

UniCredit Bank Czech Republic and Slovakia, a.s.

("UCBCS")

Cover Pool Information – *as of 31/12/2020*

Version December 2020

updated quarterly

Prague

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

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

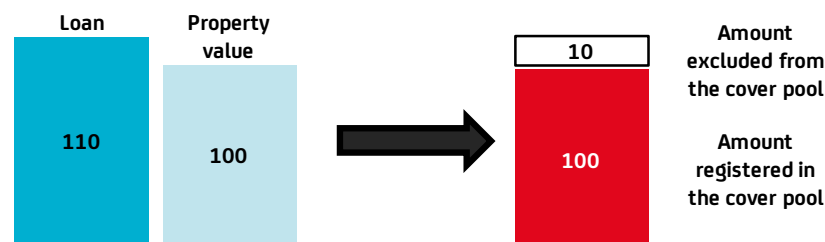
UCBCS's Cover Pool Features

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

LTV

- UCBCS registers only mortgage loan amounts with up to 100% LTV in Cover Pool; a part thereof which exceeds the limit 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



Cover Pool

UCBCS's Cover Pool Features

Cover Pool Overview

■ Total value of the Cover Pool as of 31 December 2020:	CZK 130,967 mln eq.
■ o/w in retail residential loans secured by CZ properties:	CZK 48,679 mln eq. (37.2%)
■ o/w in retail residential loans secured by SK properties:	CZK 37,440 mln eq. (28.6%)
■ o/w in commercial loans secured by CZ&SK properties:	CZK 44,848 mln eq. (34.2%)
■ o/w denominated in CZK:	CZK 68,407 mln (52.2%)
■ o/w denominated in EUR:	CZK 62,561 mln eq. (47.8%)

