

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

Cover Pool Information – *as of 31/12/2025*

Version February 2026

updated quarterly

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 31 December 2025:	CZK 197,814 mln eq.
• o/w in retail residential loans secured by CZ properties:	CZK 93,624 mln eq. (47.33%)
• o/w in retail residential loans secured by SK properties:	CZK 51,521 mln eq. (26.04%)
• o/w in commercial loans secured by CZ&SK properties:	CZK 52,670 mln eq. (26.63%)
• o/w denominated in CZK:	CZK 106,909 mln (54.05%)
• o/w denominated in EUR:	CZK 90,906 mln eq. (45.95%)
• 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 31 December 2025:	CZK 113,713 mln eq.
• o/w denominated in CZK:	CZK 5,335 mln (4.69%)
• o/w denominated in EUR:	CZK 108,378 mln eq. (95.31%)
• Minimum required Cover Pool (10% over-collateralization):	CZK 125,085 mln eq.
• Current over-collateralization:	73.96%
• Rating (as of date of this report):	Aa1 (Moody's), assigned on 20 th August 2025



Cover Pool

UCBCS's Covered Bonds Overview

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	3.630%	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
XS3168205659	EUR	500 000 000	03/09/2025	03/03/2030	03/03/2031	Fixed rate	2.625%	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

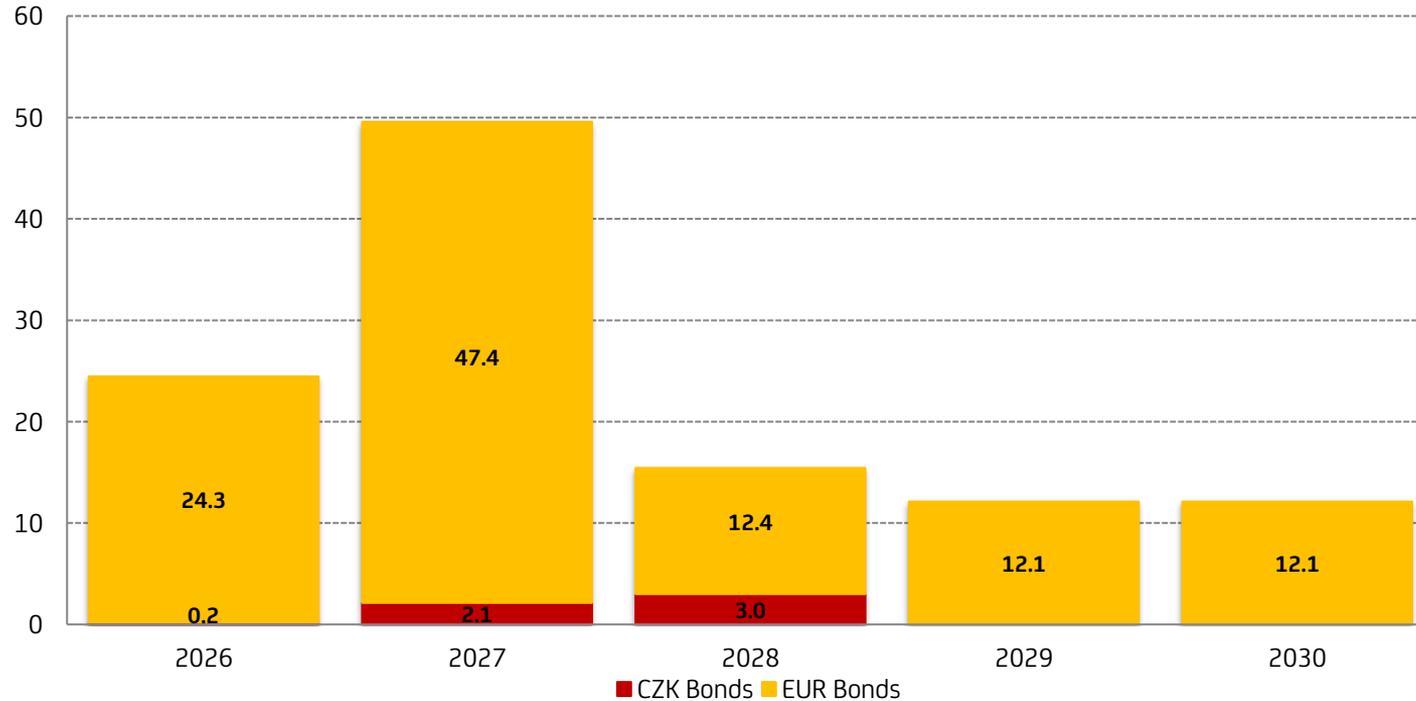
* Maturity extension trigger: If the Issuer or an involuntary covered block administrator fails, not at its discretion, to redeem the relevant Mortgage Covered Bonds in full on the Maturity Date or within two Business Days thereafter, the maturity of the principal amount outstanding of the Mortgage Covered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



