

Cover Pool Information as of 30/06/2026

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

Version August 2026

Empowering
Communities to Progress.





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%)





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 Overview

• Total value of the Cover Pool as of 30 June 2026:	CZK 205,546 mln eq.
• o/w in retail residential loans secured by CZ properties:	CZK 101,224 mln eq. (49.25%)
• o/w in retail residential loans secured by SK properties:	CZK 53,620 mln eq. (26.09%)
• o/w in commercial loans secured by CZ&SK properties:	CZK 50,702 mln eq. (24.67%)
• o/w denominated in CZK:	CZK 113,981 mln (55.45%)
• o/w denominated in EUR:	CZK 91,565 mln eq. (44.55%)
• 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 2026:	CZK 118,814 mln eq.
• o/w denominated in CZK:	CZK 3,136 mln (2.64%)
• o/w denominated in EUR:	CZK 115,678 mln eq. (97.36%)
• Minimum required Cover Pool (10% over-collateralization):	CZK 130,695 mln eq.
• Current over-collateralization:	73.00%
• Rating (as of date of this report):	Aa1 (Moody's), assigned on 20 th August 2025

Source: UniCredit Bank Czech Republic and Slovakia, a.s.
Data as of June 30, 2026
FX CZK/EUR = 24.260





UCBCS's Covered Bonds Overview

Covered Bonds Overview as of 30 June 2026

ISIN	Currency	Outstanding Amount	Date of issuance	Expected Maturity	Extended Maturity	Interest Rate Type	Coupon	Type of Structure	Retained / Market
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
CZ0002010010	CZK	500 000 000	21/06/2026	21/06/2028	N/A	Fixed rate	4.480%	Hard 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
XS3300299354	EUR	750 000 000	24/02/2026	24/02/2031	24/02/2032	Fixed rate	2.750%	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.

Data as of June 30, 2026

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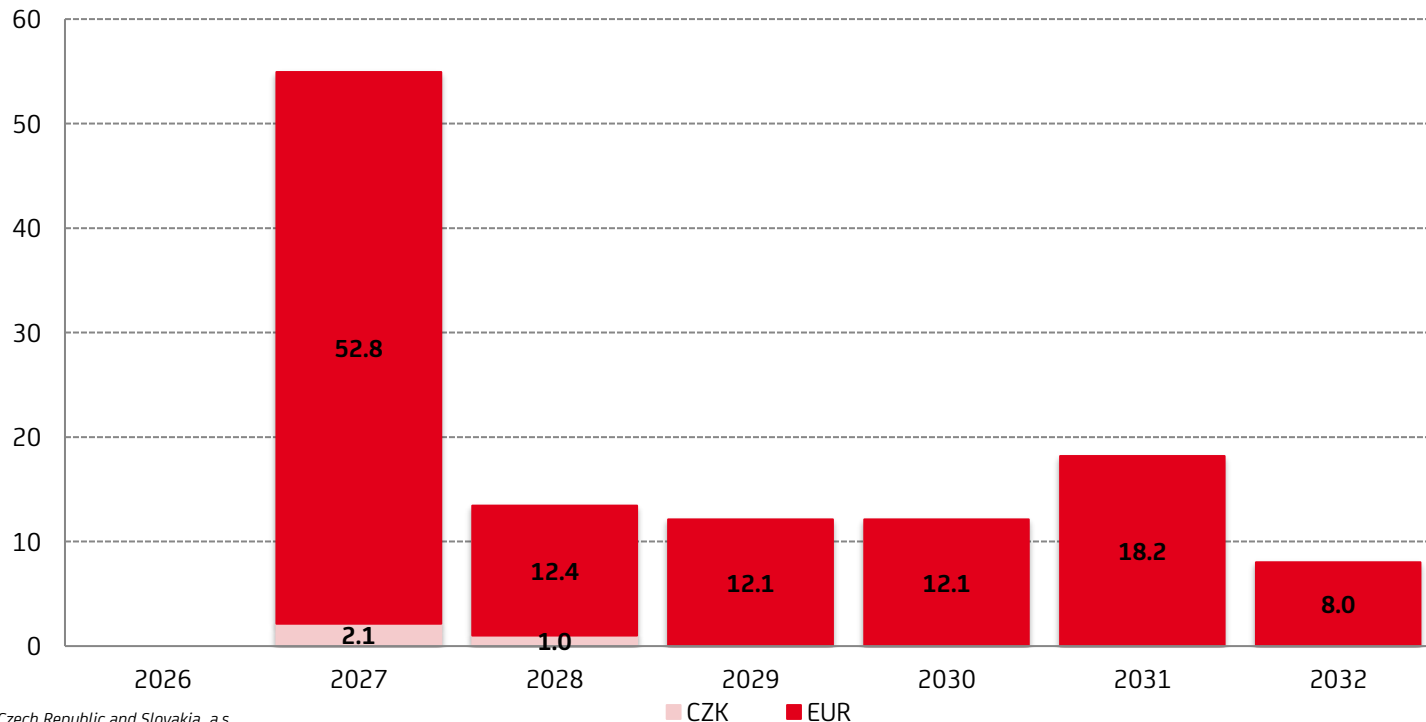




