

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

Cover Pool Information – *as of 31/12/2021*

Version December 2021

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 2021:	CZK 144,600 mln eq.
• o/w in retail residential loans secured by CZ properties:	CZK 55,673 mln eq. (38.5%)
• o/w in retail residential loans secured by SK properties:	CZK 34,629 mln eq. (23.9%)
• o/w in commercial loans secured by CZ&SK properties:	CZK 54,298 mln eq. (37.6%)
• o/w denominated in CZK:	CZK 76,758 mln (53.1%)
• o/w denominated in EUR:	CZK 67,842 mln eq. (46.9%)

Covered Bonds Overview

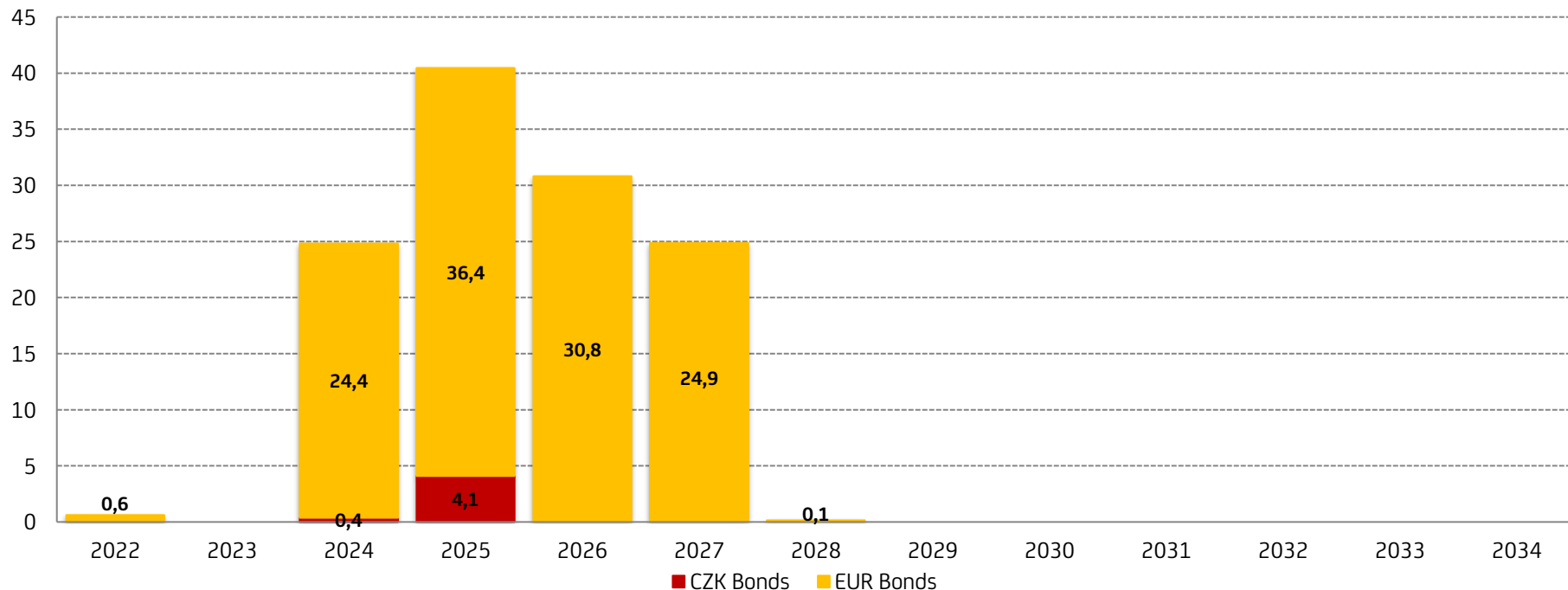
• Total value of the outstanding Covered Bonds as of 31 December 2021:	CZK 121,728 mln eq.
• o/w denominated in CZK:	CZK 4,458 mln (3.7%)
• o/w denominated in EUR:	CZK 117,270 mln eq. (96.3%)
• Current over-collateralization:	18.79%
• Rating (as of date of this report):	Aa3 (Moody's), assigned on 15th June 2020



Cover Pool

UCBCS's Covered Bonds Maturity Profile

CZK bln equiv.



