

UniCredit Bank Czech Republic and Slovakia: Planned Covered Bond Issuance

Investor Presentation

Prague, August 2025

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Solely for the purposes of each manufacturer's product approval process, the target market assessment in respect of the Securities has led to the conclusion that: (i) the target market for the Securities is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook ("COBS"), and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 ("UK MiFIR"); and (ii) all channels for distribution of the Securities to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Securities (a "distributor") should take into consideration the manufacturers' target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the "UK MiFIR Product Governance Rules") is responsible for undertaking its own target market assessment in respect of the Securities (by either adopting or refining the manufacturers' target market assessment) and determining appropriate distribution channels.

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Executive Summary



Czech Republic & Slovakia at a Glance



UniCredit Group



UniCredit CZSK at a Glance



UniCredit CZSK Cover Pool



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Executive Summary

Czech Republic and Slovakia

- Developed, high-income, export-oriented market economies located in the heart of Central Europe
- Members of European Union since 2004
- Slovakia part of Eurozone since 2009

UniCredit Group

- Pan-European banking group with 13 core European markets and a global presence
- Around 15 million customers in Europe, with 1 million in the Corporate sector
- Clients of the Group can benefit from UniCredit's CEE network, in which the Group is the market leader
- Regular and experienced EUR Covered Bond issuer

UniCredit CZSK

- 4th largest bank in Czech Republic based on Total Assets (EUR 45.1 bln)¹
- Well capitalized bank with CET1 ratio at 23.70%¹
- Sound liquidity position with LCR 139%¹
- Leading domestic bank in Corporate business

Transaction Summary

- Covered Bond EUR 500 mln (WNG)
- Premium and ECBC label
- 4.5Y Maturity

(1) Figures on stand-alone basis as of Jun 25

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Indicative Terms

Issuer	UniCredit Bank Czech Republic and Slovakia, a.s.
Size	EUR 500 mln (WNG)
Expected Issue Rating	Aa1 (Moody's)
Maturity	[•] March 2030 (soft bullet)
Type	EUR Mortgage Covered Bond (Premium), ECBC Label Compliant
Form	Regulation S, Bearer form, New Global Covered Bond ("NGCB")
Denomination/Increment	EUR 100,000 / EUR 100,000
Governing Law	German law. The Mortgage Covered Bonds, although otherwise governed by, and construed in accordance with, German law, will be subject to and will benefit from certain provision of Czech law applicable to mortgage covered bonds (in Czech, hypoteční zástavní listy)
Global Coordinator	UniCredit
Bookrunners / Joint Lead Managers	UniCredit, Danske Bank, Erste Group, IMI-Intesa Sanpaolo, Société Générale, Raiffeisen Bank International
Listing	Luxembourg Stock Exchange, Regulated Market
CRR compliance	Yes (intended)
LCR level 1 compliance (EUR benchmark)	Yes (intended)
ECB and CNB repo eligibility	Yes (intended)
Taxation Procedure	The Issuer is required to withhold tax in respect of payments of principal and interest to Czech Tax Residents and Non-Qualifying Czech Tax Non-Residents. Certification relating to the identity and residency of beneficial owners will be required to be delivered through the clearing systems. See the Base Prospectus for further details. Further information on the certification process is also available on the website of the International Capital Market Services Association at www.icmsa.org
Clearing	Euroclear, Clearstream, Luxembourg

Source: UniCredit



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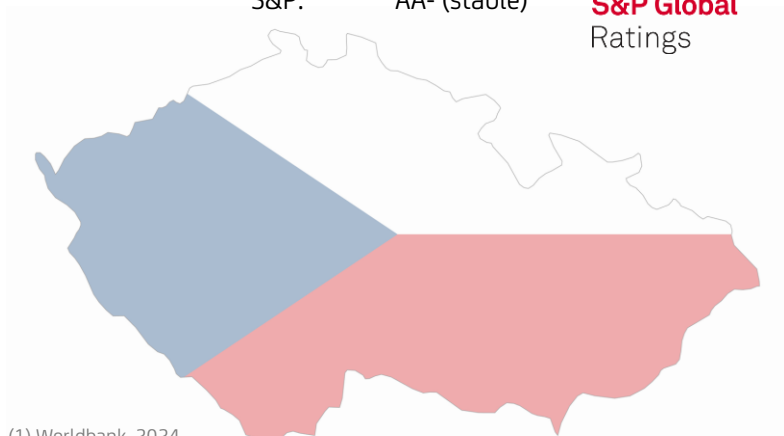


Czech Republic & Slovakia – Key Figures

CZECH REPUBLIC

- Area: 78,871 km²
- Population: 10.9 million
- Capital: Prague
- Currency: Czech koruna (CZK)
- GDP per capita¹: \$ 31,707
- Credit ratings:

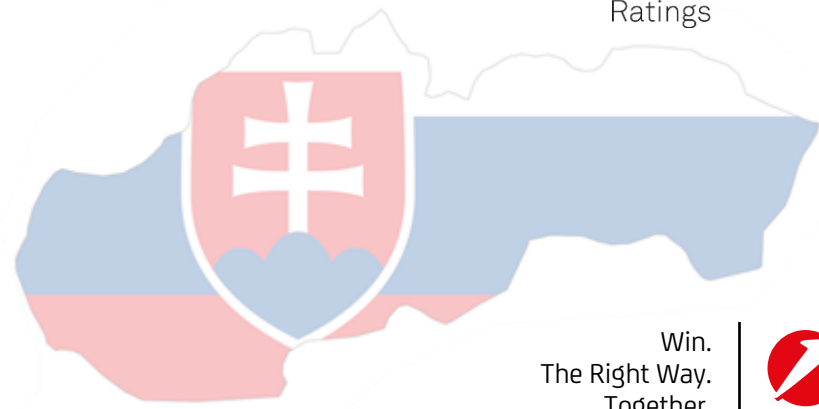
Fitch:	AA- (stable)	FitchRatings
Moody's:	Aa3 (stable)	MOODY'S
S&P:	AA- (stable)	S&P Global Ratings



SLOVAKIA

- Area: 49,035 km²
- Population: 5.4 million
- Capital: Bratislava
- Currency: Euro (EUR)
- GDP per capita¹: \$ 26,148
- Credit ratings:

Fitch:	A- (stable)	FitchRatings
Moody's:	A3 (stable)	MOODY'S
S&P:	A+ (negative)	S&P Global Ratings



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General economic and political development

Czechia – Macroeconomic Scenario

- Frontloading the US economy and some cyclical factors accelerated **GDP** in early 2025, making us upgrade full-year growth to 2.0%. By contrast, slowdown to 1.8% is now forecasted for 2026.
- Sticky services prices, food price pressures and surging prices of real estate are expected to keep **inflation** close to 2.5% in the remainder of this year and the next one.
- The new CNB forecast and its arguments lead us to believe that the repo rate will remain unchanged until end-25. In 2026, we continue to see one cut, which we have shifted to 2Q from 1Q.
- **Banks' profitability** in 2025 is expected to be hit by less favorable IR environment and higher risk costs.
- **Loan growth** is expected to pick up mildly in 2025, driven by a continued recovery in mortgage lending. By contrast, NFC loan dynamic should remain weak in 2025 dragged by weak investment activity in the economy.
- **Deposit growth** is seen to decelerate in 2025 due to slower wage growth and lower interest rate remuneration.

