

Սույնով հավաստվում է, որ կցված Հայաստանի Հանրապետության և Ասիական զարգացման բանկի միջև «Կենսունակության բարելավման և հզորացման համար բնակարանային բարեփոխումներ» (THRIVE) վարկային համաձայնագրի Հայաստանի Հանրապետության արտաքին գործերի նախարարության միջազգային պայմանագրերի պահոցում (դեպոզիտում) պահվող բնօրինակի նույնական պատճենն է:

**Հայաստանի Հանրապետության
արտաքին գործերի նախարարության
միջազգային պայմանագրերի և
իրավունքի վարչության պետ՝**



Նելլի Սարոյան

LOAN NUMBER 4638-ARM

LOAN AGREEMENT
(Ordinary Operations)

(Transformative Housing Reforms for Improved Vitality and Empowerment Program)

between

REPUBLIC OF ARMENIA

and

ASIAN DEVELOPMENT BANK

DATED 30 October 2025

ARM 58122

**LOAN AGREEMENT
(Ordinary Operations)**

LOAN AGREEMENT dated _____ between REPUBLIC OF ARMENIA ("Borrower") and ASIAN DEVELOPMENT BANK ("ADB").

WHEREAS

(A) the Borrower has applied to ADB for a loan for the purposes of the Program described in Schedule 1 to this Loan Agreement;

(B) by a grant agreement of even date herewith between the Borrower and ADB ("Grant Agreement"), ADB has agreed to make available a grant ("Grant") to the Borrower from the Global Concessional Financing Facility in the amount of sixteen million four hundred and fifty thousand Dollars (\$16,450,000) for the purposes of the Program; and

(C) ADB has agreed to make a loan to the Borrower from ADB's ordinary capital resources upon the terms and conditions set forth herein;

NOW THEREFORE the parties hereto agree as follows:

ARTICLE I

Loan Regulations; Definitions

Section 1.01. All the provisions of ADB's Ordinary Operations Loan Regulations, dated 1 January 2022 ("Loan Regulations"), are hereby made applicable to this Loan Agreement with the same force and effect as if they were fully set forth herein, subject, however, to the following modifications:

(a) Section 2.01(qq) is deleted and the following is substituted therefor:

The term "Program" means the program for which ADB has agreed to make the Loan, as described in the Loan Agreement and as such description may be amended from time to time by agreement between ADB and the Borrower.

(b) The term "Project" wherever it appears in the Loan Regulations shall be substituted by the term "Program".

(c) Section 2.01(ss) is deleted and the following is substituted therefor:

The term "Program Executing Agency" means the entity or entities responsible for the carrying out of the Program as specified in the Loan Agreement.

- (d) The term “Project Executing Agency” wherever it appears in the Loan Regulations shall be substituted by the term “Program Executing Agency”.

Section 1.02. Wherever used in this Loan Agreement, the several terms defined in the Loan Regulations have the respective meanings therein set forth unless modified herein or the context otherwise requires. Additional terms used in this Loan Agreement have the following meanings:

- (a) “Anticorruption Guidelines” means ADB’s Guidelines to Prevent or Mitigate Fraud, Corruption and Other Prohibited Activities in Results-Based Lending for Programs as set forth in Appendix to the PID;
- (b) “Deposit Account” means the account referred to in paragraph 2 of Schedule 3 to this Loan Agreement;
- (c) “DLI” means each disbursement-linked indicator as set forth in the DLI Matrix;
- (d) “DLI Matrix” means the DLI matrix for the Program as set forth in Attachment 2 of Schedule 3 to this Loan Agreement, as updated from time to time by the Borrower and ADB;
- (e) “DLI Verification Protocol” means the protocol for verifying the Borrower’s achievement of each DLI, as set forth in the PID;
- (f) “Eligible Expenditures” means the eligible expenditures referred to in paragraph 2 of Schedule 4 to this Loan Agreement;
- (g) “Environmental Safeguards” means the objectives and policy principles set forth in Chapter V of the SPS;
- (h) “Fiscal Year” means the fiscal year of the Borrower, which runs from 1 January to 31 December of each year;
- (i) “HDFP” means the Borrower’s Government of Armenia’s State Assistance Program for Housing for Displaced Families, which is supported by the Program;
- (j) “High-Value Contracts” means (i) procurement of works, turnkey and supply and installation contracts that cost \$50 million equivalent or more per contract; (ii) procurement of goods contracts that cost \$30 million equivalent or more per contract; (iii) information technology or nonconsulting services contracts that cost \$20 million equivalent or more per contract; and (iv) consulting services contracts that cost \$15 million equivalent or more per contract;
- (k) “Indigenous Peoples Safeguards” means the objectives and policy principles set forth in Chapter V of the SPS;
- (l) “Involuntary Resettlement Safeguards” means the objectives and policy principles set forth in Chapter V of the SPS;

