ABB-EXTRA & ABB-EXTRA+ INFORMATION BULLETIN

Terms and Fee Schedule Applicable for the provision of loans and credit lines to individuals under security of immovable and movable property (on the account of Bank resources)

1.	Terms and conditions	ABB – EXTRA Loan		ABB - EXTRA + Credit line	
1.1	Currency	AMD		USD EUR	
1.2	Revenues of borrower	Required	Not required		1
1.3	Nominal annual interest rate	AMD In case of IP In case of 15-24 months' repayment term- 15.0%, in case of 25-36 months' repayment term - 16.0%, in case of 37 months' repayment term and over - 17.0% In case of TF In case of 15-24 months' repayment term- 16.0%, in case of 25-36 months' repayment term - 17.0%, in case of 37 months' repayment term and over - 17.0%	AMD In case of IP In case of 15-24 months' repayment term- 17.0%, in case of 25-36 months' repayment term - 18.0%, in case of 37 months' repayment term and over - 19.0% In case of TF In case of 15-24 months' repayment term- 18.0%, in case of 25-36 months' repayment term - 19.0%, in case of 37 months' repayment term and over - 20.0%	Required USD In case of IP In case of 15-24 months' repayment term- 12.0%, in case of 25-36 months' repayment term - 13.0%, in case of 37 months' repayment term and over - 14.0% In case of TF In case of 15-24 months' repayment term- 13.0%, in case of 25-36 months' repayment term - 14.0%, in case of 37 months' repayment term and over - 15.0% EUR In case of IP In case of 15-24 months' repayment term and over - 15.0%, in case of 25-36 months' repayment term- 10.0%, in case of 25-36 months' repayment term- 11.0%, in case of 25-36 months' repayment term - 11.0%, in case of 37 months' repayment term and over - 12.0%	Not required USD In case of IP In case of IP In case of 15-24 months' repayment term- 13.5%, in case of 25-36 months' repayment term - 14.5%, in case of 37 months' repayment term and over - 15.5% In case of TF In case of 15-24 months' repayment term- 14.5%, in case of 25-36 months' repayment term - 15.5%, in case of 37 months' repayment term and over - 16.5% EUR In case of IP In case of 15-24 months' repayment term and over - 11.0%, in case of 25-36 months' repayment term- 11.0%, in case of 25-36 months' repayment term- 12.0%, in case of 37 months' repayment term and over - 13.0%
				In case of TF In case of 15-24 months' repayment term- 11.0%, in case	In case of TF In case of 15-24 months' repayment term- 12.0%, in case of 25-36 months'

		and get salary on paragraph;In case of transfe lower than the ir	es of companies, which conthe Bank cards – at 1% learning the loan/credit line atterest rate specified in this paragum	ower than the interest rather from another financial cuis paragraph;	ate specified in this
1.4	Effective annual interest rate	AMD 17.6- 23.6%	AMD 20.3- 23.9%	USD 15.8-21% EUR 12.5-21.6%	USD 16.7-23.4% EUR 13.7-21.6%
1.5	Manner of calculating interest amounts	The interest rate is applied on the reducing balance of loan		The interest rate is applied on used amount of credit line	
1.6	Loan/collateral maximum value (is calculated on assessed liquid value of the collateral)	For apartments: • Zone 1 – 60 % • Zone 2 – 50 % • Zone 3 – 30 %	For apartments: • Zone 1 – 50 % • Zone 2 – 40 % • Zone 3 – 20 %	For apartments: • Zone 1 – 60 % • Zone 2 – 50 % • Zone 3 – 30 %	For apartments: • Zone 1 – 50 % • Zone 2 – 40 % • Zone 3 – 20 %
		For residential buildings and public areas • Zone 1 – 50 % • Zone 2 – 40 % • Zone 3 – 30 % In case of movable pro	For residential buildings and public areas • Zone 1 – 40 % • Zone 2 – 30 % • Zone 3 – 20 % perty (Passenger vehicles	For residential buildings and public areas • Zone 1 – 50 % • Zone 2 – 40 % • Zone 3 – 30 % with up to 8 passenger	For residential buildings and public areas • Zone 1 – 40 % • Zone 2 – 30 % • Zone 3 – 20 % seats)
		For TFs with the date of issue from 3 to 5 years – 40% For TFs with the date of issue up to 3 years – 50% In case of immovable property - 15-120 months In case of TFs - 15-60 months			
1.7	Term	15-120 months			
1.8	Manner of repayment	At customer's option: • Annuity payments • Monthly uniform repayment of loan and monthly payment of accrued interests		Monthly uniform repayment of the credit line (monthly uniform reduction of the limit regardless of the use of credit line) and monthly payment of accrued interests	
1.9	Provision of credit leave	 Period for the provision of credit leave 1-10 months (during the whole period of loan) The frequency for the provision of credit leave The credit leave may be provided 		-	-
		maximum 2 times in up to two months, r months during loan	n a year, for a period of not to exceed in total 10 n validity (in addition, t leave may not follow		
		Repayments of	luring credit leave		

