The terms of the information bulletin may have been modified. In case of differences between these terms and the effective terms published on the website, it is recommended to turn to a branch or be guided by the version published on www.ardshinbank.am

MORTGAGE LOAN – CONSTRUCTION		
Loan currency	AMD	AMD
Place for submission of application and documents	Bank branches/head office	
Loan financing source	"National Mortgage Company" RCO CJSC	ARDSHINBANK OJSC
Loan purpose	Construction or continuation of construction of a residential real estate	Construction or continuation of construction of a residential real estate
Minimum loan amount	Not defined	Not defined
Maximum loan amount	AMD 35,000,000	AMD 200,000,000
Type of percentage rate	Fixed	1. Fixed (adjustable)[1] 2. Floating[2]
Annual percentage rate fixed/fixed (adjustable)[1]	1. for LTV ratio up to 49.99% - 14.1% 2. for LTV ratio at 50-70% - 14.5%	1. 12.7% for loans up to AMD 35 mln (inclusive) 2. 13.2% for loans from AMD 35.1 mln to AMD 200 mln (inclusive)
Annual percentage rate (floating)[2]	-	1. SR+3.7% for loans up to AMD 35 mln (inclusive) 2. SR+4.2% for loans from AMD 35.1 mln to AMD 200 mln (inclusive)
Annual effective percentage rate	15.0-15.7%	12.3-15.7%
Minimum term	120 months	120 months
Maximum term	240 months	240 months
Loan and interest repayment	Monthly installments (annuity)	
Loan application screening fee	AMD 5,000	
One-time loan issuance fee	Not defined	
Pledge registration fee**	AMD 27,100 per each collateral	
Monthly service fee	Not defined	
Other property registration fees	The Borrower shall pay for: 1) property appraisal; 2) receipt of the unified certificate on property restrictions and 3) notarlization of pledge contracts at a total cost of AMD 40,000 – 100,000 (including costs for additional collateral)	
Bank account opening	Subject to the Bank's terms and conditions for opening and service of bank accounts	
Provision of statements	Free for statements covering records of up to 1 month Free at least four times per annum; for any period of time upon the borrower's request AMD 1,000 - 5,000 for statements and references for any other time period (see Bank Account)	

<table>
<tr><td>Maximum LTV ratio</td><td>The loan amount should not exceed:
1. 80% of the estimated cost of construction submitted by the client, and
2. 70% of the total market value of mortgaged real estate.</td><td>1. The one-time loan amount should not exceed:
1.1. 80% of the estimated cost of construction submitted by the client, and
1.2. 70% of the total market value of mortgaged real estate.

2. The tranche loan amount should not exceed:
2.1.1 100% of the total construction project submitted by the client, and
2.1.2 50% of the total market value of real estates mortgaged under the 1st tranche;
2.2 70% of the total market value of real estates mortgaged under the 2nd tranche.</td></tr>
<tr><td>Loan issuance procedure</td><td>In tranches:
1st tranche – 80% of the submitted estimated cost of construction (at this stage, the entrance door, windows and roof must be installed)
2nd tranche - 20% of the submitted estimated cost of construction.

The 2nd tranche is issued upon assessment of the targeted use of the loan under the previous tranche and based on the estimated cost of construction and monitoring results.</td><td>1. One-time.
2. In tranches: 100% of the submitted total construction project (maximum 5 tranches). The client is free to choose the number of tranches prior to completion of the construction. Each tranche is issued as follows:
2.1 1st tranche - a maximum of 50% of the market value of the mortgaged land plot and additional collateral
2.2 2nd tranche - a maximum of 70% of the market value of the mortgaged additional collateral, land plot and the half-constructed building, but no more than the maximum amount stipulated under the loan contract.
2.3 3rd or more tranches - a maximum of 70% of the re-assessed market value of the mortgaged additional collateral, land plot and the half-constructed building[3], but no more than the maximum amount stipulated under the loan contract.</td></tr>
<tr><td>Maximum term for applying for the 2nd tranche</td><td colspan="2">Maximum 6 months after issuance of the 1st tranche**</td></tr>
<tr><td>Loan issuance method</td><td colspan="2">Non-cash, via transfer to the Borrower’s bank account in the Bank</td></tr>
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Fee for withdrawal of loan	Not defined	
Application screening free for a change in co-borrowers or additional collateral	AMD 20,000	
REQUIREMENTS FOR THE BORROWER		
Borrower's status	Individual RA citizens with the main source of income in the RA	Individual RA residents (including individual citizens of the Republic of Artsakh with residency in RA)
Co-borrower requirements	Individual RA citizens aged 21 and over provided s/he is: - a member of the borrower's family* and - aged no more than 60 (up to 61) upon loan maturity. The requirement shall not apply to a co-borrower with zero participation in loan approval with either income or liabilities	Individuals aged 18 and over but no more than 60 (up to 61) upon loan maturity. The requirement shall not apply to a co-borrower with zero participation in loan approval with either income or liabilities
Borrower's age	Individuals aged 21 and over but no more than 65 (up to 66) upon loan maturity	Individuals aged 18 and over but no more than 70 (up to 71) upon loan maturity
Other requirements for the borrower/co-borrower	Available phone number and email	
COLLATERAL TERMS AND CONDITIONS		
Collateral	1. Land plot *** combined with the residential real estate that is under construction and registered as ownership by the authorized state body, the right to build and	
	2. Additional residential real estate (second collateral, if required): - if there is only a land plot (without a building), then a pledge of additional property is required; - if there is a completed building on the land plot (with a registered ownership right), then the need to pledge additional property is determined based on the estimated value of the property and the additional conclusion of the appraiser.	2. Additional real estate of residential or public purposes (second collateral, if required): - if there is only a land plot (without a building), then a pledge of additional property is required; - if there is a completed building on the land plot (with a registered ownership right), then the need to pledge additional property is determined based on the estimated value of the property and the additional conclusion of the appraiser. For tranche loans, if LTV re-assessed ratio is not sufficient to obtain the maximum amount stipulated under the loan contract for completion of

