

Approved by
Directorate Minutes No. DEC 12-16 dated 19.02.2026.
Effective from 20.02.2026

KFW (MSME) LOAN INFORMATION SUMMARY

	Fast business	Simple loan
Borrower	RA resident private entrepreneur, legal entity (MSME), a natural person aged 18-65 engaged in agricultural activities <i>! The business shall be registered and shall have been operating for at least 6 months *</i>	
Loan purpose	MSMEs (for capital, current and mixed investments)	
Loan type	KFW MSME Loans	
Loan currency	Armenian dram	
Loan amount	300,000-10,000,000 AMD	2,000,000-260,000,000 AMD
	<i>! !A loan of up to AMD 5,000,000 can be granted to a start-up business (operating for up to 6 months) (A business is considered a start-up when the potential borrower has not had any other operating business (neither in agriculture nor in other sectors) during the previous 6 (six) months.</i>	
Loan term	Minimum term: 24 months Maximum term: 60 months	Minimum term: 24 months Maximum term: The maximum term currently in effect within the framework of the loan type "Commercial Loans" with the Bank's own resources
Grace period	0-24 months: depending on business specifics	
Nominal annual loan rate **	12.4%	Up to 60 months: 11.9% Starting from month 61, the annual interest rate applicable at the Bank in accordance with the contractual term of the loan within the framework of the loan type "Commercial Loans" with the Bank's own resources at the given moment

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	** In case of non-qualification of the loan by the “German-Armenian Fund” Project Management Office or termination of the qualification of the provided loan, as well as in case of non-target use of the loan funds by the Borrower, the loan is considered to be provided with the Bank’s own resources, after which the loan continues to operate in the Bank at the current annual interest rate in accordance with the contractual term of the loan within the framework of the Bank’s own resources <u>"Commercial Loans" loan type</u>		
Effective annual interest rate	13.09 - 13.11%		12.56 - 15.91%
Loan disbursement and service fee	Not defined		
Penalty on overdue principal	0.1% daily		
Penalty on overdue interest	0.13% daily		
Loan prepayment penalty	In case of early repayment of the loan, a penalty of 5% of the amount repaid early is applied Applicable to loans with a contractual amount of AMD 5,000,001 and above		
Method of repayment	✓ 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		
Security instrument/Pledged object	In case of a loan amount of 300,001-3,000,000 AMD	In case of a loan amount of 3,000,001-10,000,000 AMD	✓ Real estate (building) and/or vehicle*** (The mortgage agreement is notarized),

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	✓ Guarantee of at least 1 individual (18-65 years old) or private enterprise with no current overdue liabilities, ✓ The guarantor must be the owner of real estate or have a registered salary.	✓ Guarantees from at least 2 individuals (18-65 years old) or private enterprises with no current overdue liabilities ✓ At least one of the guarantors must be a real estate owner or have a registered salary. ✓ The total number of days of overdue liabilities of each guarantor during the last year shall not exceed 30 days ✓ Other security measures may be provided by decision of the Credit Committee.	✓ By the decision of the Credit Committee, other collateral may also be provided, including agricultural machinery. *** A vehicle whose production date at the time of pledge shall not be older than: ✓ for cars of Russian production: 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 Bank, 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. The insurance is carried out at the expense of the Borrower throughout the term of the loan.			
Loan/Pledge maximum value	Not defined		According to Appendix 1 .

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Collateral valuation	Not defined	The collateral is subject to valuation by an independent property valuation agency cooperating with the Bank and/or by a Bank employee, depending on the loan amount. The assessment by a bank employee is carried out free of charge.
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Introduction

* The total balance of loans provided to the same borrower cannot exceed 260 million AMD, including:

- ✓ The loan amount for the purpose of acquiring working capital cannot exceed 100 million AMD,
- ✓ The loan amount for investment or mixed purposes cannot exceed 160 million AMD.

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

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.

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.

