UniCredit Bank Czech Republic and Slovakia, a.s. (UCBCS)

Cover Pool Information – *as of 30/06/2025*

Version August 2025

updated quarterly

Prague

Empowering
Communities to Progress.

UniCredit Bank

Cover Pool

UCBCS's Cover Pool Features – General Information on Legal Framework

AMENDMENT OF CZECH LEGAL FRAMEWORK

- From 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 such 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

IMPLEMENTATION OF THE EU COVERED BOND DIRECTIVE INTO CZECH REGULATORY FRAMEWORK

- From 29 May 2022 an amendment to the Act No. 190/2004 Coll., Bonds Act, came into effect implementing the EU Covered Bond Directive into Czech covered bond regulatory framework. New requirements including the obligation for the covered block regulatory permission were set into Czech legal framework
- UCBCS obtained the regulatory permission for its covered block and cover pool from the Czech National Bank on 23rd September 2022

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%)

Cover Pool

UCBCS's Cover Pool Features

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
- However, the 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
- The amount of Covered assets is calculated as total of balance of mortgage loans adjusted by the applicable LTV cap according to the type of the mortgage loan

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 in default or past due for more than 90 days are not included in the Cover Pool

Cover Pool

UCBCS's Cover Pool Features

Cover Pool Overview	
• Total value of the Cover Pool as of 30 June 2025:	**CZK 194,378 mln eq**.
• o/w in retail residential loans secured by CZ properties:	CZK 96,586 mln eq. (49.69%)
• o/w in retail residential loans secured by SK properties:	CZK 53,476 mln eq. (27.51%)
• o/w in commercial loans secured by CZ&SK properties:	CZK 44,316 mln eq. (22.80%)
• o/w denominated in CZK:	CZK 108,244 mln (55.69%)
• o/w denominated in EUR:	CZK 86,134 mln eq. (44.31%)
• share of defaulted loans (including 90 days past due loans)	CZK 0 mln eq. (0.00%)

Covered Bonds Overview	
• Total nominal value of the outstanding Covered Bonds as of 30 June 2025:	**CZK 101,220 mln eq.**
• o/w denominated in CZK:	CZK 9,385 mln (9.27%)
• o/w denominated in EUR:	CZK 91,835 mln eq. (90.73%)
• Minimum required Cover Pool (10% over-collateralization):	CZK 111,342 mln eq.
• Current over-collateralization:	92.03%
• Rating (as of date of this report):	Aa2 (Moody's), assigned on 19th September 2022

Source: UniCredit Bank Czech Republic and Slovakia, a.s.
Data as of June 30, 2025
FX CZK/EUR = 24.750