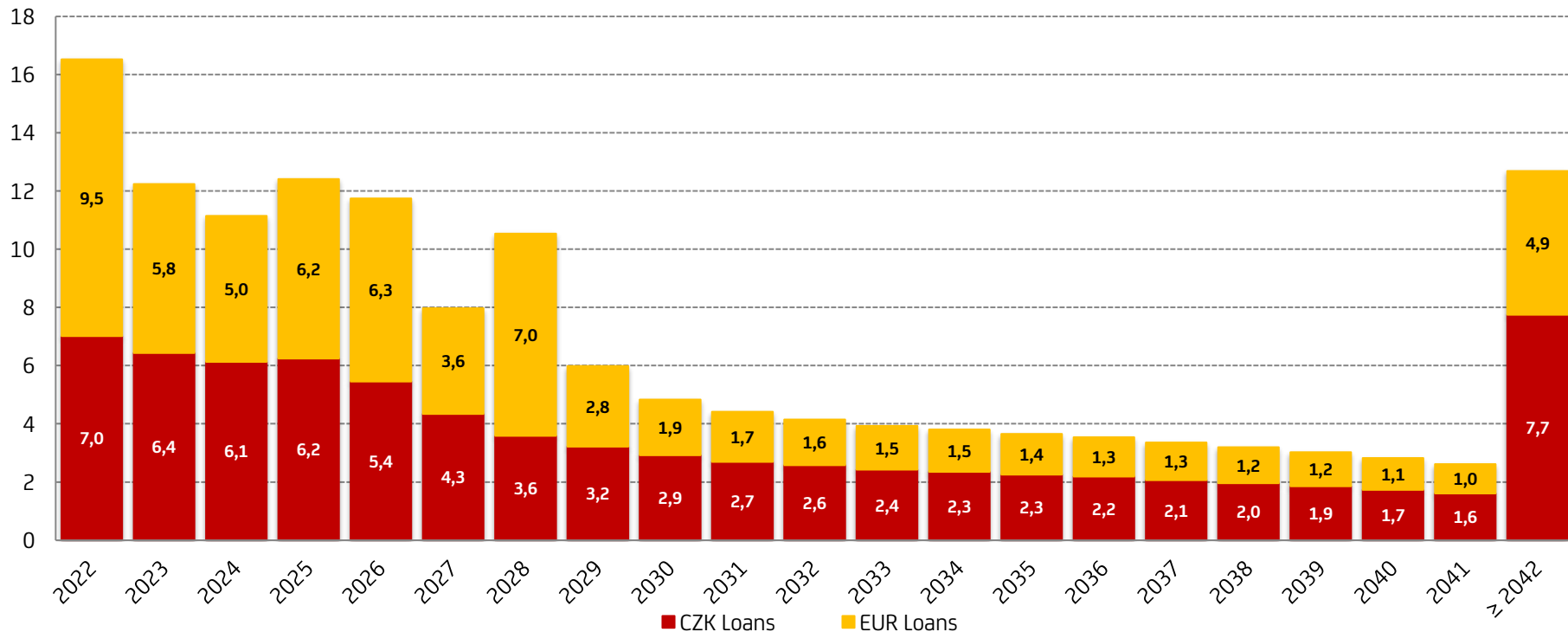
Source: UniCredit Bank Czech Republic and Slovakia, a.s.
Data as of December 31, 2021
FX CZK/EUR = 24,860



Cover Pool

UCBCS's Cover Pool Maturity Profile

CZK bln equiv.