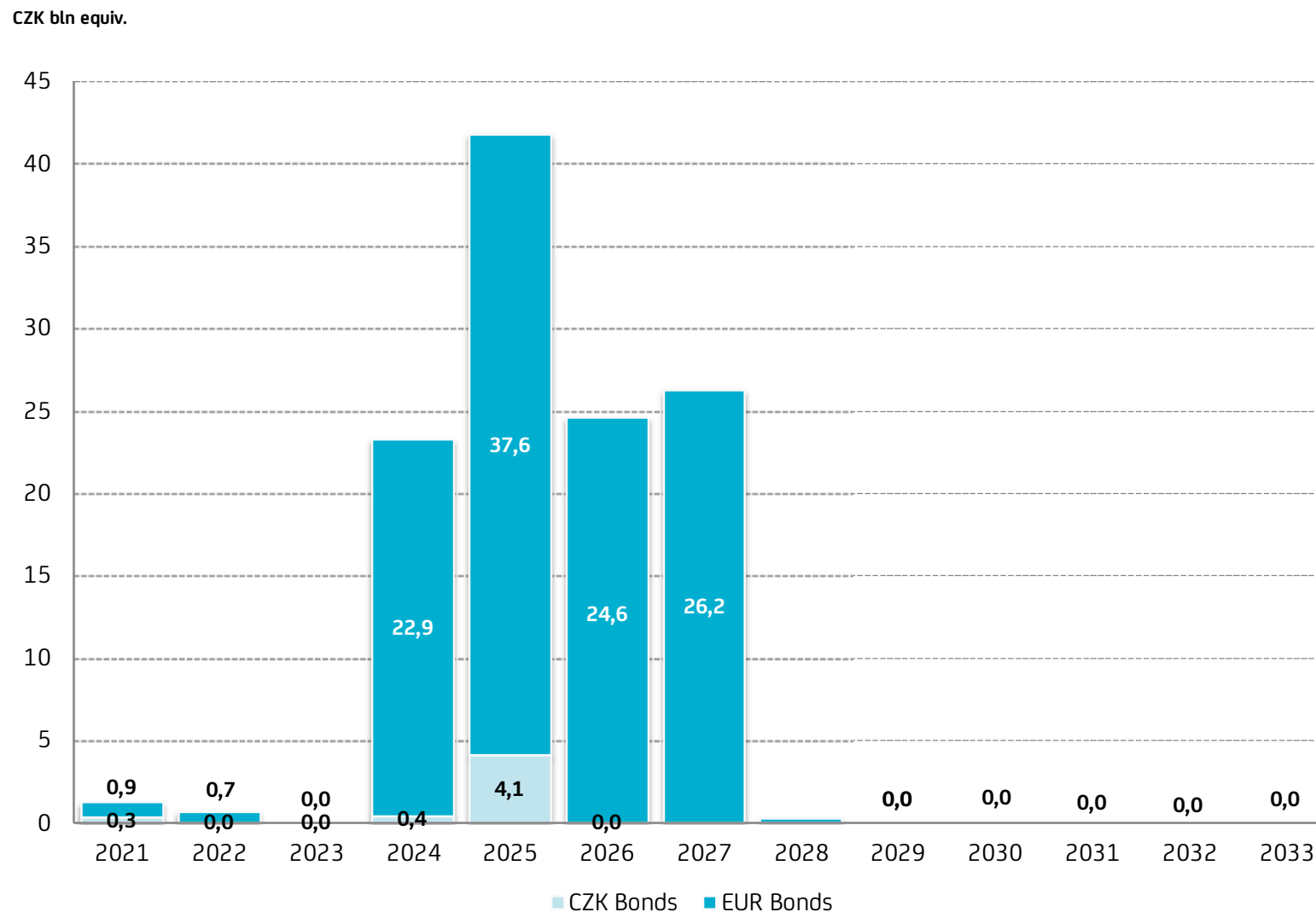
Covered Bonds Overview

■ Total value of the outstanding Covered Bonds as of 31 December 2020 :	CZK 117,880 mln eq.
■ o/w denominated in CZK:	CZK 4,758 mln (4.0%)
■ o/w denominated in EUR:	CZK 113,122 mln eq. (96.0%)
■ Current over-collateralization:	11.10%
■ Rating (as of date of this report):	Aa3 (Moody's), assigned on 15th June 2020