- (m) "Loan Disbursement Handbook" means ADB's Loan Disbursement Handbook (2022, as amended from time to time);
- (n) "PID" means the program implementation document for the Program dated August 19, 2025, as updated from time to time by the Borrower and ADB;
- (o) "Program Action Plan" means the action plan for the Program dated August 19, 2025, as updated from time to time by the Borrower and ADB;
- (p) "Program Actions" means the actions set out in the Program Action Plan;
- (q) "Program Completion Date" means the date set out in paragraph 3 of Schedule 1 to this Loan Agreement, or such other date as the Borrower and ADB may agree;
- (r) "Program Executing Agency" for the purposes of, and within the meaning of, the Loan Regulations means the Ministry of Finance of the Borrower or any successor thereto acceptable to ADB, which is responsible for the carrying out of the Program;
- (s) "SPS" means ADB's Safeguard Policy Statement (2009); and
- (t) "Table" means the table on the allocation and withdrawal of Loan proceeds set forth in Attachment 1 of Schedule 3 to this Loan Agreement.

ARTICLE II

The Loan

Section 2.01. (a) ADB agrees to lend to the Borrower from ADB's ordinary capital resources an amount of two hundred fifty million Dollars (\$250,000,000), as such amount may be converted from time to time through a Currency Conversion in accordance with the provisions of Section 2.06 of this Loan Agreement.

(b) The Loan has a principal repayment period of 17 years, and a grace period as defined in subsection (c) hereinafter.

(c) The term "grace period" as used in subsection (b) hereinabove means the period prior to the first Principal Payment Date in accordance with the amortization schedule set forth in Schedule 2 to this Loan Agreement.

Section 2.02. The Borrower shall pay to ADB interest on the principal amount of the Loan withdrawn and outstanding from time to time at a rate for each Interest Period equal to the sum of:

- (a) SOFR;

- (b) 0.60% as provided by Section 3.02 of the Loan Regulations less a credit of 0.10% as provided by Section 3.03 of the Loan Regulations; and
- (c) A maturity premium of 0.30% as provided by Section 3.03 of the Loan Regulations.

Section 2.03. The Borrower shall pay a commitment charge of 0.15% per annum. Such charge shall accrue on the full amount of the Loan (less amounts withdrawn from time to time), commencing 60 days after the date of this Loan Agreement.

Section 2.04. Interest and other charges on the Loan shall be payable semiannually on 15 December and 15 June in each year.

Section 2.05. The Borrower shall repay the principal amount of the Loan withdrawn from the Loan Account in accordance with the provisions of Schedule 2 to this Loan Agreement.

Section 2.06. (a) The Borrower may at any time request any of the following Conversions of the terms of the Loan in order to facilitate prudent debt management:

- (i) a change of the Loan Currency of all or any portion of the principal amount of the Loan, whether withdrawn and outstanding or unwithdrawn, to an Approved Currency;
- (ii) a change of the interest rate basis applicable to all or any portion of the principal amount of the Loan withdrawn and outstanding from a Floating Rate to a Fixed Rate, or vice versa; and
- (iii) the setting of limits on the Floating Rate applicable to all or any portion of the principal amount of the Loan withdrawn and outstanding by the establishment of an Interest Rate Cap or Interest Rate Collar on said Floating Rate.

(b) Any conversion requested pursuant to subsection (a) hereinabove that is accepted by ADB shall be considered a "Conversion", as defined in Section 2.01(e) of the Loan Regulations, and shall be effected in accordance with the provisions of Article V of the Loan Regulations and the Conversion Guidelines.

ARTICLE III

Use of Proceeds of the Loan

Section 3.01. The Borrower shall apply the proceeds of the Loan to the financing of expenditures of the Program in accordance with the provisions of this Loan Agreement.

