

KEY INFORMATION DOCUMENT

Purpose

This document provides you with key information about this investment product. It is not a marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

General Information

Product name	UCB structured bond HEALTH SCIENCE 2025
ISIN	CZ0003707036
Manufacturer of the product	UniCredit Bank Czech Republic and Slovakia, a. s., www.unicreditbank.cz
For further information please call	+420 955 911 111
Competent Authority	Czech National Bank
Date of production of the KID	29. 4. 2022

You are about to purchase a product that is complex and may be difficult to understand.

1. What is this product?

Type

This is a senior unsecured structured bond ("Bond") issued by the Manufacturer of the product within the offering programme of the debt securities under Czech law and in compliance with the Act No. 190/2004 Coll., the Bonds Act, as amended. The Bond will be issued in a bearer form. The particular Bonds will be represented by a collective bond which will be deposited and filed with the Manufacturer of the product.

Objectives

The objective of this product is to provide you with an opportunity to participate on the Reference Index development which in indirect way observes the development of the shares of the companies whose predominant economic activity is in healthcare, pharmaceuticals, medical technology and supplies and the development of biotechnology.

The Reference Rate will be set out at the higher value out of:

- (i) 0,00%;
- (ii) the quotient of the Final Value and Initial Value from which a value "1" will be deducted. The result will be then multiplied by the Participation Coefficient X. In such manner obtained value will be expressed as a percentage;
- (iii) the multiple of the Participation Coefficient Y and the highest Running Value of the values which the Manufacturer of the product will set out in respect of the in-advance-defined Observation Dates. Such product will be divided by the Initial Value and then from such result a value "1" will be deducted. In such manner obtained value will be expressed as a percentage.

For the avoidance of doubt, we state that you do not have any other claims from the Reference Index (e.g., the dividends, voting rights).

Reference Index	Health Science Strategy Index	Reference Index ISIN	DE000A2QNQU7
Issue Date	30. 5. 2022	Final Maturity Date	30. 5. 2025
Issue Price	100% of the Nominal Value	Participation Coefficient X	150%
Nominal Value of one Bond	1 CZK	Participation Coefficient Y	90%
Currency of the Bonds	Czech <i>koruna</i> (CZK)	Capital guarantee	100%
Minimal Yield	0,00%	Minimal investment	30.000 CZK
Maximal Yield	Not limited		
Initial Value	Closing Value of the Reference Index as of the Issue Date	Final Value	Closing Value of the Reference Index as of 23 May 2025
Running Value	Closing Value of the Reference Index as of each Observation Date	Observation Dates	Each 30 th day of the respective month, commencing on 30 th June 2022

Intended retail investor

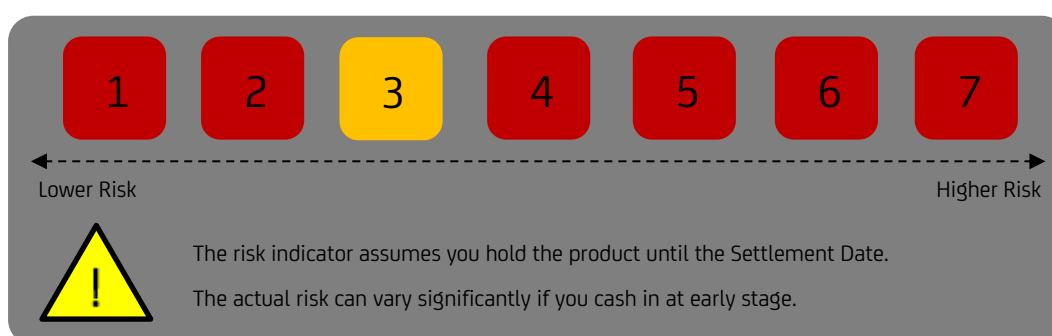
The product is intended for non-professional investors from the retail and private banking segment who have at least average knowledge and experience with investment instruments, and whose investment goal is to invest for the purpose of valuation of the funds with acceptance of low risk in a mid-term investment horizon. The investor awaits the low level of the volatility of the investment value and prefers the protection of the invested funds. The investor accepts the low liquidity of the investment. Based on the risk valuation and potential yield the product is classified within the risk group 3 on the scale from 1 (certainty orientated; very low to low yield) to 7 (willingness to risk; highest yield).

Termination

The product has a fixed Final Maturity Date on which the nominal value of the Bond and, as the case may be, the yield will be paid to you. All this suppose that the Bonds are not early repaid. The Bondholder is not entitled to request the early repayment of the Bonds unless under the events of default as specified in Article 9 of the joint terms and conditions. In such case, as of the early repayment date the Bondholder obtains the nominal value of the Bond provided that the proportional part of the yield accrued on the early repaid Bonds from the Issue Date (including) until such early repayment date of the Bonds (excluding) will be paid on the Final Maturity Date.

