



# BANK PANEL

## PROPOSAL FOR VALUATION SERVICE

### TRUST, PROFESSIONAL AND TRANSPARENCY



#### OUR SERVICES

- ★ ASSET & PROPERTY APPRAISAL
- ★ PROPERTY MANAGEMENT
- ★ PROPERTY CONSULTANCY
- ★ PROPERTY INVESTMENT
- ★ PROPERTY DEVELOPMENT
- ★ ENGINEERING & CONSTRUCTION
- ★ MANAGING BUSINESS PARTNER

CALL US RIGHT NOW AT:  
855 23 999 899 | 855 23 988 911  
855 89 916 168



EMAIL: [INFO@KFA.COM.KH](mailto:INFO@KFA.COM.KH)

[WWW.KFA.COM.KH](http://WWW.KFA.COM.KH)

# CONTACT INFORMATION:

## 1. Head Office

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**Hotline: 077 216 168**

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**Office: 023 999 855 | 023 988 911**

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## 2. Kampong Cham

**Mr. Va Sovanoudam, Branch Manager**

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## 4. Battambang

**Mr. Ph, Battambang Regional Manager**

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## 5. Preah Sihanouk

**Mr. Phourn Sophy, Branch Manager**

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[sophy.phourn@kfa.com.kh](mailto:sophy.phourn@kfa.com.kh)**

## 6. Kampot

**Hotline: 077 260 168**

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## I. CHAIRMAN/CEO'S MESSAGE,

DEAR VALUED CUSTOMERS,



First of all, allow me express my wholehearted thanks to you for your tireless supports and trusts in using our valuation and property consultancy services. Words are not enough to express our sincere and grateful thanks to you. We guaranty you that we faithfully serve you with your needs and provide you with the highest standard of services. In addition, we also provide you with protection against a loss or other financial burden via our indemnity.

Our company and/or valuers strictly follow and use many valuation methods or techniques based on the valuation propose. They are: 1. Sale Comparison Approach, 2. Cost Approach, 3. Income Approach, 4. Discount Cash Flow Approach.

We strictly adhere to your highest satisfactions and expectations. We understand your needs and/or investments and we listen to your problems and provide you with the best solutions.

Our top priority and focus in this business is to serve you in the highest standard and professional manner for your successful businesses and investments. We place our integrity in the heart of whatever we do. Providing a highest level of services in a high ethical, trustworthy, professional, and transparent manner is of utmost importance to your businesses and investments. And that KFA Company is the right choice for you.

We take pride of ourselves in the commitment, dedication and loyalty we provide you in serving your needs, no matter how challenging the requirements are. You will appreciate our consistency, professionalism and the greatest results we deliver.

Last but not least, if you are interested in asset and property appraisal, buying, selling, leasing of lands, houses, villas, warehouses, and other commercial buildings, please contact our Company. We will assist you accordingly.

Finally, once again, I sincerely and deeply thank you and appreciate you for taking your time to learn more about our company and use our professional and transparent services.

Please feel free to contact us at Hotlines: Phnom Penh. (855) 77 216 168. KampongCham. (855) 77 274 168. Siem Reap. (855) 77 275 168. Battambang. (855) 77 273 168. Kampot. (855) 260 168 or access to our Website at [www.kfa.com.kh](http://www.kfa.com.kh) should you need further information.

Best regards,



*Ok Nha Noun Rithy*  
Chairman/CEO

## II. COMPANY BACKGROUND

**Khmer Foundation Appraisals (KFA), Co., Ltd**, is a legal, registered and one of the top 5 Real Estates and Consulting Companies founded by Oknha Noun Rithy who has over 10 years experiences in Real Estates industries in Cambodia. The KFA Company was licensed by the Ministry of Economy and Finance with its registration number EV-15-165.

The Company brings an in-depth understanding and extensive knowledge of valuation, sales, leasing, and consulting services across Cambodia and has created numerous successful real estate transactions throughout the country. The Company provides Asset and Property Appraisals, Property Consultancy for both selling and leasing property across Cambodia, including Property Development, Management, Investment, Engineering, and Construction. The Company also provides appraisals services for mortgage origination, relocation, forced sales, reviews, bankruptcy, asset valuation, share allocation, divorce, trust/estate matters, and court testimony.

The Company's regulations and policies conform to National and International standards of business ethics in the delivery of the professional real estate services and more. The management and staff of the Company are committed to providing the best services to the clientele in an absolutely honest, reliable, confident, transparent, independent and efficient manner.

The Company's Professional Valuation Team of creative, dynamic, well trained valuation appraisers and/or valuers with tremendous and excellent skills in the Real Estate market, is ready to providing its esteemed customers with an efficient, quality and transparent services by using the most unique and innovative databases system, which maintains all the past and current data in the system. In response to the demands of the costumers' needs, KFA has expanded its branch offices to Battambang, Siem Reap, Kompong Cham, and Kompot provinces. Our technical and professional teams have worked very closely between these offices. We have equipped and manned with full staff and facilities at our branch offices in these provinces.



Impressively and consecutively within the last 3 years of its business, KFA has received the International Quality Crown Award in 2017 by the BID Group and IQC Selection Committee in London, England, received the Valuation Company of the Year Award by the Realestate.com.kh 2018 and received another honorable Award (The BIZZ AMERICAS 2019) for its Leadership and Management in San Francisco, California, USA by the World Confederation of Business. As a result, the Company becomes one of the leading and top 5 Real Estates Companies in Cambodia and has built more business partners across the country. We are here to guarantee your business transaction to go as smoothly as possible. If you'd like to engage in our services or simply want to know more, please feel free to contact us at Hotlines: Phnom Penh. (855) 77 216 168. Kampong Cham. (855) 77 274 168. Siem Reap. (855) 77 275 168. Battambang. (855) 77 273 168. Kampot. (855) 260 168 or access to our Website at [www.kfa.com.kh](http://www.kfa.com.kh)

### III. VISION AND MISSION

#### VISION

**To Be the Most Trusted, Recognized, and Leading Real Estate Service Provider.**

We consistently strive to develop collaborative partnerships, based on transparency and mutual trust, which serve to build enduring clients' relationships and also reinforce them with the walls of warm relationship and the strength of our trust to achieve a reputation for excellence and unmatched in the **Real Estate** sector.