Section 3.02. The proceeds of the Loan shall be allocated and withdrawn in accordance with the provisions of Schedule 3 to this Loan Agreement, as such Schedule may

be amended from time to time by agreement between the Borrower and ADB.

Section 3.03. The Loan Closing Date for the purposes of Section 9.02 of the Loan Regulations shall be 31 December 2030 or such other date as may from time to time be agreed between the Borrower and ADB.

ARTICLE IV

Particular Covenants

Section 4.01. In the carrying out of the Program, the Borrower shall perform, or cause to be performed, all obligations set forth in Schedule 4 to this Loan Agreement and the Grant Agreement.

Section 4.02. (a) The Borrower shall (i) maintain separate accounts and records for the Program; (ii) prepare annual financial statements for the Program in accordance with financial reporting standards acceptable to ADB; (iii) have such financial statements audited annually by independent auditors whose qualifications, experience and terms of reference are acceptable to ADB, in accordance with auditing standards acceptable to ADB; (iv) as part of each such audit, have the auditors prepare a report, which includes the auditors' opinion(s) on the financial statements, and a management letter (which sets out the deficiencies in the internal control of the Program that were identified in the course of the audit, if any); and (v) furnish to ADB, no later than 6 months after the end of each related fiscal year, copies of such audited financial statements, audit report and management letter, all in the English language, and such other information concerning these documents and the audit thereof as ADB shall from time to time reasonably request.

(b) ADB shall disclose the annual audited financial statements for the Program and the opinion of the auditors on the financial statements within 14 days of the date of ADB's confirmation of their acceptability by posting them on ADB's website.

(c) The Borrower shall enable ADB, upon ADB's request, to discuss the financial statements for the Program and the Borrower's financial affairs where they relate to the Program with the auditors appointed pursuant to subsection (a)(iii) hereinabove, and shall authorize and require any representative of such auditors to participate in any such discussions requested by ADB. This is provided that such discussions shall be conducted only in the presence of an authorized officer of the Borrower, unless the Borrower shall otherwise agree.

Section 4.03. As part of the information and reports referred to in Sections 7.01 and 7.04 of the Loan Regulations, the Borrower shall furnish, or cause to be furnished, to ADB (a) semiannual reports on the implementation of the Program, including the accomplishment of the DLIs, the carrying out of the Program Actions and the Eligible Expenditures; and (b) as ADB shall reasonably request, additional information in connection with the reports described in subsection (a) hereinabove and other information on Program implementation.

Section 4.04. The Borrower shall enable ADB's representatives to inspect the Program and any relevant records and documents.

ARTICLE V

Suspension; Acceleration of Maturity

Section 5.01. The following is specified as an additional event for suspension of the right of the Borrower to make withdrawals from the Loan Account for the purposes of Section 9.01(m) of the Loan Regulations: the Grant shall have become liable for suspension or cancellation.

Section 5.02. The following is specified as an additional event for acceleration of maturity for the purposes of Section 9.07(a)(iv) of the Loan Regulations: the event specified in Section 5.01 of this Loan Agreement shall have occurred.

ARTICLE VI

Effectiveness

Section 6.01. The following are specified as additional conditions to the effectiveness of this Loan Agreement for the purposes of Section 10.01(f) of the Loan Regulations:

- (a) the Grant Agreement shall have been duly executed and delivered on behalf of the Borrower, and all conditions precedent to its effectiveness (other than a condition requiring the effectiveness of this Loan Agreement) shall have been fulfilled; and
- (b) the Borrower shall ensure that separate budget codes are established to differentiate expenses for mortgage repayments, interest repayments and cash assistance.

Section 6.02. The following is specified as an additional matter, for the purposes of Section 10.02(d) of the Loan Regulations, to be included in the opinion or opinions to be furnished to ADB: that the Grant Agreement has been duly authorized or ratified by, and executed and delivered on behalf of, the Borrower, and is legally binding upon the Borrower in accordance with its terms, subject only to the effectiveness of this Loan Agreement.

Section 6.03. A date 90 days after the date of this Loan Agreement is specified for the effectiveness of this Loan Agreement for the purposes of Section 10.04 of the Loan Regulations.