Cover Pool

UCBCS's Covered Bonds Overview

Covered Bonds Overview as of 30 June 2025

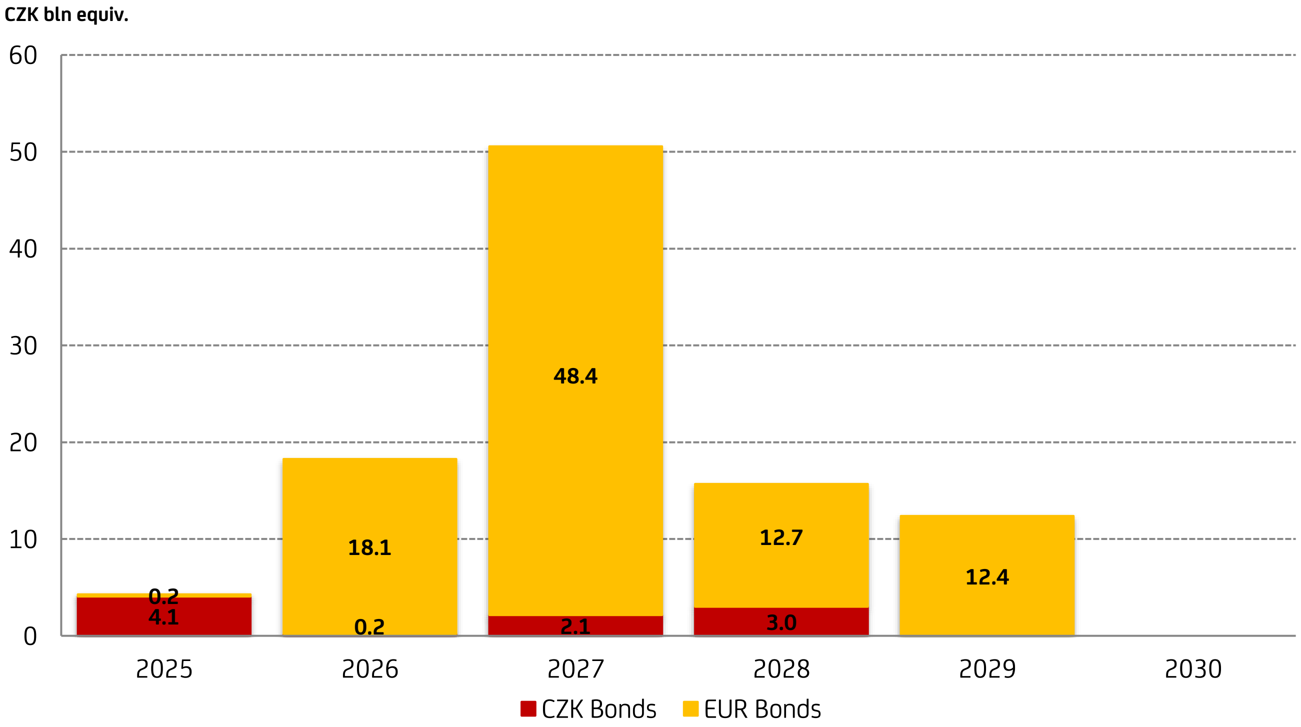
ISIN	Currency	Outstanding Amount	Date of issuance	Expected Maturity	Extended Maturity	Interest Rate Type	Coupon	Type of Structure	Ratained / Market
SK4120011123	EUR	10 000 000	15/10/2015	15/10/2025	N/A	Fixed rate	1.80%	Hard bullet	Market
CZ0002000680	CZK	4 050 000 000	23/11/2005	15/11/2025	N/A	Fixed 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/N	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.

Source: UniCredit Bank Czech Republic and Slovakia, a.s.
Data as of June 30, 2025
FX CZK/EUR = 24.750