Macroeconomic scenario	2023	2024	2025 F	2026 F
Real GDP, yoy % change	0.2	1.1	2.0	1.8
- Investment, yoy % change	4.5	-3.1	-0.2	1.5
Inflation (CPI) yoy, eop	6.9	3.0	2.7	2.3
average	10.7	2.4	2.4	2.4
Monthly Wage Nominal, avg. Euro	1 796	1 838	1 979	2 078
Central Bank Reference rate, eop	6.75	4.00	3.50	3.25
Interest rate Dec	6.97	3.91	3.50	3.35
average	7.13	4.98	3.59	3.39
Current Account/GDP (%)	-0.1	1.7	2.0	2.4
FX / EUR rates	2023	2024	2025 F	2026 F
eop	24.73	25.19	24.80	24.80
avg	24.01	25.12	24.80	24.80



General economic and political development

Slovakia – Macroeconomic Scenario

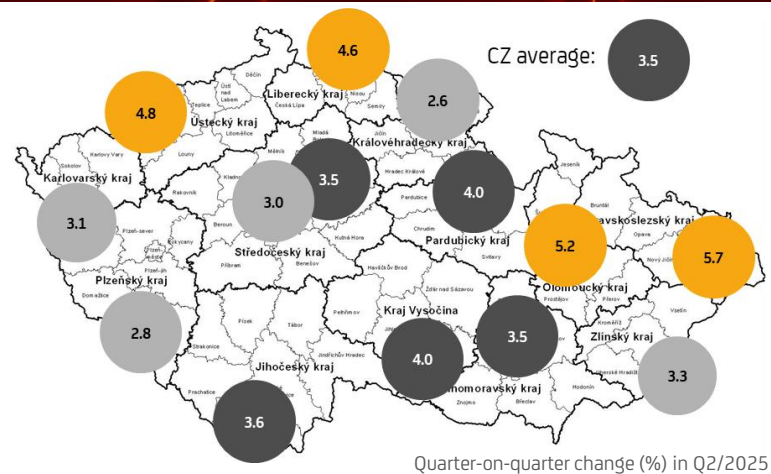
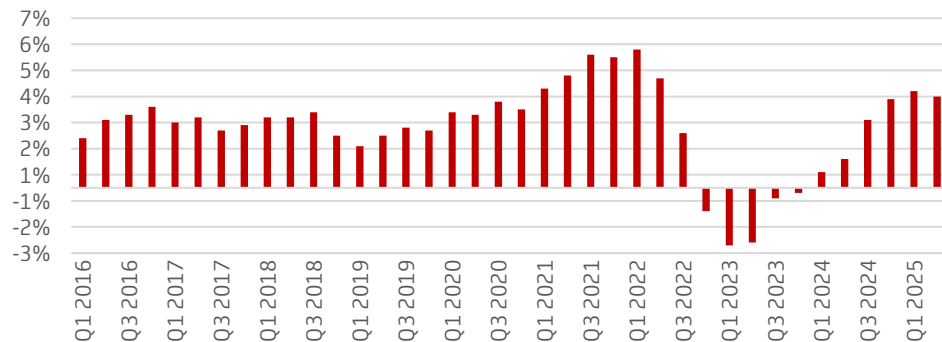
- We project **GDP** growth to slow due to rising global protectionism and new US car tariffs. 2025 economic growth will continue to be driven primarily by domestic demand, but the growth will shift from consumption to investment (mostly public).
- Consumer **inflation** will rise above 4% this year due to the fiscal consolidation measures such as increased VAT and excise duty, new sugar tax and financial transaction tax.
- The **ECB** is expected to end the current rate cut cycle in September, decreasing key refinancing rate to 1.90% p.a..
- **Lowering of interest rates** will be a drag on **NII growth**, with volume growth only partially mitigating the drag. **Banks' profitability** will be further hampered by **financial transaction tax** and **bank levy**.
- **Lending growth** is expected to slowly recover, as interest rates decline and real estate prices rebound. Recovery will be, however, slowed by fiscal consolidation, mainly in corporate.
- **Deposit growth** is expected to slow under higher CPI (retail) and transaction tax (corporate).

Macroeconomic scenario	2023	2024	2025 F	2026 F
Real GDP, yoy % change	2.2	2.1	1.1	1.8
- Investment, yoy % change	4.0	1.8	2.4	1.2
Inflation (CPI) yoy, eop	5.9	2.9	4.4	3.0
average	10.5	2.8	4.1	3.2
Monthly Wage Nominal, avg. Euro	1 430	1 524	1 607	1 697
Central Bank Reference rate, eop	4.50	3.15	1.90	1.90
Interest rate eop	3.91	2.71	1.79	1.80
average	3.43	3.57	2.08	1.79
Current Account/GDP (%)	-0.9	-2.8	-2.9	-1.8
FX / EUR rates	2023	2024	2025 F	2026 F
eop	1.11	1.05	1.19	1.22
avg	1.08	1.08	1.14	1.20



Real Estate Market – Residential Property Prices – Czech Republic

Quarter-on-quarter change (%) – residential CZ

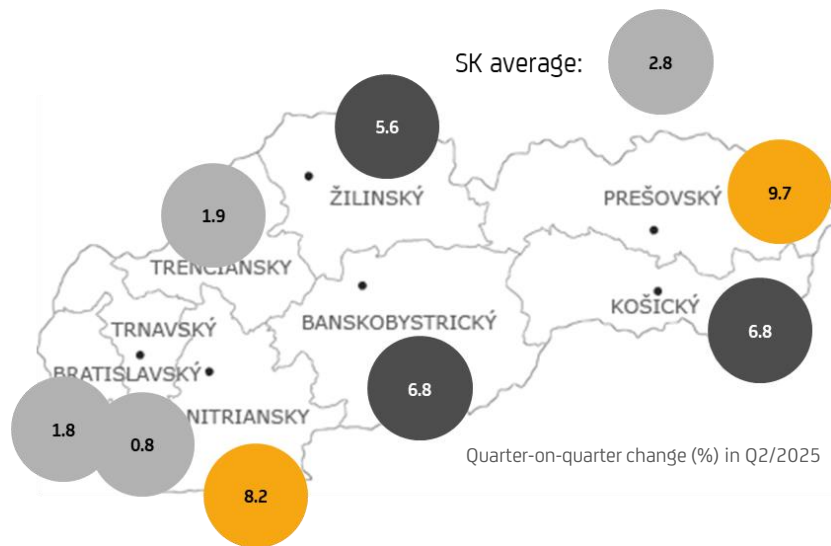
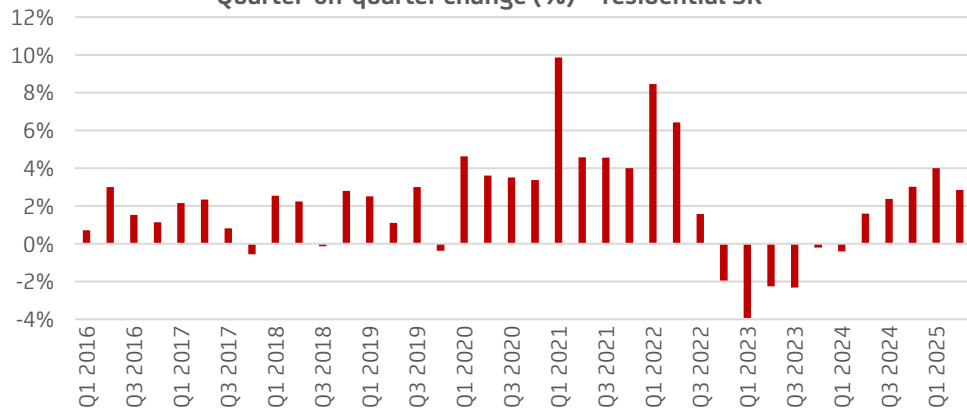


- Price of residential apartments increased on average by 3.5% Q2/Q1 in CZ
- Prices of buildings land plots increased by 1.2 % Q2/Q1, prices of houses including land plots increased by 1.7 % Q2/Q1
- Interest Rates in the country expected to stay stable throughout 2025
- Since Q1 2024, there has been a gradual trend of q-o-q acceleration in positive growth of prices of residential apartments



Real Estate Market – Residential Property Prices – Slovakia

Quarter-on-quarter change (%) – residential SK



- Prices of residential apartments have been growing since 2Q 2024 for five quarters in a row
- Prices of apartments increased by 2.4% Q2/Q1 (13.2% YoY), prices of family houses 3.3% Q2/Q1 (8.6% YoY).
- The number of offers is growing for the second quarter in a row, but it is still below previous year
- Since Q2 2024, we can see the positive trend in the volume of housing loans
- Interest rates are slightly above 3% (fix 5Y), expected to stay stable



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Czech Republic & Slovakia at a Glance