2. What are the risks and what could I get in return?

Risk Indicator



The summary risk indicator is a guide to the level of risk of this product compared to the investments in other structured products. It shows the valuation of the market risks of the product and a credit risk of the Manufacturer of the product, i.e. its ability to fulfil its obligations. We have classified this product as 3 out of 7, which is a low to medium risk class.

The Issue Price as of the Issue Date is set out in the amount of 100% nominal value of the Bonds. Given the above-described determination of the yield from the Bond, it means that you get a whole invested amount increased by potential yield as of the Final Maturity Date.

By investing in this product, you do not bear the risk of incurring additional financial obligations or liabilities, or contingent obligations.

Performance Scenarios

Investment CZK 250,000 scenario		1 year	2 years	Recommended holding time (maturity)
Stress scenario	Return of investment after payment of costs	244,684	240,276	250,000
	Average return / loss	-2.13%	-1.96%	0.00%
Unfavorable scenario	Return of investment after payment of costs	262,370	283,801	257,411
	Average annual return / loss	4.95%	6.54%	0.95%
Moderate scenario	Return of investment after payment of costs	268,564	311,624	344,178
	Average annual return / loss	7.43%	11.64%	10.91%
Favorable scenario	Return of investment after payment of costs	271,711	394,819	460,986
	Average annual return / loss	8.68%	25.64%	21.92%

This table shows the money you could get back under different scenarios of the product performance, assuming that you invest CZK 250,000. The scenarios are based on an estimate of the performance of the Reference Index and other market indicators, which is based, among other thing, on the development of such values in the past and may therefore not be a benchmark. The return on the investment and the potential yield will depend on how the market develops and whether you hold the Bond until the Final Maturity Date or cash in at early stage. The stress scenario shows what the return on the investment could be in the event of extraordinary market circumstances. The scenarios also take into account all the costs associated with the investment, but do not take into account the situation when we would not be able to meet our obligations relating to the product. The scenarios further do not take into account your personal tax situation which may also affect your return on the investment.

3. What happens if UniCredit Bank Czech Republic and Slovakia, a. s. is unable to pay out?

You are exposed to the risk of the Manufacturer of the product being unable to meet its obligations in relation to the product, for example in case of insolvency (inability to pay / over-indebtedness) or an administrative order of resolution measures. If some of such scenario occurs, measures of the Regulation Authority would take place with high probability by way of imposing remedy measures, including to suspend investors' rights arising of the product, reduce investors' claims to zero or convert the product on the level of the equity of the Manufacturer. In such case the total loss of the investment amount may occur. The product is not covered by any deposit protection scheme.

4. What are the costs?

The total costs consider one-off and ongoing costs. These are the estimated cumulative costs of the product itself in case you invest CZK 250,000 and their impact on the return of the product if it is held until the Final Maturity Date, or, as the case may be, if early repaid after 1 year or 2 years.

Costs timeline

Investment 250.000 CZK	If sold in 1 st year	If sold in 2 nd year	If held until the Final Maturity Date
Total costs	6.875,00 CZK	6.875,00 CZK	6.875,00 CZK
Yield impact annually	2,75%	1,84%	0,92%

Costs structure

This table shows the impact on return annually

One-off costs	Entry costs	0,92%	The impact of the costs already included in the Issue Price
	Exit costs	0,00%	
Ongoing costs	Transaction costs	0,00%	
	Other ongoing costs	0,00%	

5. How long should I hold it, and can I take money out early?

Recommended holding period: 30. 5. 2025 (Final Maturity Date)

The aim of the product is to reach the yield as described above under "1. What is this product?" provided the product is held until the Final Maturity Date. The product may be early sold back to the Manufacturer of the product at the current purchase price set out by the Manufacturer of the product. The purchase price is determined depending on the development of various market parameters, which are the Reference Index, volatility, interest rate, etc. If you sell the product before the Final Maturity Date, the performance may be significantly lower than you would have received on the Final Maturity Date. In extraordinary market situations the sale of the product may be rendered temporarily more difficult or impossible.

6. How can I complain?

Complaints regarding the product may be submitted in person at any business point of the Manufacturer of the product, but preferably at the branch which maintain your account, or made in writing (e.g. by letter or email) to the following address: UniCredit Bank Czech Republic and Slovakia, a.s., Service Quality Management Department, Želetavská 1525/1, 140 92 Praha 4 – Michle, E-mail address: reklamace@unicreditgroup.cz. The complaint may also be submitted via the relevant web page of the Manufacturer of the product: www.unicreditbank.cz – A form for submitting claims and complaints.

7. Other relevant information

Before purchase of this product, you receive the final terms of the Bonds issue which are composed of the joint terms and conditions of the Bond programme (in the version effective since 28 July 2021 onwards) and the issue supplement of the bond programme. For more detailed information, particularly on the structure and the risks associated with investment in the product, you should read these documents. In case of need of additional information, please contact us.