Cover Pool

UCBCS's Covered Bonds Maturity Profile



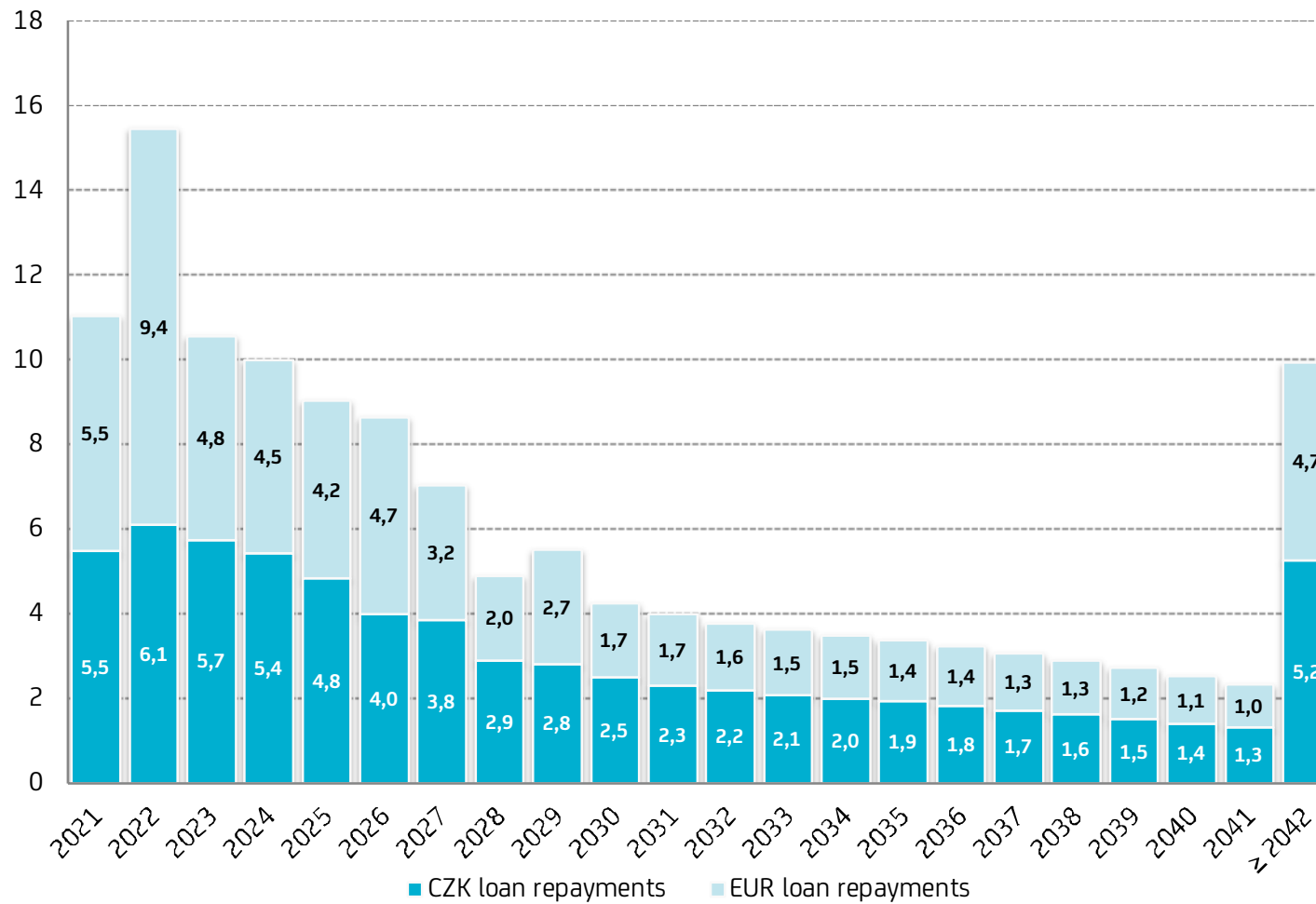
Source: UniCredit Bank Czech Republic and Slovakia, a.s.
Data as of December 31, 2020
FX CZK/EUR = 26,245



Cover Pool

UCBCS's Cover Pool Maturity Profile

CZK bln equiv.