#### MISSION

- ❖ To provide the highest ethical and uphold the highest standard of professional real estate services and solutions to the property owner, buyers or tenants.
- ❖ To educate and advise the property owner, buyers or tenants toward effective real estate investment to boost their profits.
- ❖ To work together to help each other grow, take time to reflect individually and collectively, and understandably the power of asking for the corporation.

#### CORE VALUES

To fulfill our company vision and mission, we incorporate professionalism, high ethical standards and innovative business practices and systems. Our values are **Care, Trust, Respect, Honesty, Integrity, Fairness, and Transparency** in dealing with our clients, service providers, and colleagues. We provide quality training and excellent education to our staff.

### IV. PROFESSIONAL AND ETHICAL STANDARD

KFA believes that providing Professional and High Ethical Standard to customers are the utmost fundamental best practices to our business. The philosophy of our Company is “**Trust, Professional, And Transparency.**” We also follow the below five key standard concepts of Global Professional and Ethical Standards presented by the Royal Institute of Surveyor (RICS) based in Singapore and Malaysia.

1. **Act with Integrity.** Be honest and straightforward in all that we do.
2. **Always Provide A High Standard Of Service.** Always ensure our client, or others to whom we have a professional responsibility, receive the best possible advice, support or performance of the terms of engagement we have agreed to.
3. **Act In A Way That Promotes Trust In The Profession.** Act in a manner, both in our professional life and private one; promote ourselves, our company or the organization we work for in a professional and positive way.
4. **Treat Others With Respect.** Treat everyone with courtesy, politeness and respect and consider cultural sensitivities and business practices.
5. **Take Responsibility.** Be accountable for all our actions - don't blame others if things go wrong, and if we suspect something isn't right, be prepared to take action.

## V. VALUATION SERVICE

Property valuations play a very important role in today's business environment. A true and well supported opinion of property value can mean the difference between reaching a critical goal - securing a loan, closing a sale, reporting to investors, choosing the best asset - or failing to achieve it altogether. KFA's core valuation services are as following:

### I. Property Valuation

- ❖ Commercial Property: Office Buildings, Retail Shops, Hotels & Resorts
- ❖ Residential Property: Apartment, Condominium, Villa House, Flat House
- ❖ Industrial Property: Warehouses and Factories
- ❖ Land Property: Undeveloped and Vacant
- ❖ Agricultural farms: Plantations and Land

### II. Asset Valuation

- ❖ Machinery and Equipment: Manufacturing Equipment, Textile Machines

### III. Consultancy & Advisory

- ❖ Indicative Valuation: Consulting on second opinion on fair market value

KFA's property valuation reports are designed to deliver insight into a property's fundamentals, its competition and the overall market dynamics affecting value. We believe that a solid appraisal report can be a strategic asset for investors, lenders and owners, provided that it addresses both a property's unique characteristics and the big picture.

Our commitment to high-end client service, our market intelligence and resources continues to differentiate us as the firm of choice in the real estate industry in Cambodia. With its unique and expanding platform, KFA is committed to attract the valuation industry's leading professionals and provide a full range of expertise across all property types. Our professionals share a commitment to deliver the highest level of service and the best client experience possible. We go the extra mile to deliver results, whether this means meeting a tight deadline, working with a complex and challenging property or delivering consistent results when valuing nationwide portfolios.

All of our appraisals are evaluated and approved by an experienced professional and review team to ensure our clients receive clear, concise, and timely appraisals.

Besides, KFA guarantees to buy the loan back if we fraud the value of property or higher than market price. In case the loan loss, KFA will come to settle it first.

## VI. QUALITY VALUATION PROCESS

To maintain and strengthen our report quality, KFA adopted a best practice valuation process recommended by International Valuation Standards (IVSs) and Uniform Standard of Professional Appraisal Practice (USPAP). Given that the process of valuation is a long complicated set of procedures but KFA just wanted to introduce its eight basic elements of valuation as below:

<b>1. DEFINITION OF THE PROBLEM.</b>	
❖	Identify the client and the intended user of the report.
❖	Identify the intended use of the report.
❖	State the type of value and which definition applicable.
❖	Effective date of the appraiser's opinions & conclusions.
❖	Identify the characteristics of the property.
<b>2. DETERMINE THE SCOPE OF THE WORK.</b>	
❖	Decide which data is needed.
❖	Identify the source of data.
❖	Who personnel are needed.
❖	Time schedule.
❖	Flow chart to keep track of work done.
<b>3. DATA COLLECTION &amp; PROPERTY DESCRIPTION.</b>	
❖	<b>Market Area Data</b> - General characteristics of region, city, and neighborhood.
❖	<b>Subject Property Data</b> - Specific characteristics of land, improvements, assets, etc.
❖	<b>Comparable Property Data</b> - Sales, Listings, pending, vacancies, cost & depreciation, capitalization rates, income & expense etc.
<b>4. DATA ANALYSIS.</b>	
❖	<b>Market Analysis</b> - Demand & Supply reports, marketability studies.
❖	<b>Highest &amp; Best Use Analysis</b> - Site as though vacant, Ideal Improvement, Property as improved.
<b>5. LAND (SITE) VALUE OPINION.</b>	
❖	Sales comparison approach
❖	Allocation procedure
❖	Extraction method
❖	Land residual technique
<b>6. APPLICATION OF THE APPROACHES TO VALUE</b>	
❖	<b>COST</b> - What would it cost to reproduce subject property at today's cost.
❖	<b>SALES COMPARISON</b> - Sufficient specific data on sales, listings, offers and vacancies.
❖	<b>INCOME</b> - Usually for rentals, collect data on income & expenses, Capitalizations Rates, etc.
<b>7. RECONCILIATION OF VALUE INDICATIONS &amp; FINAL OPINION OF VALUE.</b>	
❖	To derive a final reconciliation estimate of value of the property on that date of appraisal.
<b>8. REPORT OF FINAL OPINION OF VALUE &amp; CONCLUSIONS.</b>	