Cover Pool

UCBCS's Covered Bonds Maturity Profile

CZK bln equiv.



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

Data as of June 30, 2026

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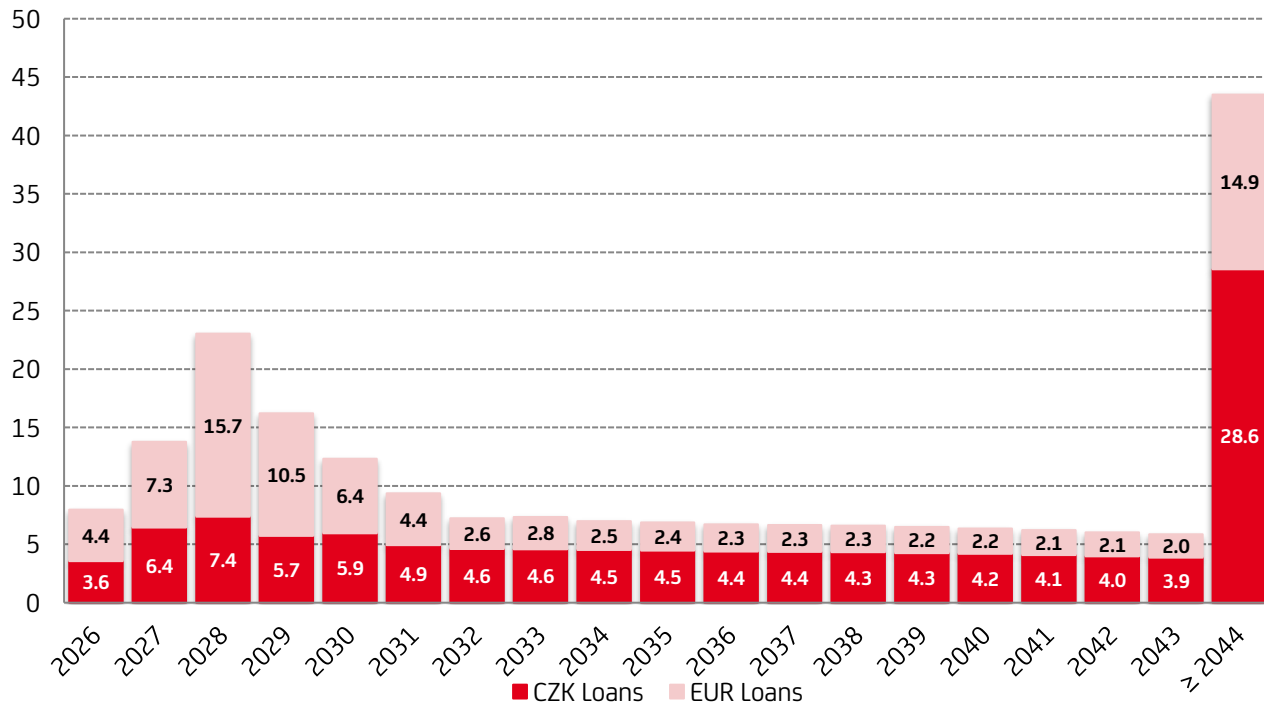




Cover Pool

UCBCS's Cover Pool Maturity Profile

CZK bln equiv.