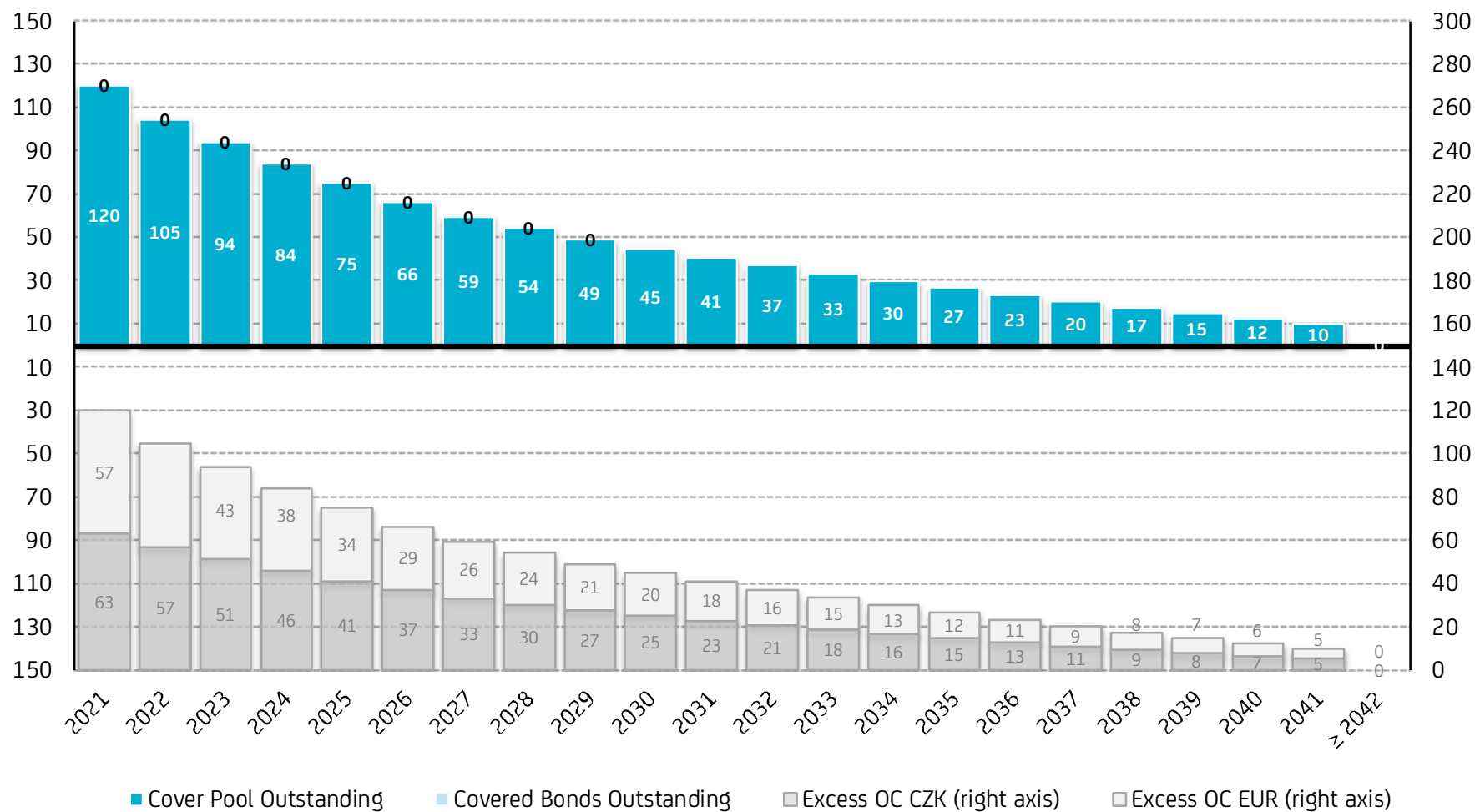
Source: UniCredit Bank Czech Republic and Slovakia, a.s.
Data as of December 31, 2020
FX CZK/EUR = 26,245