ARTICLE VII

Miscellaneous

Section 7.01. The Minister of Finance of the Borrower is designated as representative of the Borrower for the purposes of Section 12.02 of the Loan Regulations.

Section 7.02. The following addresses are specified for the purposes of Section 12.01 of the Loan Regulations:

For the Borrower

Ministry of Finance
1 Melik-Adamyany Street
Yerevan 0010, Armenia

Facsimile Number:

(374 11) 800-132

For ADB

Asian Development Bank
6 ADB Avenue
Mandaluyong City
1550 Metro Manila
Philippines

Facsimile Number:

(632) 8636-2444.

IN WITNESS WHEREOF the parties hereto, acting through their representatives thereunto duly authorized, have caused this Loan Agreement to be signed in their respective names as of the day and year first above written and to be delivered at the principal office of ADB.

REPUBLIC OF ARMENIA

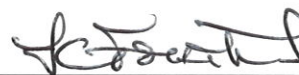
By



VAHE HOVHANNISYAN
Minister of Finance and ADB Governor

ASIAN DEVELOPMENT BANK

By



LUKE FOCHTMAN
Officer-in-Charge
Armenia Resident Mission

SCHEDULE 1

Description of the Program

1. The objective of the Program is to support HDFP's implementation to enhance opportunities for ethnic Armenian refugees to receive long-term housing and improved social and economic conditions.
2. The Program shall comprise:
 - (a) **Improved social housing governance policy framework developed** through (i) establishment of an interministerial committee with key government stakeholders – Ministry of Labor and Social Affairs, National Mortgage Company, Urban Development Committee and Ministry of Finance, and at least 35% female representation; and (ii) ensuring a gender-responsive outreach to eligible refugee households;
 - (b) **Resilient and inclusive housing finance systems established** through (i) establishment and/or enhancement of gender-responsive, and inclusive building standards that are environmentally sustainable and resilient to seismic and other natural hazards and their incorporation into building design and construction; and (ii) harmonization of other support programs for ethnic Armenian refugees and other underserved Armenian citizens;
 - (c) **Market regulations and financing mechanisms improved** through (i) revision of regulations governing National Mortgage Company's leverage ratios, (ii) enablement of mortgage-backed securitization or covered bond program(s) through a planned issuance strategy; and (iii) adoption of a regulation requiring developers to meet minimum financial covenants and commitments; and
 - (d) **Institutions strengthened, and beneficiary knowledge enhanced** through (i) strengthening of the Ministry of Labor and Social Affairs, National Mortgage Company, and other relevant institutions' capacities in the area of housing finance and management of housing programs; and (ii) development of the HDFP beneficiaries' financial literacy.
3. The Program is expected to be completed by 31 December 2030.

SCHEDULE 2

Amortization Schedule

1. The following table sets forth the Principal Payment Dates of the Loan and the percentage of the total principal amount of the Loan payable on each Principal Payment Date (Installment Share). If the proceeds of the Loan shall have been fully withdrawn as of the first Principal Payment Date, the principal amount of the Loan repayable by the Borrower on each Principal Payment Date shall be determined by ADB by multiplying (a) the total principal amount of the Loan withdrawn and outstanding as of the first Principal Payment Date; by (b) the Installment Share for each Principal Payment Date, such repayment amount to be adjusted, as necessary, to deduct any amounts referred to in paragraph 4 of this Schedule, to which a Currency Conversion applies.

<u>Date Payment Due</u>	<u>Installment Share</u> (Expressed as a %)
15 December 2035	2.941176
15 June 2036	2.941176
15 December 2036	2.941176
15 June 2037	2.941176
15 December 2037	2.941176
15 June 2038	2.941176
15 December 2038	2.941176
15 June 2039	2.941176
15 December 2039	2.941176
15 June 2040	2.941176
15 December 2040	2.941176
15 June 2041	2.941176
15 December 2041	2.941176
15 June 2042	2.941176
15 December 2042	2.941176
15 June 2043	2.941176
15 December 2043	2.941176
15 June 2044	2.941176
15 December 2044	2.941176
15 June 2045	2.941176
15 December 2045	2.941176
15 June 2046	2.941176
15 December 2046	2.941176
15 June 2047	2.941176