		The credit leave shall be provided only for the principal amount of loan. During this period only the accrued interests shall be paid, while loan repayment amounts for these months shall be distributed evenly over the remaining term of loan. * One-time fee for the provision of credit leave /calculated for the residual amount of loan/ • For amount up to 2.000.000 drams - AMD 10,000 • For amount of 2.000.001 – 5.000.000 drams - AMD 20,000 • For amount of 5.000.001 – 15.000.000 drams - AMD 35,000 • For amount of 15.000.001 – 35.000.000 drams - AMD 50,000 * Borrowers that have ABB-Extra loan may have access to credit leave, providing that: 1. By the time of the approval of credit leave, the requirements to the Borrower's			
		credit history meet the 5.3, 2. Current ABB—I serviced for at least did not have any load Bank formerly. 3. The provision of if during the past 3 y loan commitments a bona fide borrower	Extra loan must be 1 year, if the Borrower an commitments at the 5 para. 2 shall not apply, years the Borrower had t the Bank and was a		
1.10	Minimum amount of loan	AMD 1	,000,000	USD/EU	JR 2000
1.11	Maximum amount of loan (per borrower)	 Zone 1 – AMD 35,000,000 Zone 2 – AMD 25,000,000 Zone 3 – AMD 20,000,000 TF – 18,000,000	Immovable property - TF – AMD 10,000,000	•Zone 1 – USD/EUR 70.000 •Zone 2 – USD/EUR 50.000 •Zone 3 – USD/EUR 40.000 TF – USD/EUR 35,000	TF – USD/EUR 20,000
1.12	Type of credit line		_	Partly revolving cre	dit line
1.13	Interest rate charged on unused part of the credit line		09	, ,	
1.14	Manner of lending	One-time provisionCash or cashless provision at customer's option		The credit line is issued on card account on MC Standard or Visa Classic	
1.15	Early repayment of credit line		s or penalties shall be a	• •	
1.16	Fee for early repayment in case of transferring to other financial organizations	In case of loans/credit lines up to AMD 15 mln /equivalent foreign currency/ - AMD 0 In case of loans/credit lines of AMD 15 mln and over /equivalent foreign currency/ - 1% of repayable amount			
2.	Bank Fees				
2.1	One-time fee for application	AMD 5,000			
2.2	review One-time fee for credit line	• In case of transferring the loan/credit line from other financial organizations - AMD 0 2,3%* of contractual amount 2%* of contract amount			

