

AMIO-MORTGAGE "ACQUISITION FROM CONSTRUCTOR" INFORMATION NEWSLETTER

Mortgage loans for the acquisition of apartments in buildings constructed by a developer cooperating with the Bank (on the account of Bank resources)

1.	Main terms & conditions	
1.1	Loan purpose	Mortgage loan provided by "AMIO BANK" CJSC Acquisition of apartments in buildings developed by constructors specified in para. 4.2 (on the account of bank resources)
1.2	Loan currency	AMD RA
1.3	Minimum loan amount	5,000,000
1.4	Maximum loan amount (per borrower)	150,000,000
1.5	Nominal annual interest rate (fixed (adjustable)) ¹	13.9%
1.6	Annual effective interest rate	14.9-20.2%
1.7	Type of interest rate	Fixed adjustable interest rate
1.8	Minimum prepayment	<ul style="list-style-type: none"> 10% of purchased immovable property No prepayment is required in case of pledging additional immovable property (in case of pledging additional property the market value of two properties must be at least 150% of loan amount)²
1.9	Maximum loan/collateral value (based on the market value of the collateral)	<ul style="list-style-type: none"> In case of pledging purchased immovable property (title) - 90% In case of pledging purchased and additional immovable property an amount equal to 100% shall be provided for the acquisition of immovable property providing that loan amount does not exceed 85% of the total amount of market value of purchased and additional immovable property³
1.10	Period	18-240 months

¹ The fixed (adjustable) interest rate can be revised starting from the 37th month. As a basis for calculation serves the procedure for setting and changing the settlement rate of the Bank

² As market value of acquired property is deemed the price indicated in the certificate issued by the Developer

³ The co-borrower may stand as having "zero" income; in this case, no solvency calculation for the co-borrower is carried out and the co-borrower shall meet Bank requirements only in terms of credit history

1.11	Repayment of loan and interests	At customer's option: <ul style="list-style-type: none"> • Annuity payments • Monthly uniform repayment of principal and monthly payment of accrued interests
1.12	Manner of lending	<ul style="list-style-type: none"> • One-time • Cashless
1.13	Early repayment of loan	Permissible, no fines or penalties are applicable
2.	Bank fees	
2.1	One-time fee for the application review	N/A
2.2	One-time fee for loan maintenance (chargeable upon provision)	0.5%, but not to exceed AMD 100.000
2.3	Monthly fee for loan maintenance	0%
2.4	Opening/maintenance of bank accounts, provision of statements, their copies, references and other data	As per the Bank tariffs
3.	Requirements to Borrower / Co-borrower	
3.1	Borrower / Co-borrower	<ul style="list-style-type: none"> • RA resident natural person aged at least 21 years, whose age must not exceed 70 years upon loan maturity • The number of co-borrowers may not exceed 3 persons
* If during servicing the loan the client reaches the age of 70, then if 70% of the principal amount of the loan is repaid, the application is not subject to rejection.		
3.2	Revenues of the Borrower/Co-borrower	<ul style="list-style-type: none"> • Primary income (mandatory/documented) – equal to 100% * , • Secondary income (not mandatory/documented) – income justified by documents, equal to maximum 60% **, • Declared income (not mandatory/documented) - equal to maximum 60%, which may not exceed the twofold** amount of initial income (such income must be realistic for the bank, otherwise the bank has the right not to consider them)
3.3	General principle of trustworthiness	Maximum value of total debt payments and net income (OTI ratio) should not exceed 55%
3.4	Credit history requirements for Borrower/Co-borrower	<ul style="list-style-type: none"> • At the time of loan approval there should not be any overdue or current credit commitments (loans, guarantees) classified as overdue or non-performing • If the amount of a borrower's outstanding obligation per loan does not exceed AMD 1,000 /one thousand/, then this loan shall not be deemed overdue • Total number of days outstanding on all loans (repaid and current) during the past 12 months must not exceed 30 calendar days; moreover, only the maximum number of overdue days for all loans during a month is taken as a basis
4.	Terms and requirements to the collateral	
4.1	Collateral	Purchased real property (right to purchase real property) In case of loans without prepayment, also the collateral of additional real property

