

GCM's Comments:

1. Overall combined OMV has increased by USD50k while our security cover has improved marginally to 1.78x.

Recommendation:

Noted the changed of title. LU is to ensure perfection of all the necessary documentation pertaining to the change of title.

<p>Evaluated by :</p>  Lee Yoke Ping Credit Manager Date: 16/2/2017	<p>Recommended by :</p>  Husnuddin Abdul Mokti Head, International Credit Management Date: 16/2/2017	
<p>Approved / declined by :</p> Christopher Loh Date:	<p>Approved / declined by :</p> Lim Loong Seng Date:	<p>Approved / declined by :</p> Simon Cheong Date:
<p>Approved / declined by :</p> Thoo Kim Seng Date:	<p>Approved / declined by :</p> Yong Ching San Date:	<p>Approved / declined by :</p>

Operational in nature.
- to ensure interest Bank's is protected.

RHB BANK BERHAD
BRIEF CREDIT APPLICATION/REQUEST FOR VARIATION (RFV)
FORM

Request Type :
 Administrative/Operational Request [] RFV [☒] Others []

For Joint Approval By:
 GCC Members/Retail/Business Banking

☐

Credit Management

☒ Head of Credit Management

For Approval By:

☒ CLC

To be affirmed By:

☐ BCC

8/2- Lee Yore Ping

Borrower	Mr. Kung Chung Heng & Mdm. Bo Srey Pov	Application Date	07/02/2017
Business Activity	1. Plastic Roll Importer 2. Head of Production and Admin & Human Resource Director 3. Property Rental	Lending Unit	RHBIBL
Date Established		Limit Expiry Date	N/A
Relationship Since	2010	Account Status	Normal
Connected Party	Mar-2014	Exceptional Credit	NO
AST Monitoring	NO	Impaired	NO
Name of Directors	NA	Group Ultimate Parent	N/A
		Percentage Ownership	NA

Borrower's Risk Rating		STANDALONE	LGD Rating	Expected Loss Rating	Final Rating (For credit decision only)
Borrower	Current PD Rating	New PD Rating			
Mr. Kung Chung Heng Mdm. Bo Srey Pov	4				
Corporate Guarantor	Current PD Rating	New PD Rating			
Remark (To provide reason for credit risk rating movement or final rating notch down)					

Group	Current Rating	New Rating	Core Business & Group Activities
1. Lim Heang Yu Enterprise Co., Ltd	2	N/A	
2. Mr. Oeng Marady & Mdm. Bo Vann	4	N/A	
3. Mr. Yim Seth & Mdm. Ly Chung	2	N/A	

Nature of Requests

To notified for replacing old Tittle Deeds No. PP23742 and No. 8752 to New L-Map Tittle Deeds No. 12040408-0114 subject to submission valuation report from our bank' panel of the new property with total value of not less than USD435K.

Description	Old TD (P3)	Old TD (P2)	New L-Map Title Deed	Different
Register Owner	Mr. Kung Chung Heng & Mdm. Bo Srey Pov	Mr. Kung Chung Heng & Mdm. Bo Srey Pov	Mr. Kung Chung Heng & Mdm. Bo Srey Pov	-
TD Number	8752	PP23742	12040408-0114	-

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FAUZR
CDDC Head

KONMC
ARM / SARM



Borrower Name : Mr. Kung Chung Heng and Mdm. Bo Srey Pov
 Submission Date : 07/02/2017
 CBBC/Region : RHB/BL
 Brief Nature of Request: To notified for change Title Deed to L- Map
 Group Exposure/Group Clean Exposure : 3,817.3K

Type of Property	Ground Floor	1 st Floor		
Building Size		53.28 sqm	192 sqm	138.72 sqm
Land Size	49.40 sqm		64 sqm	14.6 sqm
OMV	USD300,000	USD85,000		
TOTAL OMV	USD385,000		USD435,000	USD50,000
Issued Date	18/02/1992	06/01/1999	06/12/2016	

Note:

- The two old TDs are one property (Ground and 1st floor) with two different owners and ownerships since the first purchase, currently borrowers combined the two ownership into one ownership TD No. 12040408-0114.
- The difference in the building size is due to last valuation was based on the two old ownerships and current we adopt the new ownership of land and whole building (3 floors) on the land.
- The difference in the land is due to the current land measurement of the land with more accuracy.
- Based on verbal check from our bank's panel after combination of old TD of P2 and P3, the security coverage should improve as follows:

Existing Securities		Revised New Securities	
Security information:	Total OMV ('000)	Security information:	Total OMV ('000)
Property 1 & 2: (KFC Kampuchea Krom) OMV: USD800K		Property 1: (KFC Kampuchea Krom) OMV: USD715K	
Property 3: (KFC Kampuchea Krom) OMV: USD300K		New Property 2: (KFC Kampuchea Krom) It is combined 2 properties (old P2 + P3) under new TD No. 12040408-0114 OMV: USD435K	
Property 4: (Ly Ly Guesthouse) OMV: USD600K	2,254	Property 3: (Ly Ly Guesthouse) OMV: USD600K	2,304
Property 5: (Leased to Express Food Group) OMV: USD553.9K		Property 4: (Leased to Amazon Cafe) OMV: USD553.9K	
Total O/S Bal: 1,293K @01-02-2017	1.74x	Total O/S Bal: 1,293.K @01-02-2017	1.78x
Security Coverage		Security Coverage	

Facility Type	(USD'000)		Pricing
	Approved Limit	O/S as at 31/01/17	
TL1	500	399	ECOF + 3.5% subject to min 9%p.a.
TL2	100	85.6	
TL3	420	393.9	
TL4	100	94.5	
OD1& OD2	320	320	
Total	1,440	1,293	
Comments on Conduct of Account: All accounts were satisfactorily conducted.			

Conduct Account

6

Borrower Name : Mr. Kong Chung Heng and Mdm. Bo Srey Pov
 Submission Date : 07/02/2017
 CBBC/Region : RIIIBI.
 Brief Nature of Request : To notified for change Title Deed to L- Map
 Group Exposure/Group Clean Exposure : 3,817.3K

Conduct of TL1: USD500K (Past 12 Months)				
Account No. : 40001000786000000				
No.	Installment Amount	Due Date	Payment Date	Days Past Due
1	6,266.34	21-01-16	21-01-16	0
2	6,266.34	23-02-16	23-02-16	0
3	6,266.34	21-03-16	21-03-16	0
4	6,266.34	21-04-16	21-04-16	0
5	6,266.34	21-05-16	21-05-16	0
6	6,266.34	21-06-16	21-06-16	0
7	6,266.34	21-07-16	21-07-16	0
8	6,322.36	22-08-16	22-08-16	0
9	6,322.36	21-09-16	21-09-16	0
10	6,162.99	21-10-16	21-10-16	0
11	6,162.99	21-11-16	21-11-16	0
12	6,162.99	21-12-16	21-12-16	0

Comment: The repayment was prompt and up to date during the last 12 months. The borrowers have made prompt repayment without any distress.

Conduct of TL2: USD100K (Past 12 Months)				
Account No. : 40001001076400000				
No.	Installment Amount	Due Date	Payment Date	Days Past Due
1	1,253.27	30-01-16	30-01-16	0
2	1,253.27	29-02-16	29-02-16	0
3	1,253.27	30-03-16	30-03-16	0
4	1,253.27	30-04-16	30-04-16	0
5	1,253.27	30-05-16	30-05-16	0
6	1,253.27	30-06-16	30-06-16	0
7	1,265.35	30-07-16	30-07-16	0
8	1,265.35	30-08-16	30-08-16	0
9	1,265.35	29-09-16	29-09-16	0
10	1,230.11	31-10-16	31-10-16	0
11	1,230.11	30-11-16	30-11-16	0
12	1,230.11	30-12-16	30-12-16	0

Comment: The repayment was prompt and up to date during the last 12 months. The borrowers have made prompt repayment without any distress.

