Annex 4

Approved by decision No. 253 -L
of the Management Board of "ID Bank" CJSC
dated_24/06/2026
Applied starting 26 June 2026

The terms and conditions set out in the bulletin may have been amended.

Please note that when reviewing the bulletin on the Bank's official website, you should pay attention to the date of its validity.

For more detailed information, if you are using a paper version of the bulletin, please visit the Bank's website at www.idbank.am (don't forget to check the validity period of the information bulletin), contact any Bank branch, or call the Bank's Contact Center at the following phone numbers: 010 59 33 11, 010 59 33 33

INFORMATION BULLETIN
ON BUSINESS LOANS SECURED BY REAL ESTATE

1.	Purpose			Conducting entrepreneurial activities	
2.	Currency			AMD, USD	
3.	Collateral			Residential, public or commercial real estate	
				For loans with proof of income	For loans without proof of income
4.	Type of interest rate			Fixed interest rate for the first 24 months and a floating interest rate from the 25th to the 120th month.	
5.	Annual interest rate*	Nominal	AMD	Fixed interest rate: 14.5% - 17.5% Floating interest rate: IBRR[1] + /5.2%-8.2%/	Fixed interest rate: 15% - 18% Floating interest rate: IBRR[1] + /5.7%-8.7%/
		Nominal	USD	Fixed interest rate: 10%-12% Floating interest rate: IBRR[1] + /6.1% - 8.1%/	Fixed interest rate: 11.5% - 13.5% Floating interest rate: IBRR[1] + /7.6% - 9.6%/
* * The interest rate is determined by the terms of the loan, for example: the loan amount, the loan term, the loan-to-value ratio, the location of the property, etc.					
6.	Minimum term			36 months	
7.	Maximum term			120 months	
8.	Minimum amount			AMD 5,000,001 or equivalent in USD	
9.	Maximum amount[2]			AMD 125,000,000 or equivalent in USD	AMD 25,000,000 or equivalent in USD
FINES AND PENALTIES					
10.	**penalty for each day of overdue loan repayment**			**0.1%**	

[1] The IDBank reference rate (IBRR), and its calculation methodology are presented through the following link. For loans granted under these terms and conditions, the IBRR may be changed twice a year, in May and November. In this case, such change shall take effect 30 calendar days after publication. The minimum and maximum thresholds of the floating (nominal) interest rate on the loans in USD - 7.5% and 16.5%, and - 9% and 19% on the loans in AMD respectively.

[2] This includes the aggregate amount of all outstanding loan obligations of the Client and its related parties to the Bank, with credit lines/overdrafts being included in the calculation up to the contractual amount, and liabilities secured in foreign currency being included in the calculation at the Central Bank of Armenia's exchange rate for that currency on the date the decision to grant the loan was taken.

11.	**penalty for each day of overdue loan interest repayment**		**0.1%**	
12.	**Penalty for early loan repayment**		**5% of the loan amount repaid early[3]**	
WARNING: PLEDGED ASSETS AND/OR FUNDS MAY BE SUBJECT TO FORECLOSURE N ACCORDANCE WITH THE PROCEDURE PRESCRIBED BY LAW, IF THE LOAN AMOUNT AND INTEREST ARE NOT PAID ON TIME. PLEASE NOTE: THE BANK SHALL SUBMIT CUSTOMER INFORMATION TO THE CREDIT BUREAU **WITHIN ONE WORKING DAY AT THE LATEST, WHERE THE CUSTOMER'S** CREDIT HISTORY IS FORMED. THE CUSTOMER MAY OBTAIN THEIR CREDIT HISTORY FROM THE CREDIT BUREAU FREE OF CHARGE ONCE A YEAR. PLEASE NOTE: A POOR CREDIT HISTORY MAY HINDER OBTAINING LOANS IN THE FUTURE.				
13.	Maximum loan-to-value ratio (based on the estimated realisable value of the property)		70% if the collateral is an apartment or a public premises; 50% if the collateral is a residential building and a plot of land, etc.	60% if the collateral is an apartment or a public premises; 40% if the collateral is a residential building, a plot of land, etc.
Fees				
14.	Loan application processing fee		Not charged	
15.	Loan origination fee		Not charged	
16.	Monthly loan servicing fee		Calculated on the basis of the outstanding loan balance: 0.1%	
17.	Loan disbursement method		Non-cash transfer: via a current account. For fees relating to opening and maintaining an account, see the link: Information Bulletin on Tariffs	
18.	Repayment of the loan and interest		1. Annuity schedule: equal monthly instalments comprising both principal and interest. 2. Declining balance: equal monthly repayments of the principal, with interest paid monthly. 3. Hybrid: repayment of the principal depends on the customer's cash flow, while interest is paid monthly.	
Requirements to the borrower				
19.	Status		Legal entities and individual entrepreneurs who are residents of the Republic of Armenia	
20.	Minimum duration of business activity		6 months	Not specified
21.	Age restrictions		The borrower, if an individual entrepreneur, must be at least 21 years of age on the date the loan is granted and must not be over 65 years of age on the date of final repayment of the loan.	
22.	Requirements to the credit history		- No outstanding overdue or classified liabilities (including loans, credit facilities, overdrafts, guarantees issued and other liabilities; this also applies to the pledger/guarantor), - A lack of credit history is acceptable, -The customer must not be included in the Bank's list of undesirable customers[4]	
23.	DTI – debt-to-income ratio (the ratio of total average monthly debt obligations to net income/profit)	AMD	Up to 60%	
		USD	Up to 55%	
Collateral				