## VII. CERTIFICATE AND AFFILIATIONS

Khmer Foundation Appraisal Co., Ltd. (KFA) has been certified and affiliated with a number of certifications as follows:

### Certifications:

- ❖ Certificate of Valuation Services from Ministry of Economy and Finance
- ❖ Certificate of Real Estate Valuation from Singapore Institute of Surveyors and Valuers

### Affiliations

- ❖ Member of ASEAN Valuation Association
- ❖ Member of National Valuers Association of Cambodia
- ❖ Real Estate and Asset Property Appraiser from THE BIZZ

## VIII. EXPERIENCES AND BANK PANELS

Even though KFA has just been established, its professional and experienced team has been engaged in numerous valuation projects by many high-profile clients as per the following summary:

### A. Corporate Valuation:

- ❖ Manufacturers (undisclosed clients)
- ❖ Special Economic Zone (undisclosed clients)
- ❖ Retailers (undisclosed clients)
- ❖ Rice Mills (undisclosed clients)
- ❖ Other companies (undisclosed clients)

### B. Residential Valuation

- ❖ Individuals (undisclosed clients)
- ❖ Banks (undisclosed clients)

### C. Land Valuation

- ❖ Embassy (undisclosed clients)
- ❖ NGOs (undisclosed clients)
- ❖ Ports (undisclosed clients)
- ❖ Construction companies (undisclosed clients)

### D. Commercial Valuation

- ❖ Shopping malls (undisclosed clients)
- ❖ Service apartment (undisclosed clients)

### E. Our Partner



## IX. KFA'S MANAGEMENT, TECHNICAL, AND PROFESSIONAL TEAM

### **DR. RY KHEMARITH**

#### **BUSINESS DEVELOPMENT DIRECTOR/ADVISOR TO CHAIRMAN/CEO ADMIN/HR DIRECTOR**

Dr. Khemarith is a self-managed, motivated, highly organized, and result-based oriented professional with over 30 year progressive experiences in Mid/Senior Management and Leadership positions with Private Sectors, Non-Profit Organizations, Embassies, and United Nations. He has strong interpersonal, communication, problem solving and decision making skills with ability to establish and maintain strong alliances; lead and motivate teams; drive projects to successful completion; convey complex technical requirements; exceed customer expectations. Areas of Specializations are: 1. Business/Program Development, 2. Project Management, 3. Human Resource Management, and 4. Office Administration. Joined KFA as Business Development Director/Advisor to Chairman/-CEO and also serves as an Admin/Human Resource Manager in May 2018. Dr. Khemarith has tremendous and extensive knowledge, experience and skills in management and Leadership. Before joining KFA, he had worked as a Case Manager and Employment Specialist in San Francisco City, California, United States for 4 years.



### **MR. VA SOVANOU DAM**

#### **KAMPONG CHAM BRANCH MANAGER, TRAINER AND PUBLIC RELATIONS**

Sovanoudam holds a Bachelor Degree of General Management and Associate Degree of Accounting and Finance from Build Bright University. He speaks English fluently. Sovanoudam joined Khmer Foundation Appraisal Co., Ltd as Valuation Manager in July 2015. Before joining KFA, he had worked over 7 years with Bunna Realty Group (BRG) as a Valuer and subsequently was promoted to be a Senior Valuer/Researcher and then to be a Valuation Supervisor. During his long term professional career in the real estate sector, he has gained tremendous experiences in the area of Property Valuation, Property Consultancy and Management and so on. In addition to his professional career as Property Valuer, he has also been a Property Valuation Trainer for over 3 years. Besides the real estate sector, he used to be an English Teacher for over 4 years in Mohasa College and New York

International School. He then had worked with Cambodia Asia Travel Company (CAT) as Marketing Manager for 6 years and as Marketing Staff Trainer for 3 years. After that he worked as Senior Sale and Marketing Manager for over 2 years with C&T Advertising Company. Mr. Sovanoudam had also been tested by the Ministry of Economy and Finance for the recertification of his license as Property Valuer. He had passed the test and had been awarded a Professional Certificate of Valuer. Sovanoudam has also participated the ASEAN Valuer Conference held in Indonesia 2018.

**RIN CHHAMROUEN**

**PHNOM PENH BRANCH MANAGER**

Chamrouen holds a Bachelor Degree of IT at SETEC University in year 2010. He freshly joined Khmer Foundation Appraisal Co., Ltd in August 2019 as a Senior Technical Valuation Supervisor. Before joining Khmer Foundation Appraisal Co., Ltd, Chamroeun had worked with Bonna Realty Group Co., Ltd for 6 years as properties Appraiser. He is a quick learner and like to catch up new things and enjoy diverse experience of working either as a team or individual. Chamroeun has presented good communication skills.



**PHOURN SOPHY**

**PREAH SIHANOK VILL ACTING-BRANCH MANAGER**

Phourn Sophy holds a Bachelor Degree of Education in English at Human Resources University (HRU) in 2009 and completed a Bachelor Degree of Law at Royal University of Law and Economics (RULE) in 2011. He joined Khmer Foundation Appraisal Co., Ltd. on March 01, 2020 as a Branch Manager for Kampong Som Province. Prior to joining with Khmer Foundation Appraisal Co., Ltd, Sophy held a License of Professional Valuer and had worked with Bonna Realty Group for 8 years based in Kampong Som province.

**MR. PHAL PICHMESA**

**BATTBANG-ACTING BRANCH MANAGER**

Mr. Mesa has joined Khmer Foundation Appraisal Co., Ltd in October 2018 as a Property Reasercher and then as Appraiser. Mesa has got promoted to be Acting Branch Manager based Battambang. Before joining Khmer Foundation Appraisal Co., Ltd, Mesa had worked with Vapakthoir Cafe for 1 years as Manager, and also had worked as a Video Editor and TV Program Manager with Reksmey Star Cable TV in Siem Reap for 4 years. And as a New Editor at Cambodia Broadcasting Service (CTN & CNC) in Phnom Penh for 4 Months.