6

Borrower Name : Mr. Kung Chung Heng and Mdm. Bo Srey Pov
 Submission Date : 07/02/2017
 CBBC/Region : RHBIBL
 Brief Nature of Request : To notified for change Title Deed to L- Map
 Group Exposure/Group Clean Exposure : 3,817.3K

Conduct of TL3: USD420K (Past 12 Months)				
Account No. : 40001001451400000				
No.	Installment Amount	Due Date	Payment Date	Days Past Due
1	4,720.79	08-02-16	08-02-16	0
2	4,720.79	07-03-16	07-03-16	0
3	4,720.79	07-04-16	07-04-16	0
4	4,720.79	07-05-16	07-05-16	0
5	4,720.79	07-06-16	07-06-16	0
6	4,720.79	07-07-16	07-07-16	0
7	4,777.38	08-08-16	08-08-16	0
8	4,777.38	07-09-16	07-09-16	0
9	4,612.57	07-10-16	07-10-16	0
10	4,612.57	07-11-16	07-11-16	0
11	4,612.57	07-12-16	07-12-16	0
12	4,612.57	09-01-17	09-01-17	0

Comment: The repayment was prompt and up to date during the last 12 months. The borrowers have made prompt repayment without any distress.

Conduct of TL4: USD100K (Past 05 Months)				
Account No. : 40001001727000000				
No.	Installment Amount	Due Date	Payment Date	Days Past Due
1	1,790.17	08/09/16	08/09/16	0
2	1,765.56	08/10/16	08/10/16	0
3	1,765.56	08/11/16	08/11/16	0
4	1,765.56	08/12/16	08/12/16	0
5	1,765.56	09/01/17	09/01/17	0

Bank: RHBIBL			
Name: Mr. Kung Chung Heng and Mdm. Bo Srey Pov			
OD Limit of USD320K			
01/01/2016 to 31/12/2016			
Month	Debit (USD)	Credit (USD)	Balance (USD)
Balance Forward			-165161.41
16-Jan	147,261.66	156,180.00	-156,243.07
16-Feb	193,275.23	200,413.00	-149,105.30
16-Mar	240,083.07	237,983.20	-151,203.17
16-Apr	60,683.81	155,149.20	-56,737.78
16-May	304,422.43	232,017.94	-129,142.27
16-Jun	57,124.27	85,147.57	-101,118.97
16-Jul	175,221.98	151,026.00	-125,314.95
16-Aug	146,767.82	176,789.56	-95,293.21
16-Sep	210,250.83	248,717.00	-56,827.04

Borrower Name : Mr. Kung Chung Heng and Mdm. Bo Srey Pav
 Submission Date : 07/02/2017
 CBHC/Region : RHBIBL
 Brief Nature of Request: To notified for change Title Deed to L- Map
 Group Exposure/Group Clean Exposure : 3,817.3K

16-Oct	302,834.52	89,129.50	-270,532.06
16-Nov	45,671.69	48,908.00	-267,295.75
16-Dec	117,411.55	178,877.00	-205,830.30
Total	2,001,008.86	1,960,339.97	-1,764,641.87
Average	166,750.74	163,361.66	-147,053.49
OD utilization rate			45.95%

Comment:

- OD limit of USD320K was drawdown in Dec 2015. Common transactions are cash deposit, check withdrawal, OTT for goods payment to Vietnam, and monthly installment.
- Average OD limit of USD147,053.49 for the last 12 months (Jan/16 to Dec/16) with OD utilization rate is 45.95%. Note that there was no exceeded OD limit and check return history.

Comment: The borrowers have high commitment to pay installment. In the last 12 months tracking records of installment are promptly.

Group Exposure Profile									
Exposure With	Borrower			Related Borrowers**			Borrower + Related Borrowers (SCEL**)		
	Secured*	Clean	Total	Secured*	Clean	Total	Secured*	Clean	Total
RHB Bank									
Limit:	1,293		1,293	2,524.3		2,524.3	3,817.3		3,817.3
Standalone:									
RHB Labuan/Islamic/Investment/Leasing									
SCEL**									
Beyond SCEL***									
Total RHB Group	1,293		1,293	2,524.3		2,524.3	3,817.3		3,817.3
Total Credit (RHB Group Exp+Other Banks)	1,293		1,293	2,524.3		2,524.3	3,817.3		3,817.3

* The related borrowings are inclusive of new/additional facilities to be transferred under ALLS.

