

FINAL TERMS

In case of Mortgage Covered Bonds admitted to trading on the regulated market of the Luxembourg Stock Exchange, the Final Terms will be displayed on the website of the Luxembourg Stock Exchange (www.luxse.com).

MIFID II PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS AND ELIGIBLE COUNTERPARTIES ONLY TARGET MARKET – Solely for the purposes of each manufacturer’s product approval process, the target market assessment in respect of the Mortgage Covered Bonds has led to the conclusion that: (i) the target market for the Mortgage Covered Bonds is eligible counterparties and professional clients, each as defined in Directive 2014/65/EU (as amended, **MiFID II**); and (ii) all channels for distribution of the Mortgage Covered Bonds are appropriate. Any person subsequently offering, selling or recommending the Mortgage Covered Bonds (a **distributor**) should take into consideration the manufacturers’ target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Mortgage Covered Bonds (by either adopting or refining the manufacturers’ target market assessment) and determining appropriate distribution channels, subject to the distributor’s suitability and appropriateness obligations under MiFID II, as applicable.

UK MIFIR PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS AND ELIGIBLE COUNTERPARTIES ONLY TARGET MARKET - Solely for the purposes of the manufacturer’s product approval process, the target market assessment in respect of the Mortgage Covered Bonds has led to the conclusion that: (i) the target market for the Mortgage Covered Bonds is 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 Mortgage Covered Bonds are appropriate. Any person subsequently offering, selling or recommending the Mortgage Covered Bonds (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 Mortgage Covered Bonds (by either adopting or refining the manufacturer’s target market assessment) and determining appropriate distribution channels.

Final Terms

dated 1 September 2025

UniCredit Bank Czech Republic and Slovakia, a.s.

Legal Entity Identifier: KR6LSKV3BTSJRD41IF75

Issue of EUR 500,000,000 2.625 per cent. Mortgage Covered Bonds due 3 March 2030
(the **Mortgage Covered Bonds**)

Issue Price: 99.595 per cent.

Series number 2025-1

Tranche number 1

Trade Date: 27 August 2025

under the

EUR 10,000,000,000 Mortgage Covered Bond Programme of
UniCredit Bank Czech Republic and Slovakia, a.s.

*This document constitutes the Final Terms for the Mortgage Covered Bonds described herein for the purposes of Article 8 para. 2 of the Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Directive 2003/71/EC, as amended (the **Prospectus Regulation**), in connection with the Commission Delegated Regulation (EU) 2019/980 of 14 March 2019 supplementing Regulation (EU) 2017/1129 of the European Parliament and of the Council as regards the format, content, scrutiny and approval of the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Commission Regulation (EC) No 809/2004. In order to get full information, the Final Terms are to be read together with the information contained in the base prospectus dated 25 August 2025 (the **Base Prospectus**).*

The aforementioned documents are available on the website www.unicreditbank.cz, section “Debt Investor Relations”, sub-section “UniCredit Bank Czech Republic and Slovakia, a.s. International €10 bln Covered Bond Programme”.

Part I

§ 1

Series, Form of Mortgage Covered Bonds, Issuance of Additional Mortgage Covered Bonds

Issue Date:	3 September 2025
Specified Currency:	Euro (EUR)
Label:	European Covered Bond (Premium)
Application of tax gross-up obligation (§ 6):	Yes
Person Related Through Capital exception from a gross-up obligation	Yes
Aggregate Principal Amount:	
(i) Series:	EUR 500,000,000
(ii) Tranche:	EUR 500,000,000
Specified Denomination:	EUR 100,000

Form of Mortgage Covered Bonds:

- ☒ Temporary Global Note – Exchange (TEFRA D)
- ☐ Permanent Global Note (TEFRA C)
- ☐ Permanent Global Note (neither TEFRA D nor TEFRA C Rules)

Clearing System:

- ☒ Clearstream Banking, S.A.,
Luxembourg
42 Avenue JF Kennedy
L-1855 Luxembourg

- Euroclear Bank SA/NV
Boulevard du Roi Albert II
B-1210 Brussels
- Clearstream Banking AG, Frankfurt am Main
Mergenthalerallee 61
D-65760 Eschborn