Cover Pool

UCBCS's Covered Bonds Maturity Profile

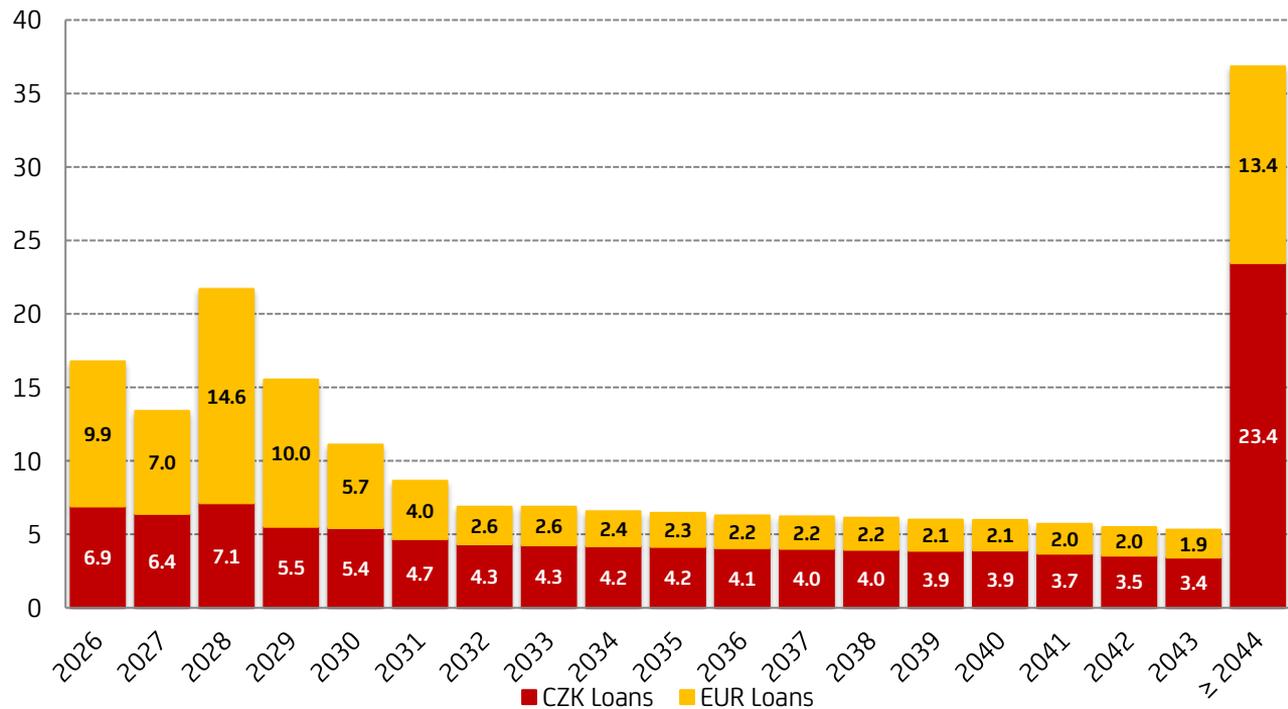
CZK bln equiv.