Financial Position	Turnover	Asset Turnover	Debt to Equity Ratio	Gearing Ratio
Borrower	1,382.1	270.8	-	-
Corporate Guarantor				

Terms and Conditions of this application:
NA

Justification/Comments:

2

Borrower Name : Mr. King Chung Heng and Mdm. Bo Srey Pov
 Submission Date : 07/02/2017
 CBBC/Region : RHBIBL
 Brief Nature of Request : To notified for change Title Deed to L- Map
 Group Exposure/Group Clean Exposure : 3,817.3K

1. Borrowers have maintained loan with RHBIBL since March 2014.
2. They are part of the enlarged group of Lim Heang Yu Enterprise Group. Both of them are full time staff in the family confectionary business. Lim Heang Yu Enterprise, is well known as a leading biscuit manufacturer in Cambodia, branded "Flying Horse".
3. Good repayment track record for the past 12 months while OD remains active.
4. The combine of this Two Title deed is making more valuable and this charged properties are in good condition in Phnom Penh.
5. The MOA more improvable after approval this combine title deed.
6. The approval will maintain good relationship with customers.

EXCEPTIONS/CERTIFICATIONS			
	Yes	No	N/A
1. Full compliance with mandatory terms of Credit Policy	x		
2. Existing approved terms & conditions fully complied with	x		
3. No past dues/unsettled TOD /arrears over the past 12 months	x		
4. Existing security documentation checked & confirmed in order	x		
5. Previous audit/credit inspection recommendation fully implemented	x		
5. No negative CCRIS/CTOS/BMC/Market Findings	x		

We hereby confirm that the information represented herein is accurate & the application is within the Bank's credit guidelines/policies with all exceptions duly highlighted.

RECOMMENDED BY:



Chon Sereisochivoreach
 Executive, Credit Relationship
 Date: 07-02-2017




Keang Chanveasna
 Branch Manager
 Date: 07-02-2017

APPROVER 1	APPROVER 2
APPROVED/DECLINED	APPROVED/DECLINED
Name: Position: Date: Comments:	Name: Position: Date: Comments:

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RHB ♦ Indochina Bank

Concurred by:


- / Noted on the changes in TD details while the new ownership title is of larger land size and building value while our security coverage also improved from 1.22x to 1.25x (ascribed value).
- Other as recommended by LU


Tang Siew Hon
Senior Manager
Date: 07/02/2017

Concurred by :

Subject to:

As recommended


Yong Ching San
Head, Credit Management
Date: 7/02/17

Concurred by :

Subject to:


Thoo Kim Seng
Deputy Country Head
Date: 7/2/17

Borrower Name : Mr. Kung Chung Heng and Mdm. Bo Srey Pov
 Submission Date : 07/02/2017
 CBBC/Region : RHBIBL
 Brief Nature of Request : To notified for change Title Deed to L- Map
 Group Exposure/Group Clean Exposure : 3,817.3K

[If any]	[If any]
Additional Terms/ Conditions/Covenants: [If any]	Additional Terms/ Conditions/Covenants: [If any]

Notes:

* A proposal is deemed as approved only if both Approver 1 (Business) & Approver 2 (CMD) approve the proposal.

** Additional comments/terms/conditions by approvers, in a case of inadequate space, can be done via attachment.

Decline Codes (Pls tick the relevant code for declined proposals)

D001- First Level Screening Not Carried Out by LU (eg: CCRIS, CTOS, NP69 findings)		D007-Unsatisfactory financial performance/ key financial indicators	
D002- High risk of Impairment (1 or more AST/MST)		D008- Unsatisfactory conduct of account	
D003- Inappropriate/ unsuitable credit structure		D009- WC requirement not adequately justified/ mitigated	
D004- Repayment capacity inadequate/ unmitigated		D010- Project viability not adequately justified/ mitigated	
D005- No justification/ rationale for request in CA		D011- High clean exposure not justified & mitigated	
D006- Unacceptable level of risk		D012- Others (provide description)	