

Approved by
Minutes of the Board meeting of 19.02.2026
No. DEC 12-16.
Enters into force on 20.02.2026.

INFORMATION SUMMARY		
Type	IFAD Agricultural Development Loans	
Loan Purpose	Agricultural activities, replenishment of fixed and working capital, capital investments*	
Loan Currency	AMD, USD	
Borrower	18-65 years old resident individual of the Republic of Armenia, resident legal entity of the Republic of Armenia, private entrepreneur	
Loan term	24-84 months	
	If the refinancing of working capital in the sub-loan expense items exceeds 20%, the maximum term of the sub-loan is set at 24 months.	
Grace Period for Principal Payment	0-18 months	
Loan amount	1 000 000 – 70 000 000 AMD**	13 000 – 150 000 USD**
Annual nominal loan interest rate /fixed/	11.5%	9.75%
Annual effective loan interest rate	12.13-13.50%	10.23-11.47%
Loan provision and service fee	Not defined	
Penalty for overdue principal	0.1% daily	
Penalty for overdue interest	0.13% daily	
Penalty for early repayment of loan	Not defined	

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Collateral/Pledged asset	1 000 000-3 000 000 AMD	3 000 001-5 000 000 AMD	
	<ul style="list-style-type: none"> • At least 1 individual (18-65 years old) who has no current overdue liabilities. • The guarantor must be a real estate owner or a registered employee. • The total number of days of overdue liabilities of the guarantor in the last one year must not exceed 30 days. 	<ul style="list-style-type: none"> • Guarantees from at least 2 individuals (18-65 years old) or private entrepreneurs that do not have current overdue liabilities. • At least one of the guarantors must be a real estate owner or a registered employee. • The total number of days of overdue liabilities of each guarantor in the last year must not exceed 30 days. • Other security measures may be provided by the decision of the Credit Committee. 	<ul style="list-style-type: none"> • Real estate (building) and/or vehicle*** (The mortgage agreement is notarized), • Other collateral may be provided by the decision of the Credit Committee. <p>***A vehicle, the year of manufacture of which at the time of pledge shall not be older than:</p> <ul style="list-style-type: none"> • for vehicles of Russian production - 5 years, • for vehicles of foreign production - 10 years.

The vehicle 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 for the entire duration of the Loan.

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Loan/Collateral Maximum Value	According to Appendix 1
Collateral Valuation	<ul style="list-style-type: none"> The collateral is subject to valuation by an independent property valuation agency cooperating with the Bank and employee, depending on the loan amount. The valuation by a Bank employee is carried out free of charge.
Method of Payment	<ul style="list-style-type: none"> Annuity (equal monthly payment of principal and interest), Differentiated (equal monthly payment of principal and monthly payment of interest), Individual payment schedule, Repayment method according to the customer's choice.

1. Investments eligible for financing include:

- 1.1. Purchase and breeding of agricultural animals
- 1.2. Purchase of planting material or seeds of agricultural plants,
- 1.3. Purchase of agricultural land,
- 1.4. Purchase of land for the operational purpose of agricultural production facilities and storage facilities,
- 1.5. Purchase of agricultural gardens,
- 1.6. Production of products obtained for final or intermediate consumption through biological transformation of animals or plants (agricultural products),
- 1.7. Processing of agricultural products or construction, renovation of processing capacities,
- 1.8. Marketing and logistics of agricultural products, construction/creation of marketing infrastructure,
- 1.9. Purchase of trucks, semi-trailers and trailers for the purpose of selling, transporting or exporting agricultural animals, agricultural products,
- 1.10. Purchase of agricultural machinery and agricultural tools, their lease,
- 1.11. Creation of machine-tractor fleets and their operation,
- 1.12. Construction, purchase or repair of drip irrigation systems, other irrigation systems or their components and accessories,
- 1.13. Purchase of means of protection against hail, frost, frostbite and birds,
- 1.14. Construction, repair or provision of services through the operation of refrigerated and other warehouses for agricultural products, other refrigeration farms,
- 1.15. Construction and operation of places for organizing trade and commerce in agricultural products,
- 1.16. Purchase of fertilizers, pesticides, medicinal products and other agrochemical control products and materials, except for materials and measures prohibited by the legislation of the Republic of Armenia,
- 1.17. Purchase of feed, feed additives and other materials,
- 1.18. Financing of other agricultural activities,
- 1.19. Non-rural activities in target regions.

2. Ineligible investments within the framework of sub-projects include, but are not limited to, the following purposes and sectors:

- 2.1. Construction or renovation of housing,
- 2.2. Refinancing of debt in another financial institution,
- 2.3. Production, processing and trade of tobacco and tobacco products,

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- 2.4. Wholesale trade activities, except for agricultural products,
- 2.5. Provision of consumer loans,
- 2.6. Trade in metals,
- 2.7. Trade in petroleum products,
- 2.8. Purchase and sale of pesticides, if they are not acceptable from the point of view of environmental protection of the Republic of Armenia.

3. Notice

**** The total outstanding balance of loans to the same borrower (including related parties) may not exceed AMD 70 million or USD 150,000.**

3.1. Services and payments provided by third parties:

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

- a. Certificate of restrictions on real estate: 10,000 AMD,
- b. State registration fee for pledge: 26,000 AMD,
- c. Notary fee: 16,000-20,000 AMD.
- d. Property valuation fee: 15,000-25,000 AMD.

2) In case of vehicle pledge:

- a. Certificate of vehicle restrictions: 3,000-4,000 AMD,
- b. State registration fee for collateral: 2,000-3,000 AMD,
- c. Collateral insurance: 2.5% of the loan amount,
- d. Notary fee: 11,000-12,000 AMD,
- e. Property valuation fee: from 5,000-20,000 AMD.

