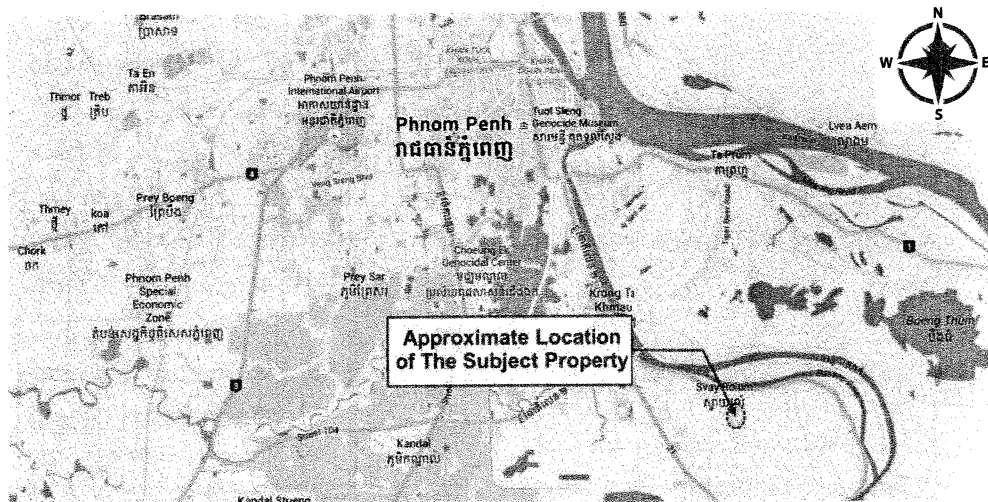
Village of 5, Commune of Svay Ro Lum, District of Sa Ang,  
Province of Kandal, Kingdom of Cambodia.

Under legal interest of  
**Hoeung Kongkea Sambath**

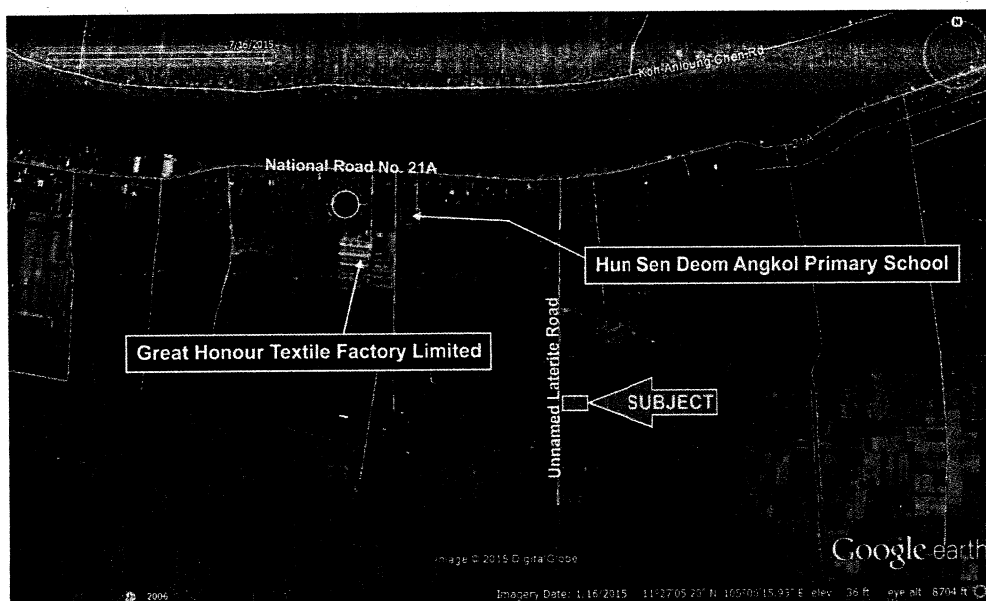
Prepared for  
**RHB Indochina Bank Limited**  
**(City Mall Branch)**

Date: 17 July 2015

It is accessible from Independent Monument via Preah Norodom Boulevard (Street 41), National Road No. 2, National Road No. 21A and thence turning onto an unnamed laterite road, totally travelling about 16 kilometers.



