

# **UniCredit Bank Czech Republic and Slovakia: Planned Covered Bond Issuance Investor Presentation**

Prague, February 2026

Win. The Right Way.  
Together.



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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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UniCredit CZSK at a Glance

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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
- Over 20 million clients with primary relationship connected across Europe
- 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 46.9 bln)<sup>1</sup>
- Well capitalized bank with CET1 ratio at 24.07%<sup>1</sup>
- Sound liquidity position with LCR 151%<sup>1</sup>
- Leading domestic bank in Corporate business

Transaction Summary

- EUR benchmark
- Premium and ECBC label
- 5y Maturity



# Indicative Terms

<b>Issuer</b>	UniCredit Bank Czech Republic and Slovakia, a.s.
<b>Size</b>	EUR benchmark
<b>Expected Issue Rating</b>	Aa1 (Moody's)
<b>Maturity</b>	[•] February 2031 (soft bullet)
<b>Type</b>	EUR Mortgage Covered Bond (Premium), ECBC Label Compliant
<b>Form</b>	Regulation S, Bearer form, New Global Covered Bond ("NGCB")
<b>Denomination/Increment</b>	EUR 100,000 / EUR 100,000
<b>Governing Law</b>	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)
<b>Global Coordinator</b>	UniCredit
<b>Bookrunners / Joint Lead Managers</b>	Danske Bank, Erste Group, Helaba Landesbank, IMI-Intesa Sanpaolo, Norddeutsche Landesbank, Raiffeisen Bank International and UniCredit
<b>Listing</b>	Luxembourg Stock Exchange, Regulated Market
<b>CRR compliance</b>	Yes (intended)
<b>LCR level 1 compliance (EUR benchmark)</b>	Yes (intended)
<b>ECB and CNB repo eligibility</b>	Yes (intended)
<b>Taxation Procedure</b>	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 <a href="http://www.icmsa.org">www.icmsa.org</a>
<b>Clearing</b>	Euroclear, Clearstream, Luxembourg

Source: UniCredit



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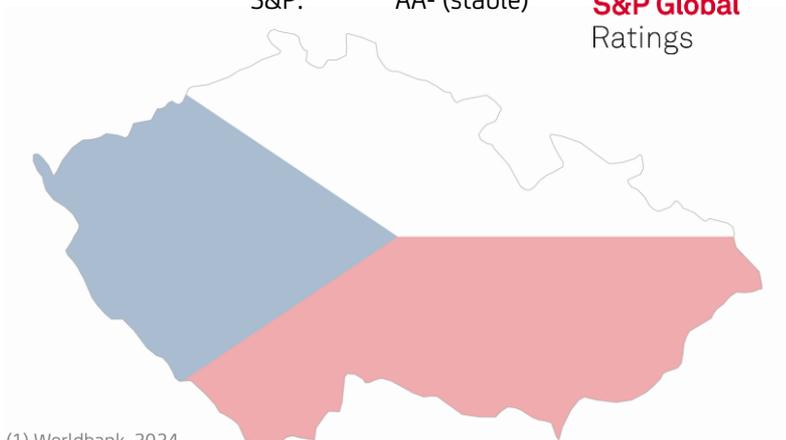
# Czech Republic & Slovakia at a Glance

## Key Figures

### CZECH REPUBLIC

- Area: 78,871 km<sup>2</sup>
- Population: 10.9 million
- Capital: Prague
- Currency: Czech koruna (CZK)
- GDP per capita<sup>1</sup>: \$ 31,707
- Credit ratings:

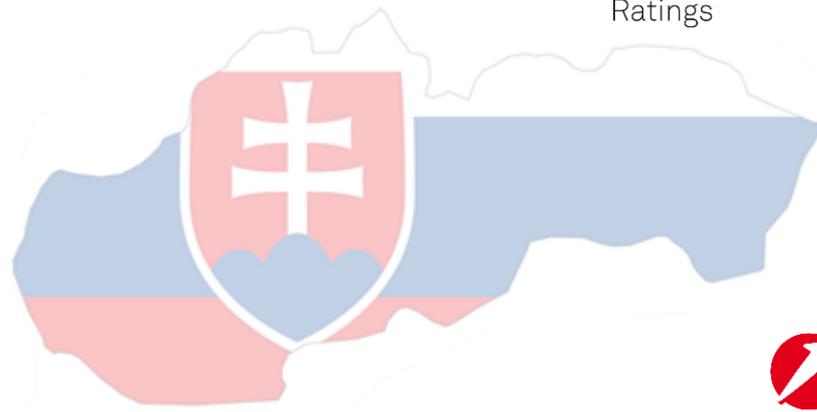
Fitch:	AA- (stable)	<b>FitchRatings</b>
Moody's:	Aa3 (stable)	<b>MOODY'S</b>
S&P:	AA- (stable)	<b>S&amp;P Global Ratings</b>



### SLOVAKIA

- Area: 49,035 km<sup>2</sup>
- Population: 5.4 million
- Capital: Bratislava
- Currency: Euro (EUR)
- GDP per capita<sup>1</sup>: \$ 25,993
- Credit ratings:

Fitch:	A- (stable)	<b>FitchRatings</b>
Moody's:	A3 (stable)	<b>MOODY'S</b>
S&P:	A+ (negative)	<b>S&amp;P Global Ratings</b>



# Czech Republic & Slovakia at a Glance **General economic and political development - Czechia**

- **GDP** is expected to grow more than 2% in both 2026 and 2027, driven by consumption as well as fixed capital formation
- Government administrative measures may ease **Inflation** temporarily down below 2% yoy in 1H26, but services prices will keep rising much faster
- We expect the ČNB to stay on hold with the **repo rate** over 2026-2027. Alternatively, one 25bp cut in 2026 looks conceivable if headline inflation moderates. FX rate of the CZK should also remain in a narrow range for the foreseeable future
- **Banks' profitability** is projected to remain stable, as long as risk costs are under control
- **Loan growth** is expected to moderate in 2026-2027 on a higher base from 2025. Retail loans will keep expanding faster than corporate ones.
- **Deposit growth** is seen to expand only moderately, with the pace tracking nominal GDP.

