



**ROYAL TRAIN SQUARE**  
PHNOM PENH

Royal Railway Cambodia, Russian Federation Blvd  
Sras Chork, Doun Penh, Phnom Penh, Kingdom of Cambodia

16 July 2020

To Whom It May Concern:

We engaged The Mall Company in March 2019 to be our Leasing and Marketing Agent for Train Square. We have continued to work closely together side by side with TMC during the past year.

The Mall Company has delivered professional branding, marketing, retail design, leasing and property management services to us. Their marketing and design works have exceeded expectations as they have led to identify Train Square as a brand; not merely as an ordinary commercial real estate project. They have driven this forward with us in many ways by working with our Management team and our strategic partners, when and where needed. They have taken a strong leadership role to make this project successful.

TMC initiated many improvements to our design in order to enhance our marketing edge. They have supported the redevelopment with their global technical expertise. For example, they provided technical schedules and floor plan maps for the commercial units. This took into consideration each tenant's power consumption, connection points, store fronts, etc. This was beyond their scope of work, but they offered their advice and experience to help give our project a market edge

TMC provided the lease agreement templates to fit the current market conditions. Their leasing performance and capability are their core strengths. TMC has a great team of talented leasing agents who are very courteous, professional, helpful and experienced. They consistently signed leases with strong rents, delivered positive results according to set milestones, and supported their progress with professional reporting standards.

We are very pleased with the services provided by The Mall Company. They are supportive, proactive and fully committed to make Train Square successful. They get the job done! They deliver results to a high standard with their professionalism and expertise. They have prioritized our project, and I can confidently say that they have delivered above and beyond what I have experienced with other Leasing and Marketing Agents, worldwide, in the past.

We look forward to continuing our relationship with The Mall Company on Train Square and also on new projects coming in the future.

Sincerely,

**B. Scott Bolls**  
Managing Director