

# Slovenská sporiteľňa, a.s.

## Investor Presentation

Q3 2025 Results

January 2026

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### Slovak Republic

- Member of European Union (since 2004) as well as Eurozone (2009);
- Sovereign ratings at A+ with negative outlook (S&P), A- with stable outlook (Fitch) and A3 with stable outlook by Moody's;
- In 2026, despite domestic and external headwinds (fiscal consolidation and higher tariffs), the Slovak economy will grow at the level of the eurozone average.

### Erste Group

- Founded in 1819 as the first Austrian savings bank, Erste Group went public in 1997 with a strategy to expand its retail business into CEE;
- Erste Group has grown to one of the largest financial services providers in the Eastern part of EU in terms of clients and total assets;
- Number of customers has increased from 600,000 to 17 mil. in Austria, Czech Republic, Slovakia, Romania, Hungary, Croatia and Serbia;
- Erste Group strives to be the leading retail and corporate bank in the eastern part of the European Union, including Austria.
- On 9 January 2026 Erste Group Bank announced the successful completion of its acquisition of a 49% controlling stake in Santander Bank Polska and a 50% stake in Santander TFI.

### Slovak Banking Market

- The total volume of assets in the market is mainly driven by retail loans (housing loans), corporate loans (investment and real estate loans), and securities purchased for tax purposes;
- Net profit of the banking sector (EUR 871m) increased by more than 8% YoY in 1-9/2025;
- The asset quality and capitalization of the banking sector have remained solid. However, GDP growth and inflation are being tested by the Slovak government's consolidation measures and geopolitical tensions (mainly tariffs and trade wars).

### Slovenská sporiteľňa (SLSP)

- SLSP is the largest bank in Slovakia in terms of total assets, as well as total loans and deposits;
- Current rating from Moody's stands at A2 (long term issuers rating) with stable outlook, covered bonds rating at Aaa;
- Net profit of SLSP has risen by more than 17% YoY in 1-9/2025, although growth is partially hampered by higher provisioning and taxation (special bank levy);
- SLSP has long been among the leading banks in ROE, CIR as well as capital ratios.

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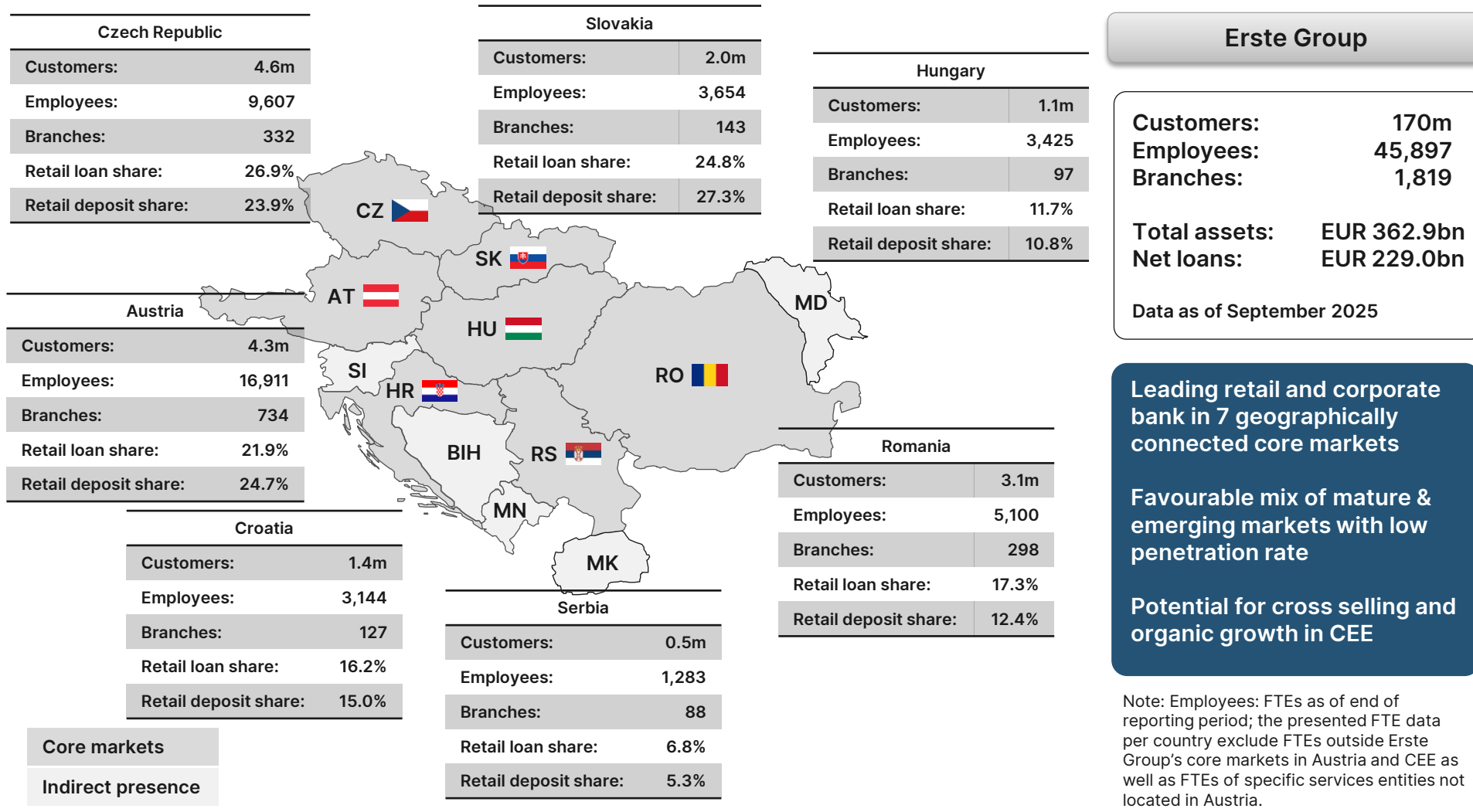
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# Erste Group's Footprint\* – Banking Leadership in Central and Eastern Europe



## Slovenská sporiteľňa's Footprint

### Slovak Market Leader with Largest Distribution Network

- Established in 1825 and 100% Erste Group ownership since 2001;
- No. 1 in total assets, retail loans, total deposits, number of branches and ATMs in Slovakia;
- Long-time leader in mortgage/housing loans;
- The largest commercial bank in Slovakia servicing around 2 million clients.

#### Ratings (Moody's)

Long-term Deposit	Long-term Issuer	Senior Unsecured Bonds	Covered Bonds
A2 stable	A2 stable	A2 stable	Aaa

#### Key Information as of September 2025

Total assets	EUR 27.6b
Net profit	EUR 229.9m
ROE	12.7%
NPL ratio	2.0%
Total capital ratio*	20.9%
No. of customers	2.0m
Branches	143
Employees	3,654

