

The terms specified in the Information Bulletin may be subject to change at the time of transaction execution.

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## AMIO-EASY

### Loans secured by real estate provided to legal entities and individual entrepreneurs without financial analysis Information Bulletin

| 1 General conditions |                                                                           | Loan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| 1.1                  | Loan type                                                                 | Loans secured by real estate provided to legal entities and individual entrepreneurs without financial analysis                                                                                                                                                                                                                                                                                                                                                                                   |
| 1.2                  | Loan purpose                                                              | Replenishment of fixed and working capital<br>Repayment of accounts payable<br>Refinancing of existing loans                                                                                                                                                                                                                                                                                                                                                                                      |
| 1.3                  | Currency                                                                  | AMD, USD, EUR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1.4                  | Minimum limit                                                             | AMD 10,000,000 or equivalent in foreign currency                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1.5                  | Maximum limit                                                             | AMD 100,000,000 or equivalent in foreign currency                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 1.6                  | Annual nominal interest rate                                              | AMD: 15%–20%, USD: 11%–16%, EUR: 9%–14%                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 1.7                  | Procedure for calculating the annual nominal interest rate and loan limit | The annual nominal interest rate and the proposed loan limit are determined based on the results of the Borrower's creditworthiness assessment, the level of comprehensive banking services provided by the Bank, and the income received/expected to be received from the Borrower.                                                                                                                                                                                                              |
| 1.8                  | Terms and procedure for interest rate changes                             | <b>ATTENTION:</b> The annual nominal interest rate may be revised in case of changes in the banking interest rate set by the Central Bank of the Republic of Armenia or changes in the average exchange rate of the Armenian dram against foreign currencies published by the Central Bank, as formed in the currency markets, as well as in cases of non-targeted use of the loan, or other cases at the Bank's discretion, provided that the Borrower is notified in writing 5 days in advance. |
| 1.9                  | Loan application review fee                                               | 0 AMD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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| 1.10 | Loan servicing fee                                                                       | 1% of the loan amount granted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 1.11 | Penalties and negative consequences in case of borrower's non-performance of obligations | <p>In case of non-fulfillment of the borrower's obligations, the Bank is entitled to:</p> <p>Continue charging the interest specified in the Agreement on the overdue loan.</p> <p>Apply a penalty of <b>0.13% for each day of delay</b> on the overdue principal and overdue interest amount.</p> <p>In case overdue obligations are repaid, payments are applied in the following order:</p> <ol style="list-style-type: none"> <li>1) Penalties/Fines</li> <li>2) Interest amounts</li> <li>3) Principal</li> </ol> <p><b>Attention: In case of non-fulfillment or improper fulfillment of obligations by the borrower, the Bank shall submit the relevant information to the Credit Bureau within 1 business day, where the borrower's credit history is formed.</b></p> <p><b>The borrower has the right to obtain their credit history free of charge once a year from the Credit Bureau.</b></p> <p><b>Attention: A poor credit history may hinder the borrower's ability to obtain loans in the future.</b></p> |
| 1.12 | Early repayment fee                                                                      | Not defined                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 1.13 | Minimum term                                                                             | 6 months                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 1.14 | Maximum term                                                                             | 60 months                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 1.15 | Collateral / security                                                                    | Residential and commercial real estate, as well as other real estate acceptable to the Bank.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 1.16 | Valuation of collateral                                                                  | The valuation of real estate is carried out by <a href="#">independent appraisal companies cooperating with the Bank</a> . Fees for valuation are determined by the independent appraisal companies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 1.17 | Insurance                                                                                | In case the Bank requires insurance, the market value of the property is taken as the basis. Insurance fees are determined by <a href="#">insurance companies cooperating with the Bank</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 1.18 | Loan-to-value (LTV) ratio                                                                | <ul style="list-style-type: none"> <li>• Zone 1: 60% of the liquid value of the property</li> <li>• Zone 2: 50% of the liquid value of the property</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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| 1.19 | <b>Requirements for real estate collateral</b> | <ul style="list-style-type: none"> <li>• must have a stone, panel or reinforced concrete structure (except for partitions and interfloor ceilings), as well as public space (shop, cafe/restaurant, hairdresser, office space),</li> <li>• must have an actual degree of completion of 80% or more,</li> <li>• the real estate must not be located in a building with a hazard level of more than 2 or have a hazard level of more than 2,</li> <li>• not be located in an area of paramount public interest,</li> <li>• the private house must not have a common yard area, 2 or more common walls, common or joint ownership with other properties ,</li> <li>• the real estate must be provided with the necessary communications (water, electricity, sewage),</li> <li>• the real estate cannot be pledged if the general condition of the property has been assessed as unsatisfactory by the appraisal company,</li> <li>• only public and residential construction plots that do not have a debt of cadastral value,</li> <li>• do not have an approach and construction restrictions and are not burdened with easements.</li> </ul>        |
