

COMMERCIAL LOAN INFORMATION SUMMARY										
Loan purpose	Development of entrepreneurial activity and agriculture									
Loan type	COMMERCIAL LOANS									
Loan Currency	Armenian dram					US dollars				
Loan term	24-60 months	24-60 months		61-84 months		24-60 months	24-84 months		85- 120 months	
Grace period	0-24 months depending on business specifics*									
Annual nominal loan interest rate **	500,000-10.000.000 AMD	3. 000.001-200,000,000 AMD	200,000,001-2,000,000,000 AMD	3. 000,001-200,000,000 AMD	200,000,001-2,000,000,000 AMD	1,000-25,000 USD	7,001-500,000 USD	500,001-5,000,000 USD	7,001-500,000 USD	500,001-5,000,000 USD
	17%	14.5%	13%	15.5%	14.5%	14%	10.5%	9.5%	11.5%	10.5%
Annual effective interest rate	18.33 - 18.36%	15.49 - 17.76%	13.76 - 13.79%	16.63 - 17.71%	15.48 - 15.49%	14.89 - 14.91%	11.02 - 13.31%	9.90-9.93%	12.12-12.92%	11.01%
Loan amount	500,000 – 2 billion AMD					1,000-5,000,000 USD				
One-time loan charge fee	Not defined									
Monthly loan service fee										
Loan/ Collateral Maximum Value	Maximum 70% of the assessed value of the collateral									
Security means	Warranty/War-ranties	✓ Real estate and/or vehicle***, ✓ By the decision of the Credit Committee, other collateral may also be provided, including agricultural machinery.			Warranty/War-ranties	✓ Real estate and/or vehicle*** (The mortgage agreement is notarized), ✓ By decision of the Credit Committee, other collateral may also be provided, including agricultural machinery.				

Vehicle***	A motor vehicle whose year of manufacture at the time of pledge shall not be older than: ✓ for Russian-made cars: 5 years, ✓ for cars manufactured in other countries: 10 years.	
! The car is subject to mandatory "Casco" (physical damage and theft) insurance in favor of the OrganuzationCompany, at least in the amount of the loan amount and subject to renewal of the insurance contract every year during the entire term of the loan.		
Collateral valuation	The collateral is subject to valuation by an independent property valuation agency cooperating with the Fast Bank CJSC and/or by a Bank employee, depending on the loan amount. The valuation by a bank employee is carried out free of charge.	
Overdue Principal Amount Penalty/Daily/	0.1% daily	
Overdue Interest Penalty/Daily/	0.13% daily	
Early repayment of the loan ****	In the event of full or partial early repayment of the loan during the first 3 years of the loan term, 3% of the early paid amount is paid, however it does not apply to early repayments of up to 20% of the lump sum or total contractual amount.	
**** Applicable for loans with a contractual amount exceeding 100,000,000 or equivalent foreign currency		
Warranty	500.000-3. 000.000 AMD 1. 000-7. 000 USD	3. 000.001-10. 000.000 AMD 7. 000-25. 000 USD
	✓ Guarantee of at least 1 individual (18-65 years old) or private enterprise with no current overdue liabilities,	✓ Guarantees from at least 2 individuals (18-65 years old) or private enterprises with no current overdue liabilities
	✓ The total number of days of overdue liabilities of each guarantor during the last year shall not exceed 30 days. ✓ At least one of the guarantors must be a real estate owner or have a registered salary.	
Borrower	18-65 years old, private enterprise, legal entity	
Repayment method	✓ Annuity /equal monthly payment of principal and interest/ ✓ Differentiated/ Equal monthly payment of principal and monthly payment of interest/ ✓ Individual payment schedule Payment method per the customer's choice	

✓ For the purpose of acquiring a payment terminal

- Set the maximum loan amount at 1,000,000 AMD,
- Set the loan interest rate at 18%.
- Set the loan term to 36 months.
- The financial and economic analysis is carried out without a visit to the business location, based on the verbal information provided by the client (Appendix 4.1).
- Take the payment terminal as collateral for the loan by signing a hard collateral agreement, as well as by the decision of the credit committee, a guarantee from 1 individual (18-65 years old) who has no current overdue liabilities may be required. The loan amount to collateral acquisition value ratio can be set at a maximum of 80%.
- The total number of days of overdue liabilities of the guarantor during the last year shall not exceed 30 days.
- The list of required documents is set out in Appendix 1/2.