Cover Pool

UCBCS's Cover Pool & Covered Bonds Outstanding

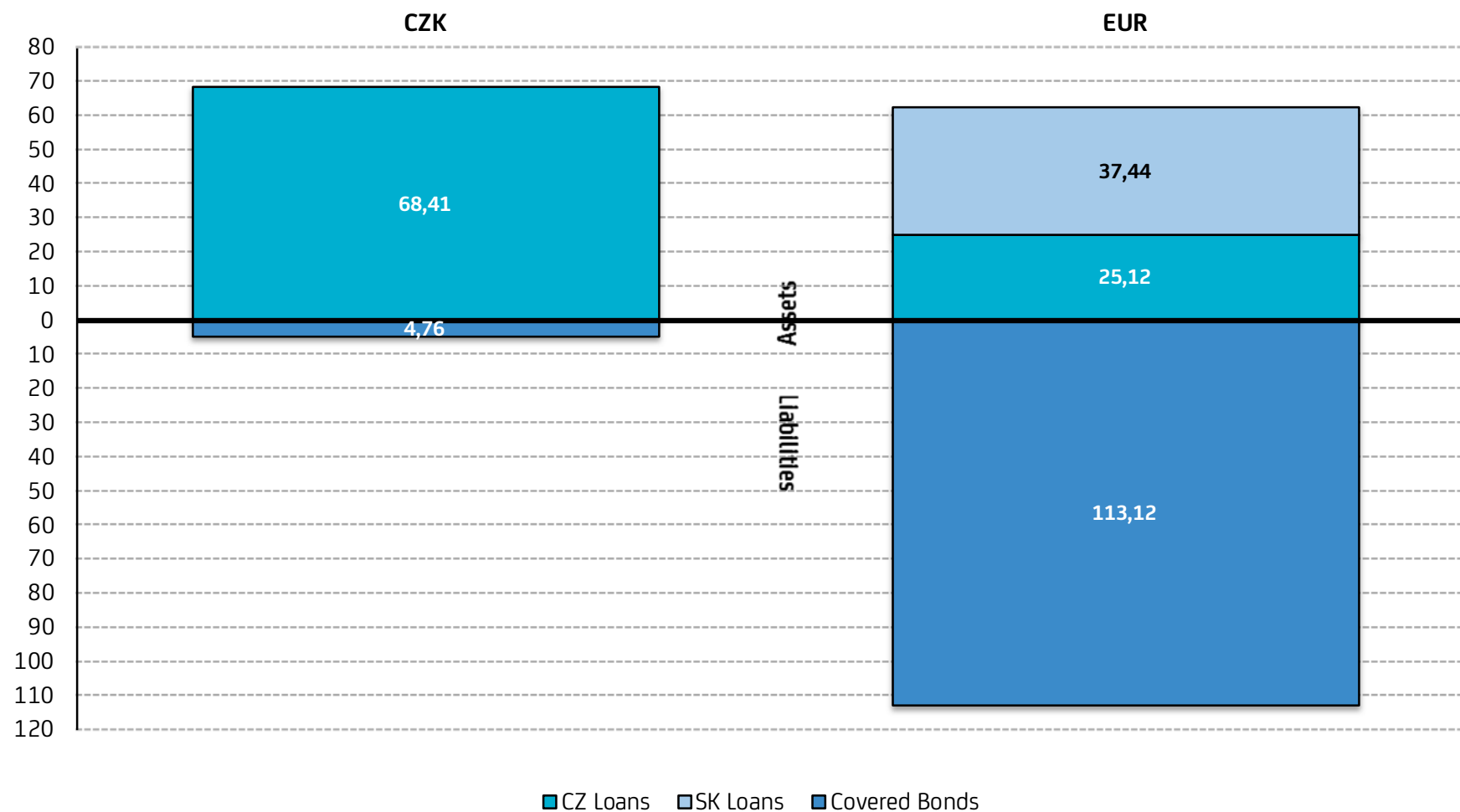
CZK bln equiv.



Cover Pool

UCBCS's Cover Pool & Covered Bonds - Currency Breakdown

CZK bln equiv.