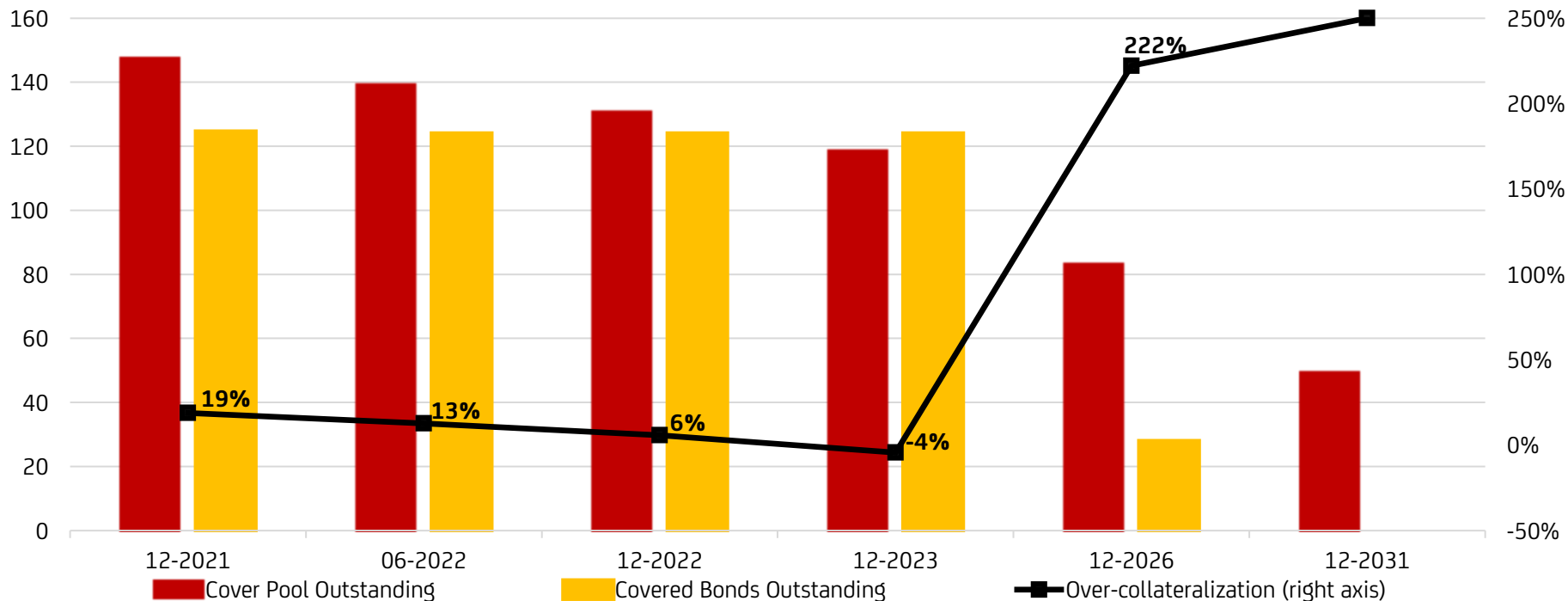
Source: UniCredit Bank Czech Republic and Slovakia, a.s.
Data as of December 31, 2021
FX CZK/EUR = 24,860



Cover Pool

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

CZK bln. equiv.