15 December 2047	2.941176
15 June 2048	2.941176
15 December 2048	2.941176
15 June 2049	2.941176
15 December 2049	2.941176
15 June 2050	2.941176
15 December 2050	2.941176
15 June 2051	2.941176
15 December 2051	2.941176
15 June 2052	2.941192
Total	100.000000

2. If the proceeds of the Loan shall not have been fully withdrawn as of the first Principal Payment Date, the principal amount of the Loan repayable by the Borrower on each Principal Payment Date shall be determined as follows:

- (a) to the extent that any proceeds of the Loan shall have been withdrawn as of the first Principal Payment Date, the Borrower shall repay the amount withdrawn and outstanding as of such date in accordance with paragraph 1 of this Schedule;
- (b) any withdrawal made after the first Principal Payment Date shall be repaid on each Principal Payment Date falling after the date of such withdrawal in amounts determined by ADB by multiplying the amount of each such withdrawal by a fraction, the numerator of which shall be the original Installment Share specified in the table in paragraph 1 of this Schedule for said Principal Payment Date (the Original Installment Share) and the denominator of which shall be the sum of all remaining Original Installment Shares for Principal Payment Dates falling on or after such date, such repayment amounts to be adjusted, as necessary, to deduct any amounts referred to in paragraph 4 of this Schedule, to which a Currency Conversion applies.

3. Withdrawals made within 2 calendar months prior to any Principal Payment Date shall, for the purposes solely of calculating the principal amounts payable on any Principal Payment Date, be treated as withdrawn and outstanding on the second Principal Payment Date following the date of withdrawal and shall be repayable on each Principal Payment Date commencing with the second Principal Payment Date following the date of withdrawal.

4. Notwithstanding the provisions of paragraphs 1 and 2 of this Schedule, upon a Currency Conversion of all or any portion of the withdrawn principal amount of the Loan to an Approved Currency, the amount so converted in said Approved Currency that shall be repayable on any Principal Payment Date occurring during the Conversion Period, shall be determined by ADB by multiplying such amount in its currency of denomination immediately prior to said Conversion by either: (a) the exchange rate that reflects the amounts of principal in said Approved Currency payable by ADB under the Currency Hedge Transaction relating to said Conversion; or

(b) if ADB so determines in accordance with the Conversion Guidelines, the exchange rate component of the Screen Rate.

5. If the principal amount of the Loan withdrawn and outstanding from time to time shall be denominated in more than one Loan Currency, the provisions of this Schedule shall apply separately to the amount denominated in each Loan Currency, so as to produce a separate amortization schedule for each such amount.

SCHEDULE 3

Allocation and Withdrawal of Loan Proceeds

General

1. Except as set out in this Schedule or as ADB may otherwise agree, the Loan proceeds shall be disbursed in accordance with the Loan Disbursement Handbook.

Deposit Account

2. Prior to submitting the first application to ADB for withdrawal from the Loan Account, the Borrower shall nominate an account in the name of the Program Executing Agency as the Deposit Account for the Program with the State Treasury (the "Deposit Account") into which all withdrawals from the Loan Account shall be deposited through the Borrower's Single Treasury Account at the Central Bank of Armenia (the details of which will be duly notified by the Borrower to ADB in a withdrawal request).
3. The Borrower shall maintain separate records in respect of the Deposit Account in accordance with accounting principles acceptable to ADB.

Basis for Withdrawal from the Loan Account

4. (a) The Table sets out the Loan amounts allocated for withdrawal in respect of a DLI upon the Borrower's achievement of the corresponding DLI targets as set out in the DLI Matrix. The years set out in the Table are indicative. They do not restrict withdrawal on account of any DLI targets achieved whether ahead of, or later than, the indicated year, provided that such DLI targets are achieved on or before the Program Completion Date.

(b) ADB may, by notice to the Borrower, reallocate the Loan amounts set out in the Table within the same DLI or from one DLI to any other DLI.

5. Prior to submitting any application for withdrawal from the Loan Account in respect of a DLI, the Borrower shall submit to ADB in accordance with the DLI Verification Protocol satisfactory evidence showing that: (a) such DLI has been fully achieved; or (b) for a DLI for which partial disbursement is allowed (as specified in the DLI Matrix), such DLI has been achieved to the extent required for partial disbursement under the DLI Verification Protocol. Upon ADB's confirmation that the DLI has been achieved in full or in part, the Borrower may submit to ADB an application for withdrawal of the corresponding Loan amount for such DLI.