Macroeconomic scenario	2024	2025	2026	2027
<b>Real GDP, y/y % change</b>	<b>1.1%</b>	<b>2.5%</b>	<b>2.2%</b>	<b>2.4%</b>
- Investment, y/y % change	-3.1%	0.7%	3.3%	3.5%
<b>Inflation (CPI) y/y, eop</b>	<b>3.0%</b>	<b>2.4%</b>	<b>2.5%</b>	<b>2.5%</b>
average	2.4%	2.5%	2.3%	2.4%
<b>Monthly Wage nominal, avg. EUR</b>	<b>1 838</b>	<b>2 001</b>	<b>2 139</b>	<b>2 247</b>
<b>Central Bank Reference rate, eop</b>	<b>4.0%</b>	<b>3.5%</b>	<b>3.5%</b>	<b>3.5%</b>
<b>Interest rate eop</b>	<b>3.9%</b>	<b>3.6%</b>	<b>3.6%</b>	<b>3.6%</b>
average	5.0%	3.6%	3.6%	3.6%
<b>Current Account/GDP (%)</b>	<b>1.7%</b>	<b>1.2%</b>	<b>1.5%</b>	<b>1.5%</b>
<b>FX / EUR rates</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
eop	25.19	24.50	24.40	24.40
avg	25.12	24.72	24.45	24.40



# Czech Republic & Slovakia at a Glance **General economic and political development - Slovakia**

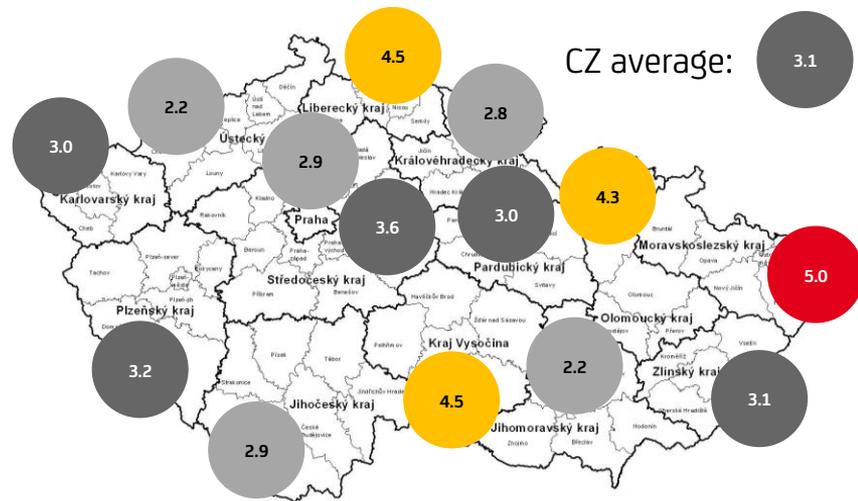
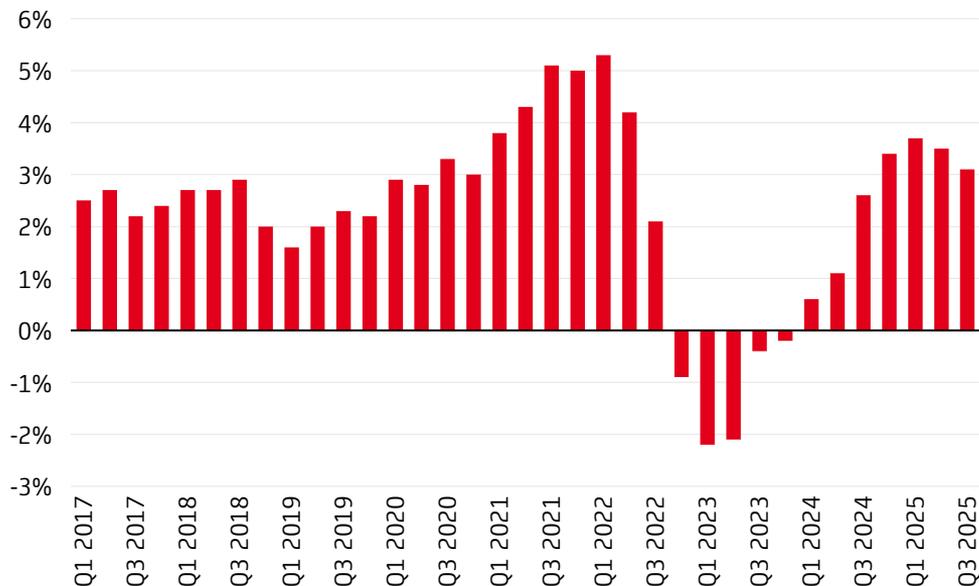
- **Economic growth** is set to rebound gradually, accelerating from 0.8% to 1.3% in 2026 amid recovering external demand and EU-funded investment. Fiscal tightening will weigh on growth, dampening household spending.
- **Consumer inflation** should stay above 3% in 2026, reflecting the shift from a price-based to a direct heating subsidy.
- The **ECB** is expected to keep its policy stance unchanged, as euro area inflation remains anchored close to 2% target.
- **Banks' profitability** is expected to be hit by less favorable interest rate environment and higher cost of risk amid a rather moderate economic growth.
- **Lending growth** will slow due to fiscal consolidation (corporate) and moderating housing prices increase (retail).
- **Deposit growth** likely to strengthen slightly on inflation-boosted corporate sales, while fiscal measures will weigh on household net income and savings.

Macroeconomic scenario	2024	2025	2026	2027
<b>Real GDP, yoy % change</b>	<b>1.9%</b>	<b>0.8%</b>	<b>1.3%</b>	<b>1.6%</b>
- Investment, yoy % change	1.6%	4.3%	0.2%	-5.2%
<b>Inflation (CPI) yoy, eop</b>	<b>2.9%</b>	<b>3.8%</b>	<b>3.6%</b>	<b>2.4%</b>
average	2.8%	4.0%	3.5%	2.3%
<b>Monthly Wage Nominal, avg. Euro</b>	<b>1 524</b>	<b>1 617</b>	<b>1 701</b>	<b>1 789</b>
<b>Central Bank Reference rate, eop</b>	<b>3.2%</b>	<b>2.2%</b>	<b>2.2%</b>	<b>2.4%</b>
<b>Interest rate eop</b>	<b>2.7%</b>	<b>2.0%</b>	<b>2.0%</b>	<b>2.3%</b>
average	3.6%	2.2%	2.0%	2.1%
<b>Current Account/GDP (%)</b>	<b>-4.6%</b>	<b>-4.5%</b>	<b>-3.9%</b>	<b>-3.0%</b>