**THOURN RATHA**  
**SALE & VALUATION SUPERVISOR**

Ratha holds a Bachelor Degree of Economic at Royal University of Law and Economics in the year 2010. He joined Khmer Foundation Appraisal Co., Ltd in April 2016 as a Sale Supervisor. Before joining Khmer Foundation Appraisal Co., Ltd, Ratha had worked with Bonna Realty Group Co., Ltd for 4 years as Property Consultant. He is a quick learner and like to catch up new things and enjoy diverse experience of working either as a team or individual. Ratha has presented good communication skills. He has been added another position as Valuation Supervisor.

**CHHEL SONHEATH**  
**VALUATION SUPERVISOR**

Sonheath holds a Bachelor Degree of IT at SETEC University in year 2010. He freshly joined Khmer Foundation Appraisal Co., Ltd in August 2019 as a Senior Technical Valuation Supervisor. Before joining Khmer Foundation Appraisal Co., Ltd, Chamroeun had worked with Bonna Realty Group Co., Ltd for 6 years as properties Appraiser. He is a quick learner and like to catch up new things and enjoy diverse experience of working either as a team or individual. Chamroeun has presented good communication skills.



**SENG SOVICHETTRA**  
**PROPERTY APPRAISER/IT ASSISTANT**

Chettra was just graduated a Bachelor Degree in Information technology (IT) from Royal University of Phnom Penh (RUPP) in 2019 and currently studying at Institute of Foreign Language, majoring in Professional Communication. Chettra has started his employment with KFA as Property Researcher in May 2019; plus, becoming an IT Assistant in August 2019.





**ក្រសួងសេដ្ឋកិច្ច និង ហិរញ្ញវត្ថុ**  
លេខ ៤៦៦៦ ៈ សហវ.អវប

**ព្រះរាជាណាចក្រកម្ពុជា**  
**ជាតិ សាសនា ព្រះមហាក្សត្រ**



**អាជ្ញាបណ្ណតម្លៃវត្ថុ (បន្ត)**  
**RENEWAL OF VALUATION LICENSE**

តាមករណ៍ក្រុមហ៊ុន	: ខ្មែរ រេនាធានាវត្ថុ (Khmer Foundation Appraisal Co., Ltd.)
តាម និងពេញនាមនាយកក្រុមហ៊ុន	: ឧកញ៉ា ខុន រិទ្ធី ភោម ប្រុស ថ្ងៃថ្ងៃភ្នំកំណើត ០៤ ខែ ០៩ ២០៥០ សង្កាត់ ខ្មែរ
ទីតាំងក្រុមហ៊ុន	: ផ្ទះលេខ៤៤៦ ផ្លូវលេខ៥៦៨ សង្កាត់ទួលទំនៀម ខណ្ឌភ្នំពេញ រាជធានីភ្នំពេញ
អត្តលេខក្រុមហ៊ុន	: EV-15-165
សុពលភាពអាជ្ញាបណ្ណ	: អាជ្ញាបណ្ណនេះ មានសុពលភាពរហូតដល់ថ្ងៃទី ០៨ ខែ មេសា ឆ្នាំ ២០២៤ ។

ថ្ងៃ ០៨ ខែ មេសា ឆ្នាំ ២០២៤  
រាជធានីភ្នំពេញ ថ្ងៃទី ០៨ ខែ មេសា ឆ្នាំ ២០២៤

**អគ្គនាយកក្រសួងសេដ្ឋកិច្ច និង ហិរញ្ញវត្ថុ**  
**អគ្គនាយកវិស័យសេដ្ឋកិច្ច និង ហិរញ្ញវត្ថុ**

សំគាល់: មុនកាន់អាជ្ញាបណ្ណ ត្រូវបំពេញនីតិវិធីប្រកាស ឆ្លើយតបចំពោះការត្រួតពិនិត្យរបស់អាជ្ញាធរស្រុក ខណ្ឌ ឬ ខេត្ត រួចមកប្រកាស ឲ្យស្របច្បាប់ ។



**សភាពាណិជ្ជកម្មរាជធានីភ្នំពេញ**  
**PHNOM PENH CHAMBER OF COMMERCE**  
金边市商会  
លេខ/No: ០៥៩ / ៥ អង្គបណ្តុះបណ្តាល

**លិខិតបញ្ជាក់**  
**CERTIFICATE**  
**证明书**

**ព្រះរាជាណាចក្រកម្ពុជា**  
**KINGDOM OF CAMBODIA**  
柬埔寨王国  
**ជាតិ សាសនា ព្រះមហាក្សត្រ**  
**NATION RELIGION KING**  
国家宗教君主

សូមបញ្ជាក់ថា/ធានា: **ឧកញ៉ា ខុន រិទ្ធី**

ប្រភេទអាជីវកម្ម/业务类型: ប្រធានក្រុមហ៊ុន ខ្មែរ រេនាធានាវត្ថុ

អាសយដ្ឋាន/地址: លេខ ៤១១ ផ្លូវ ៣០៦ សង្កាត់ បឹងកេងកង ខណ្ឌ ចំការមន រាជធានីភ្នំពេញ ព្រះរាជាណាចក្រកម្ពុជា

ចុះបញ្ជីអាជីវកម្មលេខ/商业登记号码: ០២០០៦/២០១៥ ចុះថ្ងៃទី ១៥ ខែ មេសា ឆ្នាំ ២០១៥

ជាសមាជិកសាមញ្ញសភាពាណិជ្ជកម្មរាជធានីភ្នំពេញ និងប្រទេសកម្ពុជា

确实为金边市商会一般会员。

This is to certify that: **OKNHA NOUN RITHY**

Type of Business: **Chairman- KHMER FOUNDATION APPRAISAL Co., Ltd**

Address: **No. 411A, Street 306, Sangkat Boeung Kang Kang I, Khan Chamkar Mon, Phnom Penh, Kingdom of Cambodia**

Registration No.: **Co.0206KH/2015 issued 15 January 2015**

is an Ordinary Member of Phnom Penh Chamber of Commerce.