	maintenance /charged upon provision/	• In case of transferring loan/credit line balance from other financial organizations, as well as refinancing under ABB-EXTRA and ABB-EXTRA+ loan/credit line – AMD 0 (the tariff is applied when a new loan/credit line is issued on the account of which current loan/credit line with Armbusinessbank CJSC shall be repaid) (The tariff also applies in case of additional crediting up to 20% exceeding the loan/credit line limit transferred from another financial institution or restructured in Armbusinessbank CJSC, and the part in excess of the transferred / restructured liability may not exceed AMD 5,000,000 mln or equivalent currency. In case the amount of lending exceeds 120% of the transferred / restructured loan / credit line limit, a commission is charged in the amount of the difference (according to clause 2.2)		
2.3	Cashing out loan funds	0%	0% for the ATMs of Armbusinessbank, other tariffs for cash withdrawals from cards as per Bank tariffs for given type of credit card	
3.	Security			
3.1	Collateral	 Immovable property Passenger vehicles with up to 8 passenger seats If the Borrower and Mortgagor are different persons, then the Mortgagor must also act as the Guarantor 		
3.2	Place of real property collateral	 Zone 1 – Yerevan (except for Nubarashen, Vardashen, Sari Tagh, Kond and Noragyugh districts, Krivoy street, Firdusi str., Frik street), Abovyan, Artashat, Armavir, Ashtarak, Aparan, Gyumri, Gavar, Dilijan, Echmiadzin, Tsakhadzor, Hrazdan, Masis, Martuni, Jermuk, Sevan, Stepanakert, Vanadzor towns; Zone 2 – Agarak, Ararat, Artik, Aparan, Goris, Yeghegnadzor, Talin, Ijevan, Kapan, Meghri, Maralik, Nor-Hachn, Noyemberyan, Sisian, Spitak, Vedi, Tashir, Kajaran and Arinj, Argavand, Arzni, Garni, Zovuni, Tairov, Dzoraghbyur, Ptghni, Jrvezh, Paraqar, Ohanavan, Oshakan, Parpi, Karpi, Dzorak villages Zone 3 – other towns and villages of Armenia – other property acceptable to the Bank 		
3.3	Requirements to the property	 Immovable property A real property with stone, panel or concrete design (except dividing walls and floors), as well as premises for public use (shops, cafes/restaurants, hairdressing salons, offices) can serve as a collateral The immovable property should have 80% and more completion degree, as well as necessary communications (except for new buildings) Apartment houses, which have 2 or more common walls with the property of other owners and do not have separate entrance, are not accepted as a collateral A real property in an apartment building should be on the first floor or higher A real property must be provided with necessary infrastructure (water, electricity, sewerage) A real property must be located in the house with no more than the 2nd degree of accident risk Where the real property is owned by individuals on the right of common ownership, all the shares are simultaneously deemed to be collaterals, and all coowners of the collateral are deemed to be mortgagors If the collateral is comprised of a land lot, the cadastral value of which has not been paid, then while calculating loan/collateral ratio the cadastral value of the land is reduced from the estimated value of the collateral The immovable property may not be accepted as a collateral if the Evaluating 		