Cover Pool

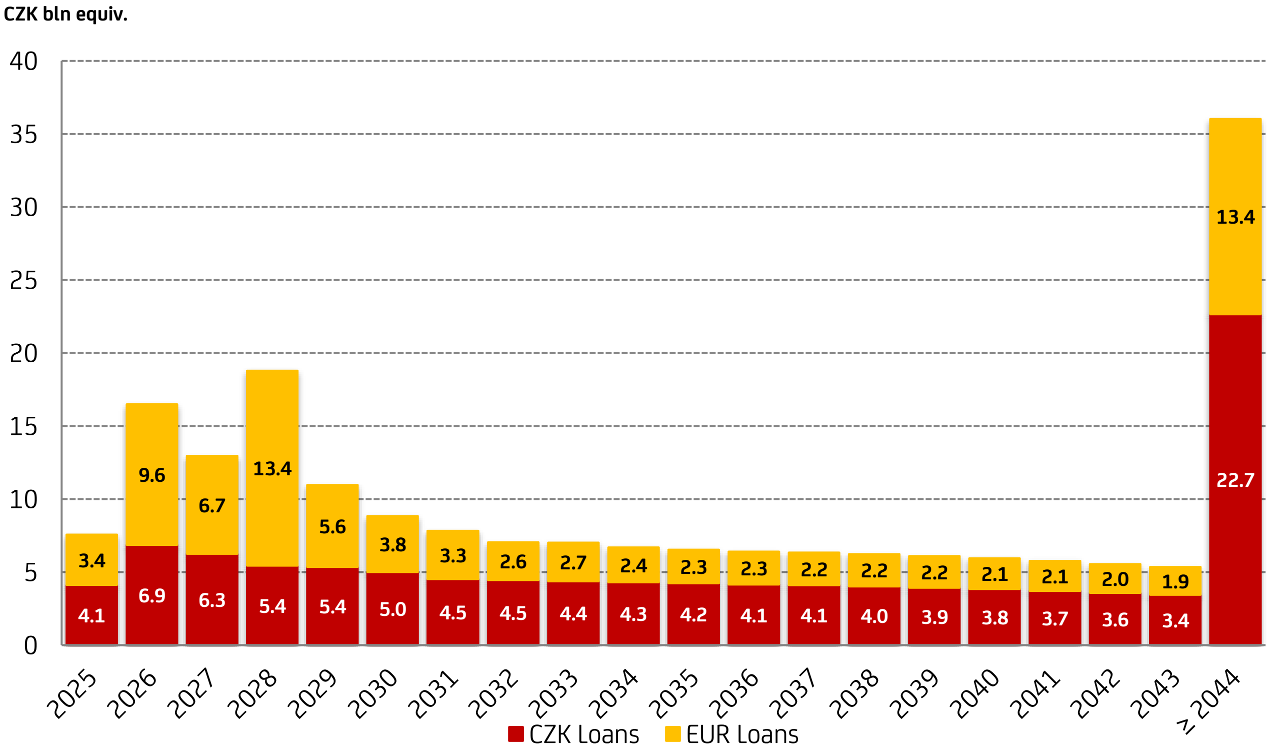
UCBCS's Covered Bonds Maturity Profile



Source: UniCredit Bank Czech Republic and Slovakia, a.s.
Data as of June 30, 2025
FX CZK/EUR = 24.750

Cover Pool

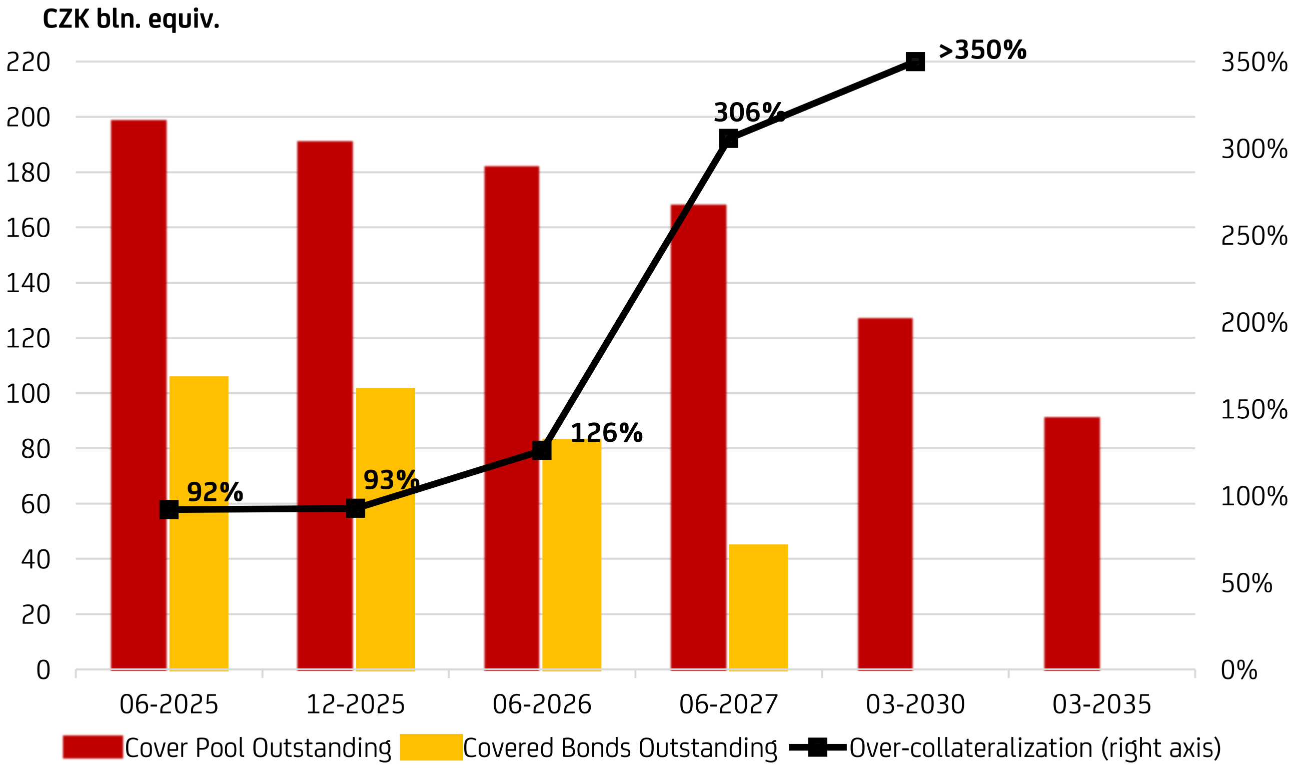
UCBCS's Cover Pool Maturity Profile



Source: UniCredit Bank Czech Republic and Slovakia, a.s.
Data as of June 30, 2025
FX CZK/EUR = 24.750