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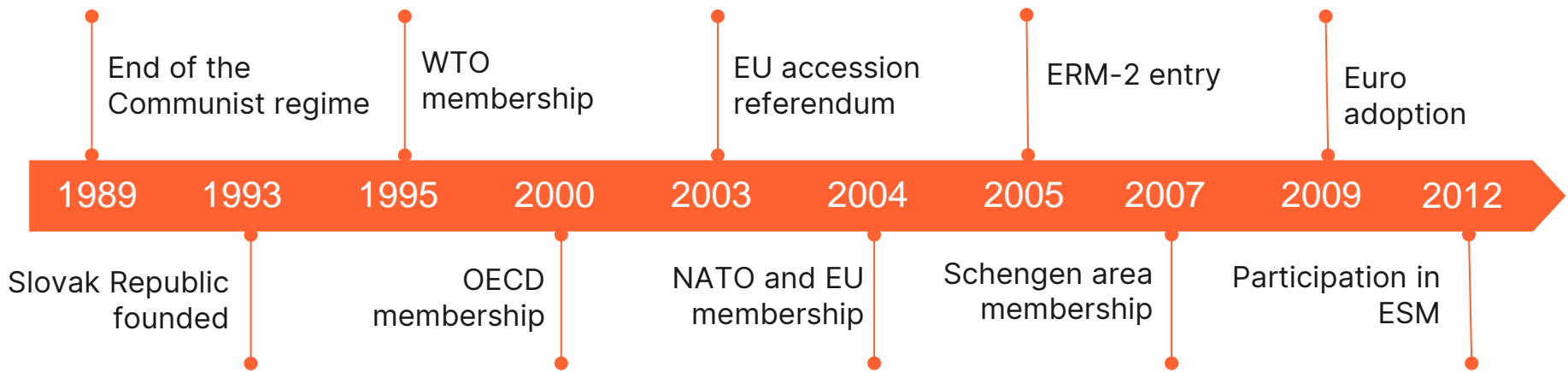
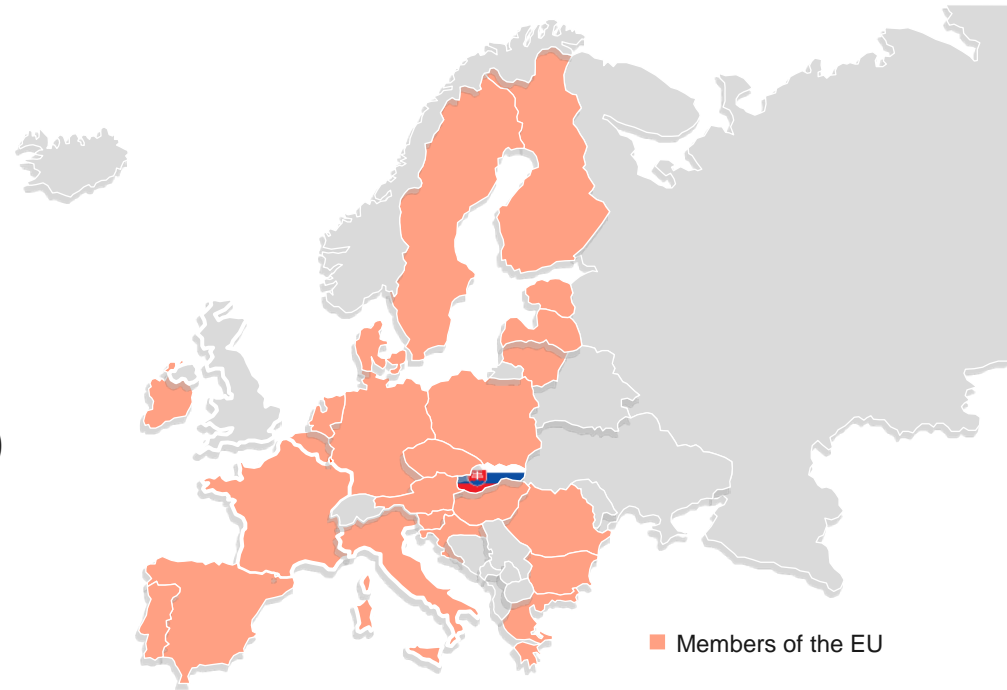
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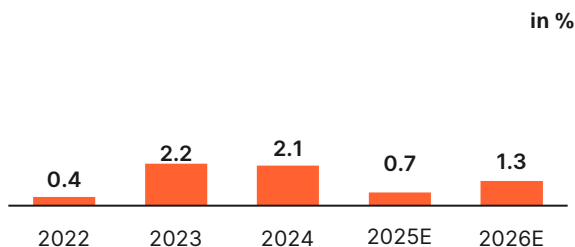
## Key Figures

- Area:** 49,035 km<sup>2</sup>
- Population:** 5.4 million
- GDP per capita:** approx. EUR 24,000 in 2024
- Ratings:** A3 (stable) by Moody's | A+ (negative) by S&P | A- (stable) by Fitch
- Capital:** Bratislava

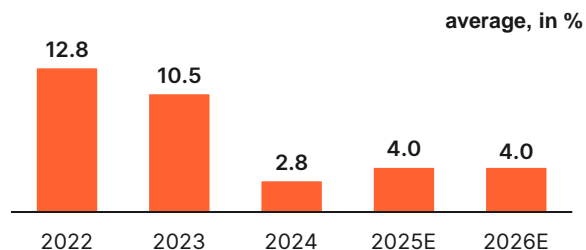


## GDP Growth Is Under Pressure Due to the Potential Impact of Tariffs

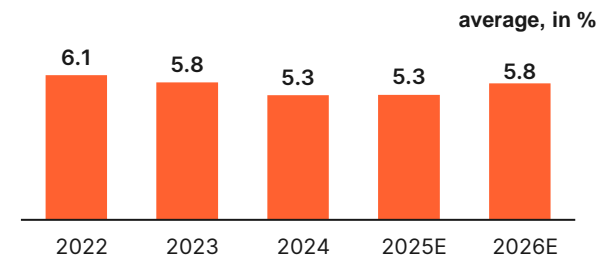
Real GDP Growth



Consumer Price Inflation

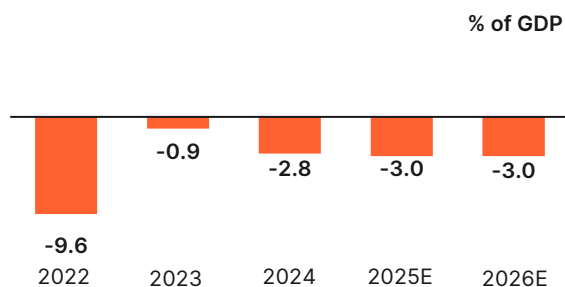


Unemployment Rate

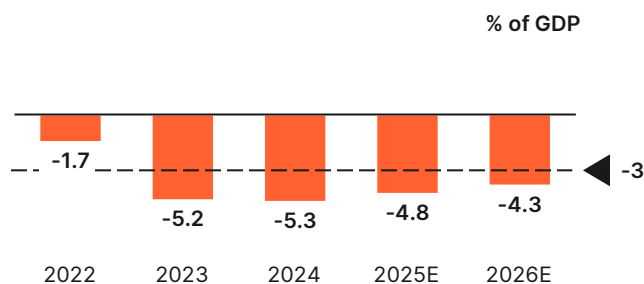


The Slovak economy is facing external (higher tariffs) and domestic (fiscal consolidation) headwinds, so we cut our 2025 and 2026 growth forecasts. Growth will be supported by EU recovery plan and structural funds. Inflation stays above the eurozone average, driven mainly by rising service prices and strong nominal wage growth (+5% y/y) in 2026.

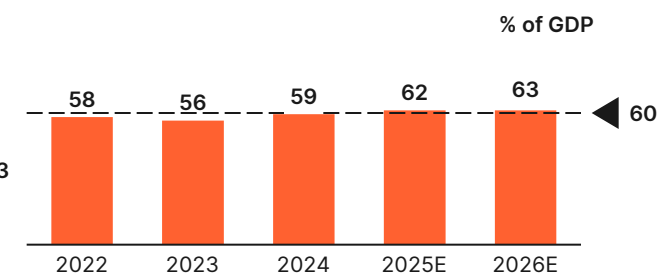
Current Account Balance



General Government Balance



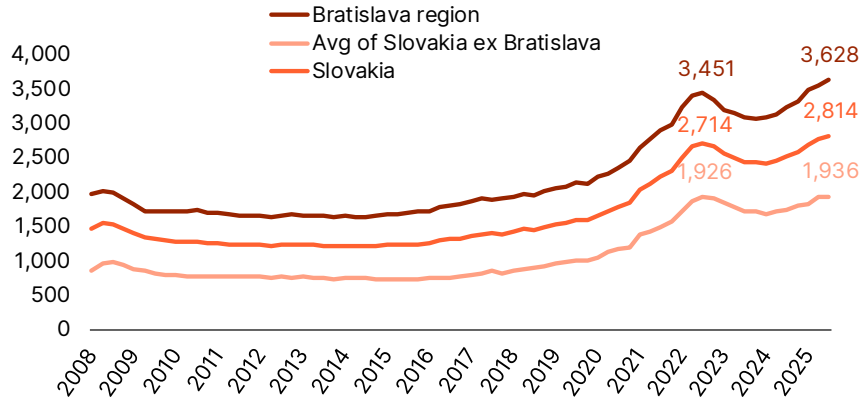
Public Debt



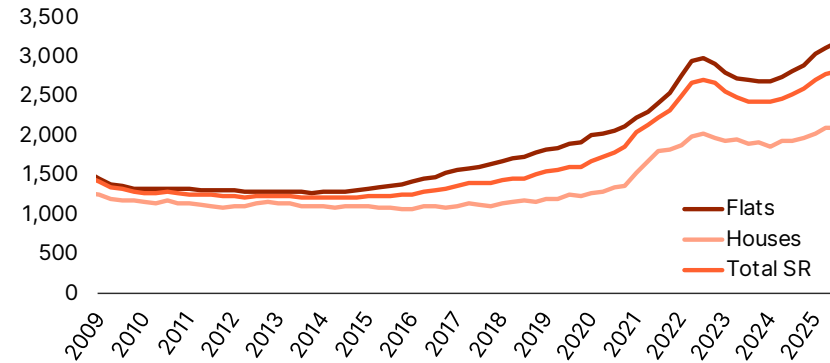
Unemployment will rise slightly from 5.3% to 5.8% in 2026, returning to a level similar to before the pandemic, because economic growth will slow down. The deficit will decrease, but more measures will be needed in 2027 and 2028 to keep public finances on the right path.