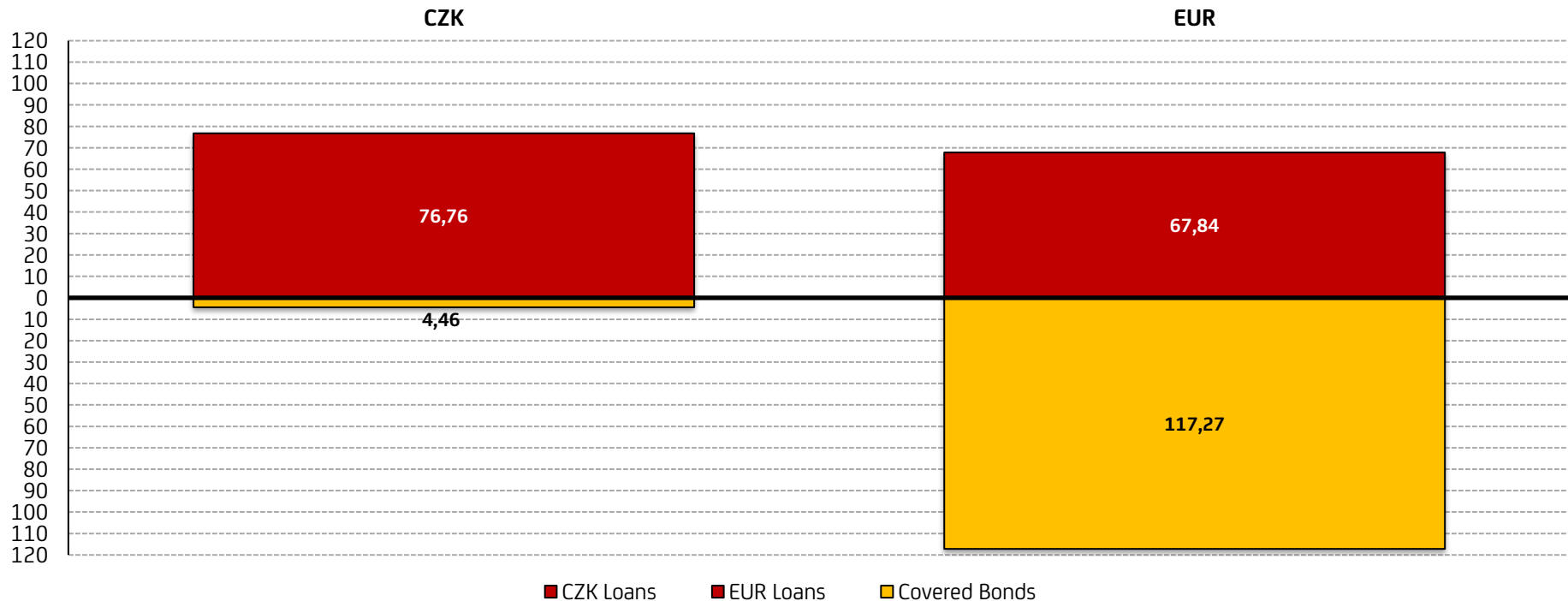
Source: UniCredit Bank Czech Republic and Slovakia, a.s.
Data as of December 31, 2021
FX CZK/EUR = 24,860



Cover Pool

UCBCS's Cover Pool & Covered Bonds - Currency Breakdown

CZK bln equiv.



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

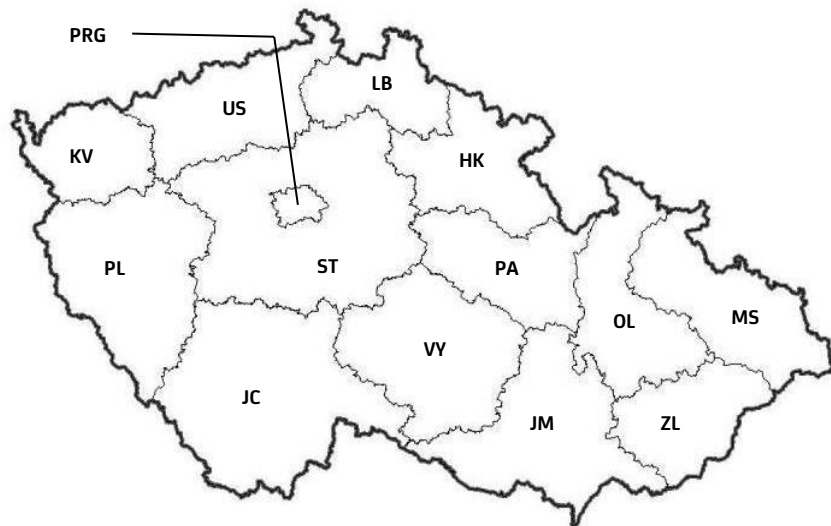
UCBCS's Cover Pool Features - CZ Retail Residential Portfolio