ថ្ងៃពេញ ថ្ងៃទី ៣០ ខែ ធ្នូ ឆ្នាំ ២០១៥  
Phnom Penh / 金边市, 2015年12月30日

**អគ្គនាយក/President/会长**  
**អ៊ឹម រិទ្ធី**






**ព្រះរាជាណាចក្រកម្ពុជា**  
**ជាតិ សាសនា ព្រះមហាក្សត្រ**

**ក្រសួងសេដ្ឋកិច្ច និង ហិរញ្ញវត្ថុ**  
**អគ្គនាយកដ្ឋានពន្ធដារ**  
 122B/A - 125B/001E KHMER




**វិញ្ញាបនបត្រចុះបញ្ជីពន្ធដារ**  
**(លេកលើតម្លៃបន្ថែម អនេច)**

អង្គការយកម្ចាស់ភូមិ ខុលបញ្ជាក់  
 សហគ្រាសនោះ ឈ្មោះ **ឈ្មោះ ខេមរេធានសិន អិបប្រេស**  
 អាសយដ្ឋាន: ៩១ ផ្លូវ ៣០៦ សង្កាត់ បឹងកេងកង ១ ខណ្ឌ បឹងកេងកង រាជធានីភ្នំពេញ  
 បានចុះបញ្ជីនៅអគ្គនាយកដ្ឋានពន្ធដារជាតិសហគ្រាសយានយន្តស្ថាប័នសេដ្ឋកិច្ច អនេច ៩០០១-៩០១៥០០១៥៤  
 និងមានសហគ្រាសនៃកម្រិតប្រាក់ (លេកកម្រិតប្រាក់ និង លេកកម្រិតប្រាក់ប្រចាំថ្ងៃ)  
 ប្រតិបត្តិការសហគ្រាស នៃកម្រិតប្រាក់ប្រចាំថ្ងៃ  
 កម្រិតប្រាក់ប្រចាំថ្ងៃ ៣០ ថ្ងៃ ១៥ ថ្ងៃ ៧ ថ្ងៃ ៣ ថ្ងៃ ១ ថ្ងៃ

**CERTIFICATE OF TAX REGISTRATION (VALUE ADDED TAX/VAT)**  
 GENERAL DEPARTMENT OF TAXATION certifies that  
**KHMER FOUNDATION APPRAISAL Co., Ltd.**  
 is registered VAT TIN K002-901500954  
 with its main business activity(ies): Real estate (assets appraisal and real estate services)  
 in accordance with article 76 of the Law on Taxation, this registration is valid from 15-February-2015 onward.

បានបញ្ជីពន្ធដារ ថ្ងៃទី ១៥ ខែ កុម្ភៈ ឆ្នាំ ២០១៥  
 អនុនាយកដ្ឋានពន្ធដារ អគ្គនាយកដ្ឋានពន្ធដារ  
 Director General of Taxation  
 In Charge of Department of General Department of Taxation

**គង់ វិបុល** SN: 001227




**ព្រះរាជាណាចក្រកម្ពុជា**  
**ជាតិ សាសនា ព្រះមហាក្សត្រ**

**ក្រសួងសេដ្ឋកិច្ច និង ហិរញ្ញវត្ថុ**  
**អគ្គនាយកដ្ឋានពន្ធដារ**  
 GENERAL DEPARTMENT OF TAXATION  
 122B/A-PTM/002002537 KH




**ប័ណ្ណពន្ធដារកម្រិត ឆ្នាំ ២០២២**  
**អ្នកចុះបញ្ជីពន្ធដារ**

ឈ្មោះសហគ្រាស: ឈ្មោះ ខេមរេធានសិន អិបប្រេស  
 លេខអត្តសញ្ញាណកម្មសហគ្រាស: K002-901500954  
 ចុះបញ្ជីនៅ: អគ្គនាយកដ្ឋានពន្ធដារ ជំនាញប្រាក់ប្រចាំថ្ងៃ និង លេកកម្រិតប្រាក់ប្រចាំថ្ងៃ  
 ប្រភេទសហគ្រាស: ក្រុមហ៊ុនឯកជន មូលបត្រសហគ្រាស  
 សកម្មភាពអាជីវកម្ម: វិនិយោគ និង លេកកម្រិតប្រាក់ប្រចាំថ្ងៃ  
 អាសយដ្ឋានសហគ្រាស: ៩០១ ផ្លូវ ៣០៦ ភូមិ ៤ សង្កាត់ បឹងកេងកង ១ ខណ្ឌ បឹងកេងកង រាជធានីភ្នំពេញ  
 ឈ្មោះសហគ្រាស: ឈ្មោះ ខេមរេធានសិន អិបប្រេស

**PATENT TAX 2022**  
 Medium Taxpayer  
 Company's name: KHMER FOUNDATION APPRAISAL CO., LTD.  
 Tax Identification Number (TIN): K002-901500954  
 Registered at: General Department of Taxation Under: Chankar Mon Tax Branch  
 Main business activity(ies): Real estate (assets appraisal and real estate services)  
 Forms of business: Private limited company  
 Owner's name: NOUN RITHY Nationality: Cambodian

តម្លៃប្រាក់ប្រចាំថ្ងៃ: ៩.302.000 រៀល  
**អគ្គនាយកដ្ឋានពន្ធដារ**  
 General Department of Taxation  
 Director General of Taxation  
 122B SN: 007365118

បានបញ្ជីពន្ធដារ ថ្ងៃទី ១៥ ខែ កុម្ភៈ ឆ្នាំ ២០១៥  
 អនុនាយកដ្ឋានពន្ធដារ អគ្គនាយកដ្ឋានពន្ធដារ  
 Director General of Taxation  
 In Charge of Department of General Department of Taxation

ច្បាប់: ប័ណ្ណពន្ធដារកម្រិត ត្រូវ រក្សាទុកនៅទីតាំងសហគ្រាស  
 Note: This patent tax must be kept at the company's office.