Advance Financing and Financing for Prior Results

6. (a) Prior to the achievement of the DLIs, the Borrower may withdraw from the Loan Account an advance financing amount for the purposes of meeting the Program's financing requirements and supporting the achievement of such DLIs, provided that the outstanding advance financing amount shall not, at any time, exceed 25% of the Loan amount. ADB shall deduct the outstanding advance financing amount, or any portion thereof, from the Loan proceeds to be disbursed upon achievement of the DLIs.

(b) The Borrower may withdraw from the Loan Account for DLIs achieved prior to the Effective Date but not earlier than 12 months before the date of this Loan Agreement, provided that the aggregate of such withdrawals for prior results shall not exceed 20% of the Loan amount.

(c) The aggregate of the outstanding advance financing amount and the amount withdrawn for financing for prior results under subparagraphs (a) and (b) hereinabove shall not, at any time, exceed 30% of the Loan amount.

Reconciliation

7. If any DLI has not been achieved by the Program Completion Date, the Borrower shall, within 6 months of the Program Completion Date, provide a refund to ADB for any outstanding advance financing amount or part thereof for such DLI.

8. If the total Eligible Expenditures amount to less than the Loan amount withdrawn by the Borrower, the Borrower shall provide a refund to ADB for an amount equal to the extent of the shortfall within 6 months of the Program Completion Date.

TABLE

ALLOCATION AND WITHDRAWAL OF LOAN PROCEEDS (\$)								
Disburse ment- Linked Indicators (DLI)	Total ADB Financing Allocation		Financing for Prior Results (2025)	2026	2027	2028	2029	2030
DLI 1	60,000,000		5,142,856	12,000,000	13,714,286	12,000,000	8,571,429	8,571,429
DLI 2	75,000,000		18,750,000	18,750,000	18,750,000	18,750,000		
DLI 3	25,000,000		4,166,667	4,166,666	4,166,667	4,166,666	4,166,667	4,166,667
DLI 4	5,000,000		833,334	833,333	833,333	833,333	833,333	833,334
DLI 5	12,500,000		0	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000
DLI 6	25,000,000		0	7,142,857	5,714,286	5,000,000	3,571,428	3,571,429
DLI 7	10,000,000		0			10,000,000		
DLI 8	10,000,000		0		10,000,000			
DLI 9	15,000,000		3,000,000		12,000,000			
DLI 10	12,500,000		0		12,500,000			
Total	250,000,000		31,892,857	45,392,856	80,178,572	53,249,999	19,642,857	19,642,859

DLI MATRIX

Disbursement-Linked Indicators	Baseline Value	Baseline Year	Target Values				2029	2030
			Prior results (2025)	2026	2027	2028		
Outcome: Enhanced opportunities for ethnic Armenian refugees to receive long-term housing and improved social and economic conditions								
1. 7,000 mortgages originated under the program, at least 20% of which are for households headed by women (MLSA)	0	2024	600 mortgages originated under the program	1,400 mortgages originated under the program	1,600 mortgages originated under the program	1,400 mortgages originated under the program	1,000 mortgages originated under the program	1,000 mortgages originated under the program
2. Support programs for ethnic Armenian refugees harmonized by developing and implementing pilot rental programs ² (MLSA)	None	2024	Existing rental subsidy scheme successfully transitioned to a new rental support program following a vulnerability assessment.	Pilot rental program designed, approved and implemented	New rental support program approved and implemented	Rental support program approved and implemented		
Outputs								
Output 1: Improved social housing governance policy framework developed								
3. Comprehensive management information system (MIS) to harmonize benefits	Does not exist	2024	Comprehensive MIS developed and launched; and digitalized vulnerability assessment	Pilot of the vulnerability assessment system under the MIS implemented in	Digitalized vulnerability assessment system implemented across the	At least 50% of applications made by beneficiaries in the Unified System of	At least 80% of applications made by beneficiaries in the Unified System of	100% of applications made by beneficiaries in the Unified System of