# Czech Republic & Slovakia at a Glance

## Residential Property Prices – Czech Republic

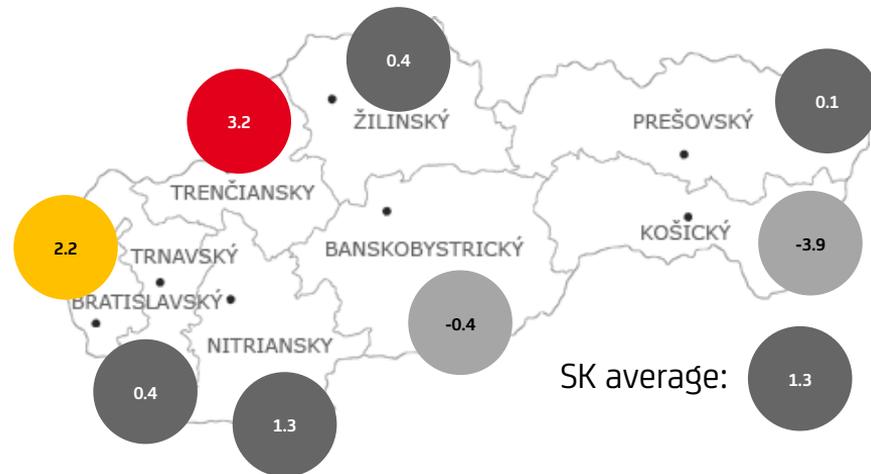
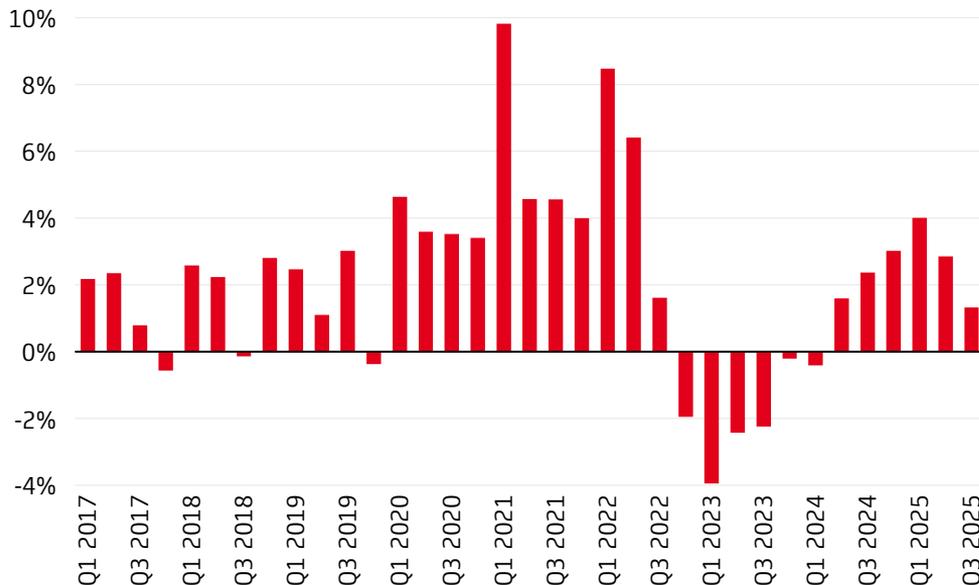


- Graphs above show quarterly changes in prices of residential apartments
- Price of residential apartments increased on average by 3.1% Q3/Q2 in CZ
- Prices of land plots for houses increased by 1.2 % Q3/Q2, price of houses including land plots increased by 1.8 % Q3/Q2
- Since Q2 2025, there has been a gradual trend of q-o-q moderate deceleration in positive growth of prices of residential apartments





## Residential Property Prices – Slovakia



- The prices of residential apartments have been growing since 2Q 2024 for six quarters in a row. In the last quarter, prices increased by 1.3%, YoY change is 11.7%
- Regionally, the development is different, from solid growth in TN (3.16%) and BA (2.23%) to a decline in BB (-0.37%) and KE (-3.90%), which is more of a correction after a strong previous quarter than a new trend
- Since Q2 2024, we can see the positive trend in the volume of housing loans
- Interest rates slightly below 3.5% (fix 5Y) and expected to stay stable



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# UniCredit Group

## Accelerating towards a decade of excellence

### UniCredit Unlocked

Set the benchmark  
2021-2025

**QUALITY  
TOP-LINE  
GROWTH**

Top tier – supported by rising rates – while laying the foundations for the future

**UNMATCHED  
OPERATIONAL  
EFFICIENCY**

Best-in-class transformation within traditional boundaries

**PROFITABLE  
BOTTOM-LINE  
GROWTH**

Maximising profitability while preserving top line growth

**BEST-IN-CLASS  
OCG SUPPORTING  
DISTRIBUTION**

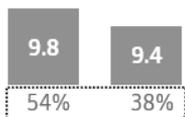
Unmatched, allowing for superior per share growth and distributions

FY21

FY25



NET REVENUE, bn  
Net Rev. / RWA



COSTS, bn  
Cost Income



NET PROFIT, bn  
RoTE



CUMULATIVE  
DISTRIBUTION  
bn

FY26

FY28

CAGR  
25-28

FY30 and  
beyond



### UniCredit Unlimited

Transcending our benchmark  
2026-2030

**Capturing quality market share** maintaining NII RoAC at c.20% and growing capital light as % of revenues

**Re-defining best-in-class** Transformation transcending boundaries and stepping-up to a class of our own

**Maximising profitable growth** through quality growth while taking efficiency to the next level

**Unmatched** per share growth and best-in-class distribution with excess capital returns evaluated yearly

1. Distribution ambitions are calculated assuming the current 80% ordinary payout and subject to the achievement of Plan targets, including organic capital generation. Potential additional distributions from excess capital return or deployment to be assessed annually. All distributions are subject to supervisory, board of directors and shareholders' approvals.





### ATTRACTIVE GEOGRAPHIC MIX

**13+1** Banks embedded in the fabric of Europe

**>95%** Presence in EU<sup>1</sup> with less geopolitical and limited FX risks

**5x** Higher more profitable cross-border vs. domestic share

**Top 3** Market share in 90% of our markets

**Group Net profit share<sup>2</sup> 2028**

- 25%** CEE & Greece, 2x GDP growth vs. EU
- 37%** GER & AUT with GER set to benefit from fiscal stimulus
- 38%** Italy standing as our capital-light engine




### QUALITY CLIENT MIX

**>20m** Clients with primary relationship connected across Europe

**60%** Revenue from Private, Affluent and SMEs

**Skewed towards attractive segments**

- >35%** RoAC
- c.45%** Fees & Net Insurance / Net Revenue




### TARGETED PRODUCT MIX

**3** Group Product Factories

Group Fees & Net Insurance share 2028

<b>26%</b>	<b>28%</b>	<b>46%</b>
<b>CORPORATE</b>	<b>PAYMENTS</b>	<b>INDIVIDUAL</b>

**High quality lending**

**#1** NII RoAC

**Capital-light revenue** increase weight

**Top-Tier** Fees & Net Ins. / Net Rev.

**Best-in-class products**

- Micro business lending
- UCX Consumer
- Trade Finance
- UCX Micro
- UCX SMEs
- Cross-border payments
- Investments
- Insurance
- Advisory
- CRM

1. Share of Customer Loans in countries part of the European Union 2. Summing expected divisional Net Profit 2028. Commerzbank equity contribution – net of hedges – allocated to GER and CEE & Greece proportionally to CBK ex mBank and mBank share, respectively. Alpha equity contribution allocated to CEE & Greece





# 2026-28 Group Funding Plans at 25.5bn p.a. on average

- **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**
- **2026-28 Funding plans at c. 25.5bn p.a. on average**, with flexibility to switch among years/products based on balance sheet development and actual needs:
  - 8.5bn p.a. of institutional unsecured funding
  - 8bn p.a. of networks' issuances, expected to follow the usual linear pattern
  - 9bn p.a. of secured funding, with issuances out of the main hubs, to maintain strong liquidity position

## 2026-28 Funding Plans – Avg. Volumes (€/bn p.a.)

	2025 Realized	Group		Italy		Germany		Austria		CEE	
		2026-28 avg. plans	Already Issued <sup>2</sup>								
Covered Bonds and Securitizations <sup>3</sup>	4.3	9 p.a.	~ 1.5	3 p.a.	-	4 p.a.	~ 1.5	1 p.a.	-	1 p.a.	-
Instruments via networks <sup>4</sup>	8.5	8 p.a.	~ 1.3	6 p.a.	~ 1.1	0.7 p.a.	~ 0.2	1 p.a.	-	0.2 p.a.	-
Institutional Senior Pref. and Non-Pref. <sup>5</sup>	7.2	5.5 p.a.	~ 2.1	5 p.a.	~ 2.0	0.4 p.a.	~ 0.1	-	-	0.2 p.a.	-
AT1 and T2	2.0	3 p.a.	1.0	3 p.a.	1.0	-	-	-	-	-	-
<b>Total</b>	<b>~ 22</b>	<b>25.5 p.a.</b>	<b>~ 5.9</b>	<b>17 p.a.</b>	<b>~ 4.1</b>	<b>5 p.a.</b>	<b>~ 1.8</b>	<b>2 p.a.</b>	<b>-</b>	<b>1.5 p.a.</b>	<b>-</b>