**ព្រះរាជាណាចក្រកម្ពុជា**  
**ជាតិ សាសនា ព្រះមហាក្សត្រ**  
**KINGDOM OF CAMBODIA**  
**NATION RELIGION KING**  
**២០២២**

**ក្រសួងពាណិជ្ជកម្ម**  
**MINISTRY OF COMMERCE**  
 អត្តសញ្ញាណកម្ម: MOC-01966319 0001 010

**វិញ្ញាបនបត្រ**  
**បញ្ជាក់ការចុះឈ្មោះក្នុងបញ្ជីពាណិជ្ជកម្ម**  
**CERTIFICATE OF INCORPORATION**




**ឈ្មោះ ខេមរេធានសិន អិបប្រេស**  
**KHMER FOUNDATION APPRAISAL CO., LTD.**

លេខបញ្ជីពន្ធដារ: ០០១៧៥៩៥  
 លេខបញ្ជីពន្ធដារ: ០០១៧៥៩៥

លេខបញ្ជីពន្ធដារចាស់: Co. 0206 KHU2015  
 Co. 0206 KCH 2015

កាលបរិច្ឆេទចុះបញ្ជីពាណិជ្ជកម្ម: 15 មករា ២០១៥  
 INCORPORATION DATE: 15 January 2015

ប្រភេទសហគ្រាស: ក្រុមហ៊ុនឯកជនមូលបត្រសហគ្រាស  
 IS INCORPORATED AS: Private Limited Company

ថ្ងៃទី ១៥ មករា ២០១៥  
**PHNOM PENH, 15 JANUARY 2015**

**គង់ វិបុល**  
**អគ្គនាយក**  
**Director General**

ស្ថិតក្រោមបទបញ្ជា និងក្របខណ្ឌនៃច្បាប់ និងក្របខណ្ឌពាណិជ្ជកម្ម និង បញ្ជីពាណិជ្ជកម្ម ក្របខណ្ឌពាណិជ្ជកម្ម ក្របខណ្ឌប្រតិបត្តិការ និង ក្របខណ្ឌពន្ធដារ របស់ព្រះរាជាណាចក្រកម្ពុជា  
 UNDER THE REGULATIONS OF COMMERCIAL RULES AND REGISTER LAW, COMMERCIAL ENTERPRISES LAW, CIVIL CODE AND PENAL CODE OF THE KINGDOM OF CAMBODIA




**គង់ វិបុល**  
**KAOS KOSAL**







សមាគមអ្នកវាយតម្លៃ និង ភ្នាក់ងារអចលនវត្ថុកម្ពុជា  
**CAMBODIAN VALUERS AND ESTATE AGENTS ASSOCIATION**  
*Together for better development*

លេខ: ០៧៩/១៧ ជ.វ.អ.ក

**លិខិតសរសើរ**

ជូនចំពោះ:

លោក **នួន វិធី**

អនុប្រធានសមាគមអ្នកវាយតម្លៃ និងភ្នាក់ងារអចលនវត្ថុកម្ពុជា  
 ដែលមានស្នាដៃល្អក្នុងការបំពេញរបស់កម្ម និងមុខងារសម្រាប់អាណត្តិទី៣ ឆ្នាំ ២០១៣-២០១៤ ។

រាជធានីភ្នំពេញ, ថ្ងៃទី៣០ ខែមករា ឆ្នាំ២០១៥

ប្រធានក្រុមប្រឹក្សាភិបាលសមាគម

ឯកឧត្តម **ម៉ឺ វ៉ាន់**



ប្រធានសមាគម

លោកឧត្តម **ម៉េន ខេន**



**WORLD BUSINESS LEADER**  
 AWARDED TO

**Real Estate and Asset  
 Property Appraiser**

For being a successful leader who works in an innovative,  
 knowledgeable and systematic manner.

Given in the city of San Francisco, California on August 24 of the year two thousand and nineteen



PRESIDENT  
 JESUS J. MORAN



VICE PRESIDENT  
 MICHAEL L. BELLIDO



### FINALIST

AGENCY OF THE YEAR 2019 (ENTERPRISE)  
VALUATION COMPANY OF THE YEAR 2019 (ENTERPRISE)  
BEST UP & COMING AGENCY OF THE YEAR 2019

**KHMER FOUNDATION APPRAISAL**



IN ASSOCIATION WITH



ORGANIZER AUTHORIZED SIGNATURE

THOMAS O'SULLIVAN  
CEO OF REALSTATE.COM.KH



### VALUATION PROFESSIONAL OF THE YEAR 2019

THIS CERTIFICATE IS PRESENTED TO  
**Excellency Oknha Noun Rithy**  
(KHMER FOUNDATION APPRAISAL)



IN ASSOCIATION WITH



ORGANIZER AUTHORIZED SIGNATURE

THOMAS O'SULLIVAN  
CEO OF REALSTATE.COM.KH



### AGENT OF CHOICE

THIS CERTIFICATE IS PRESENTED TO  
**Excellency Oknha Noun Rithy**  
(KHMER FOUNDATION APPRAISAL)



IN ASSOCIATION WITH



ORGANIZER AUTHORIZED SIGNATURE

THOMAS O'SULLIVAN  
CEO OF REALSTATE.COM.KH



## CERTIFICATE

INTERNATIONAL QUALITY CROWN AWARD  
A.I.D. - ICFM CONVENTION  
LONDON 2017, UNITED KINGDOM

### KHMER FOUNDATION APPRAISALS

For immeasurable contribution to the business world, for high standing and professionalism demonstrated by prestigious performance, BID Group One presents its special recognition award.