| 1.20 | <b>Location of pledged real estate</b>         | <ul style="list-style-type: none"> <li>• Zone 1 – Yerevan city (except Nubarashen, Vardashen, Mushavan, Verin Jrvezh, Sari Tagh, Kond, Noragyugh and Nor Kharberd districts, houses on Krivoy St., Firdusi St. and Friki St.), Abovyan city, Artashat city, Ashtarak city, Gyumri city, Dilijan city, Echmiadzin city, Tsaghkadzor city, Masis city, Vanadzor city, Armavir city, Arinj, Verin Ptghni, Jrvezh, Argavand,</li> <li>• Zone 2- Agarak city, Ararat city, Aparan city, Artik city, Goris city, Gavar city, Hrazdan city, Martuni city, Sevan city, Yeghegnadzor city, Talin city, ljevan city, Kapan city, Meghri city, Maralik city, Nor Hachn city, Jermuk city, Yeghvard city, Charentsavan city, Noyemberyan city, Sisian city, Stepanavan city, Spitak city, Vedi city, Vayq city, Tashir city, Qajaran city and the following villages: Arzni, Garni, Dzoraghbyur, Ptghni, Nor Gyugh, Mayakovsky, Kanakeravan, Balahovit, Geghanist, Parakar, Merdzavan, Tairov, Zovuni, Mughni, Proshyan, Kasakh, Ayntap, Nor-Kharberd, Norabats, Ohanavan, Karbi, Ushi, Parpi, Katnaghbyur, Aramus, Akunk, Mrgavan, village of Agarak</li> </ul> |
| 1.21 | <b>Loan disbursement method</b>                | Non-cash: to the Borrower's account in the Bank.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1.22 | <b>Repayment method</b>                        | Annuity: equal monthly payments consisting of principal and interest.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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| 1.23     | <b>Interest calculation procedure</b>                                                                                                                                          | Interest is calculated on the loan balance on a daily basis.                                                                                                                                                                                                                                                                                                                                                                           |
| 1.24     | <b>Timeframe for loan application decision</b>                                                                                                                                 | The decision to approve or reject the loan is made within up to 10 business days after the Borrower submits all required documents in full.                                                                                                                                                                                                                                                                                            |
| 1.25     | <b>Procedure and timeframe for notifying the decision on the loan application</b>                                                                                              | The Borrower is informed of the results of the decision on the loan application within up to 2 business days, verbally or, upon the Borrower's request, also in writing.                                                                                                                                                                                                                                                               |
| 1.26     | <b>Maximum validity period of the positive decision on loan approval</b>                                                                                                       | 30 calendar days from the date of the positive decision on loan approval.                                                                                                                                                                                                                                                                                                                                                              |
| 1.27     | <b>Loan disbursement period to the borrower</b>                                                                                                                                | Within 3 business days after signing the contracts and/or registration of the pledge right.                                                                                                                                                                                                                                                                                                                                            |
| 1.28     | <b>Place of loan origination / processing</b>                                                                                                                                  | Nalbandyan Service Center and branches.                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>2</b> | <b>Other Bank commissions</b>                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 2.1      | <b>Cash withdrawal of loan funds</b>                                                                                                                                           | Not permitted                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2.2      | <b>Other fees related to collateralization</b>                                                                                                                                 | The amount of payments related to the pledge is determined by the following bodies responsible for registering the right to pledge: <a href="#">the RA Unified State Real Estate Cadastre</a> , <a href="#">the RA Ministry of Justice</a> .                                                                                                                                                                                           |
| 2.3      | <b>Conditions, terms, and tariffs for opening/maintaining bank accounts, issuance of statements, their duplicates, certificates, and other information related to accounts</b> | <a href="#">According to the tariffs for services provided by "AMIO Bank" CJSC for resident legal entities and individual entrepreneur clients.</a>                                                                                                                                                                                                                                                                                    |
| <b>3</b> | <b>Requirements for the Borrower</b>                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 3.1      | <b>Borrower status</b>                                                                                                                                                         | Resident legal entity and individual entrepreneur.                                                                                                                                                                                                                                                                                                                                                                                     |
| 3.2      | <b>Requirements for the Borrower</b>                                                                                                                                           | <ul style="list-style-type: none"> <li>• at least 6 months of activity.</li> <li>• absence of currently overdue liabilities (including on guarantees provided).</li> <li>• average monthly number of delays for the last 12 months should not exceed 3 days, and the number of delays in each month of the last three months should not exceed 3 days.</li> <li>• absence of classified liabilities for the last 12 months.</li> </ul> |