# Slovak Republic – Domestic Residential Real Estate Market Overview

## Property Prices per Region (EUR/M2)



## Property Prices by Type (EUR/M2)



### In Q3 2025, residential real estate prices in Slovakia increased by 12% YoY to EUR 2,814 per m<sup>2</sup>

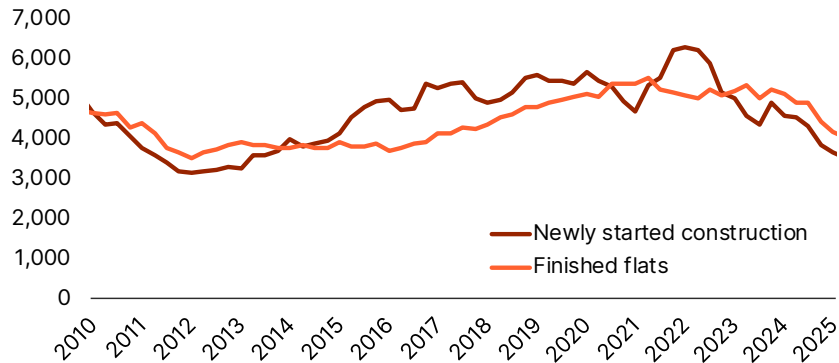
- Demand for new housing loans has increased significantly in the market, the growth is primarily driven by declining interest rates;
- Property prices in the Bratislava region have reached record-high levels and are more than 12% higher than they were in the previous year (Q3 2024).

### Average property prices increased across all property types in the market

- In Q3 2025, the average price of flats rose 13% YoY, led primarily by a 20% YoY increase in 1-room flats, while other flat sizes also experienced double-digit growth;
- House prices continued to grow in Q3 2025 but at a slower pace than flats, rising 9% YoY.

## Slovak Republic – Domestic Residential Real Estate Market Overview

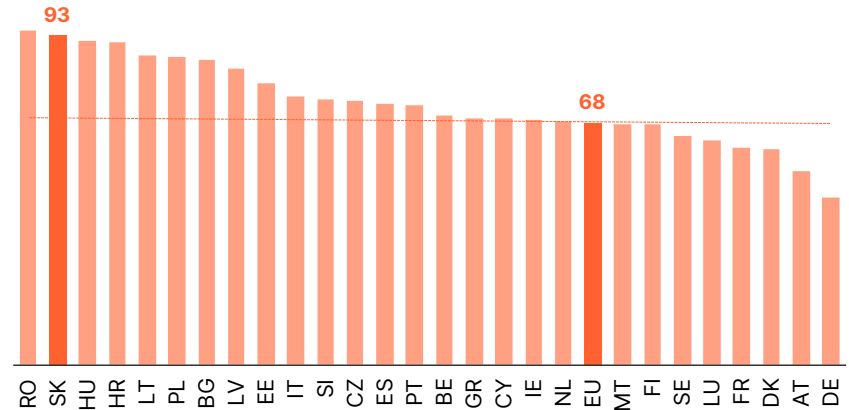
### Construction of New flats (number)



### The number of newly started constructions and completed flats declined noticeably YoY in Q2 2025

- Although average interest rates on new housing loans have fallen noticeably and demand for lending continues to rise, the number of newly started constructions in the market fell by more than 20% YoY in Q2 2025;
- Similarly, the number of finished flats declined by 18% YoY in Q2 2025.

### Share of Population Living in Own Dwellings (%)



### Slovakia has the second highest homeownership rate in the EU, after Romania

- In 2024, over 90% of Slovakia's population owned their homes, while only 7% lived in rented housing. Rental market is still underdeveloped in Slovakia;
- Due to long-term low interest rates, buying property remains the most popular choice for housing.

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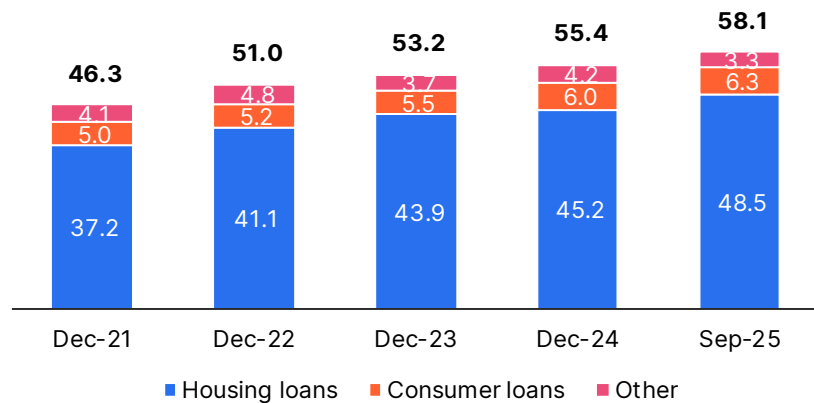
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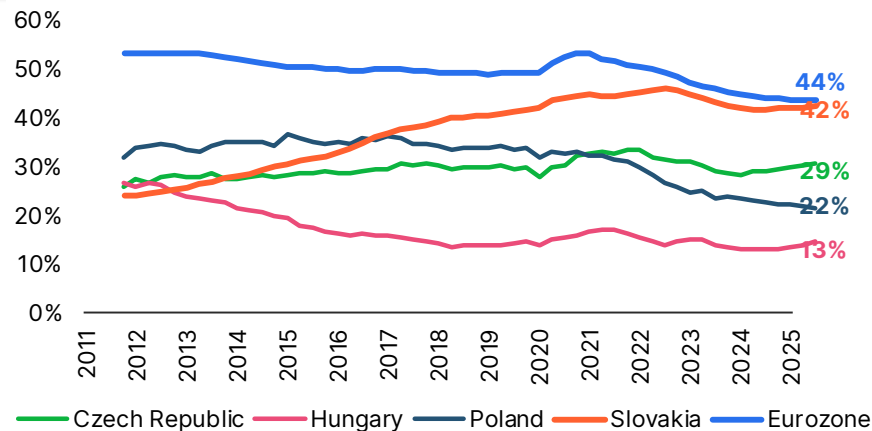
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## Demand for Lending Strengthened as Interest Rates Decline

### Outstanding Retail Loans (EUR bn)



### Retail Loans to GDP



### Loan growth in the retail segment is driven largely by ongoing declines in interest rates in the market

- **In housing loans**, annual balance growth accelerated to 7% as of September 2025. The growth is largely driven by declining interest rates on new housing loans;
- **Regarding consumer lending**, annual balance growth in the market decelerated slightly to 7% as of September 2025. Nevertheless, the balance sheet growth of consumer loans remains solid.

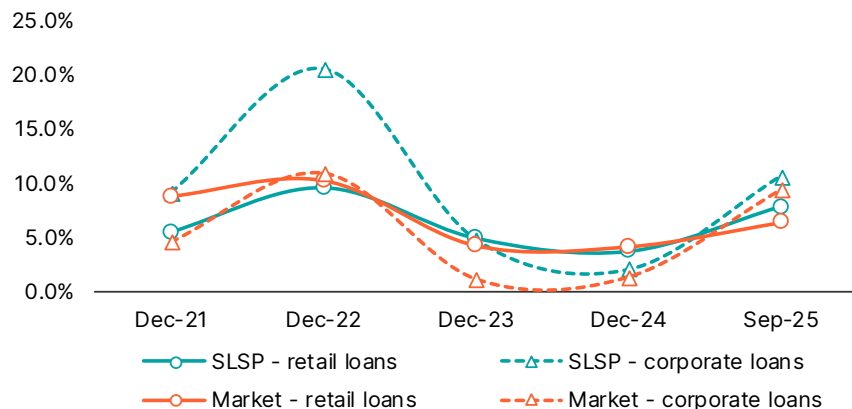
### In recent years, indebtedness of Slovak households has shown the most dynamic development in Eurozone

- Currently the ratio of retail loans to GDP is the highest among peer countries;
- Slight decrease seen in 2024 due to the fast nominal GDP growth and deceleration of retail loans growth, stabilization in range of 40-45% is expected in coming years.