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UniCredit CZSK Cover Pool

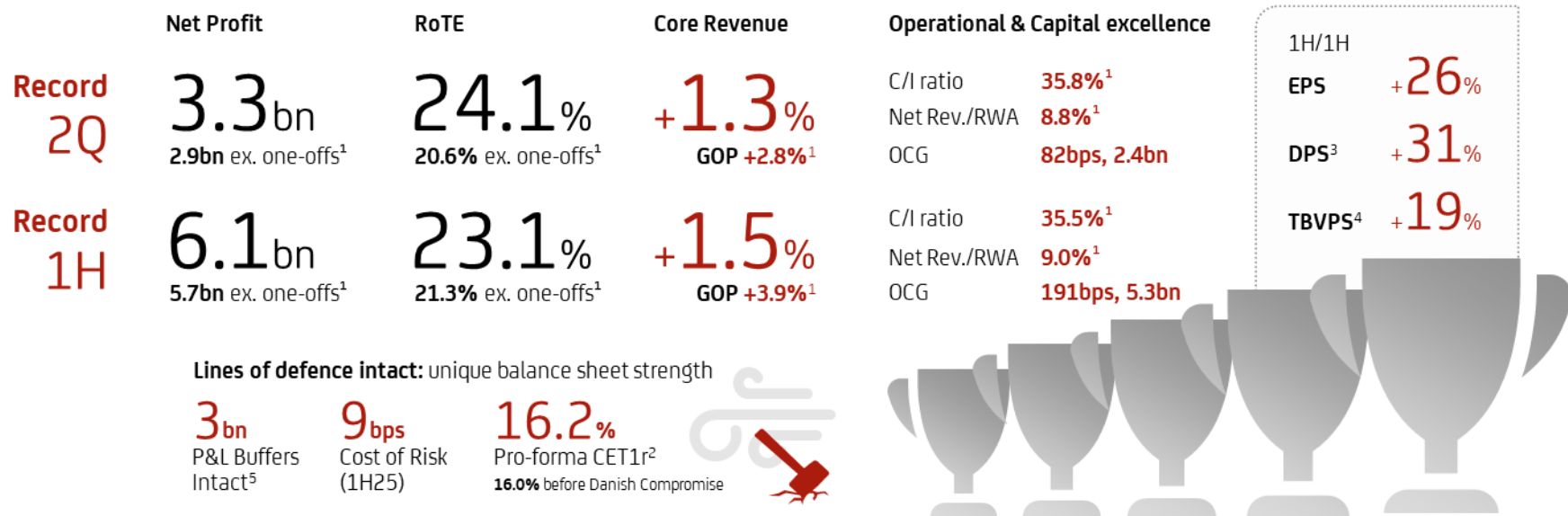


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Setting records



Turning an expected transitional year into our **Best Year Ever**

1. Excluding: (i) impact on Trading from Strategic investments - mainly hedging costs connected to Commerzbank equity consolidation and (ii) Below NOP one-offs i.e. the revaluation of the stakes in the Life Insurance joint ventures and the goodwill on Commerzbank in the Profit on Investments, and the one-off provision for Risk & Charges in the Other Charges & Provisions
2. Pro-forma for Danish Compromise on Life Insurance, subject to regulatory assessment 3. Accrued quarterly dividends on outstanding dividend eligible shares at the end of the quarter
4. Including FY24 interim dividend paid in November 2024 of €0.93 and FY24 final dividend paid in February 2025 of €1.48, or +12% Y/Y without it 5. Including overlays and non-operating items vs FY24



Upgrading both FY25 Guidance and FY27 Ambition

Upgrading 2025 Guidance

NET REVENUE	↑	>23.5bn	
NII	↑	Down mid-single digit	
FEES	=	Up mid-single digit ¹	
CoR	=	c.15bps	
TOTAL COSTS	↑	≤9.6bn	Down on a constant perimeter
NET PROFIT	↑	c.10.5bn	
RoTE	↑	c.20%	
EPS, DPS ²	↑	Stronger growth	
DISTRIBUTION ³	↑	≥9.5bn	o/w ≥4.75bn cash

Upgrading 2027 Ambition

Structurally **c.1bn higher Net Profit** at RoTE accretive terms

Higher returns on tangible equity benefitting from earnings growth

Stronger EPS & DPS growth with greater push from earnings vs SBB

Improved distribution quality structurally higher ordinary and dividend distribution, deploying part of the excess capital

FROM	TO
c.10bn	≥11bn ⁴
>17%	>20%
↑	↑↑
	o/w ≥15bn cash
	≥30bn ³ in FY25-27

↑ Upgrade vs Guidance as of FY24

1. Including net insurance result 2. Growth vs FY24 3. Distributions subject to supervisory, board of directors and shareholder approvals, inorganic opportunities and delivery of financial ambitions. They include cash dividends at 50% of net profit excluding non-distributable one-offs (in 2Q25: (i) revaluation of the stakes in the life insurance joint ventures and (ii) goodwill stemming from the equity consolidation of a 9.9% stake in Commerzbank), and additional distributions, including the excess capital 4. Based on Net Profit consensus of equity consolidated stakes (considering c.29% of Commerzbank) and our expectations on consolidated perimeter



2025 Group Funding Plan expected at c. 20bn



- Italy
- Germany
- Austria
- Central and Eastern Europe¹

- **UniCredit S.p.A.** acts as the Group **Holding** as well as the Italian operating bank and is the **MREL issuer** under Single-Point-of-Entry (SPE)
- **Geographical footprint** and well-established name with recognition in domestic markets **provides for funding diversification**
- **2025 Funding plan** expected **at c. 20bn**:
 - **c. 75% of the institutional unsecured funding already executed**
 - Steady demand from networks
 - **Selective secured funding given the solid liquidity position**

2025 Funding Plan - Volumes (€/bn)

		Group		Italy		Germany		Austria		CEE	
	2024 Realized	2025 Funding plan	Already Issued ³	2025 Funding plan	Already Issued ³	2025 Funding plan	Already Issued ³	2025 Funding plan	Already Issued ³	2025 Funding plan	Already Issued ³
Covered Bonds and Securizations ²	2.3	up to 5.4	~ 2.6	up to 1.3	-	up to 2.8	~ 2.4	up to 1	-	up to 0.3	~ 0.2
Instruments via networks ⁴	5.3	up to 5.8	~ 5.0	up to 4.6	~ 4.2	up to 0.5	~ 0.3	up to 0.7	~ 0.4	up to 0.2	~ 0.1
Institutional Senior Pref. and Non Pref.	5.6	up to 6.5	~ 5.0	up to 6.0	~ 5.0	up to 0.3	-	up to 0.1	-	up to 0.1	-
AT1 and T2	2.0	up to 2	2.0	up to 2	2.0	-	-	-	-	-	-
Total	~ 15.2	up to 19.7	~ 14.6	up to 13.9	~ 11.2	up to 3.6	~ 2.7	up to 1.8	~ 0.4	up to 0.4	~ 0.3



Covered Bonds (CB) program



UniCredit is a **key mortgage provider and a leading Covered Bond issuer** in Italy, Germany Austria and Czech Republic



Low risk profile as collateral mainly in attractive regions and low >90days past due rate



High level of collateralisation, especially on the mortgage portfolio

		ITALY		GERMANY		AUSTRIA		CZECH REPUBLIC
		Mortgage		Mortgage	Public Sector	Mortgage	Public Sector	Mortgage
Program size (Euro)		35 _{bn}		50 _{bn}	50 _{bn}	40 _{bn}	40 _{bn}	10 _{bn}
Maturity (soft-bullet)		✓		✓ ⁶	✓ ⁶	✓ ⁶	✓ ⁶	✓
						✓	✓	✓
Rating (Moody's)		Aa3		Aaa	Aaa	Aaa	Aaa	Aa1
Key data¹	CB outstanding	14.3bn		26.9bn	8.3bn	7.7bn	1.7bn	4.1bn
	Cover Pool outstanding	29.7Bn ⁵		34.4bn	11.4bn	17.5bn	5.8bn	7.9bn ⁹
	Overcollateralization	108.3%		27.9%	37.0%	129%	248%	92.0%
	Mix (resi / commercial)	99.4 / 0.6%		71.5% / 28.5%	n/a	82.5% / 17.5%	n/a	77.2% / 22.8%
	Weighted avg. cLTV	46,2%		51.1% ⁷	n/a	42.6%	n/a	59.0%
	Residual Maturity ²	8.6yrs		6.6yrs ⁸	15.1yrs ⁸	10.3yrs	8.9yrs	17.8yrs
	Interest rate (floating / fix)	34% / 66%		17% / 83%	11% / 89%	41% / 59%	40% / 60%	19% / 81%
	Portfolio >90days due	2bps		2bps	0bp	0bp	0bp	0bp
	ECB Eligibility ³	✓		✓	✓	✓	✓	✓
	HQLA Eligibility ⁴	✓ (Level 1)		✓ (Level 1)	✓ (Level 1)	✓ (Level 1)	✓ (Level 1)	✓ (Level 1)