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| 3.3                            | <b>Requirements for the Borrower's founder(s)</b>     | <ul style="list-style-type: none"> <li>• absence of currently overdue/classified liabilities (including on guarantees provided).</li> <li>• the total number of overdue days over the past 12 months should not exceed 36 days. However, when the number of consecutive overdue days does not exceed 6 days, the number of overdue days over a year should not exceed 72 days. Moreover, only the maximum number of overdue days for all loans within a month is taken as the basis.</li> </ul>                                                                                                                     |
| <b>4 Additional conditions</b> |                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 4.1                            | <b>Positive factors for loan approval</b>             | <ul style="list-style-type: none"> <li>• Positive credit history</li> <li>• Compliance of collateral with the Bank's requirements</li> <li>• Stable cash flows</li> <li>• Sufficient level of creditworthiness</li> <li>• Other factors</li> </ul>                                                                                                                                                                                                                                                                                                                                                                  |
| 4.2                            | <b>Reasons for rejection of the loan application</b>  | <ul style="list-style-type: none"> <li>• The documents submitted by the Borrower are incomplete.</li> <li>• The documents submitted by the Borrower or the data contained therein are not reliable.</li> <li>• Disclosure of any information that may serve as a basis for rejection of the loan application by the Bank. The Borrower has a negative credit history.</li> <li>• The information provided in the submitted documents contradicts the facts revealed during an on-site visit to the place of actual activity.</li> <li>• The Borrower does not justify the need for obtaining loan funds.</li> </ul> |
| 4.3                            | <b>Documents required for loan application review</b> | <a href="#">In accordance appendix 1</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 4.4                            | <b>Foreclosure of collateral</b>                      | <p><b>The Bank has the right to enforce foreclosure on the collateral or realize it without applying to court. In case of foreclosure on the collateral, if the secured claim is not fully satisfied from the proceeds of the sale, the remaining amount shall be recovered from the Borrower's other assets.</b></p> <p><b>WARNING: YOUR PROPERTY MAY BE SEIZED IN ACCORDANCE WITH THE PROCEDURE ESTABLISHED BY LAW IF YOU FAIL TO PERFORM OR IMPROPERLY PERFORM THE OBLIGATIONS ASSUMED UNDER THE LOAN AGREEMENT.</b></p>                                                                                         |
| 4.5                            | <b>Additional condition</b>                           | In case of pledging residential real estate, the pledgor shall present the basis of ownership rights. If ownership of the pledged real estate was transferred to the pledgor based on a donation agreement within three years preceding the submission of the loan application, additional collateral is required in the form of joint or subsidiary guarantee(s) from the                                                                                                                                                                                                                                          |