4.2	Location of the collateral	<ul style="list-style-type: none"> • “N&S Construction” LLC – 64 Anastas Mikoyan, Yerevan, RA • “ML-Mining” LLC - 19/8 Adontsi str., Yerevan, RA • “Ord Development” LLC - 48 Griboyedov, Yerevan, RA • “Mets Syunik” CJSC - Nor Nork, 27 Gyurjyan str., Yerevan, RA • “Octagon” C/C - 5/9, Tumanyan 2nd passage, Yerevan, RA • “Aygedzor” LLC -11/12, D. Anhaghti str., Kanaker-Zeytun, Yerevan, RA • “Sahakyanshin” CJSC - Shengavit, 31 H. Hovsepyan str., bldg. 1 and 3, Yerevan, RA • “M.S. GROUP” LLC –P. Sevak district, 17th street, lot 17, Arinj village, Kotayk, RA • “ML-Mining” LLC - 2/1, M. Melikyan str., Yerevan, RA • “Sahakyanshin” CJSC-13, Tsitsernakaberd highway, Yerevan, RA • “ML-Mining” LLC - 19/19 Adontsi str., Yerevan, RA • “AKVA-LEN SHIN” LLC – 76/5, Charents str., Yerevan, RA • “MV ELITE” – 3/1 Barekamutyan Square, Kotayk marz, Abovyan, RA • “BAYAZET CONSTRUCTION” LLC - Khanjyan Street 9/3, Yerevan, RA • “ML-Mining” LLC - Monte Melkonyan 16, Yerevan, RA • “Mamik 41/1” - 42/1, Mamikonyants, Yerevan, RA • “ML-Mining” LLC - 19/9 Adontsi str., Yerevan, RA • “ML-Mining” LLC - 42/5 Babajanyan str., Malatia-Sebastia, Yerevan, RA • “D & ED INVEST GROUP” LLC - 9/10 G. Nzhdeh str., Gyumri, RA • “ELISON” LLC – 6 Magistrosi str., Tsakhhkadzor, Kotayk region, RA • “SHIN-STROY HOUSE” LLC – 66/11, 2nd str., Duryan block, Arinj village, Abovyan community, Kotayk marz, RA • “NORTH SHINE” LLC – 42/5 Acharyan str., Avan, Yerevan, RA • “NASH GROUP” LLC - N 17, Aygestan 2nd str., Kentron administrative district, Yerevan, RA • “Artashat Furniture” LLC – N 23 Shahumyan str., Artashat, Ararat region, RA • “Living Residence” LLC – 1/3 Tevosyan str., Avan, Yerevan, RA • “Hrach & Ruben” LLC – 37/1 Acharyan str., Avan, Yerevan, RA • “ML-Mining” LLC - 21-2 Adontsi str., Yerevan, RA (Public Servants Housing Program (Phase 2)) • “Abovyan City House” LLC – 49, August 23rd str., Abovyan, Kotayk region, RA • “RIM Garun” LLC - 12/11, Admiral Isakov, Malatia-Sebastia, Yerevan, RA
4.3	Insurance requirements	<p>In case of purchasing real property (title to real estate) the appraisal of real estate is not required, the statement of the selling price provided by the constructor shall be taken as a basis;</p> <p>(within fifteen calendar days after receiving the certificate of ownership of pledged property, the client must submit a report on the appraisal of pledged property provided by the company that cooperates with the Bank)</p>
5.	Insurance requirements	
5.1	Insurance	<ul style="list-style-type: none"> • Accident insurance - mandatory • Insurance of real estate collateral must be made within one month after receipt of a certificate of ownership for pledged property, and of the assessment report <p>Payment of insurance premiums for real estate collateral and accidents must be carried out on a yearly basis exclusively by companies, which cooperate with the Bank. Insurance amounts are calculated on the balance of loan amount</p>
6.	Additional terms	

