

## 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 <sup>1</sup> , 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 :

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**Table 2. Settlements included in Zone 1**

No.	Region	Acceptable settlements / Zone 1 /	No.	Region	Acceptable settlements / Zone 1 /
<b>All city settlements</b>					
1	<b>Kotayk</b>	Akunk	1	<b>Ararat</b>	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	<b>Vayots Dzor</b>	Areni
9		Verin Ptghni	1	<b>Armavir</b>	Parakar
10		Qasakh	2		Sardarapat
11		Proshyan	3		Norapat
12		Zovuni	4		Merdzavan
13		Arzakan	5		Ptghunk
14		Goght	6		Argavand
15		Arzni	1	<b>Syunik</b>	Halidzor
16		Garni	2		Tatev
17		Bjini	1	<b>Lori</b>	Gyulagarak
18		Geghashen	2		Odzun
19		Getargel	3		Darpas
20		Ptghni (village)	1	<b>Tavush</b>	Yenokavan
21		Kotayk			
22		Kanakeravan			
23		Nor village			
1	<b>Aragatsotn</b>	Ohanavan			
2		Ushi			
3		Agarak			

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

### INFORMATION SUMMARY OF LOANS PROVIDED WITH INTEREST SUBSIDIES TO THE AGRI-FOOD SECTOR

<b>Borrower</b>	18-65 years old resident of the Republic of Armenia, legal entity, private entrepreneur
<b>Loan purpose</b>	Replenishment of fixed and working capital in the agri-food sector, increase in the production volumes of agricultural and processed products
<b>Loan type</b>	Agricultural loan provided to the agri-food sector**
<b>Loan currency</b>	AMD
<b>Loan amount</b>	1 000 000-2 000 000 AMD***
<b>Annual nominal interest rate of the loan</b>	13.15%
<b>Annual effective interest rate, subsidy amount</b>	13.15%-13.95% The loan is provided at an annual effective interest rate of up to 14%. The loan interest rate subsidy will be implemented in such an amount that the annual interest rate of the loan payable by the beneficiary is 0%
<b>Loan term</b>	7-36 months
<b>Grace period for repayment of the principal amount and interest</b>	6 months

**Requirements for the borrower  
(also participants/shareholders of  
a legal entity, beneficial owner)**

If the Bank has already conducted a visit to the Borrower's place of business within the last 12 months to analyze financial and economic indicators, then a visit to the Bank is not necessary, only a DSR (debt service ratio) calculation is performed by comparing new loan obligations with the income revealed during the previous analysis, which must be greater than or equal to 1.1 (including the newly provided loan).

- In case of deviation from the above condition, the loan is subject to provision based on a visit to the Borrower's place of business and analysis of financial and economic indicators by the Bank.
- Credit history: lack of classification and/or the sum of days of overdue obligations during the last 12 months must not exceed 30 days. In the event that the total amount of loans to the Borrower and its affiliated persons, secured only by guarantees, for SME (business and agricultural purposes) operating in the Bank (including the amounts of loans provided to the Borrower and its affiliated persons under this loan type) exceeds AMD 10,000,000, then the absence of classification for the Borrower and/or the total number of days of overdue liabilities must not exceed 15 days during the last 12 months is required.
- Absence of current overdue liabilities.

**Subsidy conditions**

The loan interest rate subsidy is terminated if:

- the requirements set out in the Program have not been met, the loan has not been used for its intended purpose (the use of the loan is considered non-targeted if the loan funds have not been used in the agro-food sector - agriculture and agro-processing),
- the borrower has provided obviously false information, and the fact of providing false information has been revealed after the loan provided for by this loan type has been provided,
- there are overdue liabilities of the borrower for a total of more than 90 days for one year (the previous 12 months) in relation to the loan provided for by this loan type, or as a result of overdue liabilities to the Bank, in accordance with the procedure of the Central Bank of the Republic of Armenia "Classification of loans and receivables of banks operating in the territory of the Republic of Armenia and formation of reserves for possible losses", the loan is not classified in a standard class according to objective criteria,
- the loan agreement signed between the borrower and the Bank has been terminated early.

In cases of misuse of the loan by the borrower (including cases of early termination of the loan agreement at the borrower's initiative and failure to complete the work) or provision of false information, the subsidy amount provided up to that point is subject to refund.