- Italy
- Germany
- Austria
- Central and Eastern Europe<sup>1</sup>

1. Bosnia and Herzegovina, Bulgaria, Croatia, Czech Republic, Hungary, Romania, Russia, Serbia, Slovakia and Slovenia  
 4. Senior bonds and Structured Notes

5. Including private placements

2. As of 30 January 2026

3. Other secured funding sources like supranational funding not included



# UniCredit Group 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
<b>Program size</b> (Euro)	35 <sub>bn</sub>		50 <sub>bn</sub>	50 <sub>bn</sub>	40 <sub>bn</sub>	40 <sub>bn</sub>	10 <sub>bn</sub>
<b>Maturity</b> (soft-bullet)	✓		✓ <sup>6</sup>	✓ <sup>6</sup>	✓ <sup>6</sup>	✓ <sup>6</sup>	✓
(hard-bullet)					✓	✓	✓
<b>Rating</b> (Moody's)	Aa2		Aaa	Aaa	Aaa	Aaa	Aa1
<b>Key data</b> <sup>1</sup>							
CB outstanding	14.3bn		27.1bn	8.1bn	7.5bn	2.6bn	4.7bn
Cover Pool outstanding	28.0Bn <sup>5</sup>		35.5bn	10.8bn	16.6bn	5.9bn	8.2bn <sup>9</sup>
Overcollateralization	96.4%		30.8%	33.4%	121%	125%	74.0%
Mix (resi / commercial)	99.4 / 0.6%		71.8% / 28.2%	n/a	81.7% / 18.3%	n/a	73.4% / 26.6%
Weighted avg. cLTV	45.4%		51.2% <sup>7</sup>	n/a	50.4%	n/a	59.0%
Residual Maturity <sup>2</sup>	8.5yrs		6.5yrs <sup>8</sup>	15.4yrs <sup>8</sup>	9.9yrs	8.9yrs	16.9yrs
Interest rate (floating / fix)	33% / 67%		17% / 83%	10% / 90%	41% / 59%	39% / 61%	23% / 77%
Portfolio >90days due	14bps		3bps	0bp	0bp	0bp	0bp
ECB Eligibility <sup>3</sup>	✓		✓	✓	✓	✓	✓
HQLA Eligibility <sup>4</sup>	✓ (Level 1)		✓ (Level 1)	✓ (Level 1)	✓ (Level 1)	✓ (Level 1)	✓ (Level 1)

1. Program data as of 31.12.2025 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

## General Information

### 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 3,000 FTE and 120 branches in Czech Republic and Slovakia
- **Excellent capital base** (24.07% CET1 ratio)
- Comfortable liquidity position with **LCR<sup>1</sup> 151%**
- Deposit rating by **Moody's: A2** (stable)

### Profit & Loss Development

- **Operating Income** growing YoY 5% mainly thanks to higher fees income
- **Operating Expenses** growing YoY 4% in line with inflation
- Improved **value creation** represented by ROAC growth (+2.4 p.p.)

In EUR mln <sup>2</sup>	Sep 25	V/Y
<b>Total Assets</b>	<b>46,868.6</b>	+16%
<b>Customer Loans</b>	<b>27,585.8</b>	+11%
<b>Direct Funding<sup>3</sup></b>	<b>38,375.0</b>	+17%
<b>Equity</b>	<b>3,345.8</b>	-2%
<b>CET1 capital ratio</b>	<b>24.07 %</b>	+74 bps
<b>Cost of Risk</b>	<b>8 bps</b>	+17 bps
<b>LCR<sup>1</sup></b>	<b>151%</b>	+9 p.p.
<b>NSFR<sup>1</sup></b>	<b>149%</b>	+7 p.p.

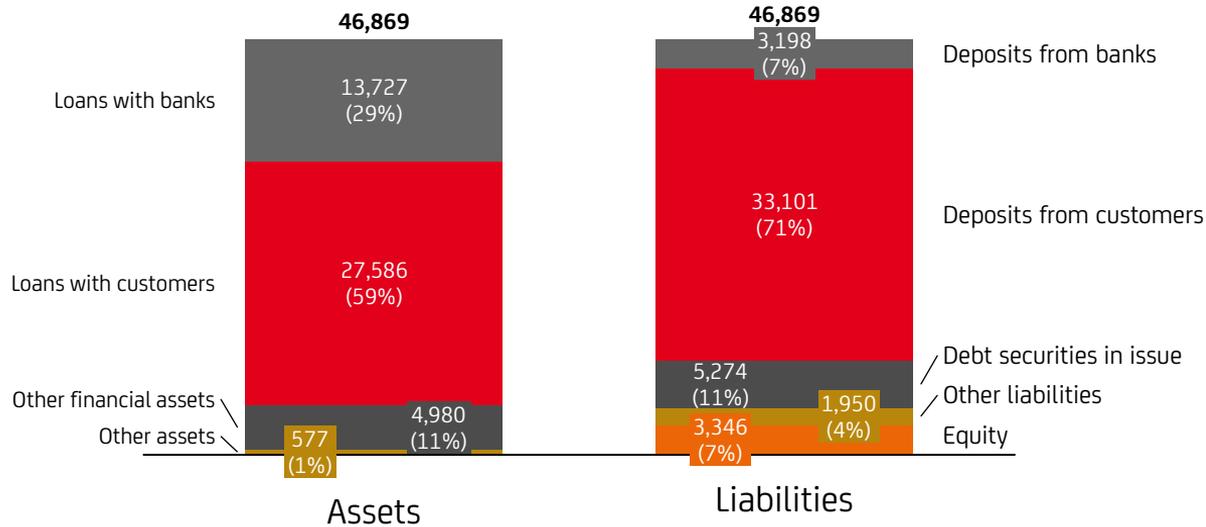
In EUR mln <sup>4</sup>	Sep 25 YTD	V/Y
Operating Income	762.4	+5%
Operating Expenses	-304.3	+4%
<b>Operating Profit</b>	<b>458.1</b>	<b>+6%</b>
Impairment Losses	-22.1	+120%
Non-operating Items	0.3	-62%
<b>Profit before Tax</b>	<b>436.3</b>	<b>+3%</b>
Income Tax	-89.0	+2%
<b>Net Profit</b>	<b>347.3</b>	<b>+3%</b>
<b>ROAC</b>	<b>23.2 %</b>	<b>+2.4 p.p.</b>