		construction, then the borrower, within the tranche periods, has the right to supplement with residential or public real estate (in addition to the pledged property).
PENALTIES/FINES		
For non-fulfilment of the borrower's liabilities	24% per annum accrued to the overdue loan amount	
Penalty for overdue interest	48% per annum	
Penalty for early loan repayment	Not defined	
DECISION-MAKING TERMS AND FACTORS		
Decision-making term	4-7 days	
Decision notification term	1 day	
Issuance term	1 business day after notarization of the pledge contract and cadastral registration of the collateral	
Loan approval factors	Compliance with the lending terms and due submission of the required documents	
Loan rejection factors	Borrower's/Co-Borrower's negative credit history, incomplete documents, the poor credit score of the client	

**State registrations of rights shall be made only for a standard time period (not subject to an expedited procedure).*

***In case of failure to apply for the 2nd tranche within 6 months and to comply with the terms for completion of construction, the Bank shall, at its own expense, conduct monitoring through cooperating appraisers, the conclusion of which determines the intended use of the loan. In case of unjustified use of the loan, the Bank has the right to unilaterally change the loan interest rate to the maximum interest rate for Express Consumer Loans secured by real estate.*

****The land plot on which the residential property will be built must belong to the borrower under the right of ownership as of the time of loan issuance.*

*****If, after the final commissioning of the constructed/developed residential real estate (100% completed), the LTV ratio meets the Bank's requirements based on the cooperating appraiser's report, at the request of the borrower/co-borrower, the right to the second collateral may be terminated and the restriction on the property may be lifted.*

***In the event of a failure to meet the conditions set by "National Mortgage Company" RCO CJSC, the loan application shall be considered within the terms set by the Banks' own resources. The Bank is entitled to change the annual interest rate in the amount of the changed refinancing interest rate by the National Mortgage Company RCO CJSC. In the event of non-financing or termination of financing by the National Mortgage Company RCO CJSC, the contractual interest rate shall change to a floating interest rate, and the new interest rate shall be established in the amount of the Settlement Rate (SR)+4.5%, provided that SR value shall equal the Bank's effective SR value as of the moment of change in the interest rate (except for cases stipulated by the Bank's internal legal acts).*

[1]The interest rates of loans issued at a fixed (adjustable) rate shall be reviewed starting from the 36th month of the effective period of the loan contract – on February 1 and August 1 of each year - in the amount of change in the Settlement Rate (SR). The settlement rate effective as of the moment of the first and consecutive changes of the interest rate upon expiry of the 36-month period, shall be compared to SR effective as of the moment of signing the Contract. The first change in the interest rate is performed on February 1 or August 1 following the 36-month period.

[2]The settlement rate of loans issued at a floating rate shall equal the SR effective at the Bank upon the loan approval. The settlement rate shall be published on the Bank's website (www.ardshinbank.am) and reviewed by the Bank annually on February 1 and August 1. The interest rates with respect to the acting contracts shall be reviewed a month after the change in SR (unless a longer date is indicated in the notice). The interest rates shall change (increase or decrease) in the amount of the change in SR.