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

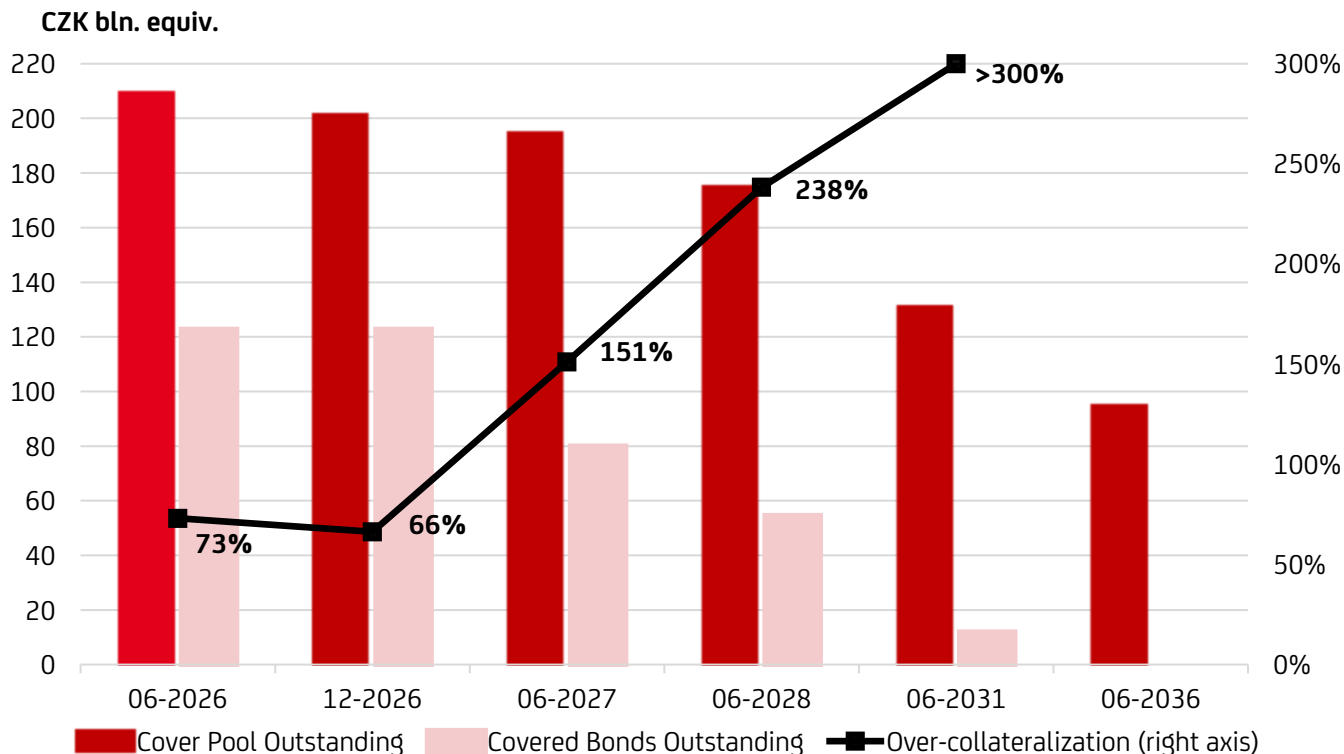
Data as of June 30, 2026

FX CZK/EUR = 24.260





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



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

Data as of June 30, 2026

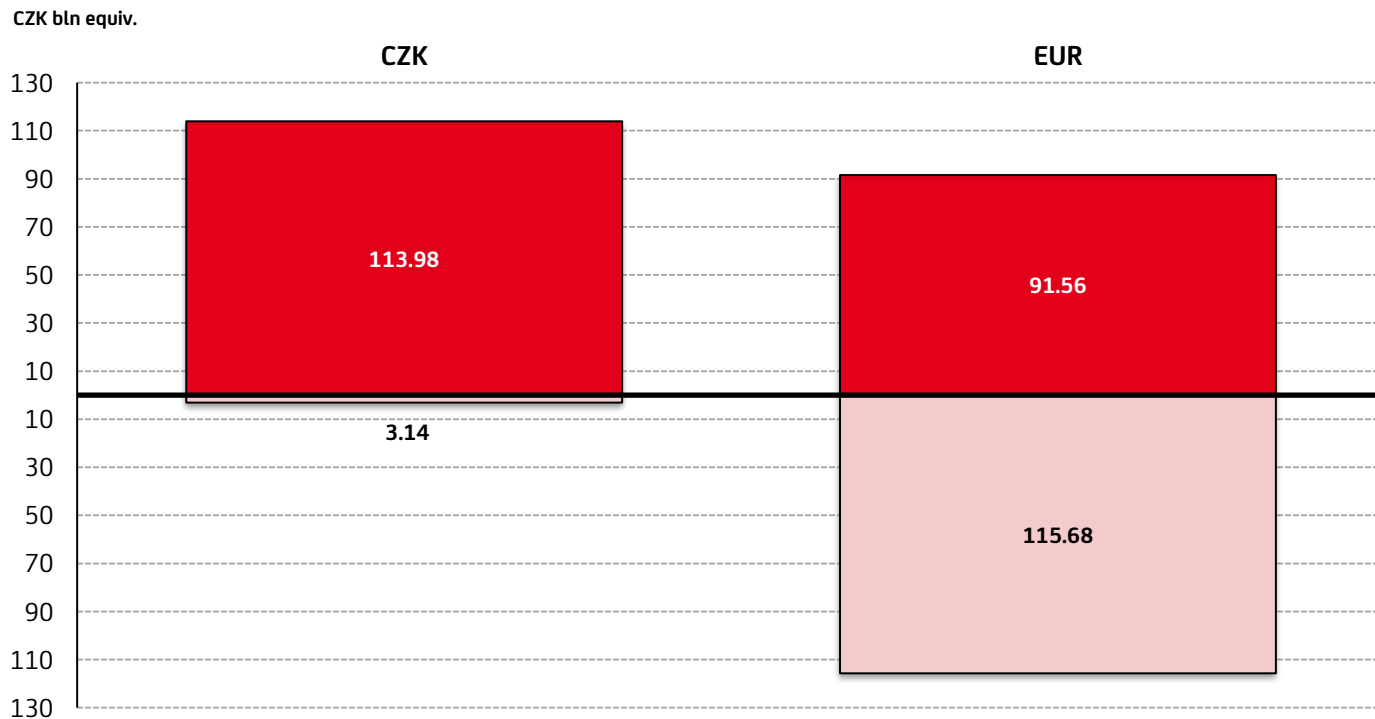
FX CZK/EUR = 24.260