Cover Pool

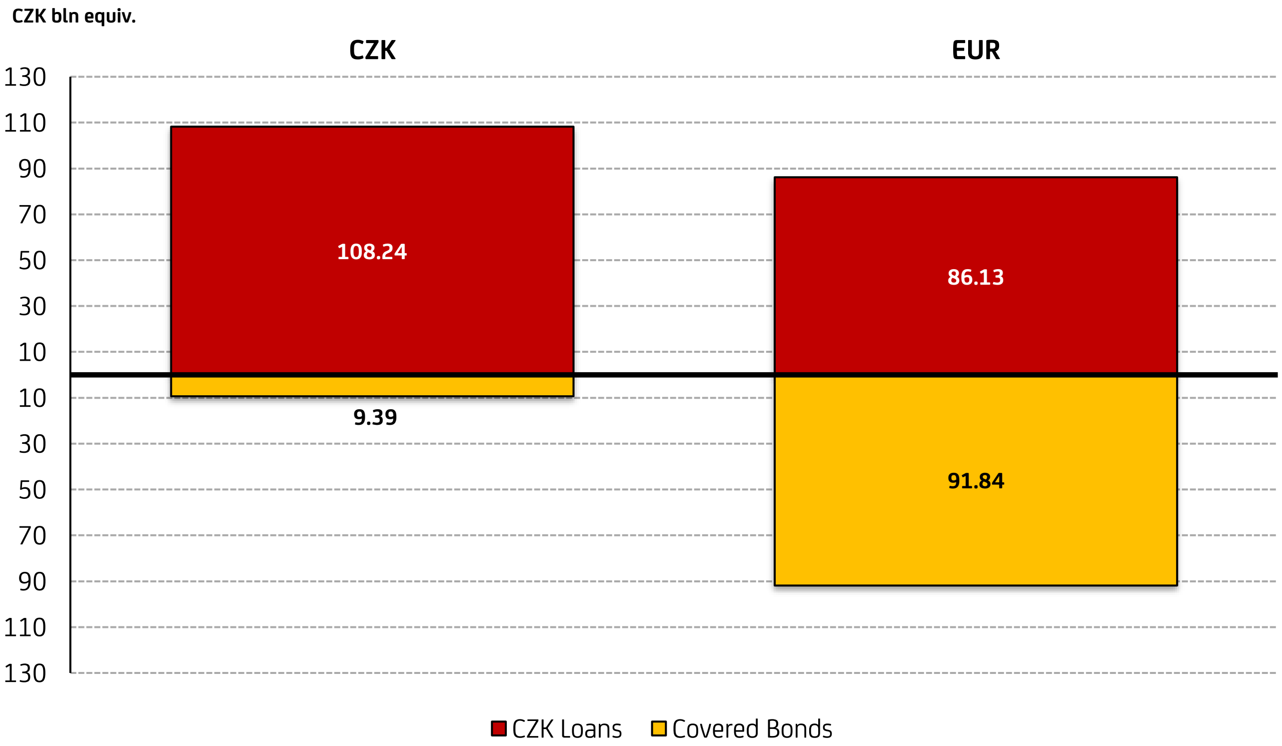
UCBCS's Cover Pool & Covered Bonds Outstanding / Over-collateralization



Source: UniCredit Bank Czech Republic and Slovakia, a.s.
Data as of June 30, 2025
FX CZK/EUR = 24.750