1. Program data as of 30.06.2025 2. Residual maturity corresponding to average weighted life maturity 3. Generally valid except for specific instruments (e.g. Namenspfandbriefe) not complying with ECB eligibility criteria 4. Generally valid for benchmark size, according to Liquidity Coverage Ratio (LCR) Delegated Act 5. Including 0.8bn short term exposure to credit institutions in compliance with art. 129 par. 1 c) of reg. EU 575/2013 6. Possibility of maturity extension by the Cover Pool administrator, according to Article §30 of the German Pfandbrief Act and according to § 22 Austrian Pfandbriefgesetz 7. Average loan-to-value ratio, weighted using the mortgage lending value according to section 28 para. 2 no. 3 of German Pfandbrief Act 8. According to §28 of the German Pfandbrief Act 9. Regional split of mortgages distribution: 69% Czech Republic and 31% Slovakia



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UniCredit CZSK at a Glance

Key information

- **Originated in 2007** by integration of HVB and Živnostenská bank
- Since 2013 providing **services in Czech Republic and Slovakia** under a common business name
- Leading financial institution on both markets in **corporate business**
- Nearly 3,100 FTE and 120 branches in Czech Republic and Slovakia
- **Excellent capital base** (23.70% CET1 ratio)
- Comfortable liquidity position with **LCR¹ 139%**
- Deposit rating by **Moody's: A3** (positive)

Profit & Loss Development

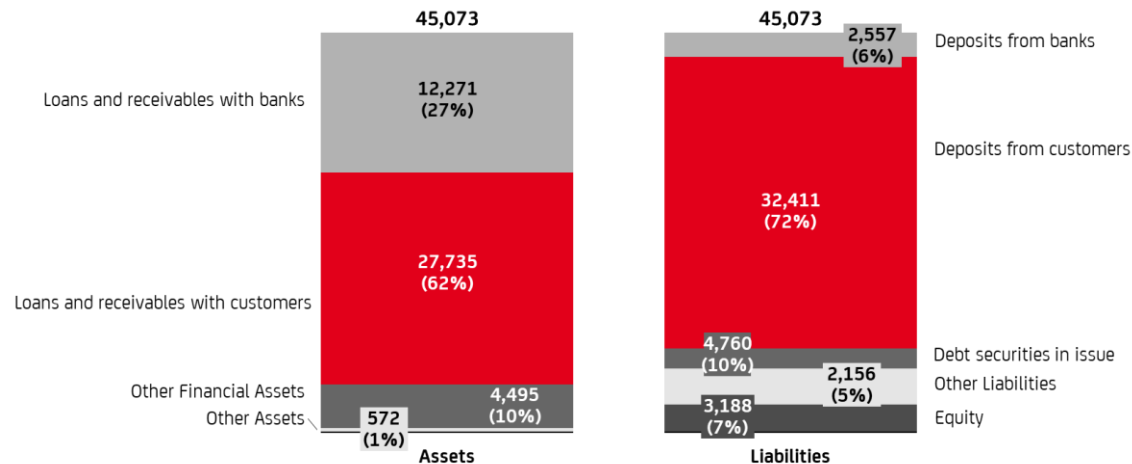
- **Operating Income** growing YoY 4% thanks to higher fees income and higher commercial volumes, offsetting negative impact from accelerated rate cuts
- **Operating Expenses** growing YoY 3% in line with inflation
- Improved **value creation** represented by ROAC growth (+3.3 p.p.)

In EUR mln ²	Jun 25	Y/Y
Total Assets	45,072.7	+8%
Customer Loans	27,734.5	+13%
Direct Funding³	37,171.8	+10%
Equity	3,187.9	-3%
CET1 capital ratio	23.70 %	+92 bps
Cost of Risk	8 bps	+14 bps
LCR¹	139%	-18 p.p.
NSFR¹	145%	+1 p.p.

In EUR mln ⁴	Jun 25 YTD	Y/Y
Operating Income	509.4	+4%
Operating Expenses	-205.4	+3%
Operating Profit	303.9	+5%
Impairment Losses	-11.7	+5%
Non-operating Items	0.9	+83%
Profit before Tax	293.1	+5%
Income Tax	-59.0	+2%
Net Profit	234.1	+6%
ROAC	23.3 %	+3.3 p.p.

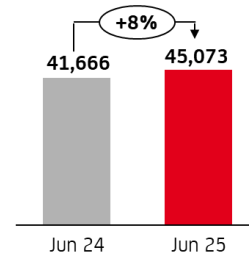
UniCredit CZSK – Balance Sheet Structure

Balance Sheet as of 06/25 (EUR mln)

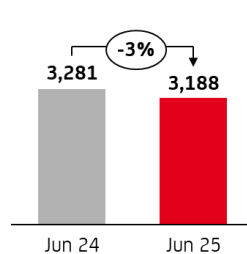


- **Balance sheet** reflects a classical commercial bank with large shares of loans and deposits
- **Steady growth of Loans to Customers** in both Corporate and Retail segment
- **Deposits from Customers** up by 9 % supporting lending growth
- Increase of **Securities in Issue** driven by new covered bonds emissions

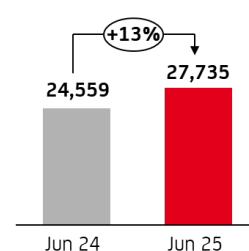
Total Assets (EUR mln)



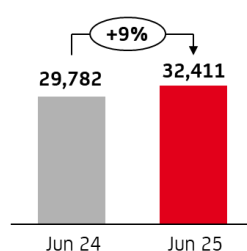
Shareholders' Equity (EUR mln)



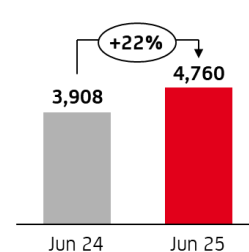
Loans to Customers (EUR mln)



Deposits from Customers (EUR mln)

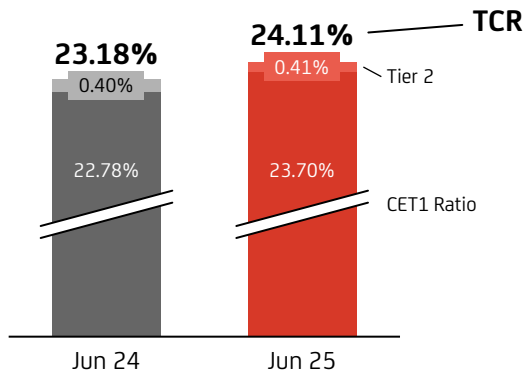


Securities in Issue (EUR mln)