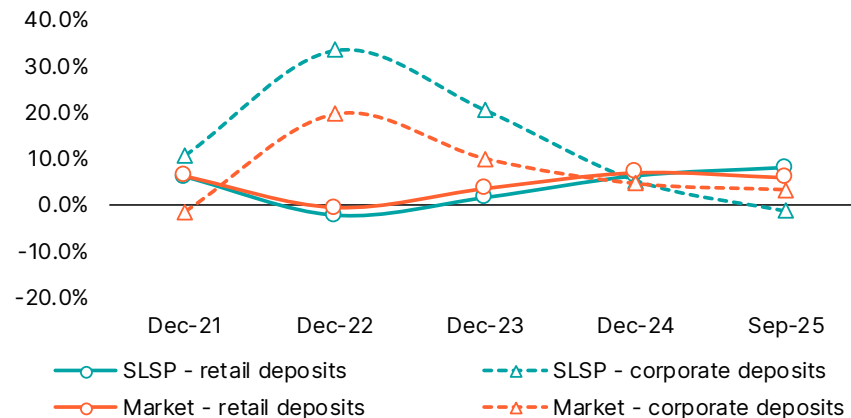
NOTE: In 2026, Slovak banks will take over responsibility for providing mortgage payment subsidies, replacing the former state-run support scheme. SLSP estimates its cost at around EUR 23m through November 2027.

## Development of Loans and Deposits Influenced by Falling Rates and Consolidation

### Retail and Corporate Loans Market (YoY growth)



### Retail and Corporate Deposits Market (YoY growth)



### Retail and corporate annual balance growth in the market accelerated, driven primarily by declining interest rates

- In Q3 2025, housing loan balance growth accelerated to 7% in the market (10% at SLSP), while consumer loan balance growth slightly declined to 7% in the market (4% at SLSP);
- Retail as well as corporate loan balances experienced strong double-digit growth in 2022, driven by a combination of relatively low mortgage rates and rising interest rates;

**In Q3 2025, corporate loans balance recovered from its low point and grew by 9% YoY.**

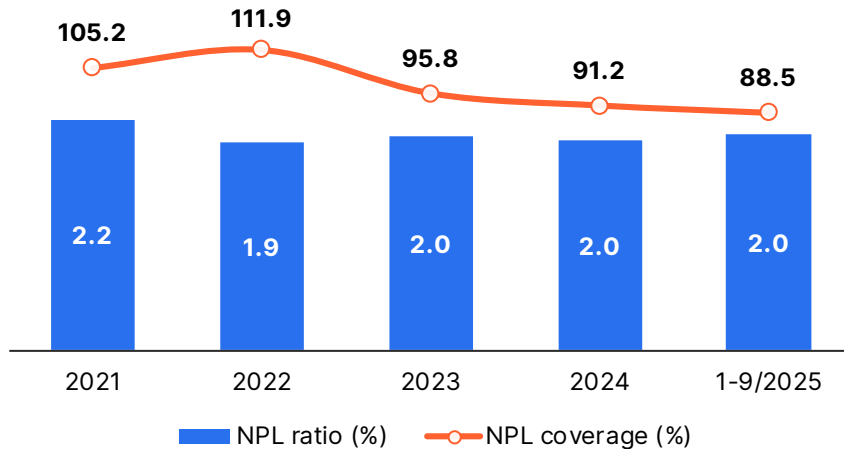
### Annual growth in retail and corporate deposits decelerated slightly in the market

- The annual growth of retail deposit balance in the market slightly slowed to around 6%, down from 7% a year earlier;
- Retail deposit balance growth was adversely affected by slightly higher inflation, slower real wage growth, and the issuance of government retail bonds;

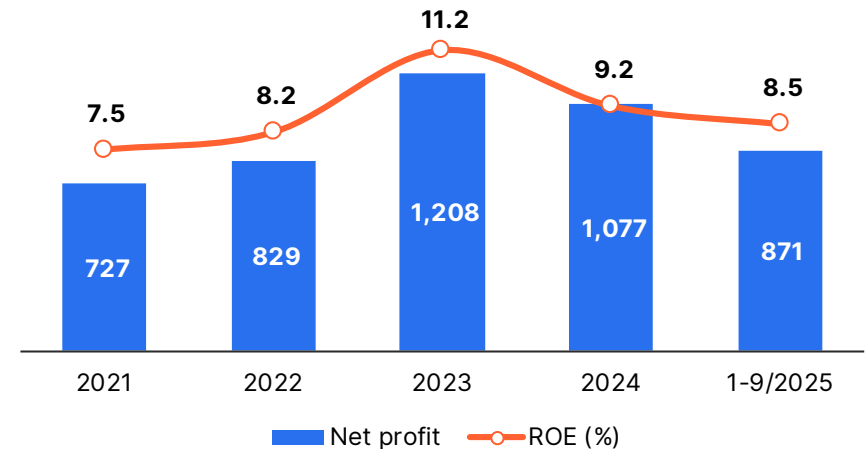
**Annual balance growth of more volatile, price-sensitive corporate deposits decelerated to around 5–6% in the market.**

## Higher Taxation Hampers the Banking Sector's Net Profit Growth

### NPL Ratio and NPL Coverage (%)



### Sector Profitability (EUR m; %)



### The volume of non-performing loans rises slightly in the market, while the NPL ratio remains steady at 2%

- Volume of non-performing loans rises especially in the retail segment, and partially in the corporate segment;
- The NPL ratio remains stable as retail and corporate loan balances have grown faster than the volume of non-performing loans;

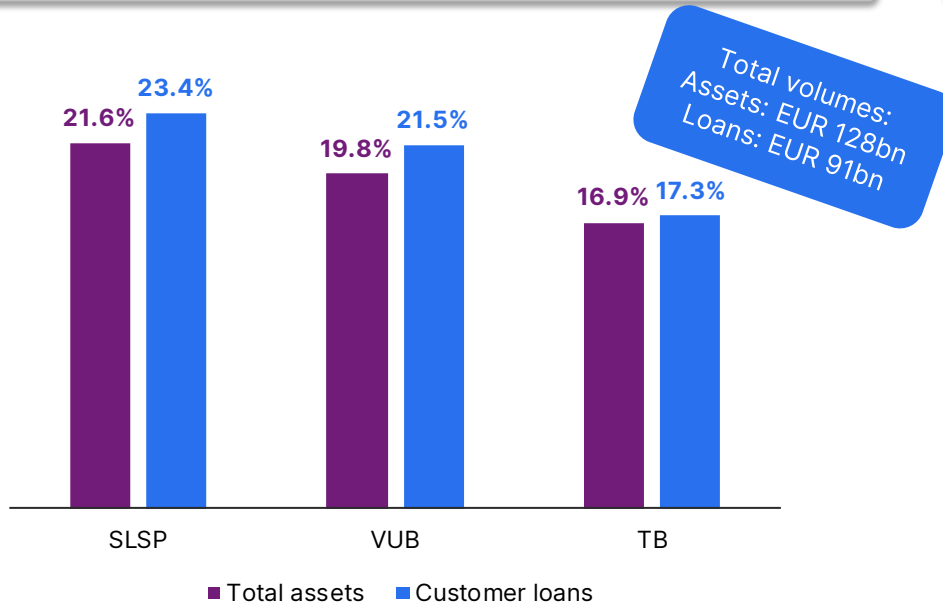
### NPL coverage ratio declined below to 90% in the market.

### The net profit of the banking sector increased by more than 8% YoY for 1-9/2025

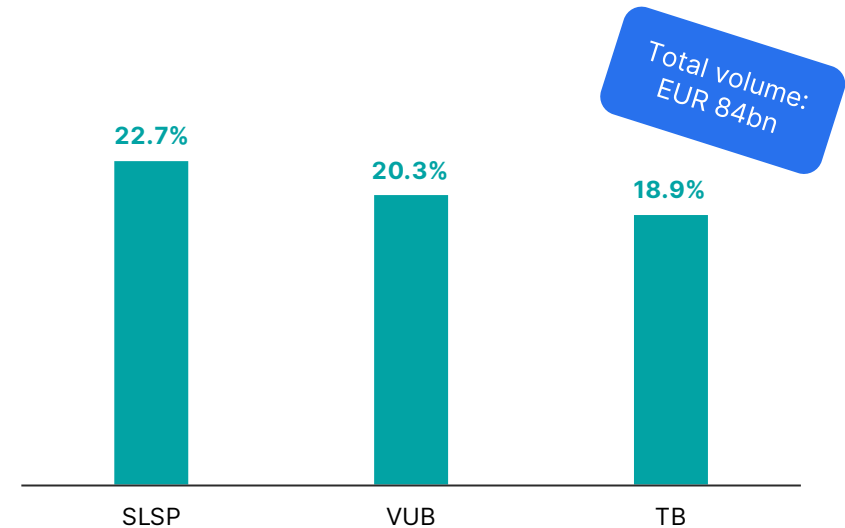
- For 1-9/2025, Slovak banks posted a net profit of EUR 871m, up 8% YoY and close to the record high of 2023 before the bank levy was introduced;
- The sector's profitability in 2025 was largely influenced by the special bank levy and higher income taxes, resulting in an effective tax rate of around 35%.