Cover Pool

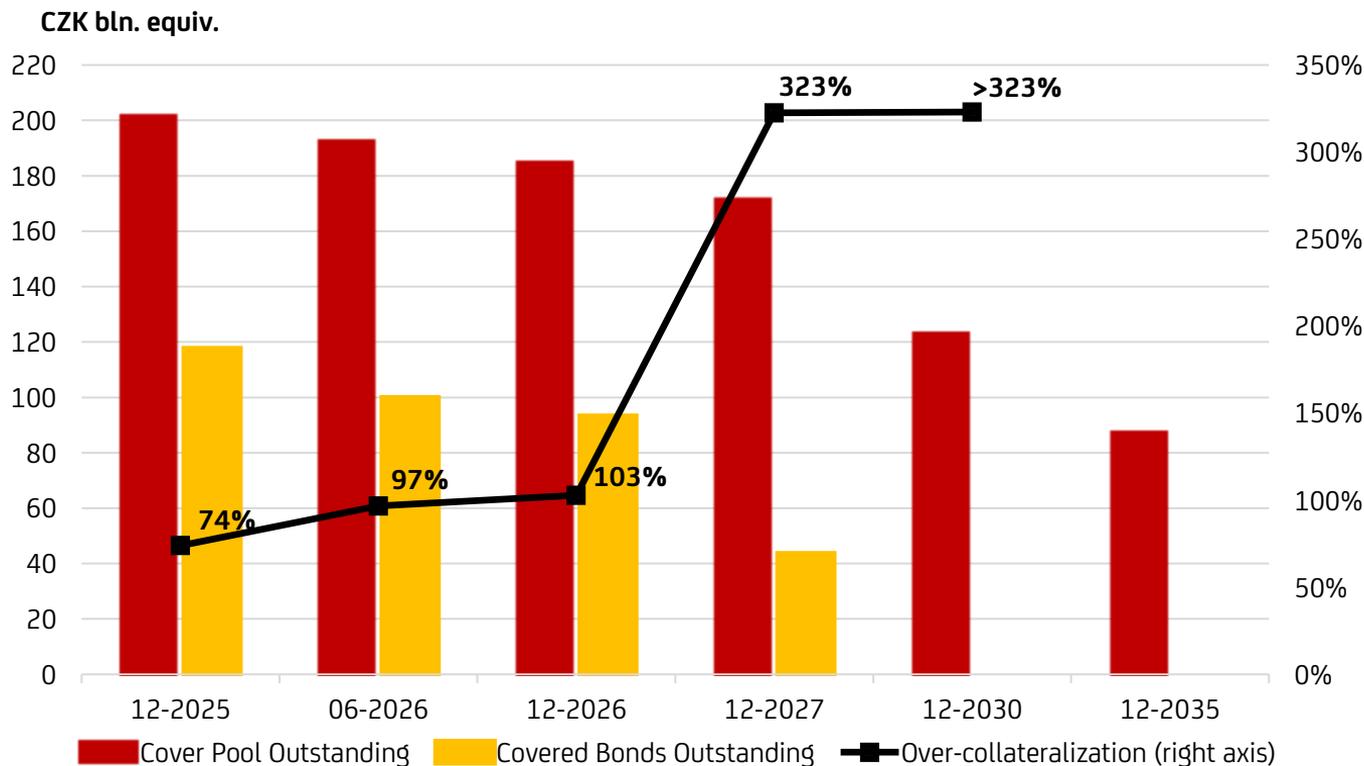
UCBCS's Cover Pool Maturity Profile

CZK bln equiv.