# UniCredit CZSK at a Glance

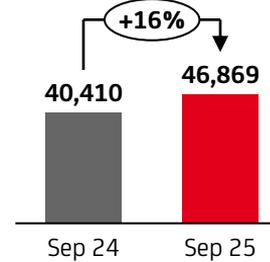
## Balance Sheet Structure

### Balance Sheet as of Sep 25 (EUR mln)

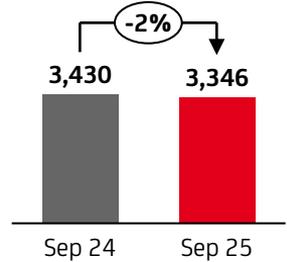


- **Balance sheet** reflects a classical commercial bank with large shares of loans and deposits
- **Steady growth of Loans to Customers** in both Corporate and Retail segment
- **Deposits from Customers** up by 16 % supporting lending growth
- Increase of **Securities in Issue** driven by new covered bonds emissions

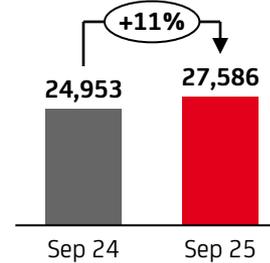
#### Total Assets (EUR mln)



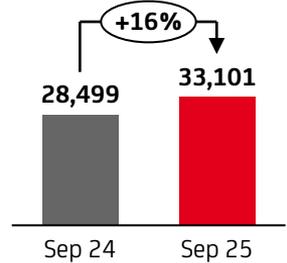
#### Shareholders' Equity (EUR mln)



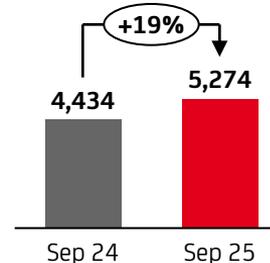
#### Loans to Customers (EUR mln)



#### Deposits from Customers (EUR mln)

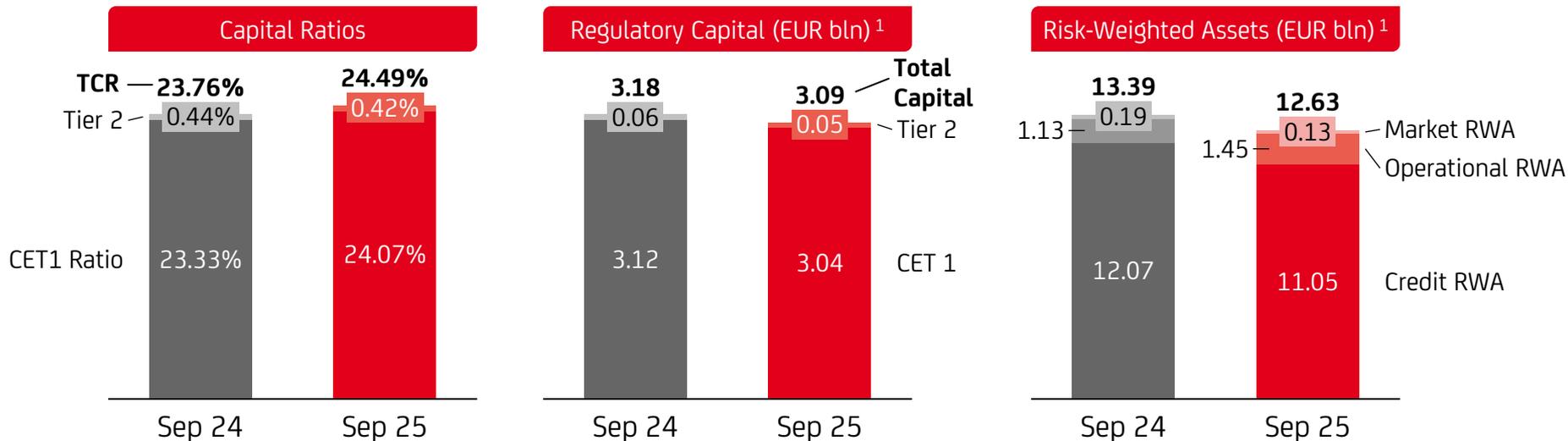


#### Securities in Issue (EUR mln)



# UniCredit CZSK at a Glance

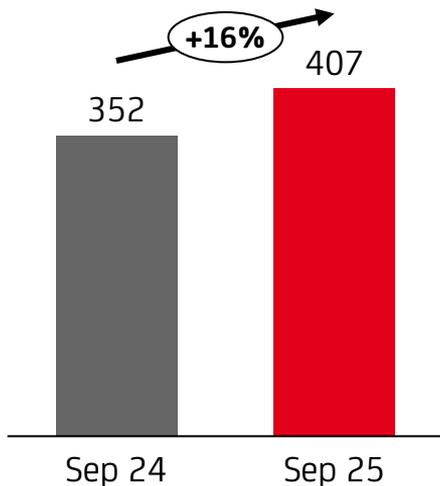
## Capital and RWA



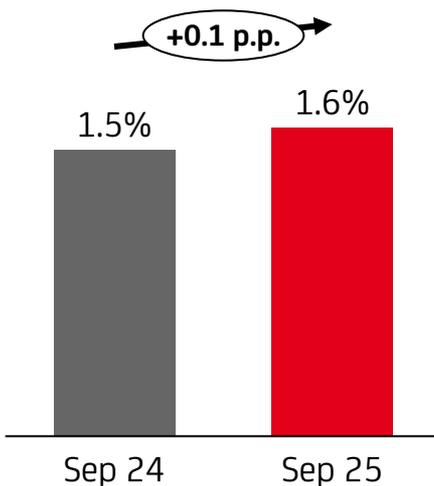
- **CET1 ratio** at 24.07%
- **Total Capital Ratio** at 24.49%, 73 bps higher than 3Q 2024
- **Total RWA** decreasing YoY mainly due to Credit RWA drop, partly off-set by Operational RWA increase driven by introduction of Basel 4



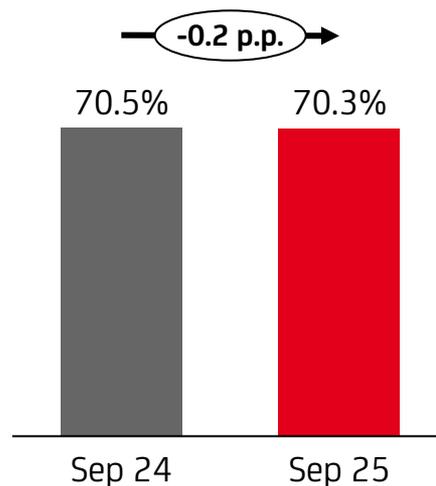
Gross NPE (EUR mln)<sup>1</sup>



% of Gross NPE on Total Loans



% Coverage Ratio on Gross NPE



- **NPE stock** slightly increasing YoY in line with Customer Loans development
- **Non-performing exposure ratio** stable over the period
- **Coverage ratio** remains high despite Gross NPE growth



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## 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



# General Information on Legal Framework 1/2

## 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

## DECLARATION OF UCBCS IN RELATION TO COVER POOL

- UCBCS covenants to ensure over-collateralisation level at least equal to 10%, i. e. the aggregate nominal value of all cover assets included in the cover pool must represent at least 110% of the aggregate value of all debts covered by such cover pool (statutory minimum level is set on 102%)