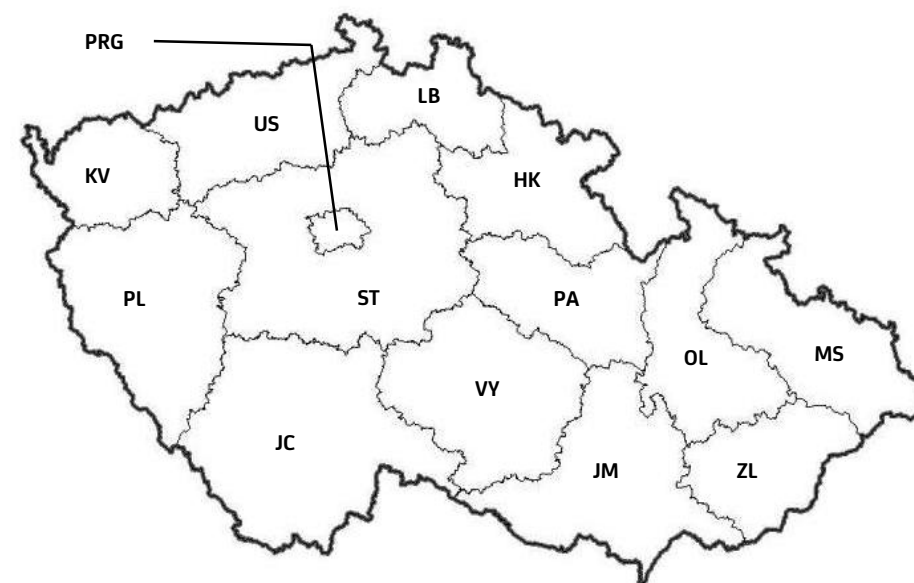


Cover Pool

UCBCS's Cover Pool Features - CZ Retail Residential Portfolio

Residential Portfolio - Czech Republic	
Total Loan Balance (in CZK)	48,679,317,857
Average Loan Balance (in CZK)	1,349,916
Total Number of Loans	36,061
Total Number of Debtors	32,595
Total Number of Properties	38,315
Weighted Average Seasoning (in years)	5,0
Contracted Weighted Average Remaining Term (in years)	19,9
Weighted Average LTV	65%
Stake of Fixed Interest Rate Loans	97%
Stake of 10 Biggest Loans	1%
Stake of Bullet Loans	0%

Regional Distribution - Czech Republic	
PRG Prague-East & Prague-West	21,8%
JM Jihomoravský kraj	15,5%
PA Pardubický kraj	3,7%
MS Moravskoslezský kraj	7,0%
ST Středočeský kraj excl. Prague -East & Prague-West	18,4%
VY Kraj Vysočina	3,2%
OL Olomoucký kraj	5,2%
PL Plzeňský kraj	3,6%
HK Královéhradecký kraj	4,2%
JC Jihočeský kraj	4,2%
LB Liberecký kraj	3,2%
US Ústecký kraj	4,3%
ZL Zlínský kraj	4,3%
KV Karlovarský kraj	1,3%



Cover Pool

UCBCS's Cover Pool Features - SK Retail Residential Portfolio

Residential Portfolio - Slovakia	
Total Loan Balance (in CZK)	37,440,474,537
Average Loan Balance (in CZK)	1,196,793
Total Number of Loans	31,284
Total Number of Debtors	26,375
Total Number of Properties	32,709
Weighted Average Seasoning (in years)	4,0
Contracted Weighted Average Remaining Term (in years)	21,7
Weighted Average LTV	72%
Stake of Fixed Interest Rate Loans	97%
Stake of 10 Biggest Loans	0%
Stake of Bullet Loans	0%

Regional Distribution - Slovakia		
BB	Banskobystrický kraj	6,8%
BA	Bratislavský kraj	29,7%
KE	Košický kraj	8,9%
NR	Nitriansky kraj	10,5%
PO	Prešovský kraj	6,8%
TN	Trenčiansky kraj	7,1%
TT	Trnavský kraj	19,4%
ZA	Žilinský kraj	10,9%



Cover Pool

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

Commercial Portfolio - CZ and SK		Regional Distribution - Czech Republic	
Total Loan Balance (in CZK):	44,847,638,379	PRG Prague-East & Prague-West	44,1%
Average Loan Balance (in CZK):	34,156,617	JM Jihomoravský kraj	9,9%
Total Number of Loans:	1,313	PA Pardubický kraj	1,3%
Total Number of Debtors:	1,068	MS Moravskoslezský kraj	5,5%
Total Number of Properties:	1,100	ST Středočeský kraj excl. Prague -East & Prague-West	5,6%
Weighted Average Seasoning (in years):	6,2	VY Kraj Vysočina	2,3%
Contracted Weighted Average Remaining Term (in years):	4,5	OL Olomoucký kraj	1,3%
Weighted Average LTV:	69%	PL Plzeňský kraj	4,5%
Stake of Fixed Interest Rate Loans:	27%	HK Královéhradecký kraj	1,7%
Stake of 10 Biggest Loans:	29%	JC Jihočeský kraj	3,6%
Stake of Bullet Loans:	10%	LB Liberecký kraj	4,6%
		US Ústecký kraj	1,8%
		ZL Zlínský kraj	3,8%
		KV Karlovarský kraj	2,1%
		Regional Distribution - Slovakia	
		BB Banskobystrický kraj	0,4%
		BA Bratislavský kraj	2,4%
		KE Košický kraj	1,1%
		NR Nitriansky kraj	0,5%
		PO Prešovský kraj	0,7%
		TN Trenčiansky kraj	0,4%
		TT Trnavský kraj	2,2%
		ZA Žilinský kraj	0,4%



Disclaimer

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