# QUALITY CROWN AWARD

FOR EXCELLENCE AND INNOVATION IN GOLD CATEGORY

London, the 26th of November, 2017

Paul E. Pritz  
President and CEO BID Group One



COMMITTED TO GROWTH, QUALITY, INTEGRITY  
BID GROUP ONE • BID GROUP TWO • BID GROUP THREE • BID GROUP FOUR • BID GROUP FIVE



CAMBODIA  
REAL ESTATE  
AWARDS

**CAMBODIA REAL ESTATE AWARDS 2018**  
**LOCAL VALUATION COMPANY OF THE YEAR**

**WINNER 2018**

THIS CERTIFICATE IS PRESENTED TO  
Khmer Foundation Appraisal Co.,Ltd (KFA)

ORGANIZED BY



**CREA**  
realestate.com.kh



ORGANIZER AUTHORIZED SIGNATURE

TOM O'SULLIVAN  
CEO OF REALSTATE.COM.KH



CAMBODIA  
REAL ESTATE  
AWARDS

**CAMBODIA REAL ESTATE AWARDS 2018**  
**VALUATION PROFESSIONAL OF THE YEAR**

**WINNER 2018**

THIS CERTIFICATE IS PRESENTED TO  
Oknha Noun Rithy - Khmer Foundation Appraisal Co.,Ltd (KFA)

ORGANIZED BY



**CREA**  
realestate.com.kh



ORGANIZER AUTHORIZED SIGNATURE

TOM O'SULLIVAN  
CEO OF REALSTATE.COM.KH



**CONFIRMATION OF INSURANCE COVER**

This is to certify that the policy of insurance listed below has been issued to the Insured below for the policy period indicated. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policy described herein is subject to all the terms, exclusions and conditions of Policy No. Y/22/LI00/001747-31. Limits shown may have been reduced by paid claims.

Class of Insurance	: Professional Indemnity Insurance (Claims Made Basis)
Policy Number	: Y/22/LI00/001747-31
Insured:	: Khmer Foundation Appraisal Co., Ltd.
Occupation	: Provision of Real Estate Valuation, Agency and Project Management Services Only
Address	: No. 36A, Street 4 (Borey Peng Hout The Star Natural 371), Phum Prek Takorg 1, Sangkat Chak Angre Leu, Khan Meanchey, Phnom Penh, Cambodia.
Coverage:	: Legal liability for any Wrongful Professional Act committed or allegedly committed by the Insured on or after the Retroactive Date and solely in providing Professional Services arising out of the Insured's business activities.
Period of Insurance	: From 03/03/2022 To 02/03/2023 (Both days inclusive, Local Standard Time)
Aggregate Limit of Liability	: USD 2,000,000.00 any one claim and in the aggregate during the insurance period
Deductible	: USD 50,000.00 each and every claim
Territorial/Jurisdiction Scope	: Within Cambodia
Retroactive Date	: Policy Inception

Dated in Cambodia on 21<sup>st</sup> February 2022  
 For CAMPU LONPAC INSURANCE PLC.

  
 Ms. Lee Huey Ling (Joung)  
 Underwriting Manager



**CAMPU LONPAC INSURANCE PLC**

7th Floor, Campu Bank Building, No. 23, Street 114, Sangkat Phsar Thmey II, Khan Daun Penh, Phnom Penh, Kingdom of Cambodia. P.O. Box 1556  
 Tel: +855 23 986 986 / 986 200 / 986 279 Fax: +855 23 986 308 / 986 273 E-mail: enquiries@campulonpac.com.kh Website: www.campulonpac.com.kh



## CERTIFICATE OF ATTENDANCE

*This is hereby certified that*

**Mr. Nuon Rithy**

*has successfully attended the training course on  
Real Estate Investment Strategy and Property Valuation Methods  
3rd - 4th November 2008,  
held in Sunway Hotel, Phnom Penh, Cambodia*

**KEAT CHHON**

Deputy Prime Minister  
Minister of Economy and Finance



Singapore Institute of  
Surveyors and Valuers

## Certificate of Attendance

This is to certify that

Noun Rithy

has attended a course on

**Real Estate Valuation Course  
5 – 9 November 2012  
Singapore**

organised by  
Asean Valuers Association, Singapore National Committee  
Singapore Institute of Surveyors and Valuers

Chairman  
AVA Singapore National Committee

4



## **CERTIFICATE OF ATTENDANCE**

It is hereby certified that

**Noun Rithy**

has attended the Sixteenth Asean Valuers Congress

Held in **BANGKOK THAILAND**

22nd – 24th July, 2010

**Accredited Twenty (20) Credit Hours**

**By the Valuers Association of Thailand**

**Mr. Pratak Simapichaicheth**

**PRESIDENT of**

**Asean Valuers Association**

**Mr. Anuwat Maytheewibulwut**

**CHAIRMAN of**

**Congress Organising Committee**



# 17th AVA Congress Brunei Darussalam

The Role Of Valuers for ASEAN Prosperity

## Certificate of Attendance

*This is to certify that*


**MR NOUN RITHY**


---

*has attended*

The 17th Asean Valuers Association Congress  
Brunei Darussalam  
held on 3rd - 5th July 2012  
at  
The Rizqun International Hotel, Brunei Darussalam

Accredited Twenty (20) Credit Hours  
By the Valuers Association of Brunei Darussalam Chapter

  
Pengiran Abd Wahab bin Pengiran Hassan  
Commissioner Of Land  
Brunei Darussalam

  
Haji Mohd Don Omar  
PRESIDENT Of Asean Valuers Association  
Brunei Chapter





# CERTIFICATE

INTERNATIONAL QUALITY CROWN AWARD  
B.I.D.-QC100 CONVENTION  
LONDON 2017. UNITED KINGDOM

## KHMER FOUNDATION APPRAISALS

For immeasurable contribution to the business world, for high standing  
and professionalism demonstrated by prestigious performance,  
BID Group One presents its special recognition award.