## General Information on Legal Framework 2/2

### 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

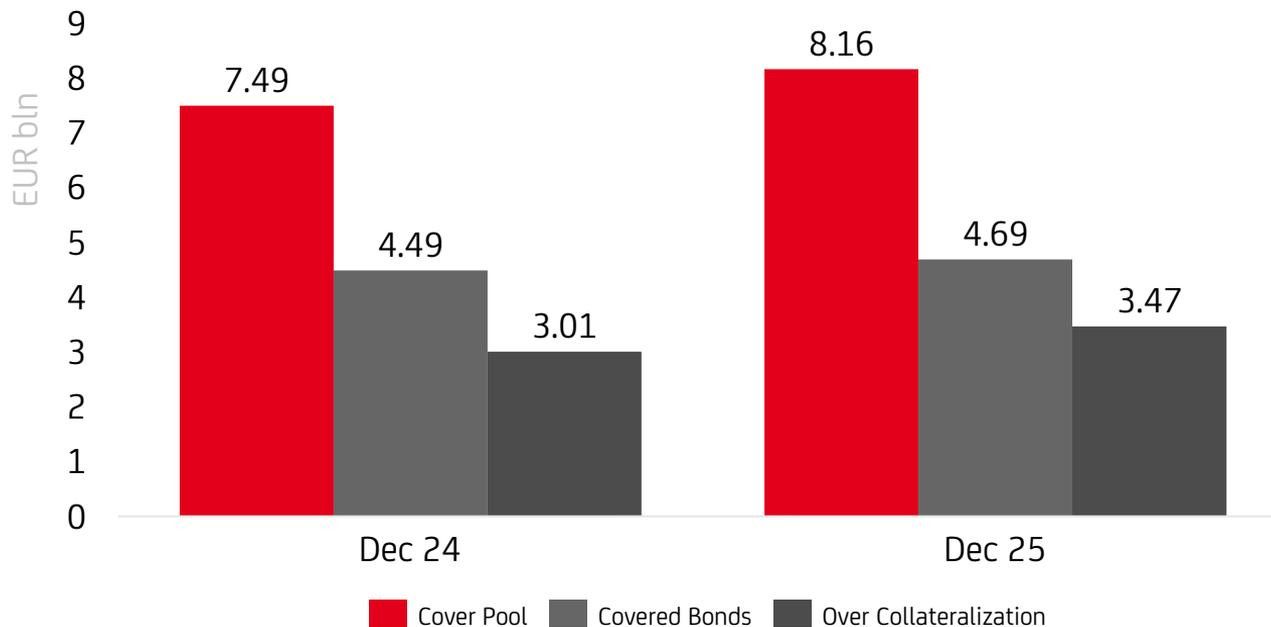
- The issuer must maintain an overcollateralization of at least 2% of the nominal amount of the Covered Bonds issued at all times.

#### **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



# UniCredit CZSK Cover Pool Yearly Development



- Cover Pool volume growing year-on-year
- The over-collateralization amounts to more than 73 % as of December 25





# Parameters of Cover Pool

	Total	Commercial CZ	Commercial SK	Residential CZ	Residential SK
Total Loan Balance (in EUR mln):	8,159	1,798	375	3,862	2,125
Average Loan Balance (per ticket, in EUR):	93,687	1,753,704	1,475,759	75,103	61,788
Total Number of Loans:	87,088	1,025	254	51,417	34,392
Total Number of Debtors:	77,418	803	239	46,555	29,821
Total Number of Properties:	96,300	850	245	56,211	38,994
Weighted Average Seasoning (in years):	5.2	4.9	5.9	5.5	4.7
Contracted Weighted Average Remaining Term (in years):	16.9	3.8	3.3	21.4	22.2
Weighted Average LTV:	59%	51%	50%	61%	65%
Stake of Fixed Interest Rate Loans:	77%	14%	12%	100%	100%
Stake of 10 Biggest Loans:	10%	30%	65%	0%	0%
Stake of Bullet Loans:	4%	15%	12%	0%	0%

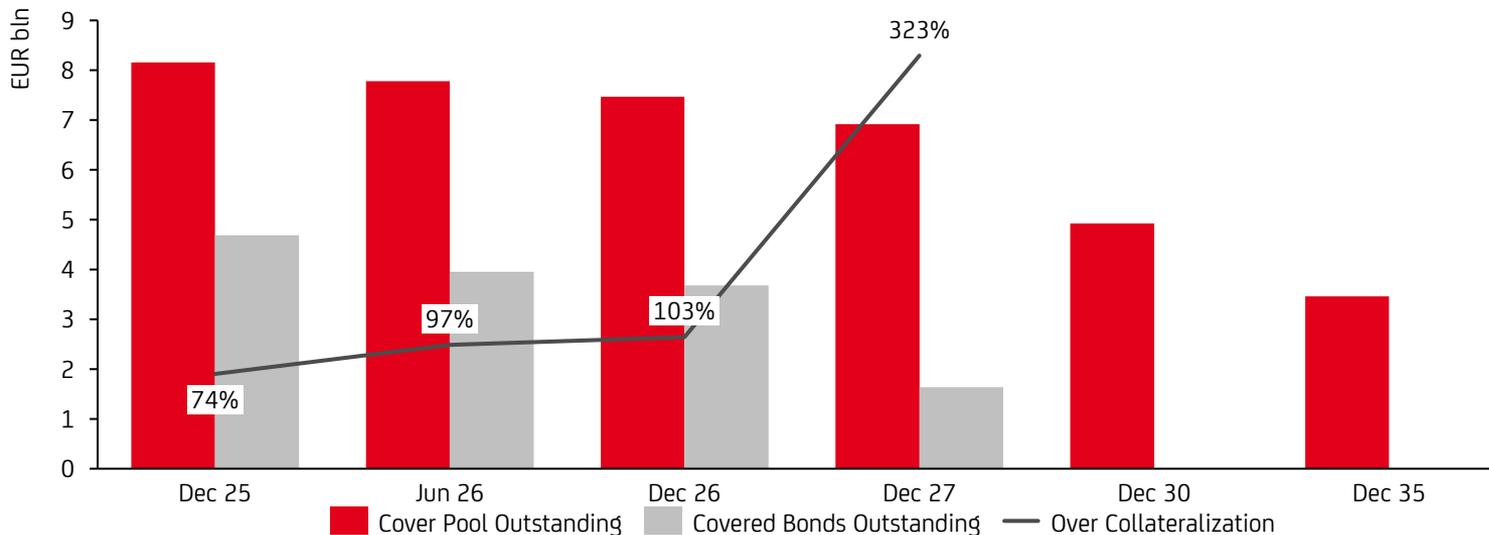
- Well-seasoned & highly granular cover-pool with stable LTV ratios
- Total Value of the Cover Pool as of Dec 25 (EUR equivalent): **8,159 mln**
  - there of:
    - EUR 2,172 mln commercial portfolio
    - EUR 5,987 mln residential portfolio
  - there of:
    - EUR 5,659 mln in Czech Republic
    - EUR 2,500 mln in Slovakia