[3] The Customer also has the right to perform (repay) their obligations under the loan agreement ahead of the schedule, regardless of whether such a right is provided for in the loan agreement.

[4] Legal relations relating to the classification of clients deemed undesirable by the Bank are governed by the procedure 'On the Bank's Establishment of Criteria for Classifying a Client as Undesirable and the Management of Relations with Such Clients' available at the link: https://idbank.am/information/helpfull-information/Classification_procedure.pdf

24.	Collateral**	Residential, public or commercial real estate situated within the territory of the Republic of Armenia, including a separate plot of land designated for 'urban land use', which must be located in the city of Yerevan,	
25.	Pledger	Any natural or legal person (if the pledger is a legal person, the latter must be registered in the Republic of Armenia)	
26.	Appraisal of the collateral	The collateral must be appraised by one of the specialist organisations cooperating with the Bank. A list of these organisations is available via the following link: List of Appraisers ***	
27.	Minimum requirements for the collateral	1. The real estate must have a stone, panel or reinforced concrete structure, with the exception of partition walls and floor slabs. 2. The real estate must not be a dormitory or be situated on the premises of another building that is a dormitory. 3. The real estate must not be situated on land designated as being of overriding public interest. 4. The residential house (detached house) must not have any common yard space, communal joint or communal shared ownership with other properties, or shared walls with neighbouring buildings.	
****As additional collateral, the Bank may require a guarantee from a natural or legal person[5]			
Insurance			
28.	Insurance covering the borrower's death as a result of an accident and permanent total disability	may be required by the Bank, based on the outstanding loan balance (applicable to individual entrepreneur borrowers). The list is provided at the following link: List of Insurance Companies***	
29.	Insurance of the collateral	may be required by the Bank based on the outstanding loan balance or the estimated market/liquid value of the property. The list is available via the following link: List of Insurance Companies***	
Other conditions			
30.	Master loan agreement	The Bank may conclude a master loan agreement with a customer for a term of up to 240 months.	
31.	Factors supporting loan approval	1) a positive credit history; 2) stable cash flows; 3) the collateral meeting the Bank's requirements; 4) other factors	
32.	Grounds for loan refusal	1) a poor credit history; 2) the collateral does not meet the Bank's requirements or the Bank considers that the property in question would be difficult to realise; 3) the provision of false or inaccurate information; 4) the provision of information that raises doubts as to the customer's ability to repay the loan; 5) a poor credit history of a person related to the customer.	
33.	Maximum time limit for making a decision	A maximum of 5 working days after submission of the full set of documents required by the Bank	A maximum of 2 working days after submission of the full set of documents required by the Bank
34.	Time limit for notifying the customer of the decision	1 working day	

[5] In the event that the borrower fails to fulfil their obligations or delays their performance, the guarantor shall be liable as provided for in the agreement. This may include the enforcement of a claim against their property and/or funds as a result of the fulfilment of the obligations, as well as a deterioration in their credit history as a result of information being reported to a credit bureau.