# QUALITY CROWN AWARD

FOR EXCELLENCE AND INNOVATION IN GOLD CATEGORY

London, the 26th of November, 2017

Jose E. Prieto  
President and CEO BID Group One



JOB-731-1000

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ក្រសួងសេដ្ឋកិច្ច និង ហិរញ្ញវត្ថុ  
MINISTRY OF ECONOMY AND FINANCE



សមាគមមត្តការវាយតម្លៃ និង ភ្នាក់ងារអចលនទ្រព្យកម្ពុជា  
CAMBODIAN VALUERS AND ESTATE AGENTS ASSOCIATION

# CERTIFICATE OF ATTENDANCE

This is to certify that **NOUN RITHY** had successfully attended  
The Training Course on  
“Concession Land & Asset Valuation”

March 26th - 27th, 2012  
National Institute of Cambodia

  
Mr. **SUNG BONNA**  
President of CVEA



  
Dr. **Sapon Pornchokchai**  
Director of Thai Real Estate Business School



# Certificate of Training

Presented To

**Paou Rithy**

For participation in Anti-Money Laundering Compliance Training  
held in  
Phnom Penh, Cambodia 25 to 27 April 2012.

Kevin Myelan  
MS Treasurer, Office of Technical Assistance

Christopher Batt  
MS Office on Drugs and Crime

# Quotation

**Our Professional, Reliable, Trustworthy, and Transparent Service is Your Solution!**

No	Location	Property Type	Land Size sqm	Building / Structure Size sqm	Distance From PP	Service Charge	Premium Accounts
1	Phnom Penh (Residential)	Land, Flat ,Villa	100sqm - 1000sqm	Standard building Specifications	< 30km	\$150.00	Add 50% of service charges
		land + Building	100sqm - 1000sqm	Less than or equal to 1,000-3,000 sqm	< 30km	\$200.00	
		Land	Greater than 1HT++ (10,000 sqm)	N/A	< 30km	\$200.00	
2	Phnom Penh (Commercial)	Shop house	Less than or equal to 100 sqm (4m × 25m)	Standard Flat Specifications	< 30km	\$170.00	
		Land +Building	Less than or equal to 3,000 sqm	Less than or equal to 1,000-3,000 sqm/ten (10) Levels	< 30km	\$350.00	
3	Phnom Penh (Industrial)	Warehouse	Less than or equal to 3,000 sqm	Standard warehouse	< 30km	\$200.00	
			3000-5000sqm	Standard warehouse	< 30km	\$250.00	
			Greater than 1HT (10,000 sqm)	Standard warehouse	< 30km	\$300.00	
		Factory	Less than 1HT (10,000 sqm)	Standard	< 30km	\$250.00	
			Greater than 1HT (50,000 sqm)	Standard	< 30km	\$400.00	
			Greater than 1HT (100,000 sqm)	Standard	< 30km	\$500.00	
4	Province (Residential)	Shop house	Less than or equal to 100 sqm (4m × 25m)	Standard Flat Specifications	< 30km	\$270.00	
		Land +Building	Less than or equal to 3,000 sqm	Less than or equal to 1,000-3,000 sqm/ten (10) Levels	< 30km	\$400.00	
		Land	Less than 10HT++ (10,000 sqm)	N/A	< 500km	\$450.00	
5	Province (Commercial)	Shop house	Less than or equal to 100 sqm (4m × 25m)	Standard Flat Specifications	Less than 20km	\$250.00	
		Land +Building	Less than or equal to 3,000 sqm	Less than or equal to 1,000-3,000 sqm/ten (10) Levels	< 30km	\$400.00	

		Land + Hotel	Less than or equal to 3,000 sqm	Less than or equal to 1,200 sqm/ Six (6)	<500Km	\$350.00
		Land + Hotel	Less than 1HT (10,000 sqm)	Standard	<500Km	\$400.00
		Land + Hotel	Less than 10HT (100,000 sqm)	Standard	<500Km	\$550.00
6	Province (Industrial)	Warehouse	1000sqm-3,000 sqm	Standard	<500Km	\$300.00
			3000-5000sqm	Standard	<500Km	\$350.00
			Greater than 1HT (10,000 sqm)	Standard	<500Km	\$450.00
		Factory	Less than 1HT (10,000 sqm)	Standard	<500Km	\$350.00
			Greater than 5H (50,000 sqm)	Standard	<500Km	\$500.00
			Greater than 10H (100,000 sqm)	Standard	<500Km	\$700.00
7	Province (Agriculture Property)	Agriculture	100HT to 500HT	Planation	<500Km	\$400.00
			500HT to 2000HT	Planation	<500Km	\$800.00
			2000HT to 5000HT	Planation	<500Km	\$2,550.00
			Greater than 500HT	Planation	<500Km	\$3,550.00

### TERMS AND CONDITIONS

1. Valuation Certificates for properties within **Phnom Penh** will be delivered within 1 to 2 working days, Premium Account will be delivered with 1 working day.
2. Valuation Certificates for properties within **Provinces** will be delivered within 2 to 3 working days. Premium Account will be delivered with 2 working days.
3. Payments for each individual account shall not be later than **3 days** upon delivery of the final valuation certificate.
4. **20%** discount for Re-Valuation (Period not longer than 6 months)
5. The above fee is including 10%VAT, ass the fee is subject property 10% VAT.

#### Note:

To avoid delays in our valuation service, all client must prepare the following requirements:

1. Photocopy of Title Deed or land layout (MASTER PLAN)
2. Photocopy of Nationality Identity Card or Passport
3. Property guide
4. Location map of property or a sketch of location

Seen and Approved By:



*Ok Nha Noun Rithy*  
Chairman/CEO



ការវាយតម្លៃអចលនវត្ថុ និងទ្រព្យសកម្ម  
Asset & Property Appraisal  
资产与财产评估



ការគ្រប់គ្រងលើអចលនវត្ថុ  
Property Management  
房地产管理



ការវិនិយោគលើអចលនវត្ថុ  
Property Investment  
房地产投资



ប្រឹក្សាយោបល់ ទិញ លក់ ជួល លើអចលនវត្ថុ  
Property Consultancy  
房地产租赁顾问, 购买和销售



ការអភិវឌ្ឍន៍លើអចលនវត្ថុ  
Property Development  
房地产开发



វិស្វកម្ម និង សំណង់  
Engineering & Construction  
工程与建筑



ការគ្រប់គ្រងលើអាជីវកម្មក្នុងភាពជាដៃគូ  
Managing Business Partner  
管理业务合作伙伴

## CONTACT Us



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