# Maturity Structure of Cover Pool and Issues

	Actual	6M	1Y	2Y	5Y	10Y
	Dec 25	Jun 26	Dec 26	Dec 27	Dec 30	Dec 35
Cover Pool Outstanding	8.16	7.78	7.47	6.91	4.92	3.46
Covered Bonds Outstanding	4.69	3.96	3.68	1.64	0	0
Over Collateralization	74%	97%	103%	323%		



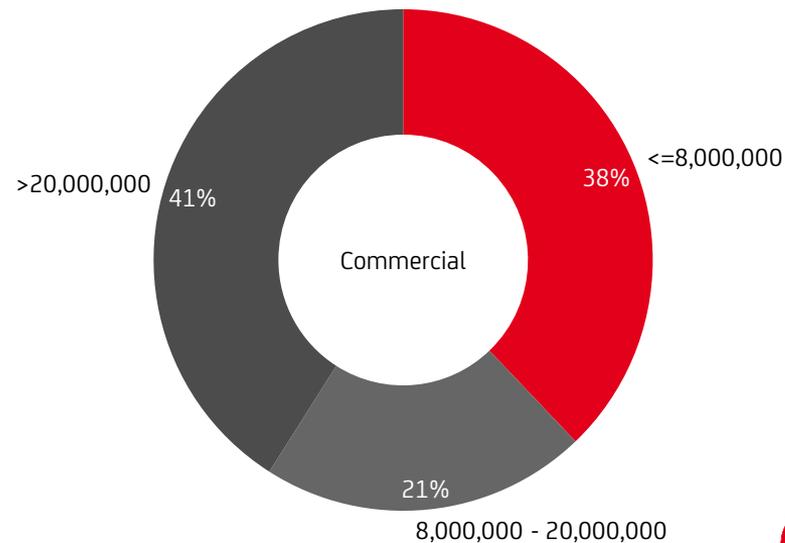
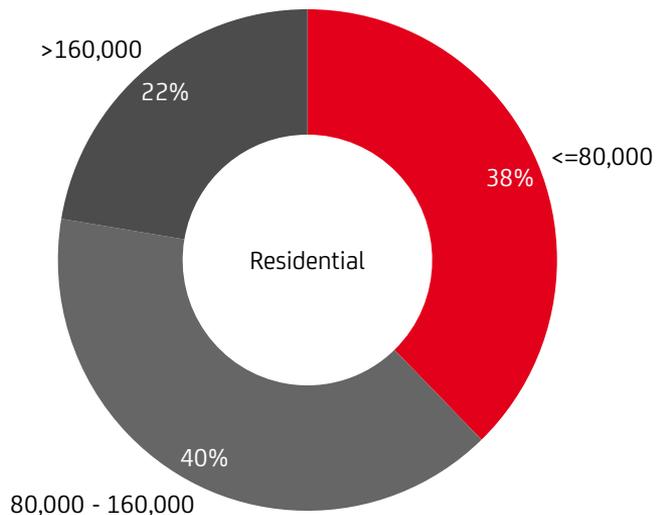


# UniCredit CZSK Cover Pool

## Breakdown by Loan Volume

Residential Loan Volume (EUR)	EUR mln	Number
<=80,000	2,258	58,237
80,000 - 160,000	2,389	21,720
>160,000	1,339	5,852
10 Biggest Loans	16	
1 Biggest Loan	3	

Commercial Loan Volume (EUR)	EUR mln	Number
<=8,000,000	823	1,218
8,000,000 - 20,000,000	459	38
>20,000,000	890	23
10 Biggest Loans	559	
1 Biggest Loan	168	