35.	Maximum validity period of the decision	30 working days. The bank is entitled to refuse to grant a loan if there has been a change in the conditions deemed necessary for a positive decision on the loan (e.g. overdue liabilities, freezing or restriction of bank accounts, etc.)
36.	Time limit for reconfirmation of the decision	At most once, within 10 working days of the decision's expiry, subject to the lending terms in force on the date of re-confirmation.
37.	Time limit for loan disbursement to the borrower	1 working day after receipt of the document confirming the right of pledge over the collateral
38.	Place of application submission, loan processing and disbursement	All branches of the Bank
39.	List of documents to be submitted by the customer	The list of the required documents is available via the following link: List of documents (For loans without proof of income, the documents required for the financial assessment are not needed.)
****** In addition to the charges set by the Bank in these Terms and Conditions, fees for services provided by third parties may be subject to change by those third parties.***		

GENERAL PROVISIONS

1. In the case of loans granted to micro-commercial organizations and individual entrepreneurs in the amount of up to 5,000,000 Armenian drams (including 5,000,000 Armenian drams) and/or their equivalent in foreign currency, as established by the Law On State Support for Small and Medium-Sized Enterprises,
    1) the customer has the right to terminate the loan agreement unilaterally without any reason within 7 (seven) business days after its conclusion (time for consideration), returning the received loan amount in full and paying interest calculated in accordance with the effective annual interest rate provided for in the agreement.
    2) In the event of early repayment, the commissions constituting the Bank's income, which are included in the borrower's total lending costs, shall be reduced proportionally.
    3) ATTENTION: WHEN APPLYING FOR A LOAN, THE LENDER WILL PROVIDE YOU WITH AN INDIVIDUAL SHEET OF ESSENTIAL TERMS OF CONSUMER CREDIT, WHICH WILL PRESENT THE INDIVIDUAL TERMS OF THE LOAN TO BE PROVIDED TO YOU.
2. PLEASE NOTE: THE NOMINAL INTEREST RATE ON THE LOAN MAY BE CHANGED BY THE BANK. If the customer does not agree to the change in the interest rate, they are entitled to unilaterally terminate the agreement early by repaying the principal amount of the loan in full, as well as paying the accrued interest and other charges. Regardless of the rate set by the Bank, the interest rate on the loan (credit) may not exceed twice the reference bank interest rate set by the Central Bank of the Republic of Armenia.
3. The loan origination fee (if applicable) is charged on the date the loan is actually disbursed.
4. PLEASE NOTE: INTEREST ON THE LOAN IS CALCULATED ON THE BASIS OF THE NOMINAL INTEREST RATE. THE EFFECTIVE ANNUAL PERCENTAGE RATE (APR) INDICATES HOW MUCH THE LOAN WILL COST, PROVIDED THAT THE MANDATORY PAYMENTS ARE MADE IN ACCORDANCE WITH THE SPECIFIED DATES AND AMOUNTS.
5. THE METHOD FOR CALCULATING THE EFFECTIVE ANNUAL PERCENTAGE RATE IS SET OUT AT THE FOLLOWING LINK.
6. Changes in the exchange rate may affect loan repayments. When calculating the actual annual percentage rate, it must be taken into account that repayments on foreign-currency loans are made from an account held in the currency of the Loan, and if there are insufficient funds in that account, also from other accounts in any currency; in such cases, currency conversion is carried out at the relevant exchange rate in force at that time at the Bank; therefore, the actual annual interest rate may vary depending on fluctuations in the exchange rate of the currency in question.
7. The annual percentage rate (APR) may change depending on changes in the exchange rate published on the official website of the Central Bank of the Republic of Armenia.
8. Interest accrued on the principal amount of a loan granted in a foreign currency may also be paid in the currency of the loan, at the borrower's discretion.
9. The borrower is entitled to fulfil (repay) their obligations under the loan agreement early, regardless of whether such a right is provided for in the loan agreement or not.
10. The lender is entitled to unilaterally amend the principal terms of the loan, including the interest rate, by giving the borrower 7 (seven) working days' notice, or to demand early partial or full repayment of the outstanding debt, if:

    1) In the event of a fluctuation in the US dollar exchange rate of more than 5 (five) percent compared to the exchange rate published by the Central Bank of the Republic of Armenia at the time of conclusion of the loan agreement, and/or in the event of a fluctuation in the Lombard REPO interest rate published by the Central Bank of the Republic of Armenia (CBA) by more than 3 (three) percent compared to the time of conclusion of this agreement,
    2) In the event of a change in the public reference rate used as the basis for the floating interest rate published by the Bank by more than 2 (two) percentage points during the year (applies in the case of a floating interest rate),
    3) In the event of a change in the Russian ruble exchange rate published by the Central Bank of the Republic of Armenia by more than 10 (ten) percent compared to the moment of conclusion of the loan agreement,
    4) Compared to the moment of conclusion of the loan agreement, fluctuations in the prices of oil (BRENT) and gold on the international market by more than 20 (twenty) percent,
    5) In the event of the publication of negative GDP of the RA,
    6) In the event of the revocation of the license of any commercial bank of the RA by the CBA,
    7) In the event of an increase in the published unemployment rate in Armenia by more than 10 (ten) percent,
    8) In the event of a decrease in the published rate of remittances from abroad to the RA by more than 10 (ten) percent,
    9) In the event of a declaration of war or military action on the territory of the RA or a neighboring country,
    10) In the event of a declaration of a state of emergency by the RA,
    11) In the event of the appointment of early parliamentary elections in Armenia,
    12) An application is filed for declaring the Borrower or its founder bankrupt (compulsory or voluntary)
    13) The Borrower or its founder is involved as a suspect or accused in any criminal case or, in the case of criminal prosecution against the latter,

14) The demand for confiscation of an amount exceeding AMD 1 million against the Borrower or its founder is satisfied,
15) There is a court judgement imposing a custodial sentence on the Borrower's founder should he be found guilty in court under the Criminal or Civil Code, as a result of which the amount of the claim will exceed AMD 1 million, or a custodial sentence is imposed,
16) When transactions involving money laundering typologies are carried out, or when appearing on lists of persons involved in money laundering,
17) The activity of the legal entity /individual entrepreneur/ is terminated according to the Agency for State Register of Legal Entities
18) The activity of the legal entity /individual entrepreneur/ is terminated/temporarily suspended/ according to the RA SRC,
19) In the event of an increase in the customer's credit load by 20% or more after the date of conclusion of the loan agreement, with the exception of loans provided by the Bank
20) There are 30 or more days overdue on liabilities with the Bank during the last year,
21) There is a classification in another financial organization,
22) A loss by the borrower organization was recorded in the previous period in the tax and/or audit report,
23) A decrease in the borrower organization's equity compared to the previous reporting period according to the tax and/or audit report,
24) In the event of non-fulfillment and/or untimely fulfillment of tax obligations by the borrower,
25) In the event of non-fulfillment/improper performance of the client's obligations established by the loan agreement, including violation of the established covenants,
26) If the borrower assumes new obligations without the Bank's written consent, as a result of which the obligations subject to monthly repayment by the borrower exceed 20 (twenty) percent of the borrower's monthly payments as of the date of conclusion of the loan agreement,
27) In the event of a decrease in the borrower's annual net profit compared with the net profit for the previous period, as shown in the profit tax report,
28) If the borrower's average monthly turnover for the last 12 months at the time of consideration of the loan application is less than the borrower's average monthly turnover,
29) If the borrower provides guarantees and sureties in excess of 20% of current liabilities without the written consent of the Bank.

