

Appendix on the limits of acceptable collateral and loan-to-collateral ratios by "Fast Bank" CJSC

This Appendix sets out information on the collateral acceptable to the Bank and the loan-to-value (LTV) ratio limits, which, if met, the loan application may be considered and the collateral may be acceptable for Fast Bank.

Table 1. Maximum Loan-to-Value Ratio Limits

Collateral	Maximum LTV limit *
Real estate	Zone 1 - 90% Zone 2 - 50 %
Cars and trucks (automobiles)	70%
Construction equipment	60%
Fixed assets	40%
Inventory	60%
Loan portfolio	130 %
Collateral for valuables	100%*
Time deposit or funds invested in a bank	100%**
Bonds	100%

* In case of pledging funds or term deposits:

- If the loan amount and the pledged funds are in the same currency and the loan interest is repaid monthly, a maximum of 100%, and in case of non-monthly interest payments - 95%.
- In case of different currencies, a maximum of 90%.

** In case of bonds issued by Fast Bank:

- If the loan amount and the pledged bonds are in the same currency.
- In case of different currencies: maximum 90%.

In case of bonds issued by the State or other Bank: maximum 95%.

In case of bonds issued by the State or other Bank, the bonds' redemption accounts are subject to pledge in favor of Fast Bank.

Table 2. Pledges by liquidity classes

Class	Collateral
1	government securities, securities of organizations circulating in the free market, corporate bonds, cash, standardized gold bars, bonds issued by banks of the Republic of Armenia, guarantees/counter-guarantees/standby letters of credit issued by banks
2	valuables (gold), real estate, right to purchase real estate, loan portfolio
3	serial production devices and equipment, vehicles (passenger vehicles, trucks, etc.)
4	property rights (claims), including: land lease rights ¹ , lease rights to premises, inventories, account movements, crypto assets

The basis for the value of the pledged property is the lowest of the market values provided by the Bank's internal appraiser and an independent appraiser.

1. In the case of a loan portfolio of 300 million drams and more, the proportion of collateral is determined according to the Bank's internal policy, and in the case of a loan portfolio secured by collateral of class 3 of the Appendix up to 300 million drams, the maximum amount is set at 100 million drams. Collateral of class 4 of the Appendix is only additional collateral, except for individual products approved by the management.
2. In the case of real estate, zoning is determined, in particular, the settlements specified in Table 2 are considered Zone 1, and other settlements are considered Zone 2.
3. In the case when a different ratio and/or condition is defined as the loan/collateral ratio in the product conditions and tariffs (information summary), the condition specified in the product is the basis :

Approved by
Minutes of Directorate No. DEC 12-16
dated 16.02.2026
Enters into force on 17.02.2026.

Table 2. Settlements included in Zone 1

No.	Region	Acceptable settlements / Zone 1 /	No.	Region	Acceptable settlements / Zone 1 /
All city settlements					
1	Kotayk	Akunk	1	Ararat	Ayntap
2		Aramus	2		Nor Kharberd
3		Balahovit	3		Hayanist
4		Lusakert	4		Arbat
5		Nor Geghi	5		Getapnya
6		Jrvezh	6		Azatashen
7		Arinj	7		Geghanist
8		Dzoraghbyur	1	Vayots Dzor	Areni
9		Verin Ptghni	1	Armavir	Parakar
10		Qasakh	2		Sardarapat
11		Proshyan	3		Norapat
12		Zovuni	4		Merdzavan
13		Arzakan	5		Ptghunk
14		Goght	6		Argavand
15		Arzni	1	Syunik	Halidzor
16		Garni	2		Tatev
17		Bjini	1	Lori	Gyulagarak
18		Geghashen	2		Odzun
19		Getargel	3		Darpas
20		Ptghni (village)	1	Tavush	Yenokavan
21		Kotayk			
22		Kanakeravan			
23		Nor village			
1	Aragatsotn	Ohanavan			
2		Ushi			
3		Agarak			

Approved by
Minutes of Directorate No. DEC 12-16
dated 16.02.2026
Enters into force on 17.02.2026.

4		Karbi
5		Oshakan
6		Byurakan
7		Parpi
8		Voskevaz
9		Ujan
10		Sasunik
11		Mughni