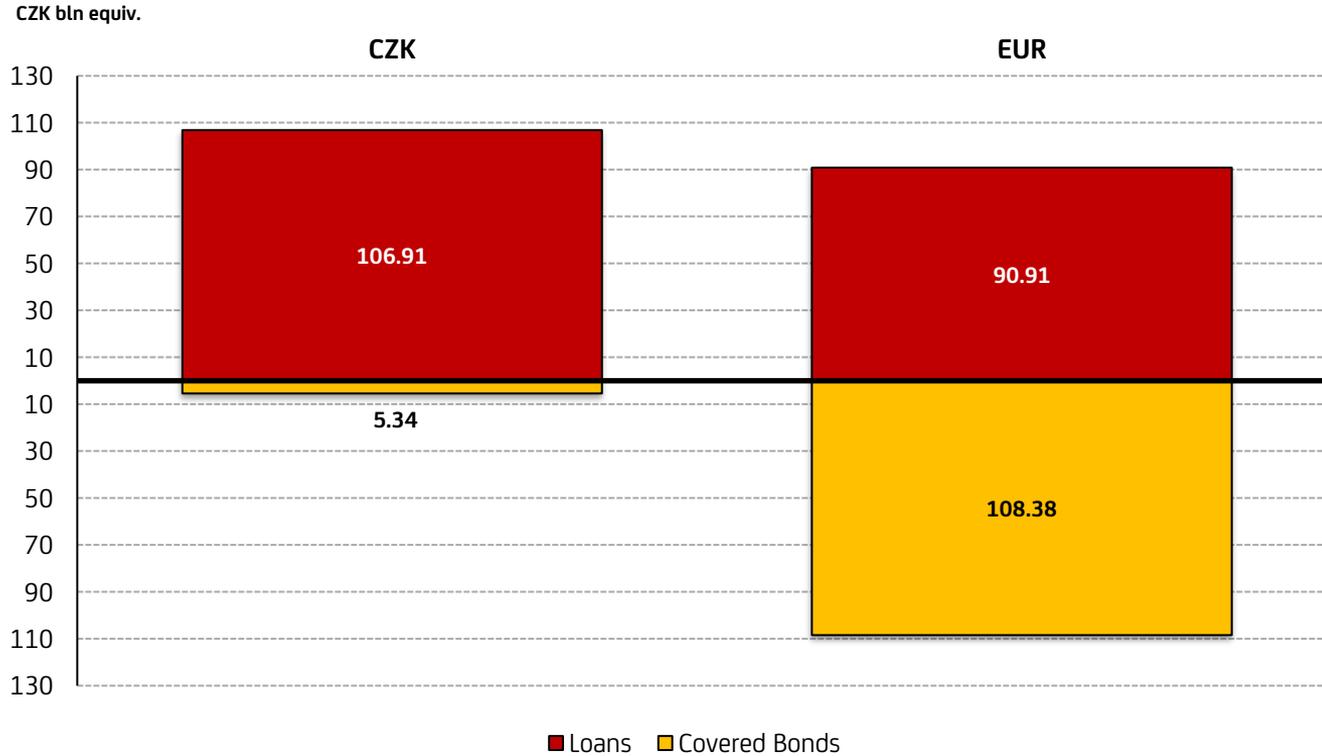
Cover Pool

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



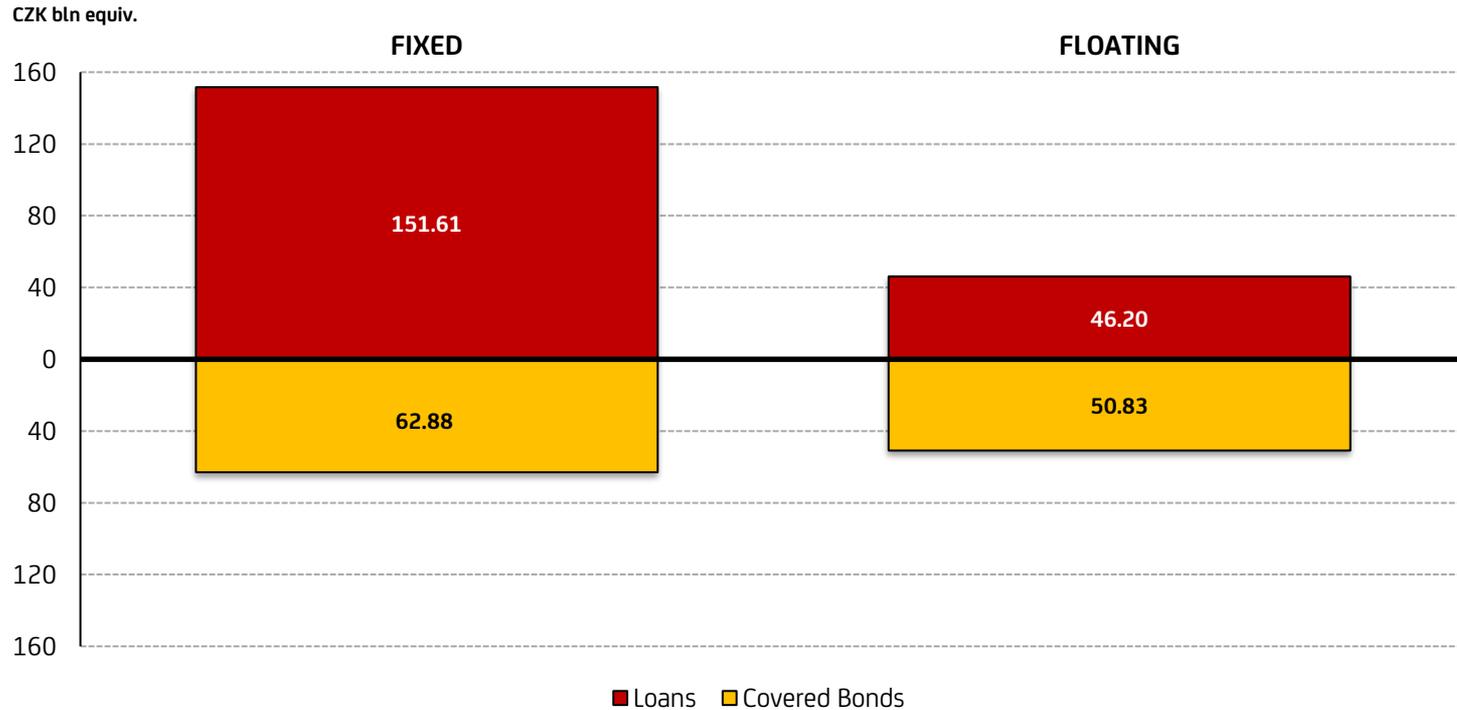
Cover Pool

UCBCS's Cover Pool & Covered Bonds - Currency Breakdown



Cover Pool

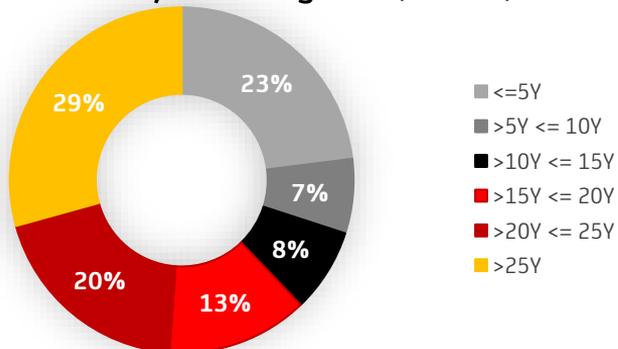
UCBCS's Cover Pool & Covered Bonds – Interest Rate Breakdown