## SLSP Continues to Lead the Market

### Customer Loan Market Shares



### Customer Deposit Market Shares



### SLSP is long term leader and largest bank (in terms of total assets) in the market

- SLSP maintains its leading position in retail lending, largely thanks to solid growth in housing loans, while its market share in corporate lending continues to increase. This makes it the second-largest lender in Slovakia for loans provided to non-financial corporates;
- Balance sheet growth of total assets is partly supported by increased holdings of securities in the market (for tax optimization).

### SLSP's market position improved slightly, driven by an increase in its retail deposit market share

- VUB's market share declines but it still holds a lead over Tatrabanka (TB) in total deposits and maintains its position in the market, mainly thanks to a large corporate deposits base;
- Interestingly, TB has noticeably higher share in deposits than in loans (benefiting from affluent clients).

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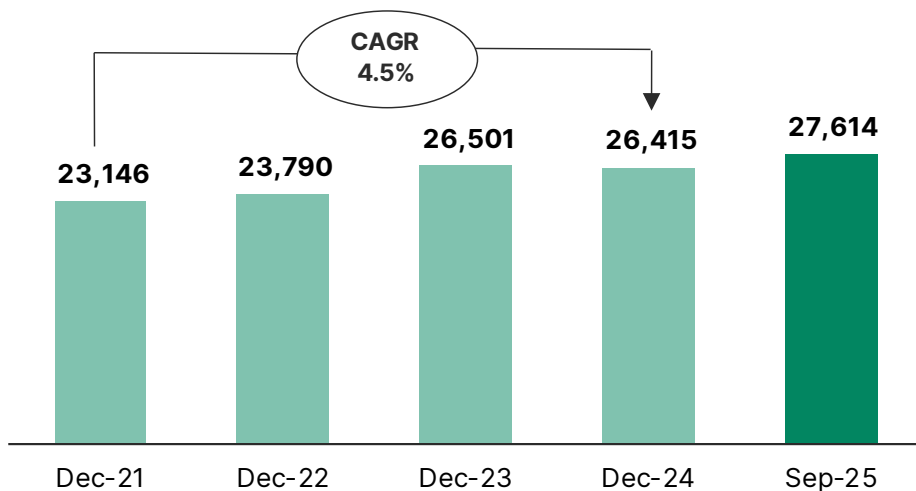
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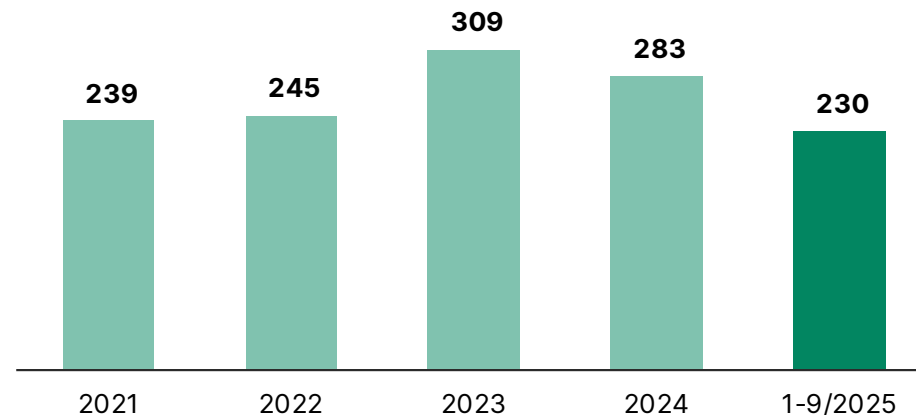
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## Net Profit Growth Largely Driven by Net Interest Income

Total Assets (EUR m)



Net Profit (EUR m)



### Declining interest rates drive lending demand and boost total asset growth for 1-9/2025

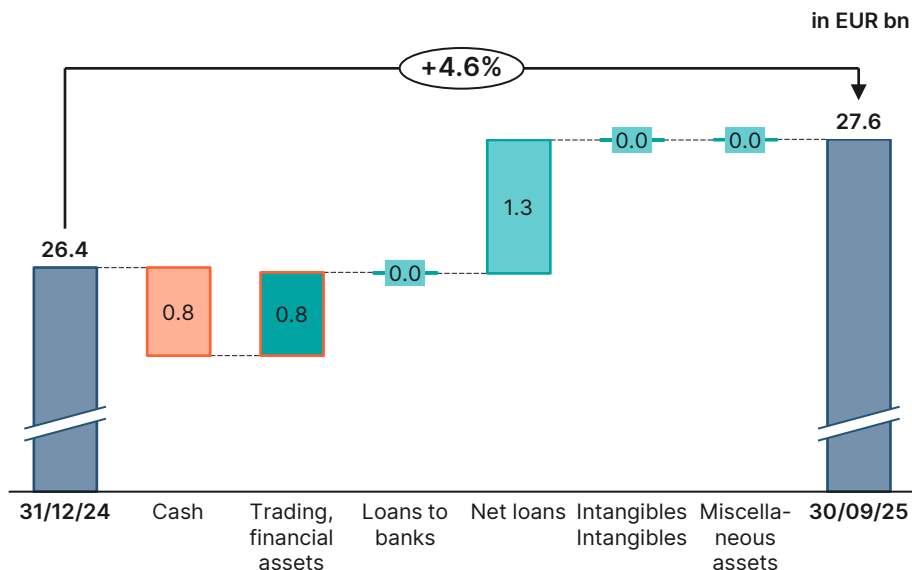
- In 2025, total asset growth was primarily supported by retail loans, particularly housing loans (where SLSP gaining market share since H2 2024), and by corporate loans;
- Additionally, government bond purchases also supported total asset growth in 2025;
- In 2024, volume of total assets declined slightly YoY as a result of the repayment of the TLTRO programme.

### For 1-9/2025, SLSP's net profit improved by a strong 17% YoY

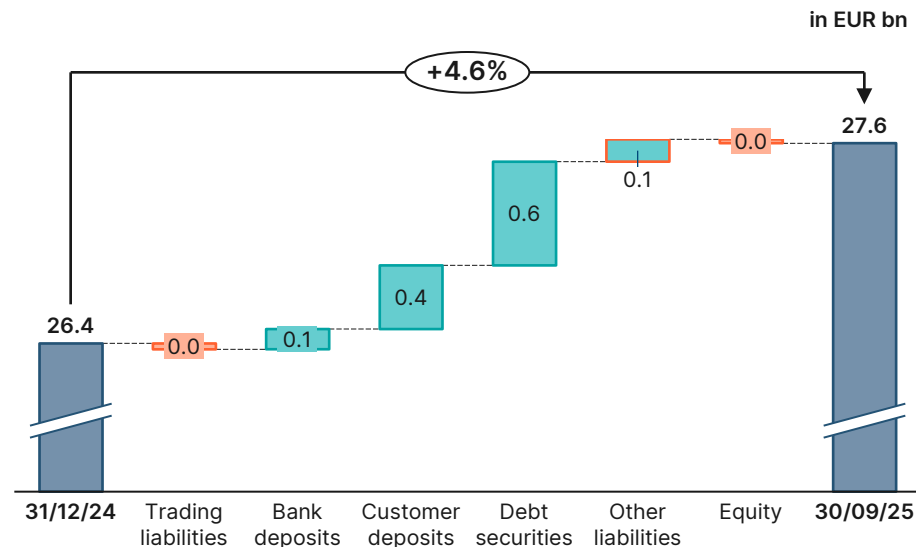
- Solid double-digit growth in net profit was driven by a solid operating income performance (+10% YoY) along with a lower effective tax rate, which fell to 33% from 37% YoY;
- In 2024, the net profit declines solely as a result of higher taxation (special bank levy);
- In 2023, highest net profit on record reached as it grew by more than 25% YoY;

## The Volume of Total Assets Increases Moderately

YTD Total Asset Development



YTD Equity &amp; Total Liability Development



### The balance of customer loans goes up by over 6% YTD, primarily driven by housing loans (retail segment)

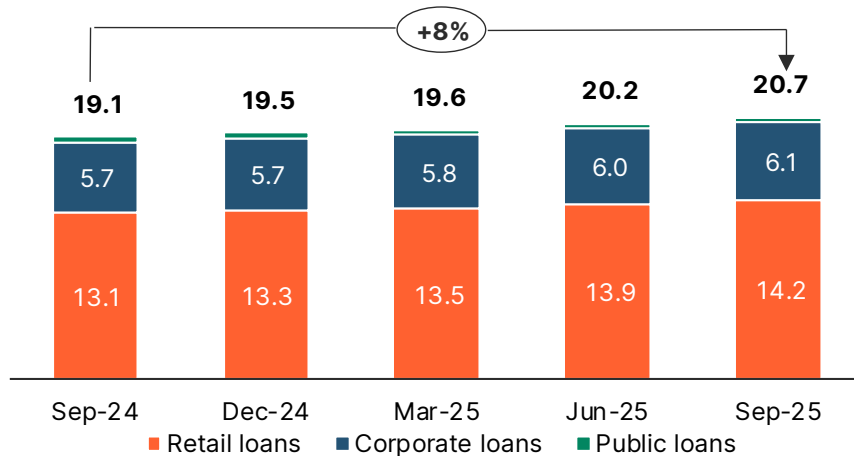
- The volume of trading financial assets rises in Q1 2025, when the bank buys significant amount of government bonds;
- Conversely, the total cash amount declines due to lower balances held in the central bank.