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|  |  | donor(s), in accordance with the requirements of the legislation of the Republic of Armenia. At the time of submission of the loan application, the donor individual must not be declared incapacitated, deceased, or bankrupt, and the donor legal entity must not be declared bankrupt or liquidated, as well as other cases at the discretion of the Bank. |
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### **ATTENTION**

- Exchange rate fluctuations may affect loan repayments.
- THE BORROWER HAS THE RIGHT TO COMMUNICATE WITH THE FINANCIAL ORGANIZATION IN HIS PREFERRED WAY: BY POSTAL OR ELECTRONIC. RECEIVING INFORMATION ELECTRONIC IS THE MOST CONVENIENT. IT IS AVAILABLE 24/7, FREE FROM THE RISK OF LOSS OF PAPER INFORMATION AND ENSURES CONFIDENTIALITY.
- For the purpose of due diligence of the customer defined by the RA Law "On Combating Money Laundering and Terrorism Financing", the Bank may request additional documents or other information from the borrower based on the "Know your client" principle, as well as ask additional questions to the borrower during oral communication (if such a request exists).
- In accordance with the agreement signed with the USA based on the Foreign Account Tax Compliance Act (FATCA), the Bank may collect additional information to determine the borrower's US taxpayer status.
- In accordance with the requirements of the RA Tax Code and the "Common Reporting Standard for Automatic Exchange of Financial Account Information" (CRS), the Bank may collect and transfer certain information on the accounts and tax residency of non-resident customers to the RA State Revenue Committee. In case of failure to provide the required information to the Bank, the Bank will be forced to refuse (suspend) transactions with the borrower's financial accounts in accordance with the requirements of the Tax Code of the Republic of Armenia, with the exception of transactions involving the transfer of funds belonging to the borrower to an account opened in the borrower's name at another financial institution or the provision of funds to the borrower in person.
- You can find out more about remote service details by clicking on the link [Remote Service | For Business | AMIO BANK.](#)

### **Credit history information**

The essence of credit history

A credit history is a set of information about the obligations undertaken by a client, which shows the history of the latter's financial obligations or their fulfillment. The credit history includes data for the 5 years preceding the moment of the inquiry, and it shows:

- Information on the amount of obligations undertaken by the client, annual interest rate, the balance of obligations, and the property pledged against them.
- the history of payments on obligations undertaken by the client, including delays in payments from the established schedule
- guarantees given to other persons
- information on the obligations of persons related to the client

### **The importance of credit history**

Credit history is important because, from the time you apply for a loan, the Bank, before making a decision to grant a loan, examines the applicant's credit history and assesses how responsible the applicant is as a borrower. A "bad credit history" may be a reason for refusing to provide financing.

### **Correction of incorrect or incomplete data**

If there are incorrect or incomplete data in the client's credit history, the client may notify "ACRA Credit Reporting" CJSC, hereinafter referred to as the Credit Bureau, for clarification and correction, or directly apply to the financial institutions providing the information. Notification to the Credit Bureau may be carried out by submitting a corresponding written application or electronically, online from the "My ACRA" personal office. The process of accepting/receiving, discussing and responding to customer complaints regarding credit reports provided by the Credit Bureau, the sequence of actions is defined by the "Dispute Resolution Procedure" of "ACRA Credit Reporting" CJSC.

### **Steps to improve your credit history**

To improve your credit history, it is necessary to first correct the main causes that are worsening it, in particular, it is necessary to quickly repay existing overdue liabilities at the earliest opportunity, as well as:

- make repayments in accordance with the established schedule, excluding delays and demonstrating punctual behavior,
- reduce the guarantees provided by reducing their number, amount, as well as if available, ensuring the full repayment of overdue liabilities in this regard,
- avoid becoming a guarantor for unreliable persons,
- ease the credit burden by repaying existing loans, partially or in full,
- avoid frequently applying for new loans.

Details at [acra.am](http://acra.am).