11. The Bank has the right to demand early repayment of the Loan, accrued interest, and other amounts payable to the Bank under the loan agreement from the borrower, as well as to unilaterally revise the essential terms of the loan agreement and the Loan (loan amount, maturity date, annual interest rate, Loan currency, etc.) if any of the following circumstances specified in the public terms and conditions/information bulletin for the loan provided under this agreement occur:
    1) The requirements of the loan agreement have been violated by the Borrower,
    2) The documents submitted by the Borrower that have legal significance and serve as the basis for the provision and monitoring of the Loan have been found unreliable, and the assurances and guarantees provided by the Borrower under the Agreement were incorrect, unreliable or misleading,
    3) there are circumstances or documents that actually substantiate the insolvency (bankruptcy) of the Borrower, including (but not limited to):
        i. there are grounds for balance sheet insolvency according to the RA Law "On Bankruptcy",
        ii. there is a situation of actual insolvency according to the RA Law "On Bankruptcy",
        iii. the Borrower applied for bankruptcy in accordance with the RA Law "On Bankruptcy",
        iv. if the Borrower is a bank or a credit organization and there are grounds for insolvency provided by the RA Law "On Bankruptcy of Banks and Credit Organizations,"
    4) The borrower has overdue obligations to the Bank, other banks, credit and other organizations, or the state budget or any third parties,
    5) The Borrower's bank accounts have been blocked or arrested,
    6) The collateral securing the Borrower's obligations under the Agreement has been lost, damaged, or otherwise impaired; the conditions of its storage have deteriorated, or ownership of it has been terminated in accordance with the law, and it has not been restored or replaced by collateral equivalent to that provided within 10 (ten) days of the Bank's request,
    7) Other conditions stipulated in the agreement securing the performance of the loan agreement have been violated,

8) The guarantee agreements, guarantees or insurance certificates (policies), being the security for the loan agreement, have for any reason lost their validity, including those that have been declared invalid, or which, according to the Bank, can no longer be considered as a full means of security of the loan agreement (bankruptcy of the guarantor, warranty issuer or the insurance company, non-fulfillment of cash obligations by the latter to other creditors, etc.),
9) Claims have been filed against the borrower, with the amount of the claim exceeding 25% of the book value of the borrower's total assets (*in the case of a borrower who is an individual entrepreneur, more than 25% of the loan amount*);
10) The Borrower has reduced the size of its authorized capital, has ceased its activities, or has significantly changed the nature of the activities when signing the Agreement (*in the case of individual entrepreneur borrowers, this clause shall apply to the extent applicable to an individual entrepreneur*),
11) The Borrower's operations have been hindered by the loss of ownership right to any property owned by it,
12) Any license, patent, or other permit granted to the borrower (hereinafter referred to as the "License") has expired or in any way restricted the activities carried out under the License, or the License granted to the borrower has undergone changes that prevent the borrower from continuing its activities under the same terms and to the same extent,
13) A tense political situation has been created in the Republic of Armenia, the Republic of Armenia has entered into a declared or undeclared war, large-scale military operations, rebellions or other political disturbances have occurred, except if these events do not have a significant impact on the borrower's proper performance of its obligations under the loan agreement,
14) A decision on reorganization, liquidation, or insolvency has been made by the relevant body of the borrower's management, or such events have occurred which, according to the current legislation, may cause such consequences;
15) As a result of a change in the borrower's composition (shareholders, members), the size of their shareholdings, the conclusion of any agreements with third parties, or due to other circumstances, the rights to make decisions within the Borrower's governing bodies are transferred to persons other than those who held such rights at the time the loan agreement was concluded;
16) The Bank has reliable information that indicates the possible occurrence of such events that may significantly worsen the borrower's financial situation or make it impossible for the borrower to fulfill its obligations under the loan agreement,
17) The Borrower takes measures to terminate (contest) any agreement concluded with the Bank, including through legal proceedings;
18) The performance of any obligation imposed on the borrower under the loan agreement, as well as any agreement concluded to secure the fulfilment of the obligations set out therein, becomes impossible due to its unlawfulness;
19) The loan agreement or agreements concluded for the purpose of ensuring the agreement's execution is declared invalid or unsigned,
20) The borrower has ceased business activities;
21) The borrower's auditors have issued an opinion with reservation on any of the borrower's financial statements,
22) Insurance agreement for the property mortgaged for the security of fulfillment of the obligations assumed by the loan agreement, was not concluded, or the term of the mortgaged property insurance agreement was not extended, or the beneficiary of the insurance agreement was changed by the insurer (in case of a mortgaged property insurance claim).
23) The Bank's unconditional rights to verify the intended use of the Loan provided for under the loan agreement were obstructed by the borrower. For the purposes of the loan agreement, obstruction shall be deemed to include any prohibition, breach, omission by the borrower of the use of the rights reserved to the Bank, non-provision of information or provision of unreliable information, etc.