Cover Pool

UCBCS's Cover Pool & Covered Bonds - Currency Breakdown



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

Data as of June 30, 2026

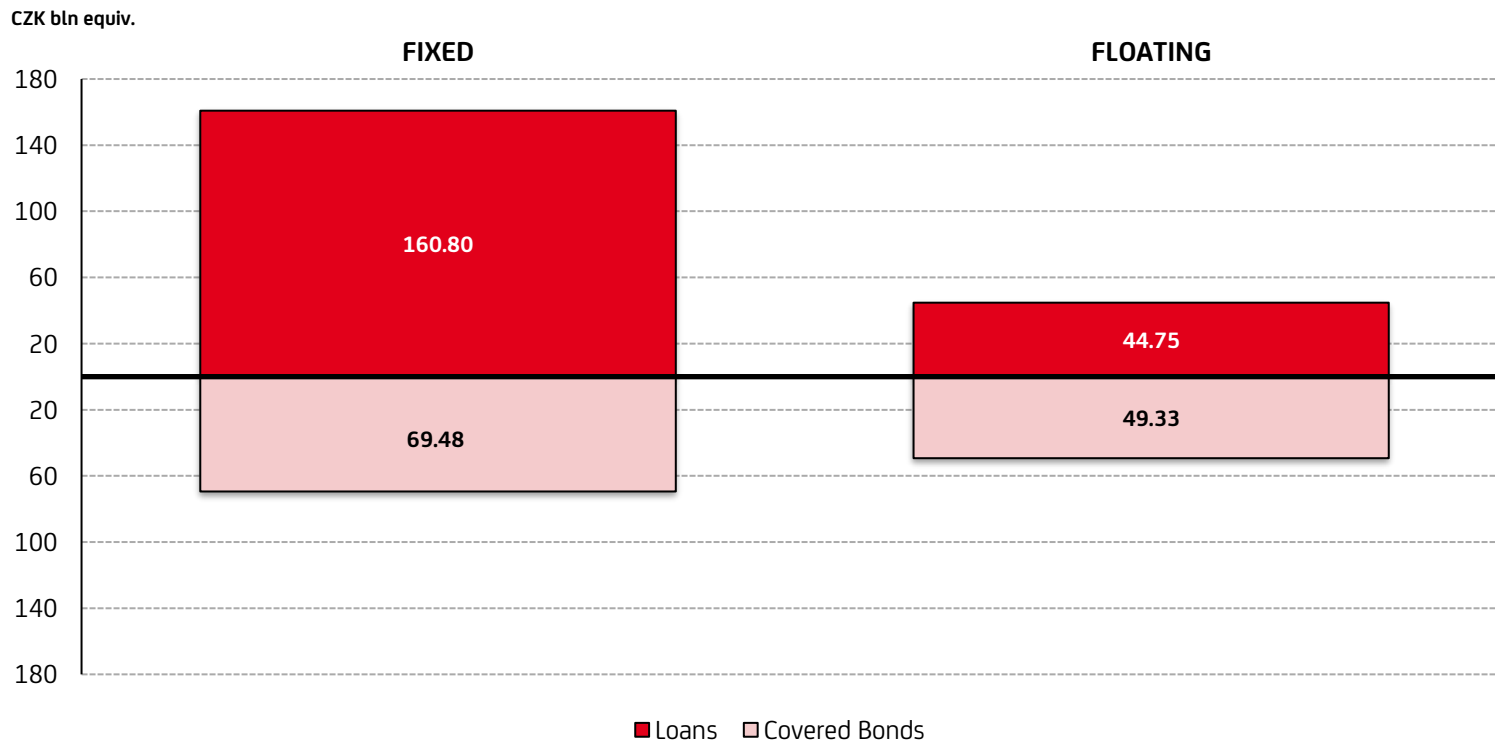
FX CZK/EUR = 24.260

■ Loans ■ Covered Bonds





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



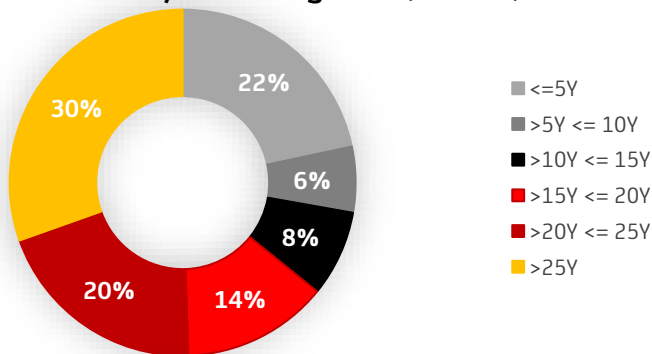