		company has released unfavorable appraisal relating to its general condition	
		Movable property	
		Passenger vehicles with up to 8 passenger seats are accepted as collateral	
		Only European, American and Japanese cars can be accepted as collateral	
		(vehicles of other countries, including Russian ones, cannot be pledged)	
		Vehicles used as taxis, fixed-run minibuses are not accepted as collateral	
		•	
		TF purchased in the local market cannot be pledged if the ownership of the car	
2.4	A 11' 1.	arose within 3 months prior to the submission of loan application	
3.4	Additional term	The Mortgagor should present justification of property rights, and if they were	
		transferred to the Mortgagor under transaction of gift and the property was	
		transferred over the five years preceding the submission of Loan application:	
		1. Additional collateral (donor's surety) is required (in case of several donors -the	
		surety of all donors is required), or	
		1. Additional collateral (third party surety) is required; inter alia, the amount of loan	
		may not exceed 50% of appraised liquid value of collateral. Subject to this	
		paragraph, the requirements for guarantor's credit history are established in	
		accordance with the requirements for the credit history of the borrower.	
		* This sub-clause is not applicable if upon submission of a Loan application the	
		donor is dead, as well as if the donor is a family member of Mortgagor (Donee)	
		(father, mother, grandfather, grandmother, child)	
4	Assessment and insurance of the		
4.1	Assessment of the collateral	Assessment should be carried out by an independent evaluating company that	
	value	cooperates with the Bank	
4.2	Insurance	In case of immovable property	
		Real estate collateral insurance – voluntary	
		Accident insurance – voluntary	
		,	
		Insurance must be carried out on a yearly basis only by companies, which	
		cooperate with the Bank. The insurance amount of real estate collateral and the	
		amount of accident insurance is calculated on the balance of the loan/credit line	
		limit	
		In case of movable property	
		• Casco insurance of vehicles – mandatory (is carried out on a yearly basis)	
		Casco insurance of pledged property must be carried out on a yearly basis by	
		companies, which cooperate with the Bank. The insurance amount is calculated on	
		the balance of the Loan amount	
5.	Requirements to Borrower/Mort	gagor/Guarantor	
5.1	Borrower	A resident natural person aged at least 21, who is registered in RA or NKR, and	
	Dollowel	whose age does not exceed 65 years by the maturity of loan/credit line	
		Primary income (mandatory)	
		Data on income available in "Nork" information and analytical system; inter	
		alia, work experience at the last place of employment should not be less than 3	
		months;	
		(For employers operating in Artsakh, as well as for employees of security forces	
of Armenia (on which there are no data in "Nork" information and a system, based on the certificate issued by the employer);		of Armenia (on which there are no data in "Nork" information and analytical	
		system, based on the certificate issued by the employer);	
5.2	Revenues of borrower	Pension - based on the certificate issued by the competent authority;	
		Secondary income (not mandatory)	
		• Income from rent under lease agreement approved by public notary and	
		registered by State Committee of Real Estate Cadaster, and in addition the lease	
		agreement must be concluded no later than three months before the date loan	
1		application has been submitted (except in cases of the renewal of lease	