### The volume of customer deposits increase by 2% YTD, negatively influenced by corporate deposits outflow

- Retail deposits balances increases by over 4% YTD, while corporate deposits balances declines by nearly 3% YTD;
- Increase in debt securities attributable to regular funding activity.

## Loan Growth Benefits From Lower Interest Rates

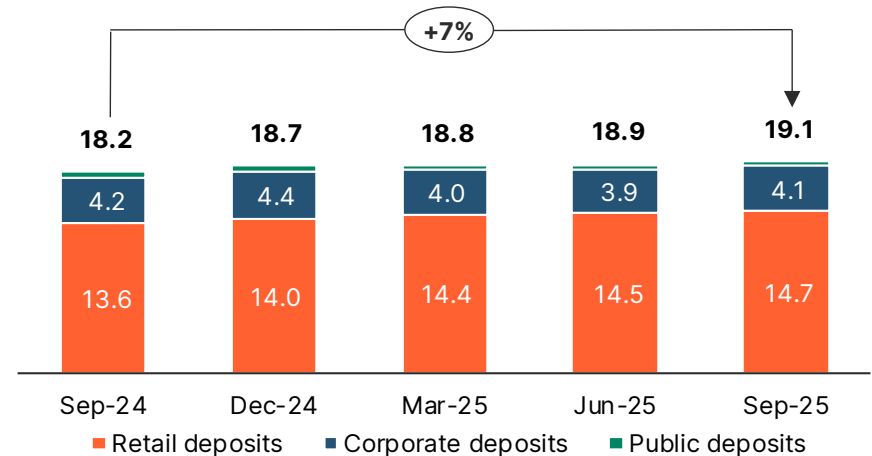
### Net Customer Loans\* (EUR bn)



### Total loan volume accelerates by 8% YoY, growing slightly faster than the overall market (7% YoY)

- The balance of retail loans has accelerated by over 8% (compared to 4% a year ago), fueled largely by strong growth in housing loans (+10% YoY), while the balance of consumer loans, on the other hand, decelerated by half to 4% YoY;
- Likewise, growth in corporate and public loans has accelerated visibly (+10% YoY), supported by declining interest rates and driven since the beginning of the year mainly by investment and real estate loans.

### Customer Deposits (EUR bn)

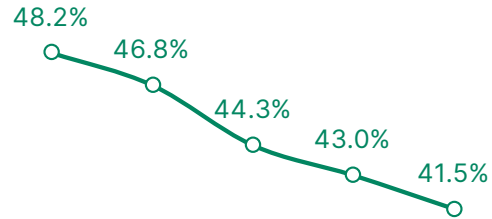


### The balance of customer deposits continues to rise moderately (by 7% annually)

- The growth in deposits is driven by retail deposits. However, slightly weaker growth in retail deposits may be attributable to the issuance of retail government bonds and consolidation measures;
- The balance of corporate deposits turned negative (-1% YoY), possibly due to the introduction of the financial transaction tax;
- As a result, the L/D ratio increases to over 108%.

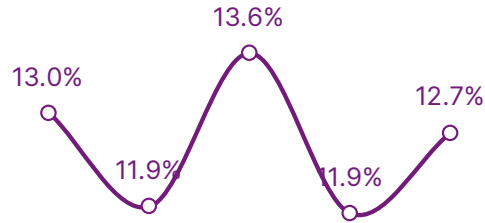
# Higher Net Profit Drives ROE Growth; Loan Growth Pushes L/D Ratio Up

Cost/Income Ratio



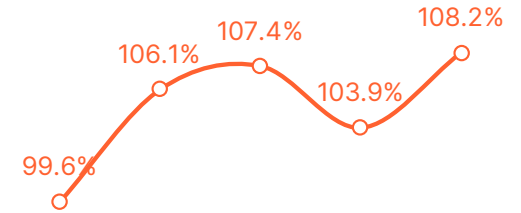
2021 2022 2023 2024 Q3 25

ROE



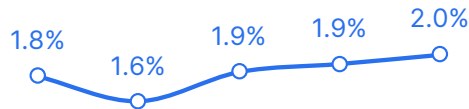
2021 2022 2023 2024 Q3 25

Loan/Deposit Ratio



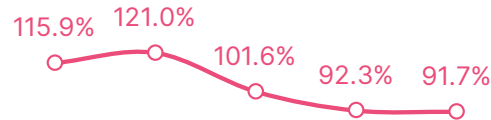
Dec-21 Dec-22 Dec-23 Dec-24 Sep-25

NPL Ratio



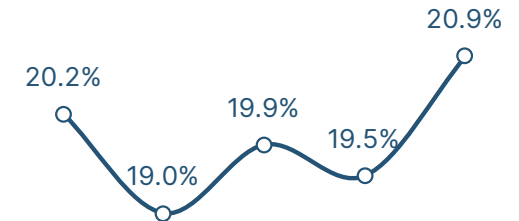
Dec-21 Dec-22 Dec-23 Dec-24 Sep-25

NPL Coverage



Dec-21 Dec-22 Dec-23 Dec-24 Sep-25

Solvency Ratio

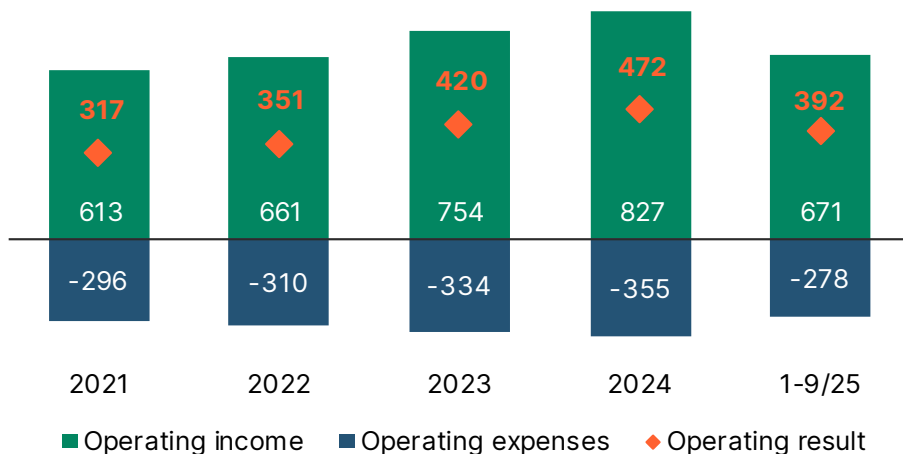


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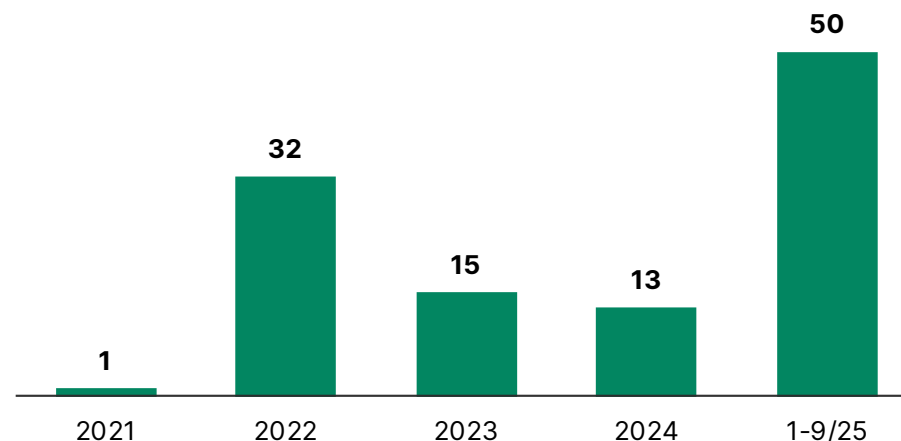
Note: Basel 3, phased-in

## Portfolio Repricing Significantly Lifts Operating Income

Operating Result (EUR m)



Risk Provisions (EUR m)