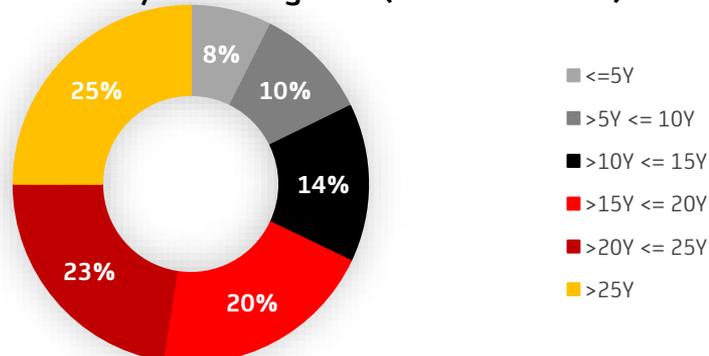
Cover Pool

UCBCS's Cover Pool Overview

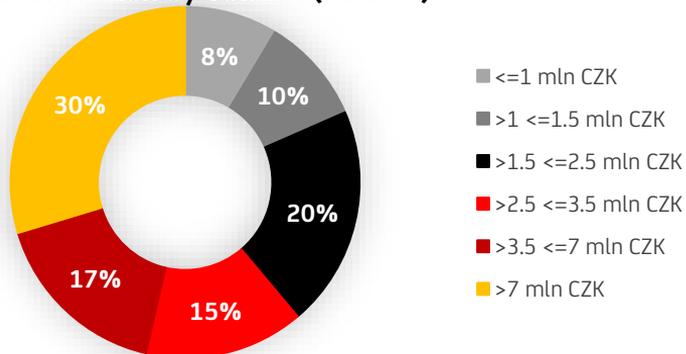
Distribution by Remaining Term (volume)



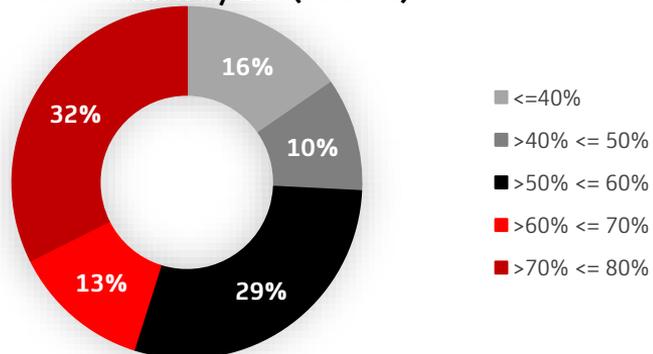
Distribution by Remaining Term (number of Loans)



Distribution by Volume (volume)



Distribution by LTV (volume)

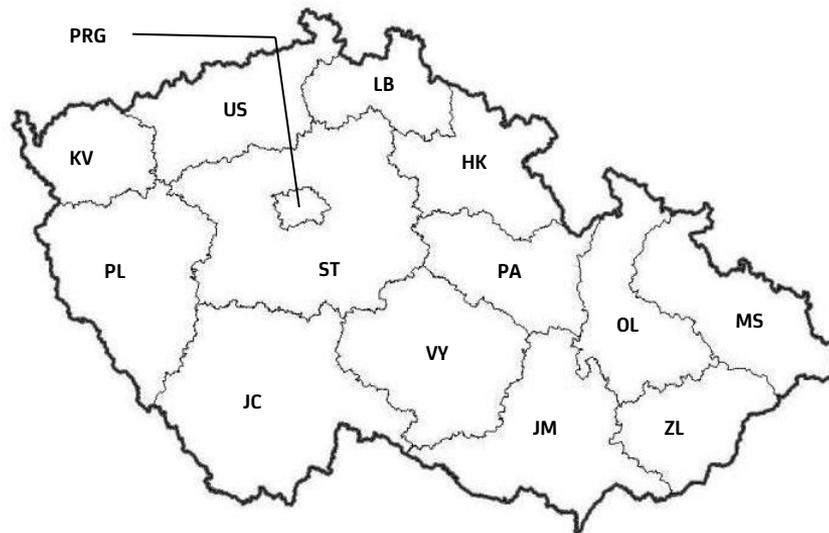


Cover Pool

UCBCS's Cover Pool Features - CZ Retail Residential Portfolio

Residential Portfolio - Czech Republic	
Total Loan Balance (in CZK)	93,623,579,811
Average Loan Balance (in CZK)	1,820,868
Total Number of Loans	51,417
Total Number of Debtors	46,555
Total Number of Properties	56,211
Weighted Average Seasoning (in years)	5.49
Contracted Weighted Average Remaining Term (in years)	21.44
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	17.9%
JM Jihomoravský kraj	17.9%
PA Pardubický kraj	4.6%
MS Moravskoslezský kraj	6.8%
ST Středočeský kraj excl. Prague -East & Prague-West	18.8%
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	4.7%
ZL Zlínský kraj	4.4%
KV Karlovarský kraj	1.4%