Source: UniCredit Bank Czech Republic and Slovakia, a.s.
Data as of June 30, 2026
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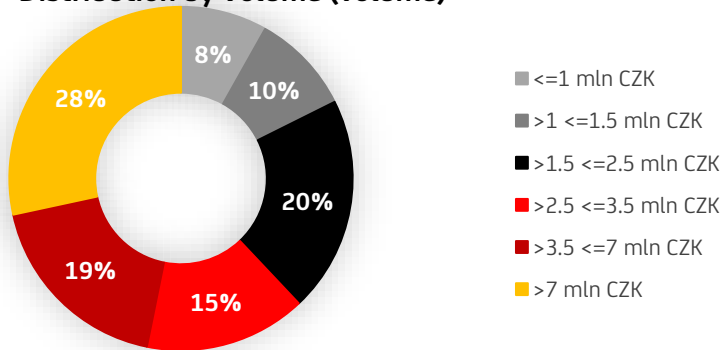


UCBCS's Cover Pool Overview

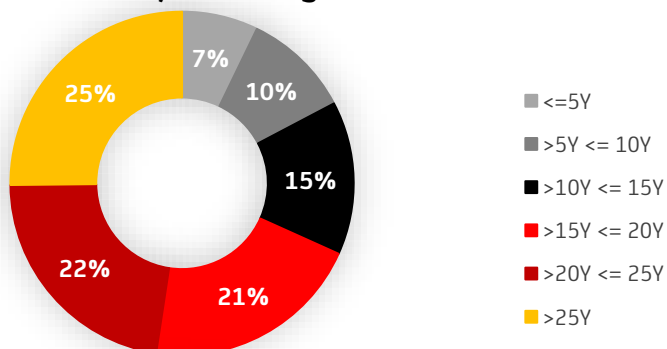
Distribution by Remaining Term (volume)



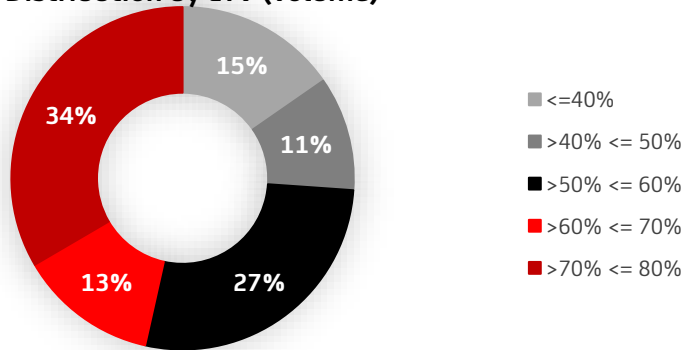