### In Q3 2025, operating result showed solid double-digit growth +13% YoY

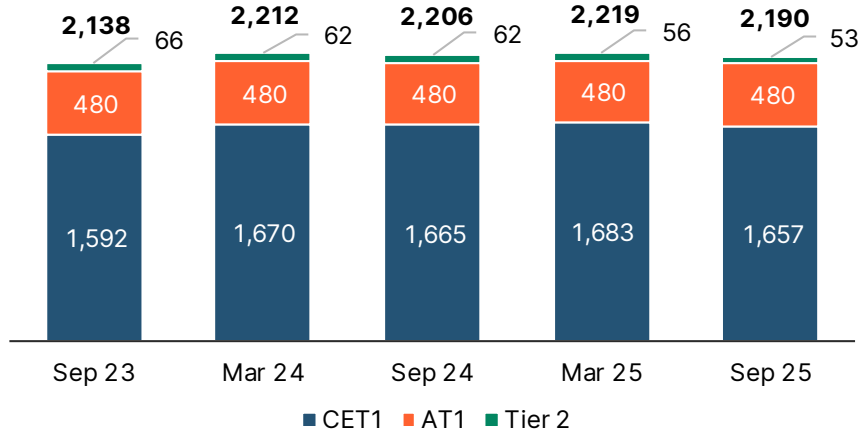
- Net interest income continued to rise (+13% YoY), driven by the repricing of fixed-rate loans, while new lending and lower interest expenses on deposits also contributed positively;
- Additionally, NFCI (+7% YoY), along with NTR, also contributed positively to the growth of operating income.

### The bank has created a significant amount of risk provisions for 1-9/2025

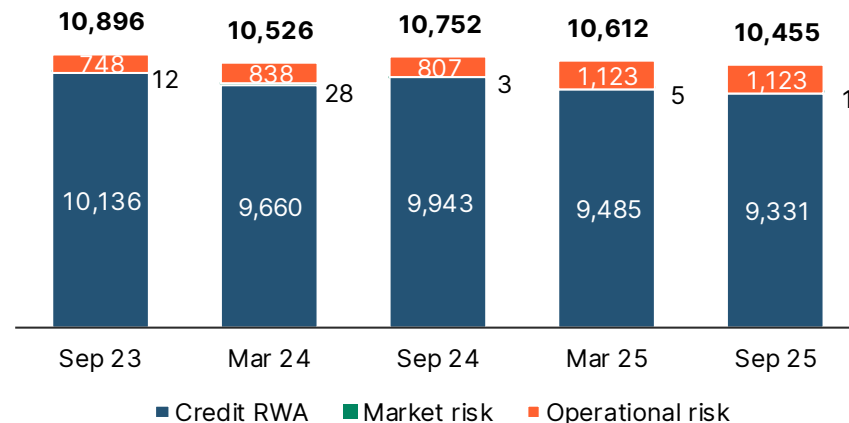
- Since the beginning of the year, LLPs creation mainly in retail segment (higher allocation for Stage 3 clients) and lower in corporate segment (mainly lower defaults and downgrades in SME).

## Capital Adequacy High Above Minimum Requirements

Basel 3 Capital (EUR m)



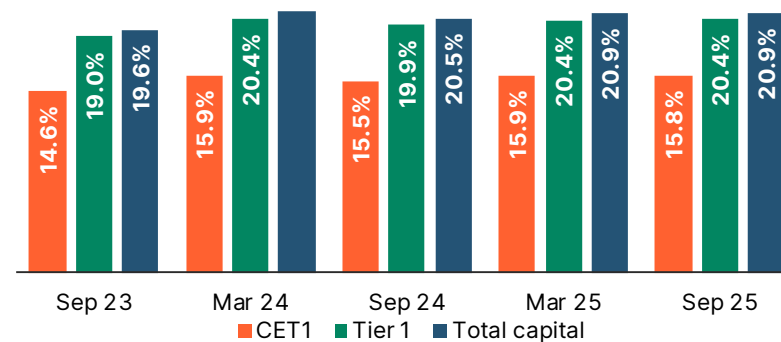
RWAs (EUR m)



SLSP's capital position is strong, ratios are well above minimum requirements;

Issuance of Additional Tier 1 capital in 2020 (EUR 300 million), 2021 (EUR 80 million) and 2023 (EUR 100 million) helped to increase capital adequacy above regulatory requirements.

Basel 3 Capital Ratios\*



## Profit and Loss Statements (selected items)

<b>in EUR m</b>	<b>1-9/2024</b>	<b>1-9/2025</b>
Net interest income	418	473
Net fee and commission income	172	182
Net trading result	14	16
Personnel expenses	(138)	(147)
Other administrative expenses	(94)	(103)
Depreciation and amortisation	(27)	(28)
Other operating result	0	2
<b>Pre-tax result from continuing operations</b>	<b>325.2</b>	<b>343.8</b>
Taxes on income	(129)	(114)
<b>Net result for the period</b>	<b>195.9</b>	<b>229.9</b>

## Balance Sheet Statements (selected items)

in EUR m	12/2024	09/2025
Cash and cash balances	1,988.9	1,160.8
Financial assets held for trading	48.1	12.0
Financial assets at amortised cost	23,419.4	25,453.7
Debt securities	4,471.6	5,289.9
Loans and advances to customers	18,937.4	20,162.0
Finance lease receivables	368.6	374.1
Hedge accounting derivatives	32.8	37.3
Property and equipment, right-of-use assets	161.3	149.5
Trade and other receivables	163.6	183.3
Other assets	24.4	27.2
<b>Total assets</b>	<b>26,414.7</b>	<b>27,614.4</b>
Financial liabilities held for trading	45.5	10.3
Financial liabilities at amortised cost	23,626.5	24,869.5
Deposits from banks	205.9	328.6
Deposits from customers	18,744.7	19,127.5
Debt securities issued	4,621.2	5,245.2
Hedge accounting derivatives	31.8	20.6
<b>Equity</b>	<b>2,479.6</b>	<b>2,453.7</b>
Retained earnings and other reserves	2,479.6	2,453.7
<b>Total liabilities and equity</b>	<b>26,414.7</b>	<b>27,614.4</b>

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**SLOVENSKÁ SPORITELŇA | COVER POOL AND COVERED OVERVIEW**

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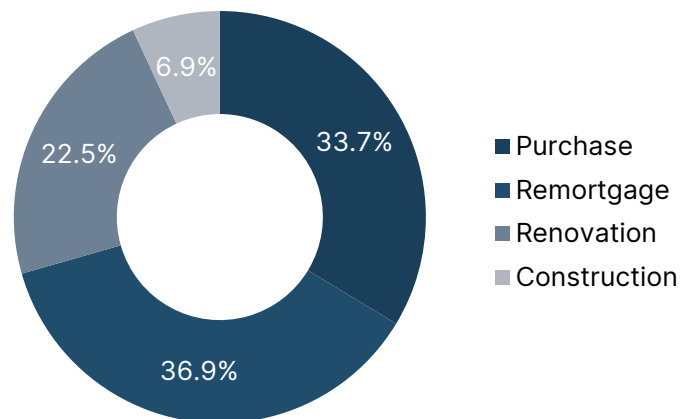
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## Cover Pool Structure | Residential Loans only

<b>Total cover pool volume</b>	<b>5,989.9m EUR</b>
Residential Loan balance	5,517.9m EUR
Liquidity buffer (liquid assets)	472.0m EUR
Number of loans	113,143
Number of borrowers	100,557
WA indexed LTV	42.04%
WA seasoning	5.4 years
WA remaining term	20.6 years

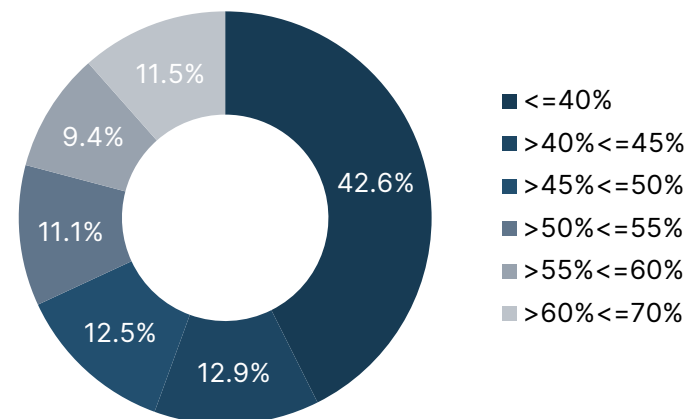
## Distribution by Loan Purpose (volume)