The interest rate cannot increase or decrease by more than 2.5 percentage points throughout the effective period of the loan

contract as comparededed to the interest rate at the time of loan issuance.
[3] The re-assessment of the property specified in clause 2.3 (the land plot and the half-constructed building) before issuing each tranche of the loan at the expense of Own resources is carried out by the appraiser (except in cases when the Bank has terminated cooperation with the appraiser) having assessed the property at the time of decisioning. Property re-assessment costs are incurred by the borrower. The re-assessment is carried out based of a new (final) assessment report. In case of termination of the cooperation with the appraiser, the borrower has the right to contact another appraiser collaborating with the Bank.
SETTLEMENT RATE DEFINITION TABLE
The table is available at the following link:
IMPORTANT TO KNOW
THE BORROWER SHALL BE ENTITLED TO DISCHARGE (REPAY), IN FULL OR IN PART, THE LIABILITIES UNDER THE CONTRACT AHEAD OF SCHEDULE, IN WHICH CASE THE PRINCIPAL LOAN SHALL BE REDUCED IN THE AMOUNT OF THE SUM BEING PAID. THE TOTAL LENDING COSTS FOR THE BORROWER SHALL BE REDUCED PROPORTIONATELY. IN THAT CASE, THE INTEREST ACCRUED TO THE BALANCE OF THE PRINCIPAL LOAN AND THE SERVICE E FEE ACCRUED TO THE BALANCE OF THE PRINCIPAL LOAN SHALL BE SUBJECT TO REDUCTION FROM THE TOTAL LENDING COSTS. MEANTIME, IN THE EVENT OF EXERCISING IT'S RIGHT HEREUNDER, THE BANK MAY NOT APPLY RESPONSIBILITY MEASURES.
In the event of non-performance or improper performance of his/her liabilities under the loan contract, the Borrower may be deprived of his/her rights to the property being purchased and pledged. In the event of a full non-performance of the credit liabilities at the expense of the pledge the liabilities shall be fully redeemed at the expense of other means owned by the borrower and the pledgers.
Repayment of overdue liabilities shall be made in the following sequence: expenses made by the Bank with respect to collection of the duly pledged property and other receivables by the Bank on the part of the Borrower and/or the Co-Borrower (generated as part of loan contracts); the penalty settled for (accrued to) the overdue liabilities; interest settled for (accrued to) the overdue Loan, settled (accrued) yet unpaid overdue interest; overdue Loan; Loan service fee; term interest settled (accrued) for using the Loan; the Loan amount. The sequence for performance of monetary liabilities may change at the Bank's discretion without advance notice to the Borrower and/or the Co-Borrower.
The Bank undertakes to provide the contract offer to the client seven days in advance and grant a seven-day reflection period.
The Bank's MOBILE BANKING application enables features such as money transfers, loan repayments, review account balances and transactions, payments and numerous other transactions that can be accessed by following the link here.
The loans shall be issued under the Bank's standard-form agreements. In case of a collaborating developer, a standard form agreement designed for the developer shall be concluded. In case of purchasing and pledging a car parking lot, a separate loan and collateral contract shall be signed for the car parking lot. The collateral contract (contracts) is (are) subject to notarization. The pledge of right to purchase an apartment (a car parking lot) and, after completing the construction, the right to ownership and the Bank's right to pledge and other property rights shall be subject to state registration,
The information on independent appraisers shall be published on the Bank's official website www.ardshinbank.am.
ATTENTION: The loan interests shall be settled based on the nominal percentage rate. And the actual annual percentage rate reveals the loan value in the event of payment of interest and other fees within the specified timeframes and in the specified amounts. For information on the settlement of the actual annual percentage rate, you are requested to visit the Bank's official website (www.ardshinbank.am).

The list of independent appraisers is available here.

ATTENTION:

YOUR PROPERTY MAY BE CONFISCATED IN A MANNER PRESCRIBED BY LAW IN CASE OF FAILURE TO REPAY THE INTEREST AND LOAN AMOUNT IN DUE TIME.

IN CASE OF NON-PERFORMANCE OR INCOMPLETE PERFORMANCE OF YOUR LIABILITIES, THE CREDITOR SHALL, AFTER 3 BUSINESS DAYS, SEND THE INFORMATION TO THE CREDIT BUREAU WHERE YOUR CREDIT REPORT IS CREATED. YOU ARE ENTITLED TO RECEIVE THE FREE COPY OF YOUR CREDIT REPORT FROM THE CREDIT BUREAU ONCE EVERY YEAR.

A POOR CREDIT HISTORY MAY LIMIT YOUR ACCESS TO FUTURE LOANS.

FINANCIAL ORGANIZATIONS IN THE REPUBLIC OF ARMENIA ARE SUPERVISED BY THE CENTRAL BANK OF ARMENIA.