APPROXIMATE LOCATION OF SUBJECT PROPERTY

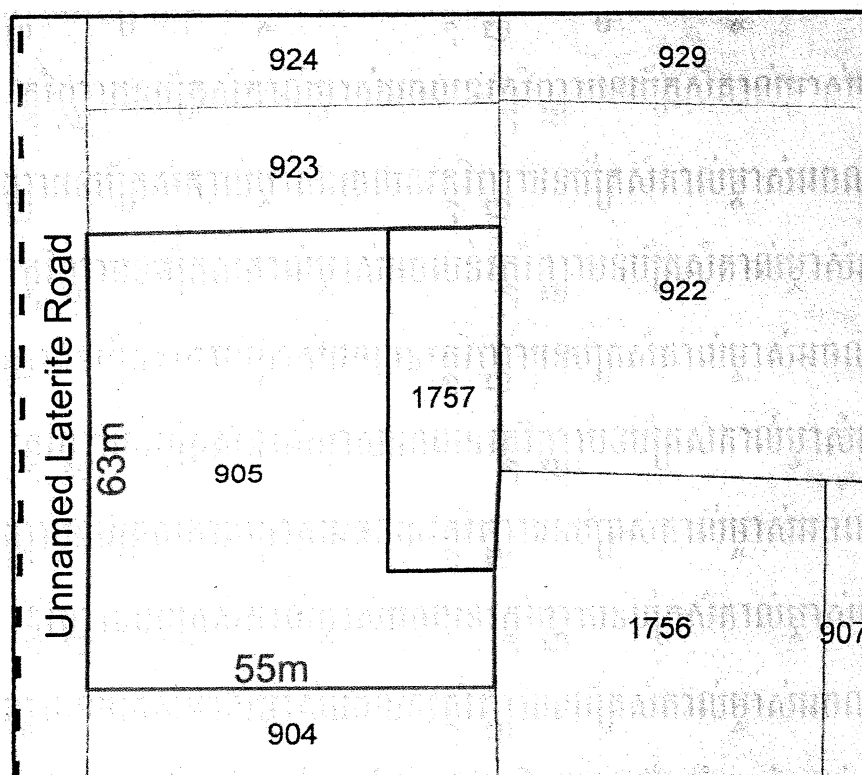


LOCATION OF SUBJECT PROPERTY CAPTURED FROM GOOGLE EARTH

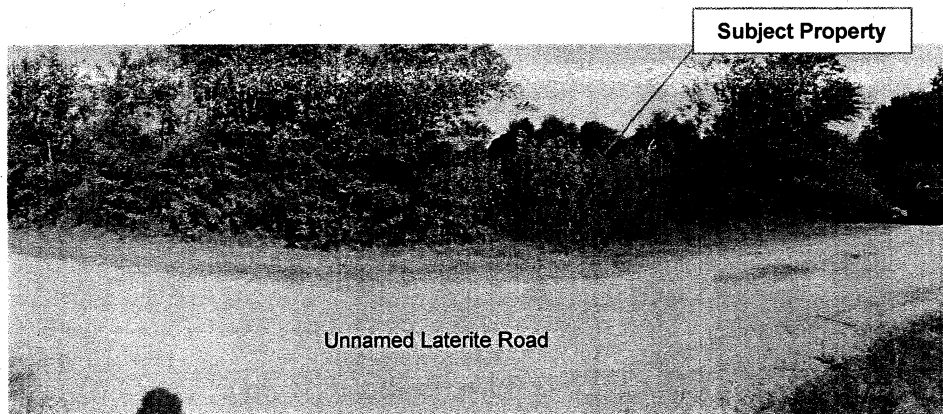
**Site Boundaries**

	Description	Demarcation
North	Abuts onto neighbouring lot.	Nil.
South	Abuts onto neighbouring lot.	Nil.
East	Abuts onto neighbouring lot.	Nil.
West	Abuts onto an unnamed laterite road.	Nil.

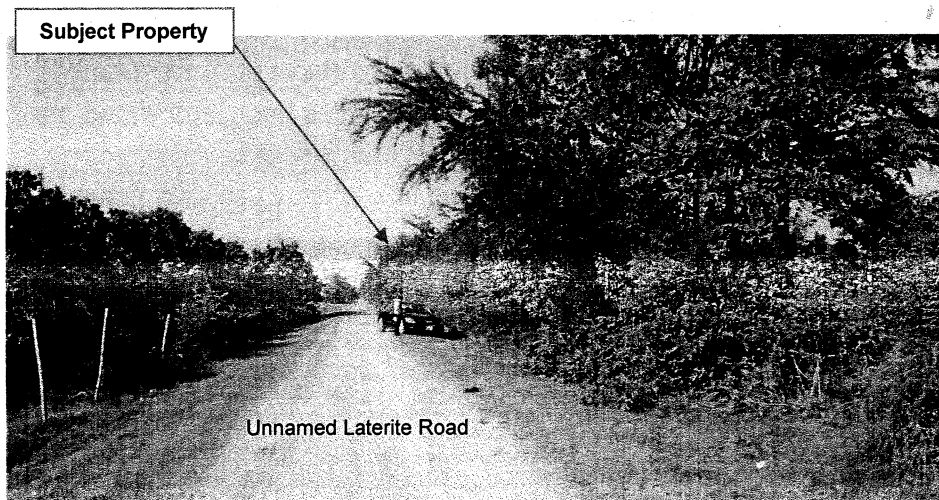
Site plan of the subject property 'edged red' extracted from title deed is attached as follow:



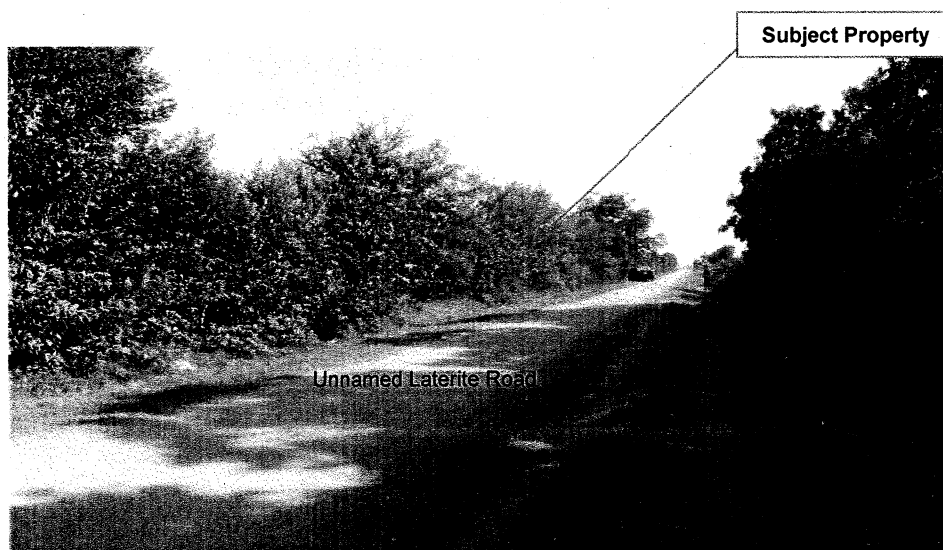
## 2.3 Property Photos



VIEW FROM WESTERN ANGLE



VIEW FROM SOUTH-WESTERN ANGLE



VIEW FROM NORTH-WESTERN SITE BOUNDARY

**8.0 OPINION OF VALUE**

Based on our investigation and analysis, it is our opinion that the market value, forced sale value and recommended fire insurance value of the subject property as of 12 March 2015 are estimated to be as follows:

**Market Value**

**USD189,000** (One hundred eighty nine thousand US dollars).

**Market Value Details:**

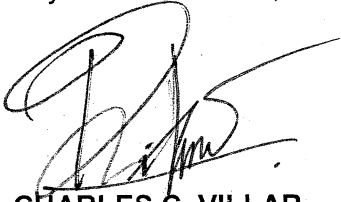
Subject Property	Area (sq.m)	Market Value (USD)	USD / sq.m
Land	3,789	\$189,000	About \$50


**Forced Sale Value**

**USD132,000** (One hundred thirty two thousand US dollars).

For and on behalf of  
Key Real Estate Co., Ltd

For

  
**CHARLES C. VILLAR**  
Chief Executive Officer  
Professional Certificate  
No. R-10-079-03

  
**VONN SAVAT**  
Officer In-Charge  
Valuation Department  
No. V-10-079-02

ម៉: ប៉: អស

នឹងទាញខ្មោច នាង ម៉ង់ ព័ន្ធ

[illegible]

ឈ្មោះកម្មវិធី៖

ហៀង ឥដ្ឋសម្បត្តិ  
( លើ )

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បំណែងទូរមនោសញ្ញា

ផ្ទះ ហៀង ហ៊ុម

អ. ២១២ ខេ

កម្មវិធីបង្កើនសមត្ថភាពអ្នកគ្រប់គ្រង			ការផ្លាស់ប្តូរ		03101305-1757
ឈ្មោះអ្នកបង្គោល និង ឈ្មោះអ្នកបង្កើន	ថ្ងៃ ខែ ឆ្នាំ និង ទីកន្លែងកំណើត	សាកលវិទ្យាល័យ	លេខអាជីវកម្ម ដោយសង្ខេបនៃ លិខិតសញ្ញា ឬ សាលាក្រុមគ្រប់គ្រង	បន្ទាប់ពី អចិន្ត្រៃយ៍	លេខក្រឹត្យផ្សេងៗ
១ (ប្រធាន)	២ មើលតាមការនៅខាងលើ	៣	៤ ទីក្រុង  ឃុំ សង្កាត់ និង ភូមិសាស្ត្រ សង្កាត់ស្រះចក់ ខណ្ឌទួលគោក រាជធានីភ្នំពេញ	៥	៦ 