Residential Portfolio - Czech Republic

Total Loan Balance (in CZK)	55,673,167,745
Average Loan Balance (in CZK)	1,431,040
Total Number of Loans	38,904
Total Number of Debtors	35,275
Total Number of Properties	41,361
Weighted Average Seasoning (in years)	4.9
Contracted Weighted Average Remaining Term (in years)	20.4
Weighted Average LTV	64%
Stake of Fixed Interest Rate Loans	98%
Stake of 10 Biggest Loans	1%
Stake of Bullet Loans	0%

Regional Distribution - Czech Republic

PRG	Prague-East & Prague-West	21.5%
JM	Jihomoravský kraj	15.9%
PA	Pardubický kraj	3.9%
MS	Moravskoslezský kraj	7.0%
ST	Středočeský kraj excl. Prague -East & Prague-West	18.4%
VY	Kraj Vysočina	2.8%
OL	Olomoucký kraj	5.2%
PL	Plzeňský kraj	3.5%
HK	Královéhradecký kraj	4.2%
JC	Jihočeský kraj	4.4%
LB	Liberecký kraj	3.1%
US	Ústecký kraj	4.3%
ZL	Zlínský kraj	4.5%
KV	Karlovarský kraj	1.3%



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Cover Pool

UCBCS's Cover Pool Features - SK Retail Residential Portfolio

Residential Portfolio - Slovakia

Total Loan Balance (in CZK)	34,628,969,995
Average Loan Balance (in CZK)	1,159,517
Total Number of Loans	29,865
Total Number of Debtors	25,657
Total Number of Properties	31,163
Weighted Average Seasoning (in years)	4.3
Contracted Weighted Average Remaining Term (in years)	21.4
Weighted Average LTV	70%
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	28.4%
KE	Košický kraj	8.7%
NR	Nitriansky kraj	10.3%
PO	Prešovský kraj	6.9%
TN	Trenčiansky kraj	7.4%
TT	Trnavský kraj	19.9%
ZA	Žilinský kraj	11.6%



Cover Pool

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

Commercial Portfolio - CZ and SK	
Total Loan Balance (in CZK):	54,297,734,032
Average Loan Balance (in CZK):	44,689,493
Total Number of Loans:	1,215
Total Number of Debtors:	1,016
Total Number of Properties:	1,063
Weighted Average Seasoning (in years):	5.2
Contracted Weighted Average Remaining Term (in years):	4.5
Weighted Average LTV:	73%
Stake of Fixed Interest Rate Loans:	26%
Stake of 10 Biggest Loans:	33%
Stake of Bullet Loans:	9%



Regional Distribution - Czech Republic		
PRG	Prague-East & Prague-West	49.8%
JM	Jihomoravský kraj	7.7%
PA	Pardubický kraj	3.4%
MS	Moravskoslezský kraj	3.5%
ST	Středočeský kraj excl. Prague -East & Prague-West	5.1%
VY	Kraj Vysočina	1.9%
OL	Olomoucký kraj	2.1%
PL	Plzeňský kraj	4.9%
HK	Královéhradecký kraj	2.2%
JC	Jihočeský kraj	2.9%
LB	Liberecký kraj	4.5%
US	Ústecký kraj	1.3%
ZL	Zlínský kraj	0.7%
KV	Karlovarský kraj	1.0%

Regional Distribution - Slovakia		
BB	Banskobystrický kraj	0.3%
BA	Bratislavský kraj	4.3%
KE	Košický kraj	0.7%
NR	Nitriansky kraj	0.4%
PO	Prešovský kraj	0.6%
TN	Trenčiansky kraj	0.7%
TT	Trnavský kraj	1.7%
ZA	Žilinský kraj	0.5%

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Disclaimer

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