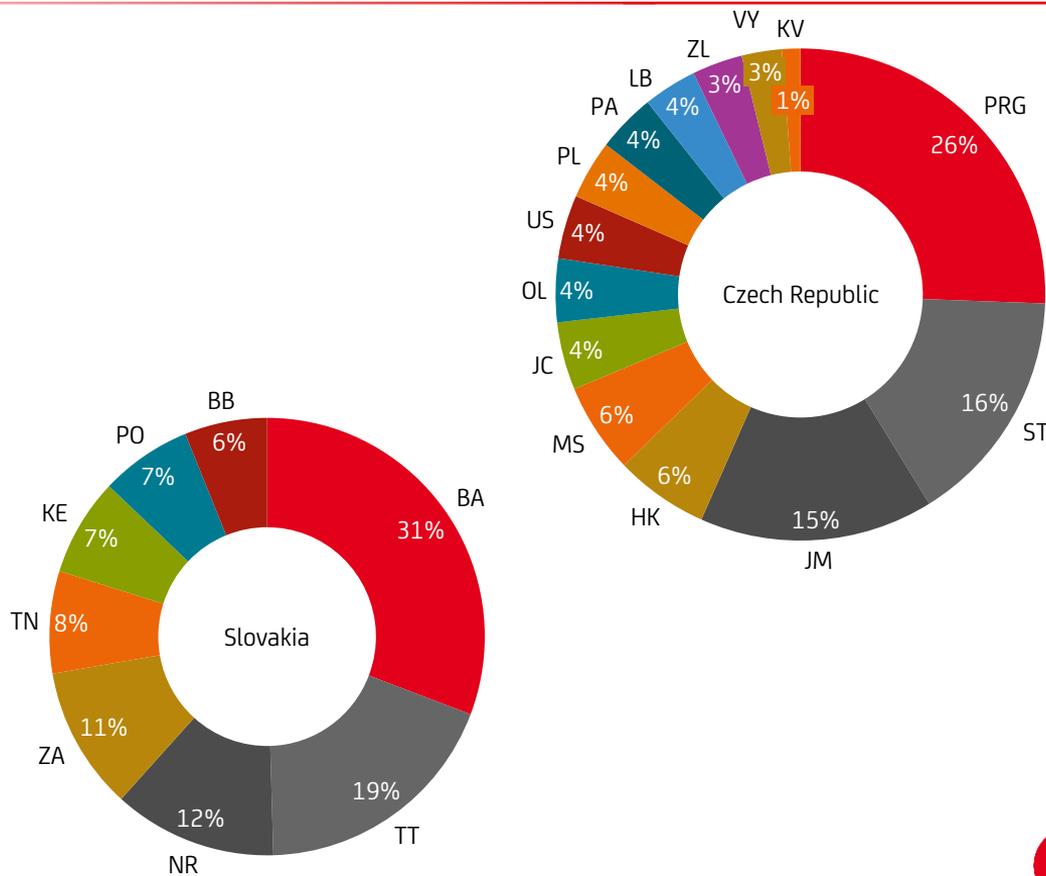


# UniCredit CZSK Cover Pool

## Regional Breakdown

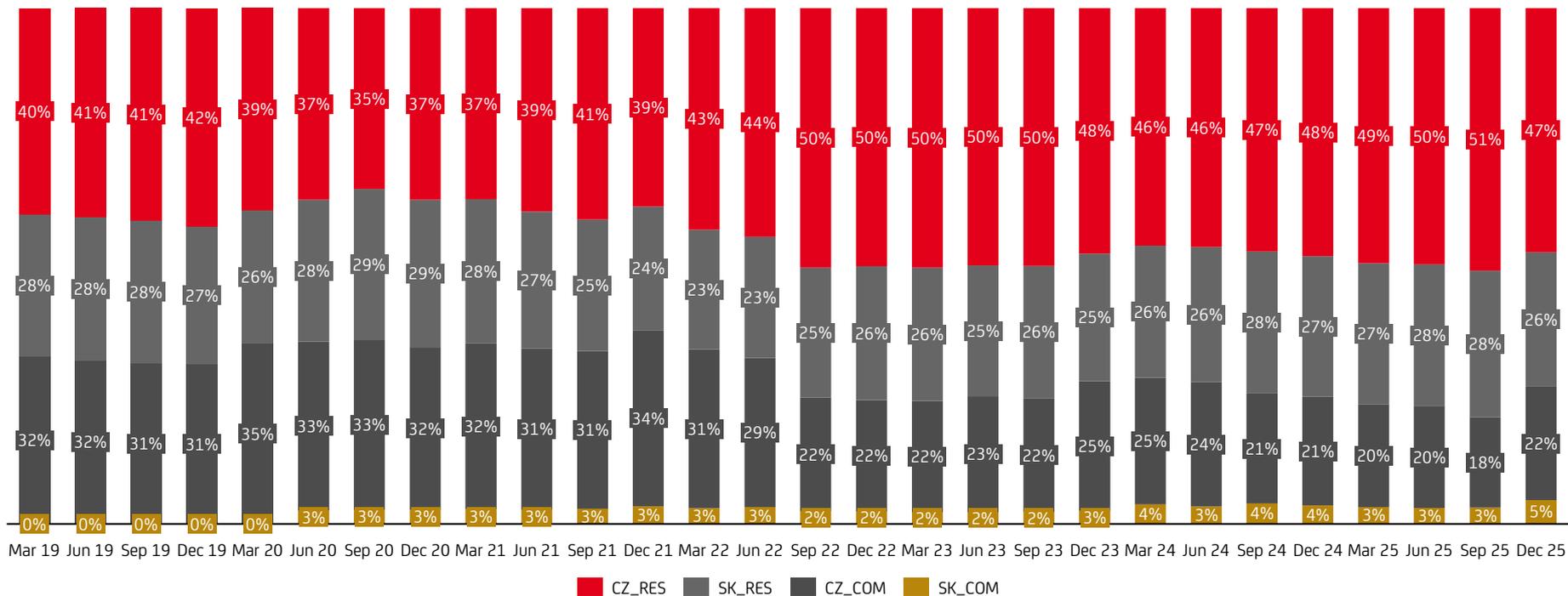
Czech Republic	EUR Mln	%
Hlavní město Praha	1 448	26%
Středočeský kraj	882	16%
Jihomoravský kraj	875	15%
Královéhradecký kraj	349	6%
Moravskoslezský kraj	336	6%
Jihočeský kraj	252	4%
Olomoucký kraj	237	4%
Ústecký kraj	237	4%
Plzeňský kraj	219	4%
Pardubický kraj	218	4%
Liberecký kraj	200	4%
Zlínský kraj	188	3%
Vysočinu	150	3%
Karlovarský kraj	69	1%

Slovakia	EUR Mln	%
Bratislavský	770	31%
Trnavský	469	19%
Nitriansky	304	12%
Žilinský	265	11%
Trenčiansky	189	8%
Košický	181	7%
Prešovský	170	7%
Banskobystrický	153	6%



# UniCredit CZSK Cover Pool

## 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

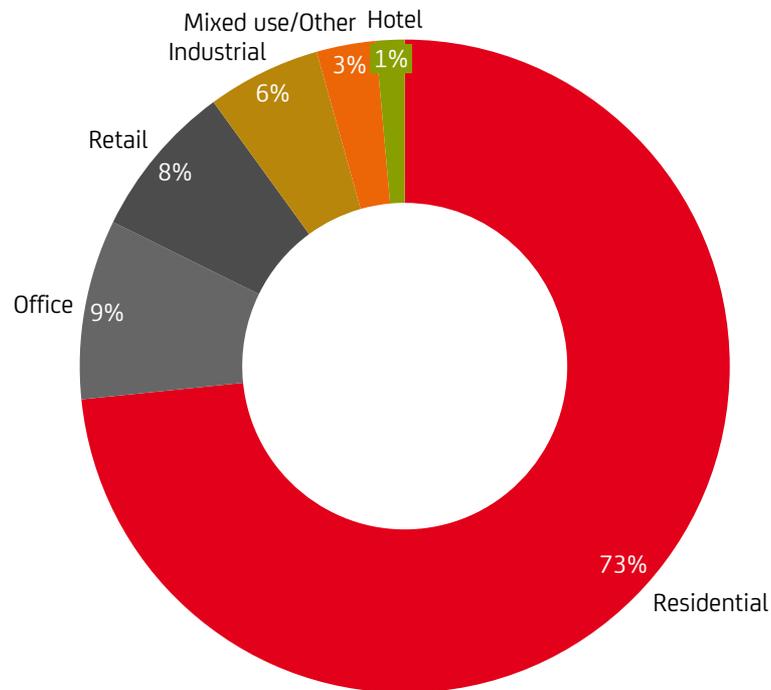




## Breakdown by Building Type

Breakdown by Building Type	EUR mln	Number
<b>Residential</b>	<b>5,987</b>	<b>85,809</b>
<b>Commercial</b>	<b>2,172</b>	<b>1,279</b>
o/w Office	726	193
o/w Retail	630	110
o/w Industrial	460	522
o/w Mixed use/Other	240	392
o/w Hotel	117	62
<b>Total</b>	<b>8,159</b>	<b>87,088</b>

- Vast majority of the Cover pool created by Residential real estate (73%)
- Commercial real estate (27%) distributed among different types with no concentration:
  - Office 9%
  - Retail 8%
  - Industrial 6%
  - Mixed use/Other 3%
  - Hotel 1%



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# Overview of outstanding Covered Bonds

## Covered Bonds Overview as of 31 December 2025

ISIN	Currency	Outstanding Amount	Date of issuance	Expected Maturity	Extended Maturity	Interest Rate Type	Coupon	Type of Structure	Retained / Market
XS2585977882	EUR	500 000 000	15.02.2023	15.02.2026	15.02.2027	Fixed rate	3.63%	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
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	3.13%	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
CZ0002009707	CZK	2 136 222 395	06.06.2025	11.06.2027	N/A	Zero coupon bond	N/A	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	3.75%	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	2.88%	Soft bullet*	Market
XS3168205659	EUR	500 000 000	03.09.2025	03.03.2030	03.03.2031	Fixed rate	2.63%	Soft bullet*	Market
XS3224003650	EUR	2 000 000 000	06.11.2025	06.11.2032	06.11.2033	Floating rate	3M EURIBOR + 54 bps	Soft 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.

Source: UniCredit Bank Czech Republic and Slovakia, a.s.

34 Data as of December 31, 2025

FX CZK/EUR = 24.245



# 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 Counterparty Credit Rating	A3 (stable)	A- (positive)	A- (stable)
UniCredit Bank CZSK	CZ/SK	LT Deposits rating	A2 (stable)	-	-
Cover Pool	CZ/SK		Aa1	-	-