* In the case of loans provided for construction, the grace period may be set at a period of one month less than the term of the loan provided.

✓ **Energy Efficient Loans**

Procurement of energy-efficient equipment and machinery, construction of infrastructure and other projects using renewable energy sources:

1. Heating, air conditioning and ventilation,
2. Illumination,
3. Heating/cooling for industrial purposes,
4. Thermal insulation of the building's walls and roof,
5. Industrial production machines,
6. Solar energy,
7. Biomass energy,
8. Acquisition of solar water heaters
9. Other energy-efficient investments that comply with the list specified in Appendix 1.
10. As well as organizations that are engaged in the production or import of products and/or equipment considered energy efficient.

** In the case where the loan is used for energy efficiency purposes, interest rates are set 0.5% lower.

Energy efficiency standards are set out in Annex [1](#).

**** In the case of lending to credit organizations, set interest rates 0.5% lower.**

**** In the event that the bank has existing commercial loans/leases at the time of submitting the loan application or if more than one loan/leasing application is submitted at the same time, the interest rate for the requested loan(s) is determined based on the sum of the principal balances of the current liabilities and the expected loan(s)/leasing amounts.**

Introduction

1. Services provided by third parties and their fees are:

1. 1 In the case of mortgage of real estate, including land:

- ✓ Certificate of real estate restrictions: 10,000 AMD,
- ✓ State registration fee for pledge: 2,000-26,000 AMD,
- ✓ Notary certification fee: 1,500-20,000 AMD,
- ✓ Property valuation fee: AMD 15,000-25,000.

1. 2 In case of car mortgage:

- ✓ Certificate of vehicle restrictions: 3,000-4,000 AMD,
- ✓ State registration fee for pledge: 2,000-3,000 AMD,
- ✓ Collateral insurance in the amount of 2.5% of the loan amount,
- ✓ Notary certification fee: 11,000-12,000 AMD,
- ✓ Property valuation fee: starting from 5,000-20,000 AMD.

2. Regardless of the rates of payment of third parties specified in these terms, the fees for services provided by the latter may change.

3. Loan interest is calculated on the loan balance based on annual 365-day calculation.

4. The loan is provided in a non-cash form.

5. The list of required documents, as well as the list of insurance companies and independent appraisers cooperating with the Organisation, are defined in separate Appendices.

6. *The loan is provided in the following branches of the Bank: "Hin Nork", "Shrjanayin", "Avan", "Davtashen", "Movses Khorenatsi", "Sebastia", "Komitas", "Baghramyan", "Tumanyan", "Erebuni", "South-Western", "Shengavit", "Alek Manukyan", "Armavir", "Artashat", "Masis", "Goris", "Gyumri", "Vanadzor", "Abovyan", "Hrazdan", "Echmiadzin", "Martuni", "Sevan", "Gavar", "Ani", "Ashtarak", "Ijevan", "Vedi", "Artik", "Yeghegnadzor", "Kapan", "Charentsavan", "Alaverdi", "Kajaran".*

7. The factors for making a positive decision to grant a loan are:

- ✓ Compliance of the borrower/lessee and guarantor with the requirements set forth in this document.
- ✓ The borrower shall not have overdue liabilities as of the date of application submission and the total amount of overdue liabilities during the 12 months preceding the date of application must not exceed 60 days.

8. The factors for loan rejection are:

- ✓ Non-compliance of the Borrower and/or Collateral with the requirements set forth in this document.