## Covered Bonds

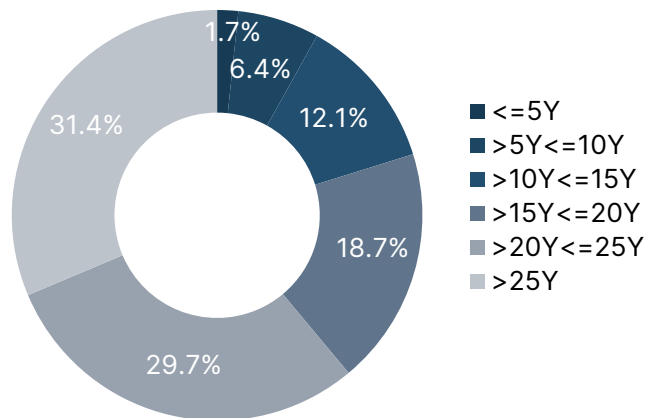
<b>Total volume of issues</b>	<b>4 537.0m EUR</b>
WAL of outstanding CBs	2.2 years
Committed OC	7.50%
Over-collateralisation	32.02%
Covered Bond Rating (Moody's)	Aaa
Maturity type	Soft Bullet
Currency distribution	EUR 100%
Fixed rate CBs outstanding	100.0%

## Distribution by LTV (volume)

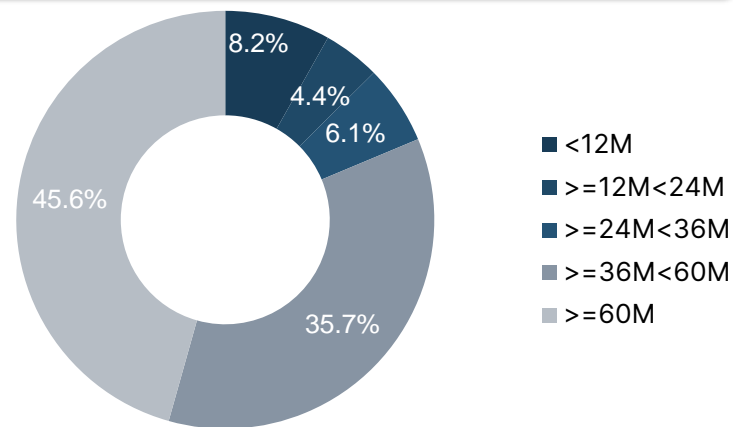


Notes:  
 1. Excluding non-eligible loans and loans 30+ days in arrears; 2. Interest rate type: 77.6% fixed rate (Moody's methodology); Avg. interest rate: 2.69% p.a.;  
 3. Residential Loans in EUR only; 4. No derivatives in the Cover Pool; 5. Liquidity buffer – SK Government Bonds; 6. Average loan volume: 48 770 EUR;  
 7. No. of pledged properties: 112 189; 8. Total volume of issues includes Retained covered bonds of EUR 1bn and Green covered bond of EUR 500m.

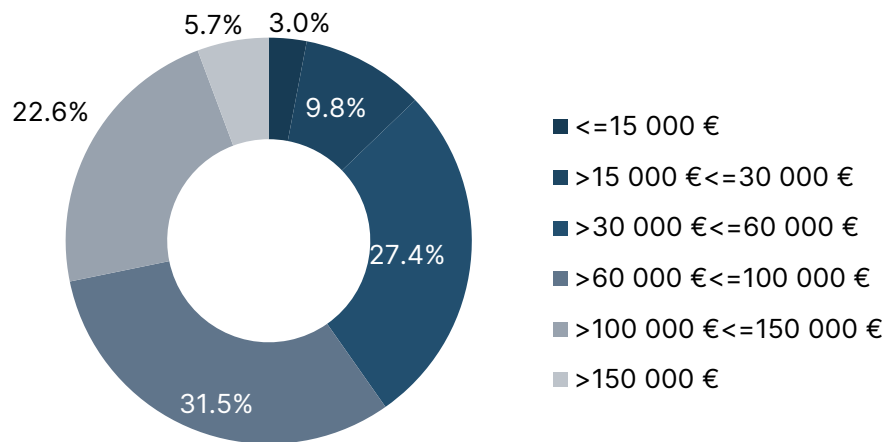
### Distribution by Remaining Term (volume)



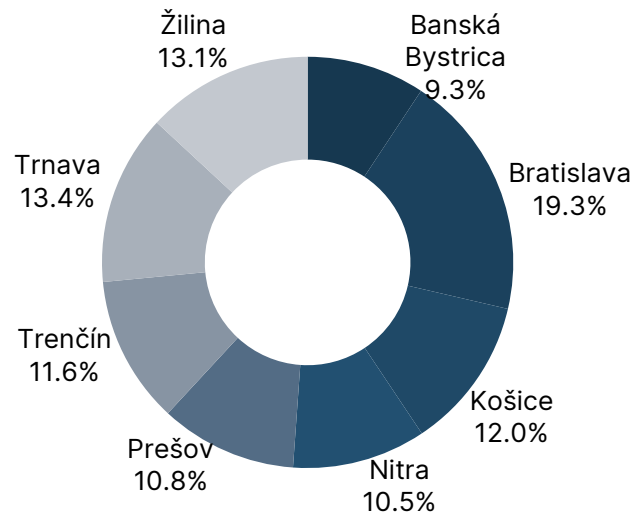
### Seasoning in Months (volume)



### Distribution by Loan Size (volume)



### Regional Distribution (volume)



### Covered Bonds Overview

ISIN	Outstanding amount	Issuance date	Maturity date	Coupon
SK4000022398	500,000,000	30.01.2023	12.01.2026	3.250%
SK4120011586	9,000,000	23.03.2016	23.03.2026	1.000%
SK4000015400	500,000,000	12.06.2019	12.06.2026	0.125%
SK4000020673	500,000,000	12.04.2022	12.04.2027	1.125%
SK4120005505	16,596,960	27.07.2007	27.07.2027	4.950%
SK4000023636	500,000,000	30.08.2023	30.09.2027	3.875%
SK4000017190	500,000,000	15.05.2020	15.11.2027	0.125%
<b>SK4000021820</b>	<b>500,000,000</b>	<b>05.10.2022</b>	<b>05.04.2028</b>	<b>3.500%</b>
SK4120009218	6,600,000	05.06.2013	05.06.2028	3.000%
SK4000021119	500,000,000	08.06.2022	08.06.2028	2.000%
SK4000026787	500,000,000	30.01.2025	30.01.2029	2.750%
SK4120009804	4,850,000	21.02.2014	21.02.2029	2.800%
SK4000027876	500,000,000	10.09.2025	10.09.2030	2.750%

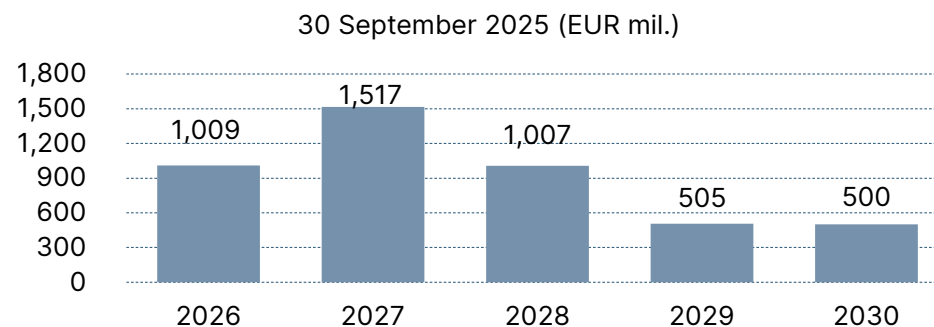
### Covered Bonds | Main Features

Indicator	Description
Issuer's Rating:	A2 stable, Moody's
Covered bonds rating:	Aaa, Moody's
Covered bonds label:	European Covered Bond Premium
Legal OC   Committed OC	5.0%   7.5%
Cover Pool Loans:	only Slovak residential mortgage loans
Loans residual maturity:	max. 30 years (legal requirement)
Maximum LTV:	70% internal limit   80% legal limit
Governing Law:	Slovak
Listing:	Bratislava Stock Exchange
Language:	Slovak and English
Compliance:	UCITS, CRR Art. 129 and Solvency II
Eligibility:	LCR, ECB and CBPP2
Liquidity buffer:	Yes, 180 days, SK Gov Bonds

### Additional Information

- Total outstanding amount: EUR 4.537 bn including retained CBs of EUR 1bn;
- **Green CB: EUR 500m, ISIN SK4000021820;**
- Retained CBs: EUR 1bn, ISIN(s) SK4000017190 and SK4000021119;
- Interest Rate Type: 100% Fixed Rate Covered Bonds;
- Number of all issuances: 13;
- Weighted average life of outstanding covered bonds: 2.23 years;
- Currency: only in EUR;
- Principal Payment: Soft Bullet;
- Covered Bonds legal extended maturity: max. 24 months;
- No structured features such as put/call options, structured coupons etc.

### Covered Bonds Maturity Profile



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