Cover Pool

UCBCS's Cover Pool Features - SK Retail Residential Portfolio

Residential Portfolio - Slovakia

Total Loan Balance (in CZK)	51,521,089,994
Average Loan Balance (in CZK)	1,498,054
Total Number of Loans	34,392
Total Number of Debtors	29,821
Total Number of Properties	38,994
Weighted Average Seasoning (in years)	4.7
Contracted Weighted Average Remaining Term (in years)	22.2
Weighted Average LTV	65%
Stake of Fixed Interest Rate Loans	100%
Stake of 10 Biggest Loans	0%
Stake of Bullet Loans	0%

Regional Distribution - Slovakia

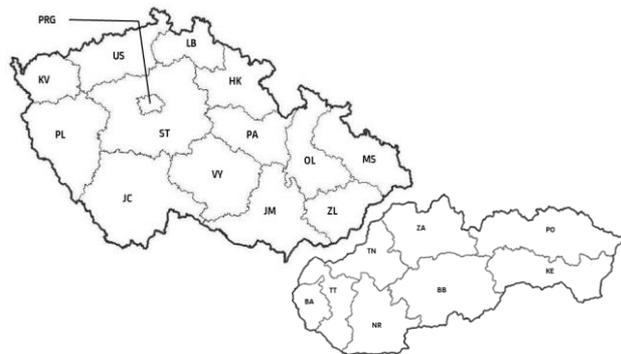
BB	Banskobystrický kraj	6.7%
BA	Bratislavský kraj	25.2%
KE	Košický kraj	8.4%
NR	Nitriansky kraj	11.5%
PO	Prešovský kraj	7.7%
TN	Trenčiansky kraj	8.3%
TT	Trnavský kraj	20.8%
ZA	Žilinský kraj	11.4%



Cover Pool

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

Commercial Portfolio - CZ and SK	
Total Loan Balance (in CZK):	52,669,575,849
Average Loan Balance (in CZK):	41,180,278
Total Number of Loans:	1,279
Total Number of Debtors:	1,042
Total Number of Properties:	1,095
Weighted Average Seasoning (in years):	5.1
Contracted Weighted Average Remaining Term (in years):	3.7
Weighted Average LTV:	51%
Stake of Fixed Interest Rate Loans:	13%
Stake of 10 Biggest Loans:	26%
Stake of Bullet Loans:	14%



Regional Distribution - Czech Republic		
PRG	Prague-East & Prague-West	34.9%
JM	Jihomoravský kraj	8.5%
PA	Pardubický kraj	1.8%
MS	Moravskoslezský kraj	3.4%
ST	Středočeský kraj excl. Prague -East & Prague-West	7.2%
VY	Kraj Vysočina	1.2%
OL	Olomoucký kraj	1.7%
PL	Plzeňský kraj	4.1%
HK	Královéhradecký kraj	8.5%
JC	Jihočeský kraj	4.0%
LB	Liberecký kraj	3.3%
US	Ústecký kraj	2.6%
ZL	Zlínský kraj	0.9%
KV	Karlovarský kraj	0.7%

Regional Distribution - Slovakia		
BB	Banskobystrický kraj	0.5%
BA	Bratislavský kraj	10.8%
KE	Košický kraj	0.1%
NR	Nitriansky kraj	2.7%
PO	Prešovský kraj	0.3%
TN	Trenčiansky kraj	0.5%
TT	Trnavský kraj	1.3%
ZA	Žilinský kraj	1.0%



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