Disbursement-Linked Indicators	Baseline Value	Baseline Year	Target Values					
			Prior results (2025)	2026	2027	2028	2029	2030
established and operationalized (MLSA)			system launched.	two regions of the country.	country, with each household beneficiary creating an account and applying for benefits in the Unified System of Applications for the Social Protection Sector, as defined by the Law on Social Assistance	Applications for the Social Protection Sector processed in a timely manner.	Applications for the Social Protection Sector processed in a timely manner.	Applications for the Social Protection Sector processed in a timely manner.
4. Long-term housing strategy to address pre-existing and ongoing housing needs developed and adopted. (MLSA)	Not applicable	2024	Comprehensive long-term housing strategy to address pre-existing and ongoing housing needs developed	Comprehensive long-term housing strategy to address pre-existing and ongoing housing needs adopted	Long-term housing strategy implemented with and monitoring and evaluation framework of the strategy adopted	Long-term housing strategy implemented with 20% of key targets achieved and monitoring and evaluation of targets undertaken	Long-term housing strategy implemented with 30% of key targets achieved and annual monitoring and evaluation reporting completed	Long-term housing strategy implemented with 40% of key targets achieved and annual monitoring and evaluation of reporting completed
Output 2: Resilient and inclusive housing finance systems established								
5. 350 households residing in energy-efficient, sustainable, or	0	2024		18 households residing in energy-efficient,	52 households residing in energy-efficient,	70 households residing in energy-efficient, sustainable,	105 households residing in energy-efficient, sustainable,	105 households residing in energy-efficient, sustainable,

Disbursement-Linked Indicators	Baseline Value	Baseline Year	Target Values						
			Prior results (2025)	2026	2027	2028	2029		
climate-resilient or seismic-resilient buildings (MLSA and UDC)				sustainable, climate-resilient or seismic-resilient buildings	sustainable, climate-resilient or seismic-resilient buildings	climate-resilient or seismic-resilient buildings	climate-resilient or seismic-resilient buildings		climate-resilient or seismic-resilient buildings
6. Household applications processed and approved, and housing certificates utilized, of which at least 20% comprise single women with children or households headed by women (MLSA)	0	2024		2,000 household applications processed and approved, and housing certificates utilized, of which at least 20% comprise single women with children or households headed by women	1,600 household applications processed and approved, and housing certificates utilized, of which at least 20% comprise single women with children or households headed by women	1,400 applications processed and approved, and housing certificates utilized, of which at least 20% comprise single women with children or households headed by women	1,000 household applications processed and approved, and housing certificates utilized, of which at least 20% comprise single women with children or households headed by women		1,000 household applications processed and approved, and housing certificates utilized, of which at least 20% comprise single women with children or households headed by women
Output 3: Market regulations and financing mechanisms improved									
7. NMC's restructuring strategy to become market-oriented and support long-term housing finance (e.g. through divestment from	Not applicable	2024				NMC's restructuring strategy to become market-oriented and support long-term housing finance (e.g. through			

Disbursement-Linked Indicators	Baseline Value	Baseline Year	Target Values				2029	2030
			Prior results (2025)	2026	2027	2028		
CBA) adopted (NMC and CBA)						divestment from CBA) adopted		
8. NMC capitalized (NMC)	AMD55,446,571,000	2024			NMC capitalized			
9. AMD15 billion of NMC bonds issued (NMC)	AMD27 billion outstanding and AMD7 billion issued	2024	Regulation to remove maximum leverage ratio ceiling adopted, enabling increased bond issuance		AMD15 billion issued			
Output 4: Institutions strengthened, and beneficiary knowledge enhanced								
10. All ethnic Armenian refugees can access existing social protection programs for non-refugee (MLSA)	Not applicable	2024		Ethnic Armenian refugees assisted in applying for existing social protection programs for non-refugees				

SCHEDULE 4

Execution of Program

Implementation Arrangements

1. The Borrower and the Program Executing Agency shall ensure that the Program is implemented in accordance with the detailed arrangements set forth in the PID. Any subsequent change to the PID shall become effective only after approval of such change by the Borrower and ADB. In the event of any discrepancy between the PID and this Loan Agreement and the Grant Agreement, the provisions of this Loan Agreement and the Grant Agreement shall prevail.