<b>Repayment method</b>	<ul style="list-style-type: none"> <li>• Annuity (equal monthly payment of principal and interest)</li> <li>• Differentiated (equal monthly payment of principal and interest)</li> <li>• Individual payment schedule depending on the specifics of the business</li> </ul> <p>Payment method at the client's choice</p>
<b>COMMISSION FEES, PENALTIES AND FINES</b>	
<b>Loan disbursement and servicing fee</b>	<p>Not specified</p>
<b>Penalty for overdue principal</b>	<p>0.1% daily</p>
<b>Penalty for overdue interest</b>	<p>0.13% daily</p>
<b>Penalty for early repayment of loan</b>	<p>Not applicable</p>
<b>SECURITY</b>	
<b>Security***</b>	<ul style="list-style-type: none"> <li>• The loan is provided only with a guarantee.</li> <li>• The total amount of SME (business and agricultural) loans of the Borrower and his/her affiliated persons operating in the Bank, secured only by a guarantee (including the amounts of loans provided to the Borrower and his/her affiliated persons under this loan type) cannot exceed 12,000,000 AMD.</li> <li>• The loan is secured by a guarantee of 1 (one) individual (18-65 years old).</li> </ul>

	<ul style="list-style-type: none"> <li>• The guarantor must at least be the owner of real estate or be secured by a registered salary.</li> <li>• The total number of days of overdue liabilities of the guarantor in the last year must not exceed 30 days.</li> <li>• In the case of clients who are legal entities, personal guarantees of the founders and beneficial owners are required.</li> <li>• In the case of private entrepreneurs, if the beneficial owner is a third party - a guarantee of the beneficial owner.</li> <li>• Other security measures may also be provided by the decision of the Credit Committee.</li> </ul> <p>Moreover, in the event of the existence of a main loan agreement in force at the Bank, the loan may also be provided within the framework of the latter, based on the existing security measures.</p>
<p><b>Loan/Collateral maximum value</b></p>	<p>According to <a href="#">Appendix 1</a></p>
<p><b>OTHER CONDITIONS</b></p>	
<p><b>Loan decision making period</b></p>	<p>Decision on the loan application after submitting the required documents - within 3 business days.</p>
<p><b>Deadline for notification of</b></p>	<p>Within 1 business day after the decision is made.</p>
<p><b>Deadline for loan disbursement</b></p>	<p>Within 2 business days after submitting all the required documents.</p>
<p><b>Maximum validity period of the decision</b></p>	<p>30 business days In addition, the Bank has the right to refuse to provide a loan if any of the conditions considered essential for making a positive decision on providing a loan have changed.</p>

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\*The loans provided for under this loan type are provided within the framework of the RA Government's Resolution No. 468-L dated April 9, 2026 "On Approving the Program for Subsidizing Interest Rates on Loans Provided to the Agro-Food Sector" (hereinafter referred to as "the Program").

**The Program will be implemented in 2026-2027.**

\*\*Loans are provided within the framework of the "KFW MSME Loans" loan type.

In the case of lending within the framework of the "KFW MSME Loans" loan types, if the "German-Armenian Fund" Program Management Office disqualifies the loan or terminates the qualification of the provided loan, as well as in the event of the Borrower using the loan funds for an unintended purpose, as a result of which the loan will not be qualified by the Program, the loan will continue to operate in the Bank at the current annual interest rate in accordance with the contractual term of the "Agrofast Agricultural Loans" loan type provided with the Bank's own resources.

\*\*\*The total amount of outstanding loans provided under the Program to the borrower and his/her affiliated persons cannot exceed 2,000,000 AMD. Moreover, within the maximum loan amount, each borrower must be loaned by only one financial institution.

## GENERAL PROVISIONS

1. Before signing the agreement, the Bank provides the borrower and the guarantor with an individual sheet of essential loan terms, which presents the essential terms of the loan provided to the borrower.
2. Regardless of the payment rates of third parties specified in these conditions, the fees for services provided by the latter may change.
3. Loan interest is calculated on the loan balance based on the ratio of 1/365 per year and 1/366 days for leap years.
4. The loan is provided in a non-cash manner, by transferring to a bank account opened with the Bank.
5. The list of necessary documents is determined in accordance with [Appendix 2](#).
6. The loan is provided in the following branches of the Bank: "Old Nork", "Regional", "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", "Qajaran", "Sisian" and "Nor Nork".
7. Factors for making a positive decision to grant a loan.
  - 7.1. Compliance of the Borrower, Guarantor and Collateral with the requirements set forth in this document.
8. Factors for refusing a loan.
  - 8.1. Non-compliance of the Borrower, Guarantor and/or Collateral with the requirements set forth in this document.
9. Any amount deposited for the purpose of repaying the loan, as a rule, is directed by the Bank to repay the amounts payable by the Customer to the Bank under the Loan Agreement, including penalties, service fees, interest (if any), available 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.
10. Tariffs for non-financial services, including the terms for providing statements, copies of agreements and other information, are published on the Bank's official website [www.fastbank.am](http://www.fastbank.am), as well as posted in the Bank's branches.
11. The guarantor has the right to:
  - 11.1. request information from the lender about the amount of the loan balance at any time.