		 agreement) and must be concluded for at least 1 year; In the absence of a lease agreement, a certificate must be submitted in the name of the borrower or the spouse on the registration of ownership of leased property; 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; Regular money transfers received for the last 3 months at Armbusinessbank, while in case of other banks - for the last 6 months; Income from paid services (in case of teachers, lecturers, lawyers, IT specialists, doctors), which can be justified by documents; Income from entrepreneurial activity, dividends and other revenues, which can be justified by documents; Upon approval of loan/credit line there should not be any overdue and/or non-
5.3	Requirements to Borrower's credit history	Performing current credit commitments, and Total number of days outstanding on all loans/credit lines (repaid and current) during the past 12 months must not exceed 15 calendar days When transferring from another financial institution, the loan/credit line must be
		When transferring from another financial institution, the loan/credit line must be
5.4	Requirements to the credit history of persons residing with and/or under tutelage of the Borrower	 Upon approval of loan/credit line there should not be any overdue and/or non-performing current credit commitments, and
		 In case of a new loan/credit line under Principle agreement/Agreement on subsequent pledge of real estate, the following simultaneous conditions are mandatory: credit commitments of persons residing with and/or under tutelage of the Borrower should not be classified in the risk class higher than the controlled one, and The Borrower's credit history should meet the requirements defined in clause 5.3, and The loan/credit line should be serviced in the Bank at least 6 months
5.5	Pledger (in case the Borrower and Pledger are different entities)	In case of several Pledgers, at least one of them must also be a guarantor The requirements to Pledger's credit history are established according to the requirements to Borrower's credit history
5.6	General principle of trustworthiness	This clause applies if there is a requirement for the borrower's income Maximum value of total debt payments and net income (OTI ratio) should not exceed 50%
6.	Additional terms	
6.1	Basis for rejecting an application	Customer does not meet below listed criteria: Trustworthiness Solvency Creditworthiness
6.2	Failure by borrower to fulfill his/her liabilities	 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, In case of fulfilling overdue obligations, the repayments are made in the following order: Fines/penalties Interest amounts Principal For failure to repay the credit/credit line 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 the Central Bank of RA IN CASE OF NON-FULFILLMENT OR IMPROPER FULFILLMENT OF OBLIGATIONS BY THE BORROWER, THE CREDITOR SHALL WITHIN 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. NOTE: BAD CREDIT HISTORY MAY SERVE AS AN IMPEDIMENT TO THE BORROWER IN THE FUTURE FOR ACCESS TO OTHER CREDITS The Bank is entitled to impose a forfeiture on the collateral or sell it out without applying to court 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 ✓ Costs associated with the evaluation of collateral according to the tariffs of evaluating			
6.3		companies, which cooperate with the Ba. ✓ Notary's costs (AMD 13,000-20,000)	IIK (AIVID 12,000-33,00	10)	
	Other expenses of Customer	✓ Cadastral charges (AMD 36,000) -	maintenance (A) The presence of a pl throughout the enti-	fee for plastic card MD 3,000-30,000) lastic card is mandatory re period of credit line is reissued in case of its f its validity)	
6.4	Term of loan application review	5-7 business days (subject to the amount of	· · · · · · · · · · · · · · · · · · ·		
6.5	Place of loan processing	Head Office and all branches of the Bank branches)	(except for Araratyan	and Arshakuni	
6.6	Documents requested for loan	•			
	Initia	l documents	Documents requested from customer	Documents requested from Guarantor (in specified cases)	
				,	
Socia		er, if not any, a statement from relevant	✓ ✓	✓ ✓	
Copi	ority (not required upon providi es of ID documents of persor omer (for adults - also their cons	s residing with and/or under tutelage of	✓	-	
Docu	Documents confirming marital status /marriage certificate, marriage contract, divorce certificate, etc./			√	
		income specified in paragraph 5.2 of these			
T&C					
 Proof of secondary income Reference on dwelling place (concerning persons who run a joint 			✓	-	
	household) issued by compe Housing communal office,	etent authority (local self-governing body, Condominiums, authorized representative,	✓	-	
	forces of Armenia (on which analytical system – a statemer	artsakh, as well as for employees of security there are no data in "Nork" information and at of employment and income printed on the bloyer, which shall specify current position,	✓	-	

record of service in that organization and net monthly salary		
Passports of the holders of mortgaged real property	✓	-
A copy of the certificate of title to mortgaged property	✓	-
Basis of ownership in mortgaged property (if necessary)		-
Assessment report on underlying property	✓	-
In case of pledged T/F – copy of technical passport	✓	-
Documents requested after the decision on granting a credit line		
Statement of limitations on property rights which is subject to pledging	✓	-
Certificate of registration of right to the bail	✓	-
The permission of the agency of guardianship and curatorship (as required), where minors are included in the list of property owners	✓	
Other documents as required	✓	✓

INFORMATION FOR THE GUARANTORS:

Please be informed that:

- If the borrower fails to fulfill his/her obligations, you will have to pay instead of the borrower, your credit history will be impaired and you will lose your property;
- · You will be provided with the copies of loan, guarantee contracts and repayment schedule,
- Communication will be maintained in the mode you have selected,
- · You will be notified of a change in the terms of the contract 7 days prior to such changes;
- You will receive a reminder on current obligation 1 day prior to due date,
- In case of loan delinquency, you will be notified about no later than on the next day.

THE GUARANTOR MAY:

- · Any time request the lender to provide information on the amount of loan balance;
- Receive from the Borrower the amount paid by you for the loan, as well as other losses incurred in lieu of the Borrower.

Conditions, terms and tariffs for the provision of excerpts, their copies and other information - in accordance with the Bank's tariffs for services.

WARNING

YOUR PROPERTY MAY BE CONFISCATED IN THE ORDER PRESCRIBED BY LAW FOR FAILURE TO FULFILL OR IMPROPER FULFILLMENT OF OBLIGATIONS UNDER LOAN AGREEMENT.