Distribution by Volume (volume)



Distribution by Remaining Term (number of Loans)



Distribution by LTV (volume)



Source: UniCredit Bank Czech Republic and Slovakia, a.s.
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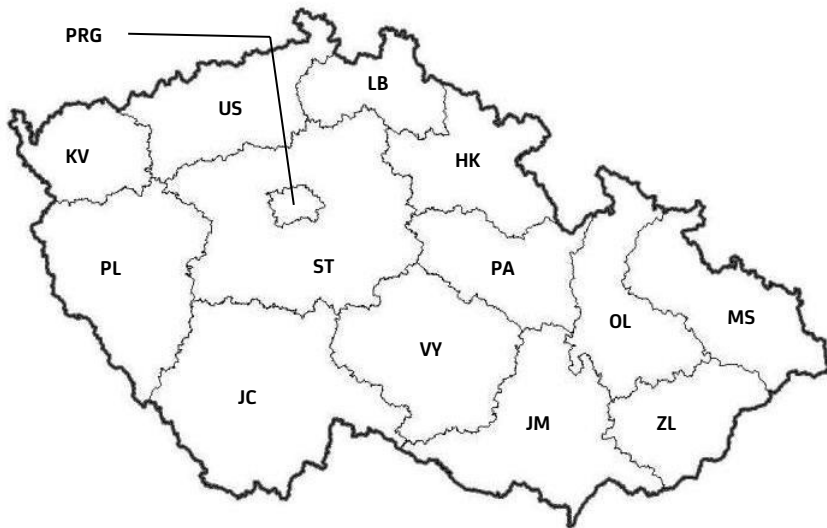
UCBCS's Cover Pool Features - CZ Retail Residential Portfolio