9. After submitting the required documents, a decision will be made on the loan application and the Borrower will be notified within 5 business days.
10. Loan disbursal within 2 business days after submitting all the required documents.
11. Any amount deposited for the purpose of loan repayment shall, as a rule, be directed by the Bank to the repayment of the amounts payable by the Customer to the Bank under the Loan Agreement, including penalties, service fees, interest, and the Loan amount, at the time of the deposit. The Organisation has the right to establish a different order of amounts payable in the agreement concluded with the Customer.
12. The basis for charging interest on loans provided in foreign currency (including service fees, penalties, and fines, if any), as well as for calculating the annual effective interest rate, is the settlement exchange rate set by the Central Bank of the Republic of Armenia on the given day.
13. In case of early repayment of the loan by the customer, the loan interest rates are reduced proportionally, as well as service fees, if any, if the latter is accrued on a daily basis, and payments made to third parties are not subject to reduction.
14. Tariffs for non-financial services, including the terms for providing statements, copies of contracts and other information, are published on the Bank's official website www.fastbank.am, as well as posted at the Bank's locations.
15. **CHANGES IN EXCHANGE RATE MAY HAVE AN IMPACT ON CREDIT COSTS, AS WELL AS THE ANNUAL ACTUAL INTEREST RATE.**
16. **ATTENTION: IN THE EVENT OF FAILURE TO PAY INTEREST, LOAN AMOUNT, AND MAINTENANCE FEES ON TIME, THE PLEDGED PROPERTY MAY BE SEIZED IN ACCORDANCE WITH THE PROCEDURE ESTABLISHED BY LAW.**
17. **IN THE EVENT THAT THE AMOUNT RECEIVED FROM THE REALIZATION OF THE PLEDGED PROPERTY IS LESS THAN THE TOTAL AMOUNT OF THE CLAIM SECURED BY THE PLEDGED PROPERTY AND THE COSTS OF REALIZATION OF THE PLEDGED PROPERTY, THEN THE CREDITOR HAS THE RIGHT TO RECEIVE THE DEFICIENCY AMOUNT FROM THE BORROWER'S OTHER PROPERTY.**
18. **ATTENTION: IN THE EVENT OF YOUR FAILURE TO PERFORM OR IMPROPERLY PERFORM THE OBLIGATION, THE BANK WILL SEND THESE DATA TO THE ACCRA CREDIT REPORTING CREDIT BUREAU AND THE CB CREDIT REGISTER, WHERE YOUR CREDIT HISTORY IS FORMED. YOU HAVE THE RIGHT TO OBTAIN YOUR CREDIT HISTORY FROM THE CREDIT BUREAU ONCE A YEAR FREE OF CHARGE. WARNING: A BAD CREDIT HISTORY CAN PREVENT YOU FROM OBTAINING A LOAN IN THE FUTURE.**
19. **ATTENTION: LOAN INTEREST RATES ARE CALCULATED BASED ON THE NOMINAL INTEREST RATE, WHILE THE ANNUAL ACTUAL INTEREST RATE SHOWS HOW MUCH THE LOAN WILL COST IF THE INTEREST AMOUNTS AND OTHER PAYMENTS ARE MADE WITHIN THE SPECIFIED PERIOD AND AMOUNTS. THE ANNUAL ACTIVE INTEREST RATE CALCULATION PROCEDURE IS POSTED ON THE OFFICIAL WEBSITE OF THE ORGANIZATION (www.fastbank.am).**
20. **ATTENTION: YOU HAVE THE RIGHT TO COMMUNICATE WITH THE FINANCIAL ORGANIZATION IN YOUR PREFERRED WAY: BY POST OR OR BY E-MAIL. IT IS AVAILABLE 24/7, FREE FROM THE RISK OF LOSS OF PAPER INFORMATION, AND ENSURES CONFIDENTIALITY.**
21. **RECEIVING INFORMATION ELECTRONICALLY IS THE MOST CONVENIENT. IT IS AVAILABLE 24/7, FREE FROM THE RISK OF LOSS OF PAPER INFORMATION AND ENSURES CONFIDENTIALITY.**
22. **ATTENTION: YOUR "FINANCIAL INFORMATION BOOK" IS AN ELECTRONIC SYSTEM THAT MAKES SEARCHING FOR SERVICES OFFERED TO INDIVIDUALS, COMPARISON AND CHOOSING THE MOST EFFECTIVE OPTION FACILITATED FOR YOU.**

23. THE ORGANIZATION IS SUPERVISED BY RA CENTRAL BANK.

24. IN CASE OF NON-FULFILLMENT OF CREDIT OBLIGATIONS BY THE BORROWER, THE BANK HAS THE RIGHT TO DEMAND FROM THE GUARANTEE TO FULFILL CREDIT OBLIGATIONS, AS WELL AS IN CASE OF FAILURE TO FULFILL THE CREDIT OBLIGATION, THE GUARANTOR'S CREDIT HISTORY WILL BE DETERIORATED AND MAY BE DEPRIVED OF ITS OWN PROPERTY.