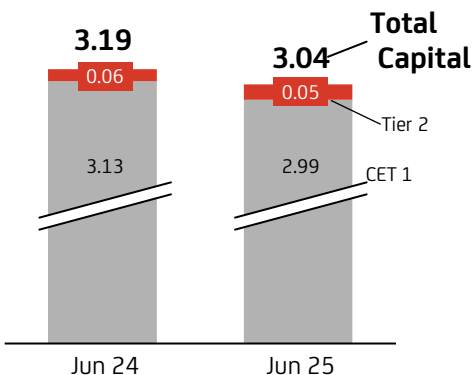


UniCredit CZSK – Capital and RWA

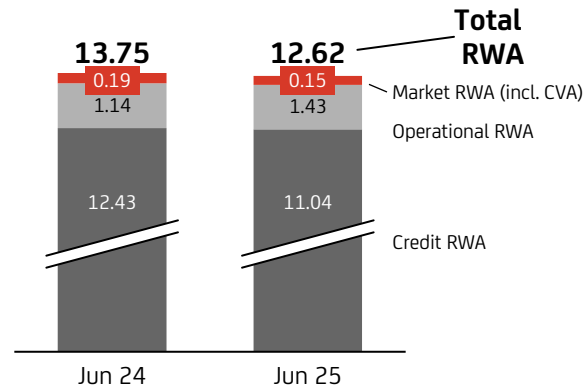
Capital Ratios



Regulatory Capital (EUR bln) ¹



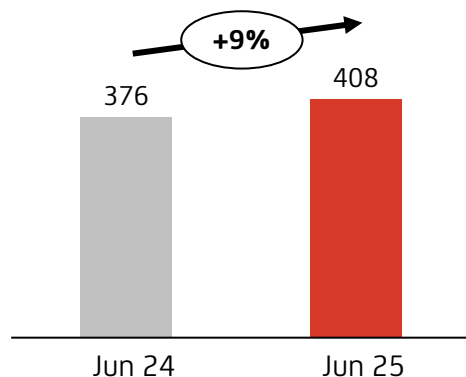
Risk-Weighted Assets (EUR bln) ¹



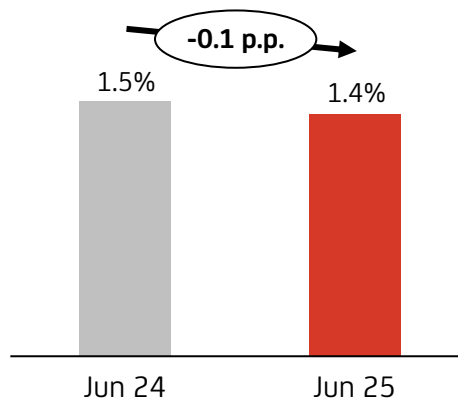
- **CET1 ratio** at 23.70%
- **Total Capital Ratio** at 24.11%, 93 bps higher than 2Q 2024
- **Total RWA** decreasing YoY mainly due to Credit RWA drop, partly off-set by Operational RWA increase driven by introduction of Basel 4



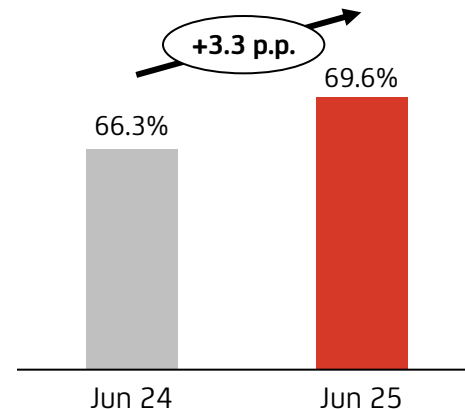
Gross NPE (EUR mln)¹



% of Gross NPE on Total Loans



% Coverage Ratio on Gross NPE



- **NPE stock** slightly increasing YoY
- **Non-performing exposure ratio** stable over the period
- **Coverage ratio** improved due to increased provisioning



Retail Mortgages - Origination and Underwriting

Application

Verification&Collateral

Decision

Contracting

Disbursement

ORIGINATION

- Mortgages are **originated** either directly through UCB branch network or through contracted external partners:
 - **Even in case of external partners, application is processed by internal expert at branch**
 - External partners selected based on business related criteria (e.g. potential) as well as **complex Compliance checks**, production of each intermediary is closely **monitored in terms of portfolio quality**
- Every application is subject to Head Office **verification** (data correctness & completion, collateral analysis)
- Fully centralized **decision** making process (either automated by rules and policies or manual decision by Head Office underwriter with appropriate approval competence)

UNDERWRITING

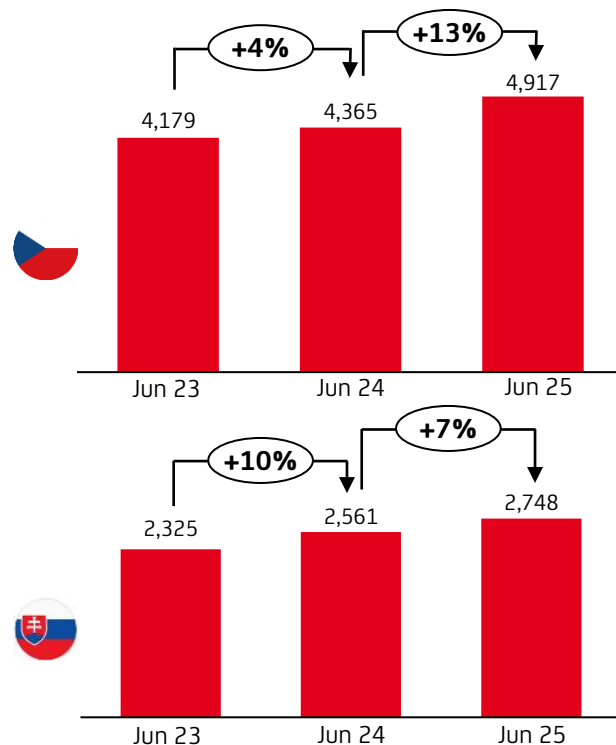
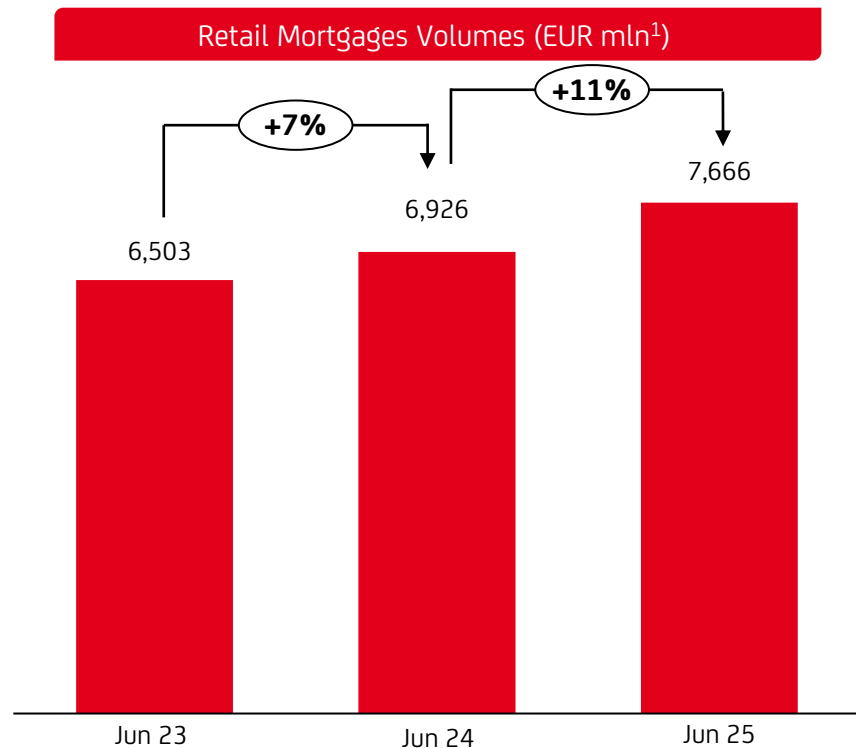
- In case of identification of fraudulent characteristics, application is investigated by fraud manager
- **Contractual** documentation preparation within responsibility of Head Office unit, as well as **pre-disbursement** check
- Full adherence to Group and local **policies and regulations** (e.g. LTV regulation, DTI/DSTI regulation, stress test regulation)
 - **Max LTV = 90%**, however more than 95 % of production below 80 %
- Rating cut-offs according to PD, income verification through independent source, full usage of credit bureau information
- **Collateral** valuation process leverages mostly on external valuation performed by an appraiser with valid license, which may be combined with internal validation in predefined situations

PORTFOLIO

- **Annual bulk revaluation of residential real estates based on external and internal market data**
- Strong focus on process, product and rules simplification and digitalization, enabling further automation of the origination process
- New **Digital** platform being rolled out enabling more efficient and automated process through paperless process, OCR technology, electronic signatures
- Focus on **portfolio retention** through targeted campaigns (e.g. early refix campaigns)



Retail Mortgages – Portfolio Development



- Overall volumes showing an **increasing path** in the last years of observation
- Growth rates in Czech Republic partly influenced by FX development



Agenda



Executive Summary



Czech Republic & Slovakia at a Glance



UniCredit Group



UniCredit CZSK at a Glance



UniCredit CZSK Cover Pool



Annex

Win.
The Right Way.
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Cover Pool Overview – Summary