Cover Pool

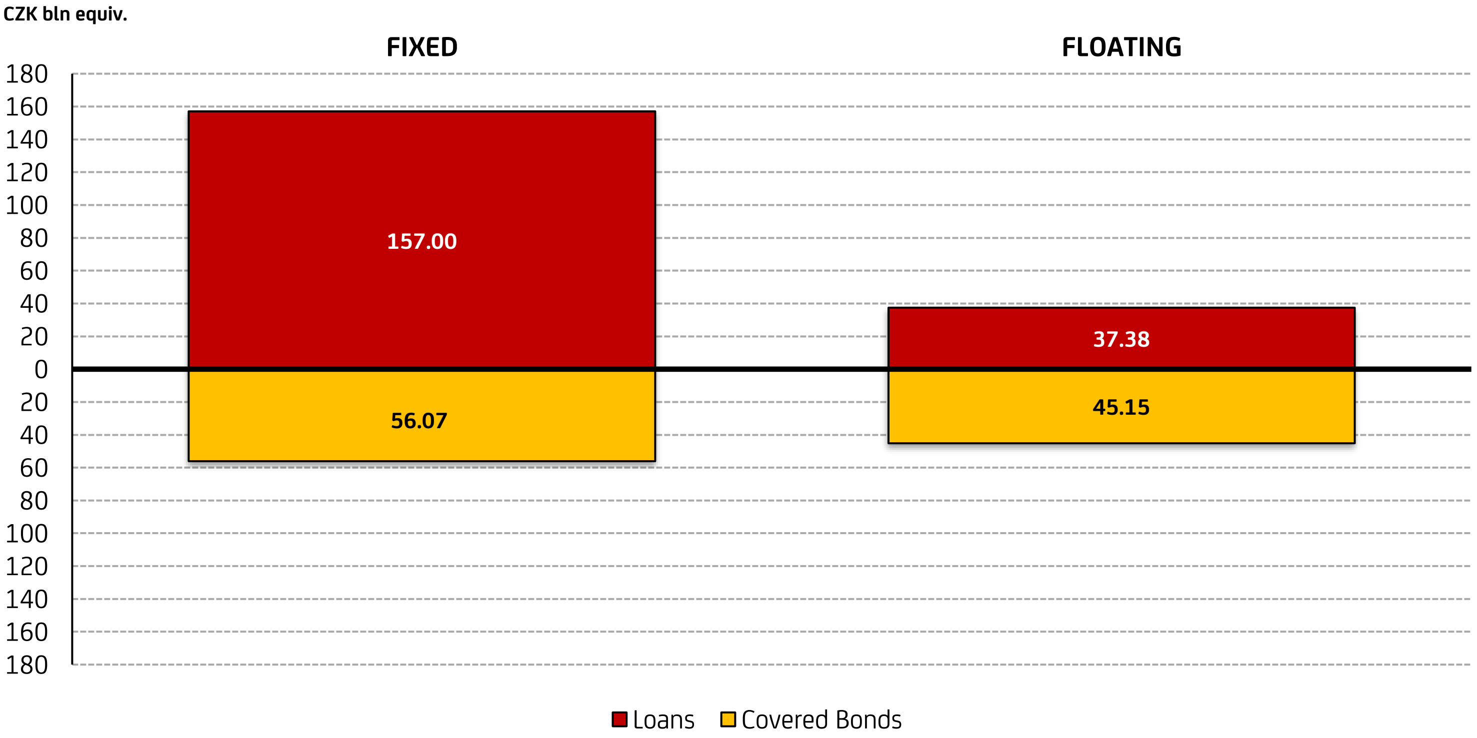
UCBCS's Cover Pool & Covered Bonds - Currency Breakdown



Source: UniCredit Bank Czech Republic and Slovakia, a.s.
Data as of June 30, 2025
FX CZK/EUR = 24.750

Cover Pool

UCBCS's Cover Pool & Covered Bonds – Interest Rate Breakdown

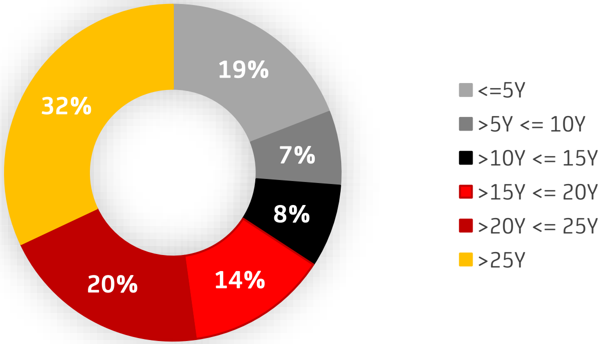


Source: UniCredit Bank Czech Republic and Slovakia, a.s.
Data as of June 30, 2025
FX CZK/EUR = 24.750