ATTENTION

THE INTEREST AMOUNTS ARE CALCULATED BASED ON THE NOMINAL INTEREST RATE. THE EFFECTIVE ANNUAL INTEREST RATE ON LOANS MEASURES THE REAL COST OF CREDIT AFTER THE INTERESTS ARE PAID AND OTHER PAYMENTS ARE MADE WITHIN THE SPECIFIED TIME AND AMOUNTS. THE PROCEDURE FOR CALCULATING THE ANNUAL EFFECTIVE PERCENTAGE RATE CAN BE FOUND HERE.

Formula for Effective Annual Interest Rate Calculation

The actual annual interest rate is calculated based on the following formula:

$$A = \sum_{n=1}^{N} \frac{K_n}{(1+i)^{\frac{D_n}{365}}}$$

where:

i – effective annual percentage rate (APR),

A - initial amount of loan to be disbursed,

n - number of the regular repayment on loan,

N - number of the last repayment on loan,

Kn- amount of the n-th regular repayment on loan,

Dn- time from the date of loan disbursement to the date of the n-th regular repayment on loan measured in terms of days

i - effective annual interest rate can be calculated providing that the rest of equation data are known from loan agreement or otherwise.

To calculate the actual annual interest rate you can use Effective (Actual) Annual Interest Rate Calculator, with reference http://www.armbusinessbank.am/page/Crediting.

Example of calculating the effective annual interest rate

For loans under security of real estate

- Loan amount AMD 10,000,000
- Loan period 120 months
- Interest rate 16%
- One-time fee for application review AMD 5,000
- One-time fee for loan maintenance 2,3% of loan amount
- Cashing out loan funds 0%
- Assessment of collateral AMD 20,000
- Notary's costs AMD 20,000
- Cadastral charges AMD 36,000
- Manner of repayment of loan and interests annuity payments

The effective annual interest rate is 18,20%.

Based on the amount, term of the loan, frequency of repayments and changes in the prices of other miscellaneous services - the effective annual interest rate may vary from the above example.

The following exchange rates as of 30/08/2019 were used to calculate the effective annual percentage rate: USD – 476.1, EUR – 525.71.

The effective annual percentage rate may change subject to the change in the value of the exchange rate published on the official website of the CB of RA.

THE BORROWER HAS THE RIGHT TO COMMUNICATE WITH THE FINANCIAL ORGANIZATION IN A FORM HE/SHE PREFERS MORE (BY POST OR ELECTRONIC COMMUNICATION). OBTAINING INFORMATION THROUGH ELECTRONIC COMMUNICATION IS MOST COMFORTABLE. IT IS AVAILABLE IN 24/7 MODE, IS FREE OF THE RISK OF LOSS OF PAPER DOCUMENTS AND ENSURES CONFIDENTIALITY.

Upon favorable decision regarding the application for a consumer loan, "ARMBUSINESSBANK" CJSC shall provide prior to credit arrangement an INDIVIDUAL SHEET subject to the Central Bank of Armenia Regulation 8/05 "Rules of business ethics of financial organizations".

WHEN APPLYING TO THE BANK FOR A LOAN, AN INDIVIDUAL SHEET ON SIGNIFICANT CONDITIONS OF A CONSUMER LOAN CONTAINING THE INDIVIDUAL T&Cs OF THE LOAN WILL BE PROVIDED TO YOU, YOUR WARRANTORS (IF ANY).

You can get acquainted with "Your financial directory" system by the following link: www.fininfo.am.

"YOUR FINANCIAL DIRECTORY" IS AN ELECTRONIC SYSTEM WHICH FACILITATES SEARCHING, COMPARING AND SELECTING THE MOST CONVENIENT OPTION OF SERVICES RENDERED TO INDIVIDUALS

Bank details:

"ARMBUSINESSBANK" Closed Joint Stock Company

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Website: www.armbusinessbank.am,; E-mail: info@armbusinessbank.am

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".