ASSETS

- Retail residential mortgage loans secured by properties located in the Czech Republic and Slovakia
- Commercial loans secured by properties located in the Czech Republic and Slovakia
- Slovak loan portfolio consists of an additional volume of loans secured by residential properties which do not qualify for the Slovak regulatory Cover Pool but the Czech legislation recognizes them as eligible. These loans have been also registered to the UCBCS's Cover Pool on the ongoing basis since June 2015

LTV

- The LTV Ratio of the CRR Residential Mortgage Loan does not exceed 80% and if it exceeds such threshold, the part of the Nominal Value of such CRR Residential Mortgage Loan exceeding the LTV Ratio of 80% is disregarded to such extent
- The LTV Ratio of the CRR Commercial Mortgage Loan does not exceed 60% and if it exceeds such threshold, the part of the Nominal Value of such CRR Commercial Mortgage Loan exceeding the LTV Ratio of 60% is disregarded to such extent

CREDIT QUALITY

- Mortgage Loans where debtors are past due for more than 90 days are still included in the Cover Pool but deemed to be zero for purpose of the Cover Pool statutory test calculations

RATING

- Aa1 (Moody's), last update from August 2025

Cover Pool Overview – General Information on Legal Framework

AMENDMENT OF CZECH LEGAL FRAMEWORK (2019)

- On 4 January 2019 an amendment to the Act No. 190/2004 Coll., Bonds Act, came into effect and brought new regulation to the mortgage covered bonds issued after this date (New Legal Framework)

OPT-IN INTO NEW LEGAL FRAMEWORK

- As of 15 June 2020 (Effective Date) UCBCS arranged so called „*opt-in*“ based on which all terms and conditions of all mortgage covered bonds issued before the Effective Date (Covered Bonds) have been harmonized with the New Legal Framework
- Since Effective Date the Covered Bonds, including all related rights and obligations of the bondholders, are completely governed by the New Legal Framework
- UCBCS maintains the only one Cover Pool which is a ring-fenced pool of assets designated by UCBCS to constitute cover in respect of the Covered Bonds



Cover Pool Overview – General Information on Legal Framework

AMENDMENT OF CZECH LEGAL FRAMEWORK (2022)

On 29 May 2022, a bill amending the Czech Act No.190/2004 Coll., on Bonds, as amended (the Czech Act on Bonds) entered into force in Czech Republic. The amendment introduces some of the mandatory as well as some of the optional features of the “Covered Bond Directive” (Directive (EU) 2019/2162) and harmonizes CZ with the EU legislation. Beside others, the main changes in the legislation are listed below.

New statutory liquidity buffer FULFILLED

- The credit institution must at any time maintain a cover pool liquidity buffer, which covers the cumulative net liquidity outflows from the cover pool over the next 180 days.

Permission from the Czech National Bank FULFILLED

- Each credit institution, which issues covered bonds, is obligated to obtain permission for a cover pool granted by the Czech National Bank.

Change of minimum overcollateralization level FULFILLED

- The issuer must maintain an overcollateralization of at least 2% of the nominal amount of the Covered Bonds issued at all times.

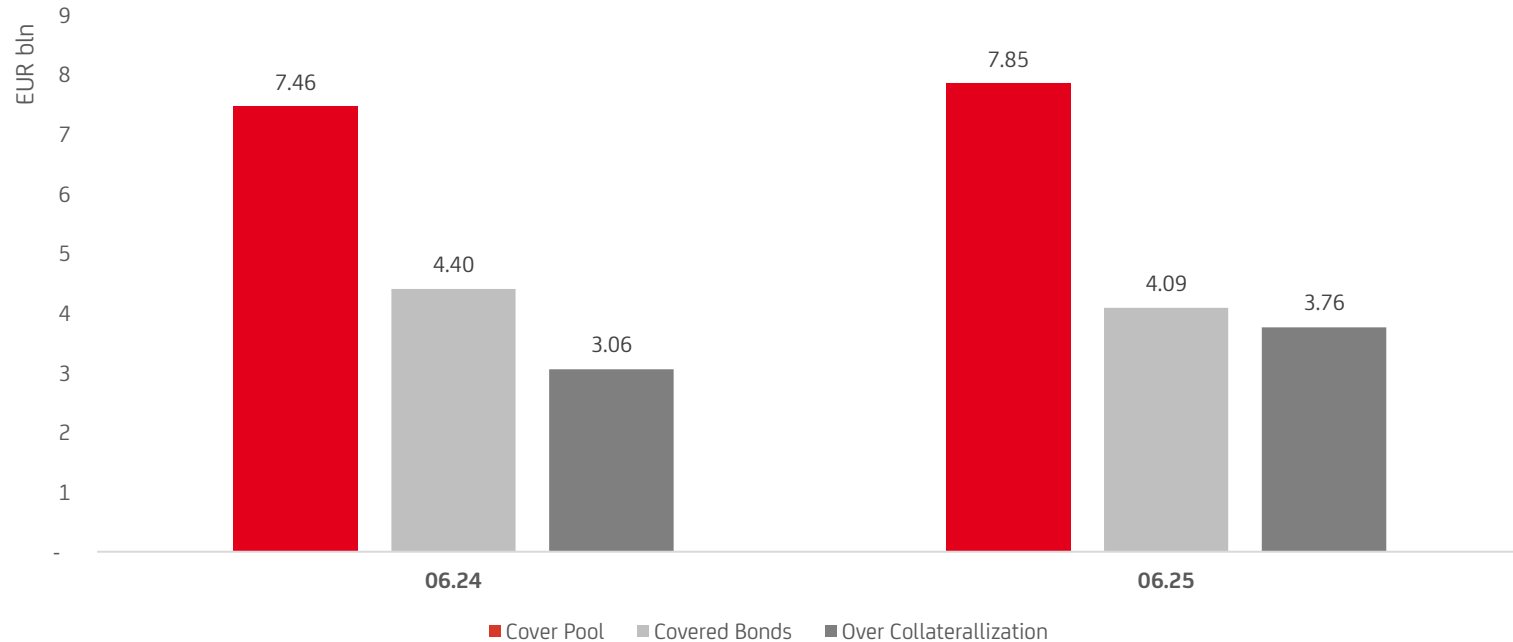
Mandatory information for investors FULFILLED

- The issuers are obliged to publish information about their cover pools so that the investors can assess the risks and profile of a respective cover pool

DECLARATION OF UCBCS IN RELATION TO COVER POOL

- UCBCS covenants to ensure over-collateralisation level at least equal to 20%, i. e. the aggregate nominal value of all cover assets included in the cover pool must represent at least 120% of the aggregate value of all debts covered by such cover pool (statutory minimum level is set on 102%)

Cover Pool Overview – Yearly Development



- Cover Pool volume growing year-on-year
- The over-collateralization more than 92 % as of June 25