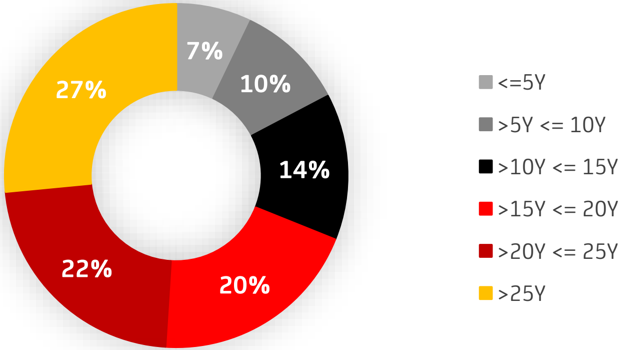
Cover Pool

UCBCS's Cover Pool Overview

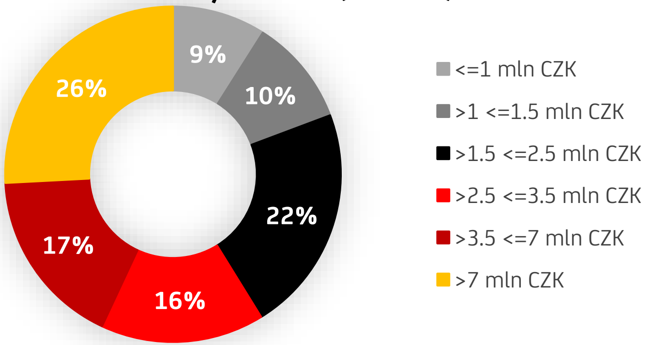
Distribution by Remaining Term (volume)



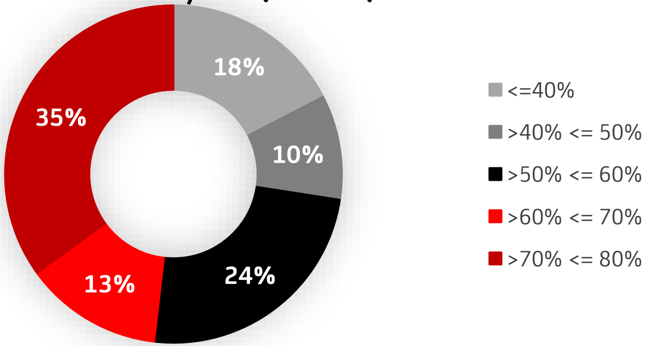
Distribution by Remaining Term (number of Loans)



Distribution by Volume (volume)



Distribution by LTV (volume)



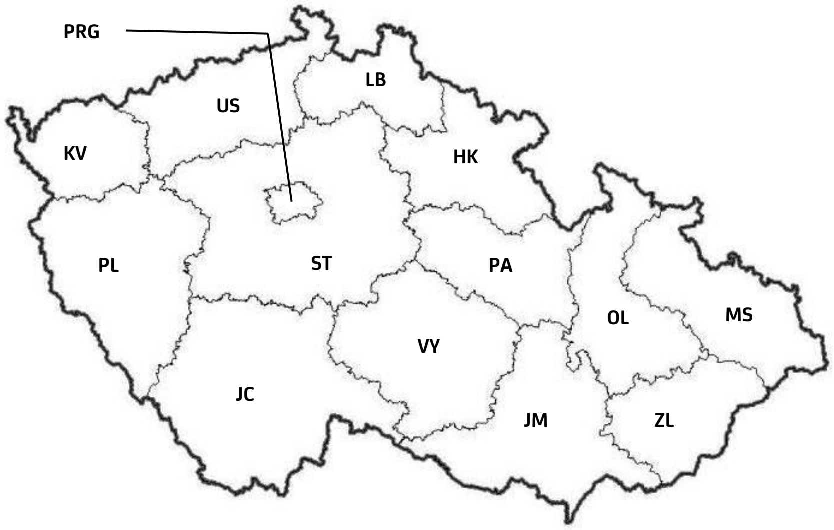
Source: UniCredit Bank Czech Republic and Slovakia, a.s.
Data as of June 30, 2025
FX CZK/EUR = 24.750

Cover Pool

UCBCS's Cover Pool Features - CZ Retail Residential Portfolio

Residential Portfolio - Czech Republic	
Total Loan Balance (in CZK)	96,585,608,317
Average Loan Balance (in CZK)	1,803,990
Total Number of Loans	53,540
Total Number of Debtors	48,452
Total Number of Properties	58,317
Weighted Average Seasoning (in years)	5.22
Contracted Weighted Average Remaining Term (in years)	21.60
Weighted Average LTV	61%
Stake of Fixed Interest Rate Loans	100%
Stake of 10 Biggest Loans	0%
Stake of Bullet Loans	0%