- 4. Regardless of the rates of payment of third parties specified in these conditions, the fees for services provided by them may change.
- 5. Interest on the loan is calculated on the loan balance, assuming a 365-day year.
- 6. The loan is provided in a non-cash form.
- 7. The list of required documents, as well as the list of insurance companies and independent appraisers cooperating with the Bank, are set out in separate Appendices.
- 8. The loan is provided in the following branches of the Bank: "Head Office", "Hin Nork", "Shrjanayin", "Avan", "Davitashen", "Movses Khorenatsi", "Sebastia", "Komitas", "Baghramyan", "Tumanyan", "Erebuni", "South-Western", "Shengavit", "Alek Manukyan", "Tigran Mets", "Armavir", "Artashat", "Masis", "Goris", "Gyumri", "Vanadzor", "Abovyan", "Hrazdan", "Echmiadzin", "Martuni", "Sevan", "Gavar", "Ani", "Ashtarak", "Ijevan", "Vedi", "Artik", "Yeghegnadzor", "Kapan", "Charentsavan", "Alaverdi", "Kajaran", "Nor Nork".
- 9. Factors for making a positive decision to provide a loan:
 - 9.1. Compliance of the Borrower, Collateral and Guarantor with the requirements set forth in this document,
 - 9.2. The Borrower shall not have overdue credit obligations at the time of loan disbursement,
 - 9.3. The total number of overdue obligations in the last year shall not exceed 30 days,
- 10. 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 .
- 11. The decision on the loan application and notification to the Borrower shall be made within 5 business days after submission of all required documents.
- 12. Loan disbursement shall be made within 2 business days after submission of the required documents.
- 13. 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 under the Bank's Loan Agreement, including penalties, service fees, interest, and the Loan amount. The Bank has the right to establish a different order of payment of amounts in the agreement concluded with the Customer.

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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 in the Bank's branches.

15. **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/FINES (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 NOTARY TRANSACTION, STATE REGISTRATION OF THE PROPERTY AND ASSESSMENT ARE NOT SUBJECT TO REDUCTION.**

16. **WARNING: IN CASE OF FAILURE TO PAY INTEREST, LOAN AMOUNT, AND SERVICE PAYMENTS ON TIME, THE PLEDGED PROPERTY MAY BE FORECLOSED ACCORDING TO 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 WITHIN THE TERMS SET BY THE REPAYMENT SCHEDULE, THE BANK WILL SEND THESE DATA TO THE CREDIT BUREAU DURING 3 WORKING DAYS, WHERE YOUR CREDIT HISTORY IS FORMED. YOU HAVE THE RIGHT TO OBTAIN YOUR CREDIT HISTORY FROM THE CREDIT BUREAU FREE OF CHARGE ONCE A YEAR. ATTENTION: A BAD CREDIT HISTORY MAY PREVENT YOU FROM OBTAINING A LOAN IN THE FUTURE.**

19. **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 SPECIFIC AMOUNTS. THE PROCEDURE FOR CALCULATING THE ANNUAL ACTIVE INTEREST RATE IS POSTED ON THE BANK'S OFFICIAL WEBSITE (www.fastbank.am).**

20. **FOREIGN EXCHANGE RATE CHANGES MAY AFFECT ON CREDIT REPAYMENTS, AS WELL AS THE ANNUAL ACTUAL INTEREST RATE.**

21. **ATTENTION: YOU HAVE THE RIGHT TO CONTACT THE BANK AT YOUR PREFERRED TIME, WHICH YOU CAN FIND ON THE OFFICIAL WEBSITE: <https://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 ELECTRONICALLY, WITHIN THE PERIOD SET FORTH IN THE AGREEMENT, WHICH SHALL NOT EXCEED ONE MONTH.**

22. **ATTENTION: THE BANK WILL PROVIDE YOU WITH MANDATORY PRESENTATION INFORMATION ELECTRONICALLY. RECEIVING INFORMATION ELECTRONICALLY IS THE MOST CONVENIENT. IT IS AVAILABLE 24/7, IT IS FREE FROM THE RISK OF LOSS OF PAPER INFORMATION AND ENSURES CONFIDENTIALITY. YOU HAVE THE RIGHT TO OPT OUT OF ELECTRONIC COMMUNICATION WITH THE BANK, ON THE CONDITION OF RECEIVING MANDATORY INFORMATION BY POST OR OTHER MEANS OF COMMUNICATION.**

23. **ATTENTION: YOUR "FINANCIAL DIRECTORY" IS AN ELECTRONIC SYSTEM THAT FACILITATES SEARCHING FOR, COMPARISON OF SERVICES OFFERED TO INDIVIDUALS AND CHOOSING THE MOST EFFECTIVE OPTION FOR YOU.**

24. **THE BANK IS SUPERVISED BY THE CENTRAL BANK.**

25. **ATTENTION: BEFORE SIGNING THE AGREEMENT, THE BANK WILL PROVIDE YOU WITH AN INDIVIDUAL SHEET OF ESSENTIAL AGRICULTURAL LOAN TERMS, WHICH WILL PRESENT THE INDIVIDUAL TERMS OF THE LOAN TO BE PROVIDED TO YOU.**

26. **IN THE EVENT OF FAILURE OF THE BORROWER TO FULFILL CREDIT OBLIGATIONS, THE BANK HAS THE RIGHT TO DEMAND THE GUARANTOR TO FULFILL CREDIT OBLIGATIONS, AS WELL AS, AS A RESULT OF NOT FULFILLING THE OBLIGATIONS, THE GUARANTOR'S CREDIT HISTORY WILL DETERIORATE AND THEY MAY BE DEPRIVED OF THEIR OWN PROPERTY.**

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27. 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.