Cover Pool Overview – Parameters of Cover Pool

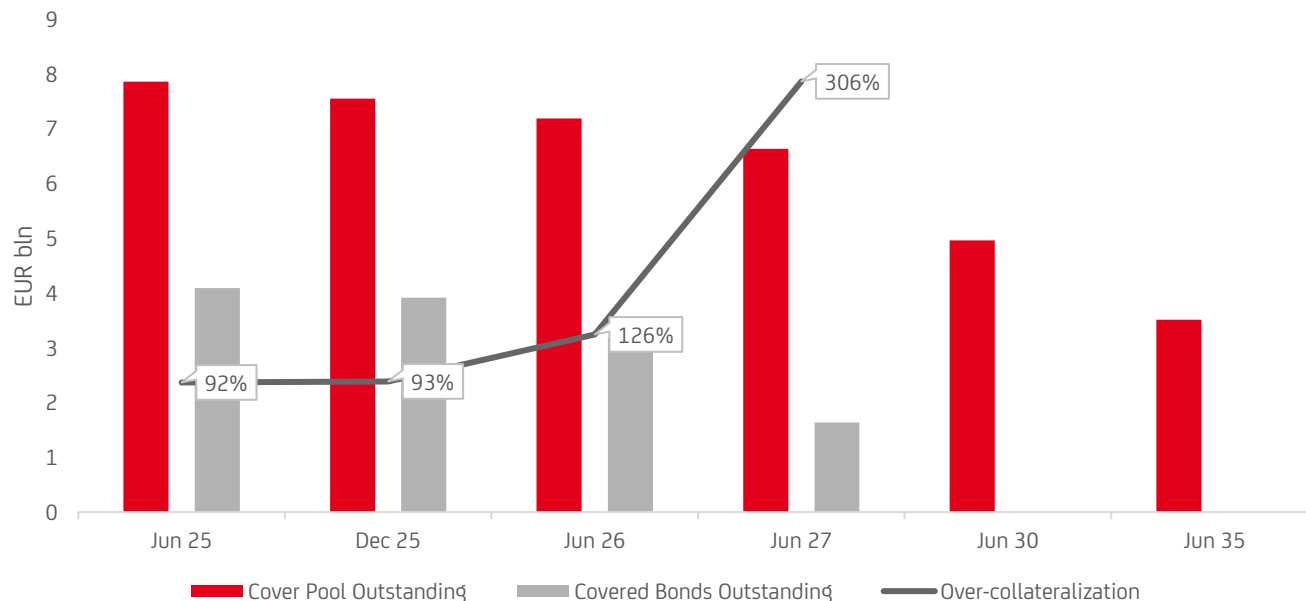
	Total	Commercial CZ	Commercial SK	Residential CZ	Residential SK
Total Loan Balance (in EUR mln):	7,854	1,545	245	3,902	2,161
Average Loan Balance (in EUR):	87,239	1,484,451	994,741	72,888	61,391
Total Number of Loans:	90,024	1,038	251	53,540	35,195
Total Number of Debtors:	79,327	816	238	48,452	29,821
Total Number of Properties:	99,427	867	243	58,317	40,000
Weighted Average Seasoning (in years):	4.9	5.1	4.2	5.2	4.4
Contracted Weighted Average Remaining Term (in years):	17.8	4.0	3.6	21.6	22.5
Weighted Average LTV:	59 %	45 %	51 %	61 %	66 %
Stake of Fixed Interest Rate Loans:	81 %	17 %	20 %	100 %	100 %
Stake of 10 Biggest Loans:	9 %	34 %	60 %	0 %	0 %
Stake of Bullet Loans:	4 %	21 %	3 %	0 %	0 %

- Well-seasoned & highly granular cover-pool with stable LTV ratios
- Total Value of the Cover Pool as of 30 June 2025 (EUR equivalent): 7,854 mln
 - there of:
 - EUR 1,791 mln commercial portfolio
 - EUR 6,063 mln residential portfolio
 - there of:
 - EUR 5,448 mln in Czech Republic
 - EUR 2,406 mln in Slovakia



Cover Pool Overview – Maturity Structure of Cover Pool and Issues

	Actual	6M	1Y	2Y	5Y	10Y
	Jun 25	Dec 25	Jun 26	Jun 27	Jun 30	Jun 35
Cover Pool Outstanding	7.85	7.55	7.18	6.63	4.96	3.51
Covered Bonds Outstanding	4.09	3.92	3.18	1.63	0.00	0.00
Over-collateralization	92%	93%	126%	306%	N/A	N/A

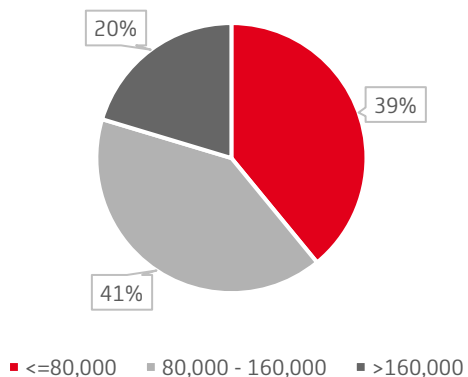


Cover Pool Overview – Breakdown by Loan Volume

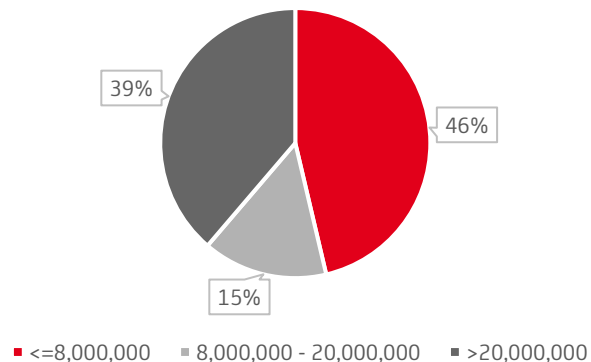
Residential Loan Volume (EUR)	EUR mn	Number
<=80,000	2,368	60,961
80,000 - 160,000	2,461	22,368
>160,000	1,234	5,406
10 Biggest Loans	16	
1 Biggest Loan	3.3	

Commercial Loan Volume (EUR)	EUR mn	Number
<=8,000,000	829	1,250
8,000,000 - 20,000,000	268	22
>20,000,000	694	17
10 Biggest Loans	531	
1 Biggest Loan	162	

Residential



Commercial



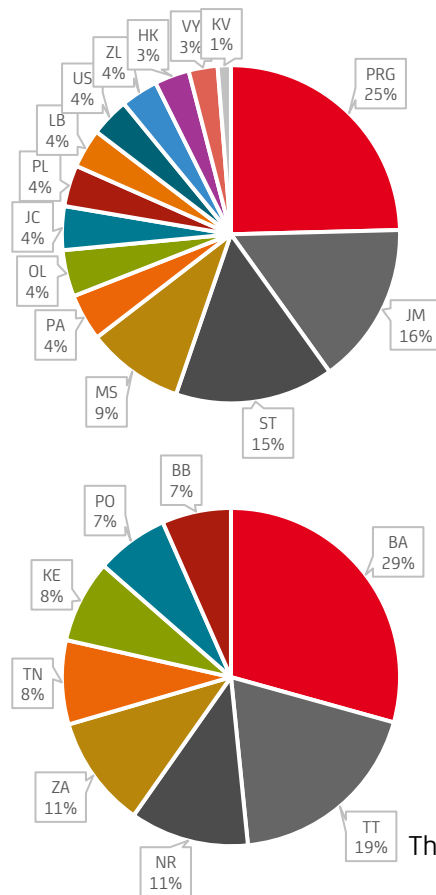
Cover Pool Overview – Regional Breakdown

Czech Republic

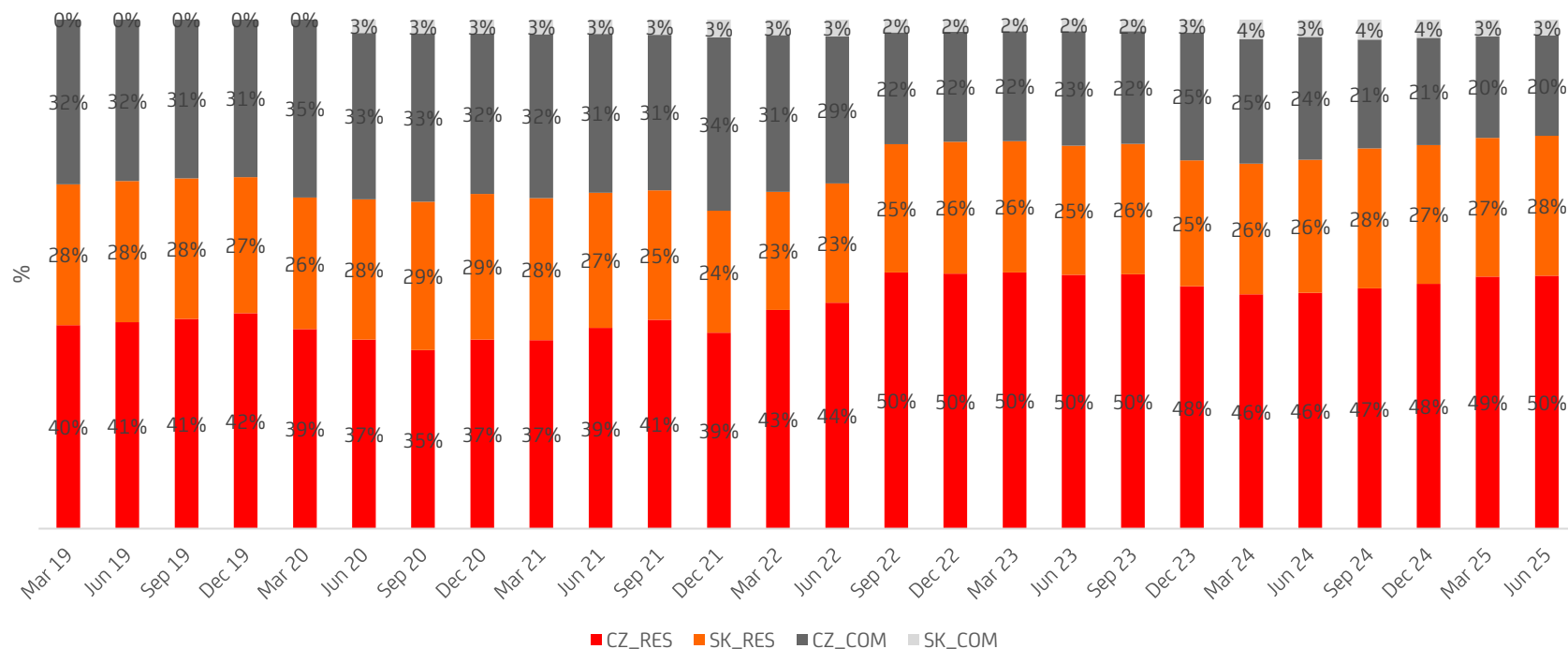
Region	EUR Mn	%
Hlavní město Praha	1,340	25%
Jihomoravský kraj	844	15%
Středočeský kraj	827	15%
Moravskoslezský kraj	507	9%
Pardubický kraj	244	4%
Olomoucký kraj	243	4%
Jihočeský kraj	228	4%
Plzeňský kraj	215	4%
Liberecký kraj	204	4%
Ústecký kraj	201	4%
Zlínský kraj	195	4%
Královéhradecký kraj	181	3%
Vysočinu	151	3%
Karlovarský kraj	69	1%