2. The Borrower shall ensure that the aggregate amount of Eligible Expenditures under the Program is equal to or exceeds the Loan and Grant proceeds withdrawn by the Borrower for the Program. Such Eligible Expenditures are part of the expenditures incurred under the HDFP, but they exclude any expenditures for (a) procurement of works, goods and services from persons or entities debarred or suspended by ADB; (b) procurement involving High-Value Contracts; (c) any activities which are classified as category A for environmental impact under the SPS; (d) any activities assessed as likely to have significant adverse impacts that are sensitive, diverse, or unprecedented on environment and/or affected people; and (e) any activities which are prohibited investment activities provided in Appendix 5 of the SPS.

DLI Compliance and Program Dialogue

3. The Borrower shall ensure that all DLIs achieved under the Program continue to be complied with for the duration of the Borrower's program.

4. The Borrower shall keep ADB informed of discussions with other multilateral or bilateral aid agencies that may have implications for the implementation of the Borrower's program and the Program and shall provide ADB with an opportunity to comment on any resulting proposals. The Borrower shall give due consideration to ADB's views before finalizing and implementing any such proposal.

Technical and Operational Requirements

5. The Borrower shall ensure that all Program Actions in the area of technical and operational requirements (including IVA, M&E, and anticorruption) are implemented in a timely and efficient manner.

Financial Management

6. The Borrower shall ensure that all Program Actions in the area of financial management are implemented in a timely and efficient manner.

Procurement

7. The Borrower shall ensure that each contract under the Program is awarded on the basis of the Program's procurement system, having due regard for principles of competition, economy and efficiency, transparency, and fairness and equal opportunity.

8. The Borrower shall ensure that all Program Actions in the area of procurement are implemented in a timely and efficient manner.

Environmental and Social Safeguards

9. The Borrower shall ensure that all Program Actions in the area of environmental and social safeguards are implemented in a timely and efficient manner.

10. (a) The Borrower shall ensure that the Program does not involve any environmental risks or impacts within the meaning of the SPS. If due to unforeseen circumstances, the Program involves any such impacts, the Borrower shall ensure that the Program complies with (a) all applicable laws and regulations of the Borrower relating to environment, health and safety; (b) Environmental Safeguards; and (c) all measures and requirements, including monitoring requirements set forth in the Program Action Plan.

(b) Notwithstanding subparagraph (a) above, the Borrower shall ensure that no construction or rehabilitation works under the Program involve significant adverse environmental impacts that may be classified as category A under the SPS. Prior to commencing any construction or rehabilitation works under the Program, the Borrower shall conduct a screening to ensure that any works that may be classified as category A for environment impacts within the meaning of SPS are excluded from the Program.

11. The Borrower shall ensure that the Program does not involve any resettlement risks or impacts within the meaning of the SPS. If due to unforeseen circumstances, the Program involves any such impacts, the Borrower shall ensure that the Program complies with (a) all applicable laws and regulations of the Borrower relating to resettlement; (b) Involuntary Resettlement Safeguards; and (c) all measures and requirements, including monitoring requirements set forth in the Program Action Plan.

12. The Borrower shall ensure that the Program does not involve any indigenous people risks or impacts within the meaning of the SPS. If due to unforeseen circumstances, the Program involves any such impacts, the Borrower shall ensure that the Program complies with (a) all applicable laws and regulations of the Borrower relating to indigenous peoples; (b) Indigenous Peoples Safeguards; and (c) all measures and requirements, including monitoring requirements set forth in the Program Action Plan.

Gender and Social Equality

13. The Borrower shall ensure that all Program Actions in the area of gender and social equality are implemented in a timely and efficient manner.

Governance and Anticorruption

14. The Borrower shall ensure, or cause the Program Executing Agency and implementing agencies to ensure, that the Program complies with the Anticorruption Guidelines and that all appropriate and timely measures are taken to prevent, detect and respond to allegations of fraud, corruption or any other prohibited activities relating to the Program in accordance with the Anticorruption Guidelines.

15. The Borrower shall, or cause the Program Executing Agency and implementing agencies to, (a) promptly inform ADB of any allegations of fraud, corruption or any other prohibited activities relating to the Program; and (b) cooperate fully with any investigation by ADB on such allegations and extend all necessary assistance, including providing access to all relevant records, for satisfactory completion of such investigation.

16. Within 90 days of the Effective Date, the Borrower shall, or cause the Program Executing Agency and implementing agencies to, update its public website to (a) provide information on progress of the Program; (b) post the annual audited financial statements for the Program, as such financial statements become available; and (c) disseminate other relevant information on Program implementation.