CREDIT PRODUCT PASSPORT FOR PURCHASE OF FIXED ASSETS

MSE-2-P

1	**Product category**	Purchase of fixed assets
2	**Product type**	Loan
3	**Agro / non agro**	All industries, except those prohibited by the risk management
4	**Product code-name in**	MSE-2-P
5	**Business line (segment)**	Micro and Small Enterprises
6	**Client**	Legal entities (LE) and individual entrepreneurs (IE)
7	**Start up**	No
8	**Current account history at the Bank**	1) ETBc (Existing To Bank clients) — clients with a current account opened at the Bank for ≥ 6 months as of the loan application date 2) NTBc (New To Bank clients) — clients with a current account opened at the Bank for < 6 months as of the loan application date (including newly onboarded clients)
9	**Purpose of the loan**	Purchase of fixed assets (including the purchase of an online check-cash register)
10	**Product limit (on this passport)**	It is determined based on the client's project
11	**Max. amount of the loan**	1) For legal entities - up to 2 600.0 mln. UZS (up to 5 million UZS for purchase of the online check-cash register); 2) For individual entrepreneurs - up to 1 300.0 mln. UZS. *Total liability of the client should not exceed these amounts*
12	**Min. amount of t the loan**	1) For legal entities - 50,0 mln. UZS; 2) For individual entrepreneurs - 25,0 mln. UZS Not designated for the purchase of online cash registers
13	**Possible currencies**	In national currency
14	**Type of maturity (Revolving / non-revolving)**	Non revolving
15	**Max. Maturity**	Up to 60 months *(up to 12 months for the purchase of online cash register)*
16	**Down payment**	1) If at least 36% of the initial payment is made(at the expense of the initiator of the project's own funds) secured by real estate, vehicles, special equipment purchased on credit. The insurance policy for the risk of non-repayment of the loan is accepted as collateral until the main security is issued; 2)If at least 20% of the initial payment is made(at the expense of the initiator of the project's own funds),secured by the acquired real estate, vehicles, special equipment; other movable and immovable property for the missing part of the collateral can be used as collateral. The insurance policy for the risk of non-repayment of the loan is accepted as collateral until the main security is issued; 3) In cases where the loan provides for the purchase of inventory and equipment, real estate with an initial payment of at least 20% (at the expense of the initiator of the project) is accepted as collateral for the loan; 4) A 20% initial payment for the purchase of an online cash register (at the expense of the initiator of the project's own funds)
17	**Required collateral coverage ratio (%)**	130%
18	**Accepted collaterals**	Real estate, Vehicles (A credit risk insurance policy is accepted as security until the main provisions are formalized), and purpose of the loan if its pledgable). *Cases in which a credit default insurance policy may be accepted as collateral before the primary collateral is registered:* *- when purchasing a vehicle from the primary or secondary market, a credit default insurance policy may be accepted as collateral until the primary collateral is officially registered. In cases of purchasing a vehicle from the primary market, a level-14 insurance policy must be issued for at least 3 months, and for no less than the delivery period specified in the sales agreement. A level-3 insurance policy (KASKO) covering 100% of the vehicle's value must be maintained for the entire loan term.* *- when purchasing real estate or vehicles through an auction, a credit default insurance policy may be accepted as collateral until the primary collateral is officially registered.* For the assessment of collateral at market value, an appraisal report from an external valuation company is required. *(When purchasing an online cash register, a personal guarantee of an individual is accepted as collateral)*
19	**Frequency of interest payments**	Monthly payment
20	**Type of disbursement**	By transferring money to the supplier's account. It is carried out on the condition of one-time or gradual transfer
21	**Availability period (in month)**	3 months from the date of signing the loan agreement
22	**Funding**	The bank's own funds and attracted funds
23	**Grace period for capital repayment**	Up to 2 months
24	**Method of reimbursement**	Annuity or differential method
25	**Frequency of capital repayment**	Monthly or quarterly depending on the project
26	**Rule of prepayment**	Early repayment option available
27	**List of documents typically provided by the customer during the lending process**	In accordance with Annex 1 to the Lending Regulations of Ipoteka-bank
28	**Additional terms**	Micro and Small Enterprises that have transferred their primary account from another commercial bank to Ipoteka-bank or hold a secondary account with the Bank may be granted a loan. No minimum account opening period or minimum servicing period with the Bank is required
29	**Risk restrictions**	It shall be determined by the Risk Analysis and Modeling Directorate
30	**Risk criteria (checklists)**	It shall be determined by the Risk Analysis and Modeling Directorate

31	**Attention points of the product**	It is not allowed to use compensations from the state fund for the support of business activities
32	**Interest rate (IR) (%)**	1. If a primary bank account exists as of the date of conclusion of the Loan Agreement The interest rate for the use of the loan shall be set at 24.0% per annum. *In the event of closure of the Borrower's primary bank account with the Bank, the interest rate for the loan shall be set at 24.9% per annum, starting from the month following the month in which the primary bank account is closed*
		2. If a primary bank account does not exist as of the date of conclusion of the Loan Agreement The interest rate for the use of the loan shall be set at 24.9% per annum. *Upon opening by the Borrower of a primary bank account with the Bank, the interest rate for the loan shall be set at 24.0% per annum based on the Borrower's written request and shall apply starting from the month following the month in which the Bank receives such request*