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

This appendix defines information on the collateral acceptable to “Fast Bank” CJSC (hereinafter referred to as “the Bank”) and the loan-to-value (collateral amount/collateral value) ratio limits (LTV), in case of compliance with which the loan application may be considered and the collateral may be considered acceptable for the Bank.
In the event that the product conditions and tariffs (information summary) specify a different ratio and/or condition as the loan-to-value ratio, the condition specified in the given product shall be the basis.

1. The process of determining the value of the loan and collateral

Table 1. Maximum limits for the ratio of loan to collateral value

	Type of collateral	Collateral value	Maximum loan/collateral value limit*	
			In the case of credit products	*In the case of bank guarantees*
1	Real estate	Zone 1: up to 95%	100%	140%
2	Cars and trucks (automobiles)	Zone 2: up to 50%	100%	125%
3	Construction equipment Fixed assets	Up to 70%	100%	120%
4	Inventory	Up to 60%	100%	150%
5	Loan portfolio	Up to 40%	100%	130%
6	Collateral of valuables	-	100%	100%
7	Term deposit or cash deposited in a bank**	-	100%	100%
8	Bonds***	-	100%	100%
9	Guarantees/counter-guarantees/standby letters of credit issued by RA banks	-	100%	100%

The value of the collateral according to the items of the Table 1:

- In the case of items 1-3, it is calculated based on the market value determined in accordance with the property valuation report provided by an independent appraiser, which may be adjusted by the Bank,
- In the case of items 4-5, it is calculated based on the actual value of the property being pledged, that is, in the case of inventories, the cost price, and in the case of the loan portfolio, the current value,
- In the case of valuables, it is the value assessed by the Bank,
- In the case of a term deposit or cash, it is the actual amount,
- In the case of a bond, it is the nominal value of the latter,
- In the case of item 9, it is the actual amount of the issued instrument.

The year of manufacture of passenger cars and trucks at the time of pledging shall not exceed 10 years.

** In the case of pledging cash or time deposits:

In case of loans:

- If the loan amount and the collateral are in the same currency and the loan interest is repaid monthly, the loan/collateral value ratio is set at a maximum of 100%, and in case of non-monthly interest repayments - at 95%.

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- In case of different currencies, the loan/collateral value is set at a maximum of 90%.

In case of bank guarantees:

- If the guarantee amount and the collateral are in the same currency, the loan/collateral value ratio is set at a maximum of 100%,
- In case of different currencies, the loan/collateral value is set at a maximum of 90%.

*** In case of bonds issued by the bank:

- If the loan amount and the collateral are in the same currency, a maximum of 100%.
- In case of different currencies, the loan/collateral value is set at a maximum of 90%.

In the case of bonds issued by the state or another RA bank, a maximum of 95%.

Moreover, in the case of bonds issued by the state or another RA bank, the bonds' repayment accounts are subject to pledge in favor of the Bank.

2. Collateral by liquidity classification

In the case of loans of 300 million AMD and more, the proportion of collateral is determined according to the Bank's internal policy, and in the case of loans up to 300 million AMD secured by collateral of the 3rd class of the Appendix, the maximum amount is set at 100 million AMD. Collateral of the 4th class is only additional collateral, except for individual products approved by the Bank's Management Board.

Table 2. Collateral by liquidity class

Class	Collateral type
1	Government securities, securities of organizations circulating in the free market, corporate bonds, cash, standardized gold bars, bonds issued by RA banks, guarantees/counter-guarantees/standby letters of credit issued by banks
2	Precious items (gold), real estate, right to purchase real estate, loan portfolio
3	Massively produced devices and equipment, vehicles (people carriers, trucks, etc.)
4	Property rights (claims), including: land lease rights, lease rights to premises, inventories, account movements, crypto assets.

3. Real estate zoning

In the case of real estate, zoning is defined, in particular, the settlements indicated in Table 3 are considered Zone 1, and the other settlements are Zone 2.

Table 3. Settlements included in Zone 1

No.	Region	Acceptable settlements /Zone 1 /	No.	Region	Acceptable settlements /Zone 1 /
All urban areas					
1	**Kotayk**	Akunk	**1**	**Ararat**	Ayntap

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2		Aramus
3		Balahovit
4		Lusakert
5		Nor Geghi
6		Jrvezh
7		Arinj
8		Dzoraghbyur
9		Verin Ptghni
10		Qasakh
11		Proshyan
12		Zovuni
13		Arzakan
14		Goght
15		Arzni
16		Garni
17		Bjni
18		Geghashen
19		Getargel
20		Ptghni (village)
21		Kotayk
22		Kanakeravan
23		Nor village
1	**Aragatsotn**	Ohanavan
2		Ushi
3		Agarak
4		Karbi
5		Oshakan
6		Byurakan
7		Parpi
8		Voskevaz
9		Ujan
10		Sassounik
11		Mughni

2		Nor Kharberd
3		Hayanist
4		Arbat
5		Getapnya
6		Azatashen
7		Geghanist
1	**Vayots Dzor**	Areni
1	**Armavir**	Parakar
2		Sardarapat
3		Norapat
4		Merdzavan
5		Ptghunk
6		Argavand
1	**Syunik**	Halidzor
2		Tatev
1	**Lori**	Gyulagarak
2		Odzun
3		Darpas
1	**Tavush**	Yenokavan