6.1	Application rejection	<ul style="list-style-type: none"> • Customer does not meet below listed criteria of the Bank: <ul style="list-style-type: none"> - Trustworthiness - Solvency - Creditworthiness
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6.2	Failure to fulfill liabilities by the Borrower	<p>Until 15.11.2023 in case of granted loans:</p> <ul style="list-style-type: none"> • For failure to repay interests when due, the Bank shall charge a penalty from Borrower for each day of default equal to 0.13% of the amount past-due, • For failure to repay the credit when due as prescribed by contract terms, the calculation of interests under the contract shall be suspended and effective from that day until the actual repayment of the arrears, interests shall be accrued on the overdue amount equal to the twofold of the settlement rate of the bank interest set by • In case of fulfilling overdue obligations, the repayments are made in the following order: <ol style="list-style-type: none"> 1) Fines/penalties 2) Interest amounts 3) Principal <p>In case of loans granted after 15.11.2023: The Bank has the right: Continue to apply the interest calculation provided by the Agreement to the overdue loan. For failure to repay interests when due, the Bank shall charge a penalty from Borrower for each day of default equal to 0.13% of the amount past-due,</p> <ul style="list-style-type: none"> • In case of fulfilling overdue obligations, the repayments are made in the following order: <ol style="list-style-type: none"> 1) Fines/penalties 2) Interest amounts 3) Principal <p>IN CASE OF NON-FULFILLMENT OR IMPROPER FULFILLMENT OF OBLIGATIONS BY THE BORROWER, THE CREDITOR SHALL AFTER 7 BUSINESS DAYS SEND THESE DATA TO THE CREDIT BUREAU WHERE CREDIT HISTORY IS FORMED. ONCE A YEAR THE BORROWER IS ENTITLED TO GET ITS CREDIT HISTORY FOR FREE FROM THE CREDIT BUREAU.</p> <p>NOTE: BAD CREDIT HISTORY MAY SERVE AS AN IMPEDIMENT TO THE BORROWER IN THE FUTURE FOR ACCESS TO OTHER CREDITS.</p> <p><i>Where a claim to mortgaged immovable property is not satisfied in full on the account of amount received from property sale - the difference should be charged from borrower's other assets</i></p>
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6.3	Other expenses of Customer	<ul style="list-style-type: none"> ✓ Costs associated with the assessment of collateral (AMD 15,000-25,000) as per tariffs of appraising companies, which cooperate with the Bank ✓ Notary's costs (AMD 15,000-25,000) ✓ Costs associated with cadastral registration - state registration of right (in case of a flat acquisition – AMD 72,000-73,000; in other cases - AMD 27,000-28,000) ✓ Uniform statement - AMD 10, 000 ✓ Costs associated with property insurance against fire and other hazards - 0,15% of the balance of loan amount (as per tariffs of insurance companies, which cooperate with the Bank) ✓ Costs associated with accident insurance - 0,15 % of the balance of loan amount (as per tariffs of insurance companies, which cooperate with the Bank)
6.4	Term of loan application review	Up to 7 business days
6.5	Place of loan execution	All branches of the Bank (except for Araratyan and Arshakuni branches)
7.	Classification of primary and secondary income of the borrower/co-borrower	
<p>*As primary income is accepted:</p> <ul style="list-style-type: none"> - Income justified by a statement of employment - salary and equivalent payments (based on the joint decree of the Minister of Finance, the Minister of Labor and Social Affairs and the Chairman of the State Revenue Committee of Armenia on determining the list of salary and other equivalent payments), documented dividends, - business income justified by tax reporting, - Income justified by documents - income from rent under lease agreement approved by public notary and registered by State Committee of Real Estate Cadaster; in addition the lease agreement must be concluded no later than three months before the date the loan application has been submitted (except in cases of the renewal of lease agreement) and must be concluded for at least 1 year; - Pensions and regular state benefits, confirmed by a certificate from the authorized body. <p>** As secondary income is accepted:</p> <ul style="list-style-type: none"> - Interests receivable under deposit agreement with the Bank, which must be concluded no later than three months before submission of loan application and must be concluded for at least 1 year; other similar revenues, which are included in the calculation of solvency in the amount of 60%. - Declared income - Other income declared by customer (for example, money transfers received regularly over the past 12 months, premiums for extra work, income from paid services, dividends and other similar income) which are included in the calculation of solvency in the amount of 60% maximum and should not exceed the fourfold amount of primary income. 		

List of required documents	Appendix
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Important note

In case of loans in foreign currency, changes in exchange rates of foreign currency may affect the repayment of the loan. The interest amounts on loans are calculated based on the nominal interest rate. The nominal interest rate shows the amount of annual interest on the loan, which is charged on the loan balance on annual basis.

Bank details:

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Certificate of registration N 0176, issued 10.12.1991, bank license N 40, issued 10.12.1991

List of services, which the Bank may render, is stipulated in accordance with Chapter 4 of RA Law "On Banks and Banking Activity".