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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 Bank, are defined separately in the Appendices ["List of Required Documents"](#) and ["List of Independent Appraisers"](#).
6. *The loan is provided in the following branches of the Bank: "Hin Nork", "Shrjanayin", "Avan", "Davitashen", "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".*
7. The factors for making a positive decision to grant a loan are:
 - ✓ Compliance of the borrower 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 30 days.
8. The factors for loan rejection are:
 - ✓ Non-compliance of the Borrower and/or Collateral and/or Guarantor 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 disbursement 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 deposit. The Bank has the right to establish a different order of amounts payable in the agreement concluded with the Customer.
12. 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.
13. **ATTENTION: LOAN INTEREST IS CALCULATED ON THE BASIS OF THE NOMINAL INTEREST RATE, WHILE THE ANNUAL ACTIVE INTEREST RATE SHOWS HOW MUCH THE LOAN WILL COST IF THE INTEREST AND OTHER PAYMENTS ARE MADE WITHIN THE SPECIFIC PERIOD AND IN THE AMOUNTS. THE ANNUAL ACTIVE INTEREST RATE CALCULATION PROCEDURE IS POSTED ON THE BANK'S OFFICIAL WEBSITE: www.fastbank.am.**
14. **IN THE EVENT OF EARLY CREDIT PAYMENT BY THE CUSTOMER, THE FOLLOWING ARE PROPORTIONALLY REDUCED: INTEREST, INTERMEDIARY FEES AND SERVICE FEES (IF ANY), AS WELL AS PENALTIES/PENALTIES (IF ANY) FOR TRANSFERS MADE FOR THE PURPOSE OF CREDIT PAYMENT AND/OR INTERMEDIARY FEES CHARGED FOR OTHER OPERATIONS, MAINTENANCE OF ACCOUNTS OPENED FOR THE PURPOSE OF CREDIT PAYMENT THE FEES PAID TO THIRD PARTIES FOR THE NOTARY OF THE TRANSACTION, STATE REGISTRATION OF THE PURCHASED PROPERTY AND ASSESSMENT ARE NOT SUBJECT TO REDUCTION.**

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15. 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.
16. 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.
17. 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.
18. ATTENTION: YOU HAVE THE RIGHT TO CONTACT THE BANK AT YOUR PREFERRED TIME, WHICH YOU CAN FIND ON THE OFFICIAL WEBSITE: www.fastbank.am. THE BANK IS OBLIGED TO PROVIDE THE BORROWER WITH WRITTEN INFORMATION ON THE CONSUMER'S OBLIGATIONS AND DEFAULTS ARISING FROM THE AGREEMENT, WITHIN THE FREQUENCY DEFINED BY THE AGREEMENT, WHICH SHOULD NOT EXCEED ONE MONTH, BY MEANS OF ELECTRONIC COMMUNICATION.
19. ATTENTION: THE BANK WILL PROVIDE YOU WITH THE MANDATORY PRESENTATION INFORMATION ELECTRONICALLY WITHIN THE TIME LIMITS ESTABLISHED BY LAW. RECEIVING INFORMATION ELECTRONICALLY IS THE MOST CONVENIENT. IT IS AVAILABLE 24/7, FREE FROM THE RISK OF LOSS OF PAPER INFORMATION AND ENSURES CONFIDENTIALITY. YOU HAVE THE RIGHT TO OPT OUT OF COMMUNICATING WITH THE BANK ELECTRONICALLY, PROVIDED THAT YOU WILL RECEIVE MANDATORY SUBMISSION INFORMATION BY POST OR OTHER MEANS OF COMMUNICATION.
20. 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: www.fininfo.am.
21. IN THE EVENT OF THE BORROWER'S FAILURE TO FULFILL CREDIT OBLIGATIONS, THE BANK HAS THE RIGHT TO DEMAND THE GUARANTEE TO FULFILL CREDIT OBLIGATIONS, FAILURE TO FULFILL THE GUARANTEE'S CREDIT HISTORY WILL DETERMINE AND IT IS POSSIBLE THAT HE WILL ULTIMATELY BE DEPRIVED OF HIS OWN PROPERTY.