Regional Distribution - Czech Republic		
PRG	Prague-East & Prague-West	18.0%
JM	Jihomoravský kraj	17.7%
PA	Pardubický kraj	4.6%
MS	Moravskoslezský kraj	6.9%
ST	Středočeský kraj excl. Prague -East & Prague-West	18.7%
VY	Kraj Vysočina	3.2%
OL	Olomoucký kraj	5.2%
PL	Plzeňský kraj	3.4%
HK	Královéhradecký kraj	4.2%
JC	Jihočeský kraj	4.3%
LB	Liberecký kraj	3.3%
US	Ústecký kraj	4.6%
ZL	Zlínský kraj	4.5%
KV	Karlovarský kraj	1.3%



Source: UniCredit Bank Czech Republic and Slovakia, a.s.
Data as of June 30, 2025
FX CZK/EUR = 24.750

Cover Pool

UCBCS's Cover Pool Features - SK Retail Residential Portfolio

Residential Portfolio - Slovakia	
Total Loan Balance (in CZK)	53,476,091,711
Average Loan Balance (in CZK)	1,519,423
Total Number of Loans	35,195
Total Number of Debtors	29,821
Total Number of Properties	40,000
Weighted Average Seasoning (in years)	4.4
Contracted Weighted Average Remaining Term (in years)	22.5
Weighted Average LTV	66%
Stake of Fixed Interest Rate Loans	100%
Stake of 10 Biggest Loans	0%
Stake of Bullet Loans	0%

Regional Distribution - Slovakia		
BB	Banskobystrický kraj	6.8%
BA	Bratislavský kraj	25.3%
KE	Košický kraj	8.5%
NR	Nitriansky kraj	11.6%
PO	Prešovský kraj	7.5%
TN	Trenčiansky kraj	8.3%
TT	Trnavský kraj	20.6%
ZA	Žilinský kraj	11.4%

Source: UniCredit Bank Czech Republic and Slovakia, a.s.
Data as of June 30, 2025
FX CZK/EUR = 24.750

Cover Pool

UCBCS's Cover Pool Features – CZ&SK Commercial Portfolio

Commercial Portfolio - CZ and SK	
Total Loan Balance (in CZK):	44,315,873,328
Average Loan Balance (in CZK):	34,380,041
Total Number of Loans:	1,289
Total Number of Debtors:	1,054
Total Number of Properties:	1,110
Weighted Average Seasoning (in years):	4.9
Contracted Weighted Average Remaining Term (in years):	3.9
Weighted Average LTV:	46%
Stake of Fixed Interest Rate Loans:	17%
Stake of 10 Biggest Loans:	30%
Stake of Bullet Loans:	18%

Regional Distribution - Czech Republic		
PRG	Prague-East & Prague-West	35.6%
JM	Jihomoravský kraj	8.5%
PA	Pardubický kraj	3.5%
MS	Moravskoslezský kraj	13.2%
ST	Středočeský kraj excl. Prague -East & Prague-West	5.4%
VY	Kraj Vysočina	1.5%
OL	Olomoucký kraj	2.3%
PL	Plzeňský kraj	4.6%
HK	Královéhradecký kraj	1.0%
JC	Jihočeský kraj	3.4%
LB	Liberecký kraj	4.2%
US	Ústecký kraj	1.2%
ZL	Zlínský kraj	1.1%
KV	Karlovarský kraj	0.9%

Regional Distribution - Slovakia		
BB	Banskobystrický kraj	0.6%
BA	Bratislavský kraj	8.9%
KE	Košický kraj	0.4%
NR	Nitriansky kraj	1.2%
PO	Prešovský kraj	0.3%
TN	Trenčiansky kraj	0.7%
TT	Trnavský kraj	0.8%
ZA	Žilinský kraj	0.7%

Source: UniCredit Bank Czech Republic and Slovakia, a.s.
Data as of June 30, 2025
FX CZK/EUR = 24.750

Disclaimer

This presentation is just informative and it does not represent individual investment advice or investment recommendation considering individual situation of an investor, mainly in terms of his specific knowledge and experience in the area of investment, or even his financial situation, investment objectives or his risk tolerance. This presentation cannot be considered as contract proposal.

The information in this presentation is based on carefully selected sources believed to be reliable. However, we do not make any representation as to its accuracy or completeness. We specifically disclaim any liability for any loss, claim or damage suffered by you or any third party resulting directly or indirectly from any use of or reliance on the information provided without limitation.