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- 11.2. recover from the borrower the amounts paid by him/her for the loan, as well as other losses incurred on behalf of the borrower.
- 11.3. the conditions, terms and tariffs for the provision of statements, their copies and other information are in accordance with the [Tariffs for Non-financial services](#) in force at the bank.
12. **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 FINES/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 NOTARIZED TRANSACTION, STATE REGISTRATION OF THE PLEDGED PROPERTY, AND ASSESSMENT ARE NOT SUBJECT TO REDUCTION.**
13. **WARNING: 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.**
14. **ATTENTION: LOAN INTEREST RATES ARE CALCULATED ON THE BASIS OF THE NOMINAL INTEREST RATE. THE ANNUAL ACTUAL INTEREST RATE SHOWS HOW MUCH THE LOAN WILL COST YOU IN THE EVENT OF MAKING ALL MANDATORY PAYMENTS FOR THE PROVISION OF THE LOAN AND THE LOAN SERVICE WITHIN THE SPECIFIED TIMES AND AMOUNTS. YOU CAN FIND THE PROCEDURE FOR CALCULATING THE ANNUAL ACTIVE INTEREST RATE AT THE FOLLOWING WEBSITE: [www.fastbank.am](http://www.fastbank.am).**
15. **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.**
16. **ATTENTION: IN THE EVENT OF YOUR FAILURE TO PERFORM OR IMPROPERLY PERFORM THE OBLIGATION, THE BANK WILL SEND THESE DATA TO THE CREDIT BUREAU WITHIN 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.**
17. **ATTENTION: "YOU HAVE THE RIGHT TO COMMUNICATE WITH THE BANK IN YOUR PREFERRED WAY: BY POST OR ELECTRONICALLY. RECEIVING INFORMATION ELECTRONICALLY IS THE MOST CONVENIENT. IT IS AVAILABLE 24/7, FREE FROM THE RISK OF LOSS OF PAPER INFORMATION AND ENSURES CONFIDENTIALITY": [www.fastbank.am](http://www.fastbank.am).**
18. **THE BANK IS OBLIGED TO PROVIDE THE BORROWER WITH WRITTEN INFORMATION ON THE CONSUMER'S OBLIGATIONS AND DEFAULTS ARISING FROM THE AGREEMENT, AT A PERIOD DEFINED BY THE AGREEMENT, WHICH SHALL NOT EXCEED ONE MONTH, BY ELECTRONIC COMMUNICATION.**
19. **ATTENTION: THE BANK WILL PROVIDE YOU WITH INFORMATION ON THE MANDATORY SUBMISSION BY ELECTRONIC COMMUNICATION. RECEIVING INFORMATION THROUGH ELECTRONIC COMMUNICATION 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 REFUSE TO BE COMMUNICATED WITH THE BANK THROUGH ELECTRONIC COMMUNICATION, ON THE CONDITION OF RECEIVING INFORMATION REQUIRED FOR PRESENTATION BY POST OR OTHER MEANS OF COMMUNICATION.**
20. **ATTENTION: YOUR "FINANCIAL INFORMATION BOOK" IS AN ELECTRONIC SYSTEM THAT FACILITATES SEARCHING FOR, COMPARISON OF SERVICES OFFERED TO INDIVIDUALS AND CHOOSING THE MOST EFFECTIVE OPTION FOR YOU ([www.fininfo.am](http://www.fininfo.am)).**

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21. **IN THE EVENT OF FAILURE OF THE BORROWER TO FULFILL THE CREDIT OBLIGATIONS, THE BANK HAS THE RIGHT TO DEMAND THE GUARANTEE TO FULFILL THE CREDIT OBLIGATIONS, AS WELL AS FAILURE TO FULFILL THE GUARANTEE'S CREDIT HISTORY WILL DETERIORATE AND THEY MAY BE DEPRIVED OF THEIR OWN PROPERTY.**
22. **ATTENTION: THE BANK IS SUPERVISED BY THE CENTRAL BANK OF THE RA.**