Residential Portfolio - Czech Republic

Total Loan Balance (in CZK)	101,223,831,775
Average Loan Balance (in CZK)	1,911,001
Total Number of Loans	52,969
Total Number of Debtors	47,953
Total Number of Properties	57,752
Weighted Average Seasoning (in years)	5.27
Contracted Weighted Average Remaining Term (in years)	21.69
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	Praha - East & Prague-West	18.0%
JM	Jihomoravský kraj	17.7%
PA	Pardubický kraj	4.6%
MS	Moravskoslezský kraj	6.7%
ST	Středočeský kraj excl. Prague -East & Prague-West	19.0%
VY	Kraj Vysočina	3.3%
OL	Olomoucký kraj	5.0%
PL	Plzeňský kraj	3.4%
HK	Královéhradecký kraj	4.2%
JC	Jihočeský kraj	4.2%
LB	Liberecký kraj	3.5%
US	Ústecký kraj	4.7%
ZL	Zlínský kraj	4.4%
KV	Karlovarský kraj	1.4%



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

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UCBCS's Cover Pool Features - SK Retail Residential Portfolio

Residential Portfolio - Slovakia	
Total Loan Balance (in CZK)	53,619,845,914
Average Loan Balance (in CZK)	1,540,490
Total Number of Loans	34,807
Total Number of Debtors	29,821
Total Number of Properties	39,230
Weighted Average Seasoning (in years)	4.7
Contracted Weighted Average Remaining Term (in years)	22.3
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	7.0%
BA Bratislavský kraj	24.7%
KE Košický kraj	8.3%
NR Nitriansky kraj	11.4%
PO Prešovský kraj	7.8%
TN Trenčiansky kraj	8.5%
TT Trnavský kraj	20.9%
ZA Žilinský kraj	11.3%



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

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

Commercial Portfolio - CZ and SK	
Total Loan Balance (in CZK):	50,702,148,965
Average Loan Balance (in CZK):	39,091,865
Total Number of Loans:	1,297
Total Number of Debtors:	1,052
Total Number of Properties:	1,110
Weighted Average Seasoning (in years):	5.2
Contracted Weighted Average Remaining Term (in years):	3.6
Weighted Average LTV:	51%
Stake of Fixed Interest Rate Loans:	13%
Stake of 10 Biggest Loans:	27%
Stake of Bullet Loans:	9%



Regional Distribution - Czech Republic		
PRG	Praque-East & Prague-West	40.2%
JM	Jihomoravský kraj	8.9%
PA	Pardubický kraj	1.9%
MS	Moravskoslezský kraj	3.5%
ST	Středočeský kraj excl. Prague -East & Prague-West	8.0%
VY	Kraj Vysočina	1.7%
OL	Olomoucký kraj	1.5%
PL	Plzeňský kraj	4.4%
HK	Královéhradecký kraj	0.6%
JC	Jihočeský kraj	4.2%
LB	Liberecký kraj	3.2%
US	Ústecký kraj	2.6%
ZL	Zlínský kraj	0.8%
KV	Karlovarský kraj	0.7%

Regional Distribution - Slovakia		
BB	Banskobystrický kraj	0.3%
BA	Bratislavský kraj	11.4%
KE	Košický kraj	0.1%
NR	Nitriansky kraj	2.6%
PO	Prešovský kraj	0.5%
TN	Trenčiansky kraj	0.5%
TT	Trnavský kraj	1.2%
ZA	Žilinský kraj	1.1%

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