Classical Global Note or New Global Note:

- Classical Global Note
- New Global Note

§ 2 Interest

Option I: Fixed Rate Mortgage Covered Bonds

Interest Commencement Date: 3 September 2025

Step-up or Step-down Mortgage Covered Bonds: No

Interest Rate:

- To Maturity Date: 2.625 per cent. *per annum* (Actual/Actual (ICMA))
- From Maturity Date up to Extended Maturity Date: 1-month Euribor +0.45 per cent. *per annum* (Actual/360)

Interest Payment Date(s):

- To Maturity Date: 3 March of each year up to and including the Maturity Date
- From Maturity Date up to Extended Maturity Date: 3rd day of each month up to and including the Extended Maturity Date, beginning on 3 April 2030.

First Interest Payment Date 3 March 2026

Initial Broken Amount (per Specified Denomination) (in the case of a first short coupon): EUR 1,301.71

Initial Broken Amount (per Aggregate Principal Amount of [Series][Tranche]) (in the case of a first [short][long] coupon): Not applicable

Final Broken Amount (per Specified Denomination) (in the case of a last [short][long] coupon):

- To Maturity Date: Not applicable
- From Maturity Date up to Extended Maturity Date: Not applicable

Final Broken Amount (per Aggregate Principal Amount of [Series][Tranche]) (in the case of a last [short][long] coupon):

- | | | |
|--------------------------|--|----------------|
| <input type="checkbox"/> | To Maturity Date: | Not applicable |
| <input type="checkbox"/> | From Maturity Date up to Extended Maturity Date: | Not applicable |

Day Count Fraction:

- | | | |
|-------------------------------------|---------------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> | Actual/Actual (ICMA) | For the Fixed Interest Term |
| <input type="checkbox"/> | Actual/Actual (ISDA) | |
| <input type="checkbox"/> | Actual/365 (fixed) | |
| <input checked="" type="checkbox"/> | Actual/360 | For the Floating Interest Term |
| <input type="checkbox"/> | 30/360, 360/360 or Bond Basis | |
| <input type="checkbox"/> | 30/360, 360/360 or Bond Basis | |
| <input type="checkbox"/> | 30E/360 or Eurobond Basis (ISDA 2000) | |
| <input type="checkbox"/> | 30E/360 or Eurobond Basis (ISDA 2006) | |
| <input type="checkbox"/> | 30E/360 (ISDA) | |

§ 3

Maturity, Redemption Amount, Redemption for tax reasons, Redemption due to illegality or invalidity, Extended Maturity Date

Maturity Date: 3 March 2030

Extended Maturity Date: Applicable

The extended maturity date is 3 March 2031.

Redemption Amount:

- | | |
|-------------------------------------|------------------------|
| <input checked="" type="checkbox"/> | Specified Denomination |
| <input type="checkbox"/> | Other amount |

Interest from Maturity Date to Extended Maturity Date: 1-month Euribor +0.45 per cent. *per annum* (Actual/360)

Optional Redemption at the Option of the Issuer (Call Option): No

Right to redeem the Mortgage Covered Bonds in part: No

Notice period:

Optional Redemption Amount(s):

☐ Specified Denomination

☐ Other amount

Redemption for tax reasons (§ 3(2)):

Applicable (including the additional call-option redemption due to illegality or invalidity)

Notice period for condition § 3(2) (*Redemption for tax reasons*):

Minimum period: 30 days

Maximum period: 90 days

Early Redemption Amount payable on redemption for taxation reasons or on event of default

Nominal Amount

§ 4 Payments

Rounding of payable amounts:

upwards

Dual currency Mortgage Covered Bonds:

No

Business Day Convention:

☒ Following Business Day Convention For the Fixed Interest Term

☐ Floating Rate Convention

☒ Modified Following Business Day Convention For the Floating Interest Term

☐ Preceding Business Day Convention

Adjustment:

No (for the Fixed Interest Term)

Yes (for the Floating Interest Term)

Banking Day:

T2

§ 5 Principal Paying Agent, Paying Agent, Calculation Agent

Principal Paying Agent:

Citibank, N.A., London Branch, Citigroup Centre, Canada Square, Canary Wharf, London E14 5LB, United Kingdom

Additional Paying Agent(s):

Not Applicable

Calculation Agent:

Citibank, N.A., London Branch, Citigroup Centre, Canada Square, Canary Wharf, London E14 5LB, United Kingdom

§ 11
Notices

Notices may be given by means of electronic publication on the website of the relevant stock exchange: Yes

Newspaper authorised by the stock exchange Not applicable

Publication in another authorised newspaper if no longer possible: No

Website: Luxembourg Stock Exchange:
www.luxse.com

Banking Day: T2

§ 15
Language

Language of Terms and Conditions:

- ☐ English and German (English binding)
(Whereas the translation into the German language will not be part of these Final Terms.)
- ☐ German and English (German binding)
(Whereas the translation into the English language will not be part of these Final Terms.)
- ☒ only English

§ 16
(Amendments to the Terms and Conditions)

Meeting of Mortgage Covered Bondholders:

- ☐ with a physical meeting
- ☒ without a physical meeting

Limited liability of the common representative of the Mortgage Covered Bondholders: Not applicable

Part II

Material Interest

Interest of natural and legal persons involved in the issue/offer As set out in the Base Prospectus

Reasons for the Offer and Use of Proceeds As set out in the Base Prospectus

Classical Global Note or New Global Note:

- ☐ Classical Global Note
- ☐ Intended to be held in a manner which would allow ECB eligibility
- ☒ New Global Note

Intended to be held in a manner which would allow ECB eligibility: *Yes. Note the designation “yes” simply means that the Mortgage Covered Bonds are intended upon issue to be deposited with one of the international central securities depositories (ICSDs) as common safekeeper and does not necessarily mean that the Mortgage Covered Bonds will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.*

Securities Identification Numbers

Common Code: 316820565

ISIN Code: XS3168205659

German Securities Code (WKN): A4EF50

Yield

Yield on issue price: 2.724 per cent. *per annum*

Method of Distribution

- ☐ Non-Syndicated
- ☒ Syndicated

Management Details

Dealer/Management Group: Danske Bank A/S

Erste Group Bank AG

Intesa Sanpaolo S.p.A.

Raiffeisen Bank International AG

Société Générale

UniCredit Bank GmbH

Commissions

Management/Underwriting Commission: 0.30 per cent. of the Aggregate Principal Amount

Selling Concession: Not applicable

Listing Commission: Not applicable

Estimate of the total expenses related to admission to trading: EUR 3,575

Stabilising Manager: Not applicable

Estimated net proceeds: EUR 496,475,000

Listing(s) and admission to trading **Yes, with effect from 3 September 2025**

☒ Luxembourg Stock Exchange

☒ Regulated Market

☐ EuroMTF

☐ Other:

☒ Rating The Mortgage Covered Bonds to be issued are expected to be rated Aa1 by Moody's Investors Service España, S.A.

Moody's Investors Service España, S.A. is established in the European Community and is registered or has applied for registration pursuant to Regulation (EC) No 1060/2009 of the European Parliament and of the Council of 16 September 2009 on credit rating agencies, as amended (the **CRA Regulation**).

The European Securities and Markets Authority (**ESMA**) publishes on its website (<https://www.esma.europa.eu/credit-rating-agencies/cra-authorisation>) a list of credit rating agencies registered in accordance with the CRA Regulation. That list is updated within five working days following the adoption of a decision under Article 16, 17 or 20 CRA Regulation. The European Commission shall publish that updated list in the Official Journal of the European Union within 30 days following such update.

Amounts payable under the Mortgage Covered Bonds will be calculated by reference to EURIBOR®, which is currently provided by European Money Markets Institute (EMMI). As at the date of these Final Terms, EMMI does appear on the register of administrators and benchmarks established and maintained by the European Securities and Markets Authority (**ESMA**) pursuant to Article 36 of the Regulation (EU) 2016/1011, as amended (the **Benchmarks Regulation**).

UniCredit Bank Czech Republic and Slovakia, a.s.

Name:

Title:

Roman Šťastný
Debt Capital Markets

Name:

Title:

Vilém Antas
Debt Capital Markets