Slovakia

Region	EUR Mn	%
Bratislavský	706	29%
Trnavský	459	19%
Nitriansky	273	11%
Žilinský	258	11%
Trenčiansky	194	8%
Košický	190	8%
Prešovský	167	7%
Banskobystrický	159	7%



Cover Pool Overview – Breakdown by Type of Use



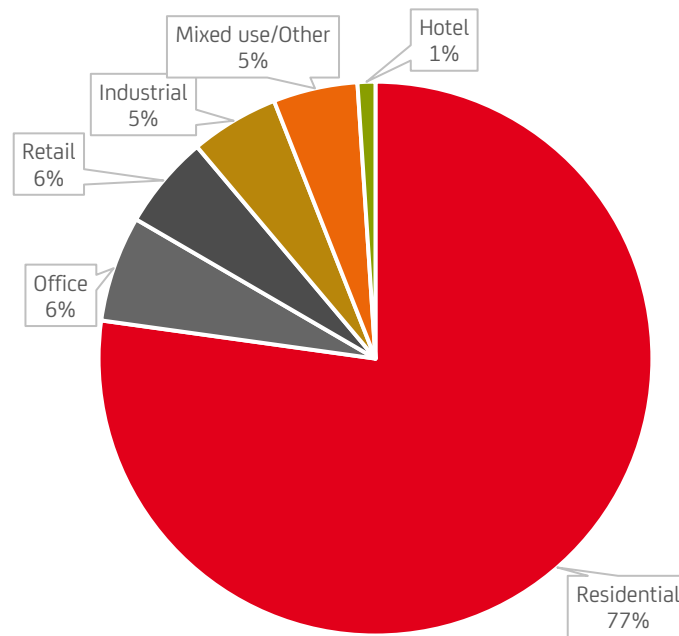
- More than three quarters of loan volume consist of Residential mortgages
- Commercial mortgages mainly in Czech Republic
- Share of Residential mortgages gradually increasing



Cover Pool Overview – Breakdown by Building Type

Breakdown by Building Type	EUR mln	Number
Residential	6,063	88,735
Commercial	1,791	1,289
o/w Office	486	178
o/w Retail	430	107
o/w Industrial	406	542
o/w Mixed use/Other	387	399
o/w Hotel	82	63
Total	7,854	90,024

- Vast majority of the Cover pool created by Residential real estate (77%)
- Commercial real estate (23%) distributed among different types with no concentration:
 - Office 6%
 - Retail 6%
 - Industrial 5%
 - Mixed use/Other 5%
 - Hotel 1%



Agenda



Executive Summary



Czech Republic & Slovakia at a Glance



UniCredit Group



UniCredit CZSK at a Glance



UniCredit CZSK Cover Pool



Annex

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Annex - Overview of outstanding Covered Issues

Covered Bonds Overview as of 30 June 2025

ISIN	Currency	Outstanding Amount	Date of issuance	Expected Maturity	Extended Maturity	Interest Rate Type	Coupon	Type of Structure	Retained / Market
SK4120011123	EUR	10 000 000	15/10/2015	15/10/2025	N/A	Fixed rate	1.80%	Hard bullet	Market
CZ0002000680	CZK	4 050 000 000	23/11/2005	15/11/2025	N/A	Fixed rate	5.00%	Hard bullet	Market
XS2259866064	EUR	500 000 000	19/11/2020	19/11/2025	N/A	Fixed rate	0.01%	Hard bullet	Retained
XS2585977882	EUR	500 000 000	15/02/2023	15/02/2026	15/02/2027	Fixed rate	3.630%	Soft bullet*	Market
CZ0002008428	CZK	198 789 413	16/05/2022	18/05/2026	N/A	Floating rate	Structured (Equity linked)	Hard bullet	Market
XS2188802313	EUR	1 000 000 000	15/06/2020	15/06/2026	N/A	Floating rate	3M EURIBOR + 42 bps	Hard bullet	Retained
XS2419387357	EUR	1 000 000 000	15/12/2021	15/12/2026	N/A	Floating rate	3M EURIBOR + 15 bps	Hard bullet	Retained
XS2764457078	EUR	750 000 000	14/02/2024	14/02/2027	14/02/2028	Floating rate	3M EURIBOR + 71 bps	Soft bullet*	Market
CZ0002009707	CZK	2 136 222 395	06/06/2025	11/06/2027	N/A	Zero coupon bond	N/A	Hard bullet	Market
XS2188802404	EUR	1 000 000 000	15/06/2020	15/06/2027	N/A	Floating rate	3M EURIBOR + 44 bps	Hard bullet	Partially Retained
XS2541314584	EUR	500 000 000	11/10/2022	11/10/2027	11/10/2028	Fixed rate	3.125%	Soft bullet*	Market
CZ0002009566	CZK	3 000 000 000	11/02/2025	11/02/2028	N/A	Floating rate	2W PRIBOR - 11 bps	Hard bullet	Market
CZ0002003114	EUR	5 500 000	07/06/2013	07/06/2028	N/A	Fixed rate	3.04%	Hard bullet	Market
XS2637445276	EUR	500 000 000	20/06/2023	20/06/2028	20/06/2029	Fixed rate	3.750%	Soft bullet*	Market
CZ0002008832	EUR	7 408 000	14/07/2023	14/07/2028	N/A	Floating rate	Structured (Equity linked)	Hard bullet	Market
XS2907249457	EUR	500 000 000	25/09/2024	25/03/2029	25/03/2030	Fixed rate	2.875%	Soft bullet*	Market
CZ0002001910	CZK	12 000 000 000	21/12/2007	21/12/2037	N/A	Floating rate	10Y CZKIRS + 200 bps	Hard bullet	Retained

* Maturity extension trigger: If the Issuer or an involuntary covered block administrator fails, not at its discretion, to redeem the relevant Mortgage Covered Bonds in full on the Maturity Date or within two Business Days thereafter, the maturity of the principal amount outstanding of the Mortgage Covered Bonds not redeemed will automatically extend on a monthly basis up to, but not later than, the Extended Maturity Date.



Annex - Rating Overview

Rating Overview			Moody's	S&P Global Ratings	FitchRatings
Sovereign	Czech Republic	Credit Rating	Aa3 (stable)	AA- (stable)	AA- (stable)
	Slovakia		A3 (stable)	A+ (negative)	A- (stable)
UniCredit SpA	Italy	LT Deposit rating / Issuer rating	Baa1 (positive)	BBB+ (positive)	BBB+ (positive)
UniCredit Bank CZSK	CZ/SK	LT Deposits rating	A3 (positive)	-	-
Cover Pool	CZ/SK		Aa1	-	-