12. The real estate mortgage agreement shall be notarised. Ownership rights to the property, the mortgage right and other property rights shall be subject to state registration
13. A POOR CREDIT HISTORY MAY PREVENT A CUSTOMER FROM OBTAINING A LOAN IN THE FUTURE.
14. THE BORROWER MAY LOSE THEIR RIGHTS TO THE PROPERTY IN THE EVENT OF FAILURE TO PERFORM OR IMPROPER PERFORMANCE OF THEIR OBLIGATIONS UNDER THE LOAN AGREEMENT.
15. In the event of the customer's failure to fulfil their obligations, where the collateral is insufficient to satisfy the debt, the debt may be recovered from the customer's other assets.
16. IN THE EVENT OF OVERDUE OBLIGATIONS, REPAYMENTS SHALL BE MADE IN THE FOLLOWING ORDER: DEBT RECOVERY COSTS, INCLUDING LEGAL COSTS (IF ANY); DEFAULT INTEREST, PENALTIES ON THE OUTSTANDING PRINCIPAL AMOUNT; ACCRUED INTEREST, SERVICE FEES AND COMMISSIONS (IF ANY), AND FINALLY, THE OUTSTANDING LOAN AMOUNT. THE LENDER HAS THE RIGHT TO UNILATERALLY AMEND THE ORDER OF REPAYMENTS SET OUT IN THIS CLAUSE AT ANY TIME.
17. Interest accrued on the principal amount of the loan may also be paid in the currency of the loan, at the borrower's discretion.

18. Disputes arising between the Bank and the borrower classified as micro-entrepreneur under RA legislation can be settled in a court proceeding or by the Financial system mediator (in the order prescribed by the RA law on "Financial system mediator"), located at 0010, Yerevan, 15 M. Khorenatsi St, "Elite Plaza" business center, 7th floor, e-mail – info@fsm.am, telephone – (+37460) 70-11-11, fax –(+37410) 58 24 21. Moreover, if the property claim does not exceed 250 000 (two hundred fifty thousand) AMD or equivalent in foreign currency, the decisions of the Financial System Mediator cannot be challenged by the Bank.
19. ***For the purpose of proper study of the client as defined by RA law on "Anti money laundering and counter terrorism financing", the Bank may require additional documents or information based on "Know Your Customer" (KYC)*** *principle.*
20. *Pursuant to the agreement concluded with the United States under the Foreign Account Tax Compliance Act (FATCA), the Bank may request additional information to determine whether a customer is a U.S. taxpayer. Furthermore, in accordance with the Tax Code of the Republic of Armenia, the Bank may request additional information for the purpose of providing the State Revenue Committee with information regarding customers who are foreign tax residents, in accordance with the procedures established under the Common Reporting Standard (CRS) of the Organisation for Economic Co-operation and Development (OECD).*
21. THE CUSTOMER HAS THE RIGHT TO COMMUNICATE WITH THE BANK THROUGH A PREFERRED MEANS OF COMMUNICATION: E-MAIL OR REGULAR POST. THE ELECTRONIC MEANS OF COMMUNICATION IS THE MOST COMFORTABLE. IT IS AVAILABLE 24/7 AND IS FREE OF THE RISK OF LOSING INFORMATION IN PAPER AS WELL AS ENSURES CONFIDENTIALITY.
22. You can familiarize yourself with the terms and conditions for providing statements, copies thereof, and references throughout the term of the loan agreement at the following link: Information Bulletin on Tariffs.
23. A list of the Bank's branches and ATMs, as well as information about their locations and hours of operation, is available at the following link: Branches and ATMs
24. The Bank provides remote banking services via the IDBusiness Mobile app and the Bank-Client online system (IDBusiness Online – https://online.idbank.am/). The procedures and terms and conditions governing the provision of remote banking services by the Bank are set out in the Public Terms and Conditions for the Provision of Remote Banking Services.

ATTENTION: THE BANK IS CONTROLLED BY THE CENTRAL BANK OF THE REPUBLIC OF ARMENIA