

Current Report No. 16/2025

Date of preparation: October 16, 2025

Subject: Adoption by the Management Board of mBank Hipoteczny S.A. of a resolution on the issue of mortgage covered bonds under the mBank Hipoteczny S.A. Mortgage Covered Bond Issue Programme.

Legal basis: Article 17 section 1 of MAR – insider information

Content of the report:

The Management Board of mBank Hipoteczny S.A. ('Bank') informs that on October 16, 2025 it adopted a resolution on the issue of mortgage covered bonds to bearer under the Mortgage Covered Bonds Programme referred to in Article 12a of the Act of 29 August 1997 on Covered Bonds and Mortgage Banks ('Act on Covered Bonds') with a nominal value of one mortgage covered bond amounting to PLN 500,000 zlotys (in words: five hundred thousand zlotys) and with a total nominal value not exceeding PLN 750,000,000 (in words: seven hundred fifty million zlotys) with the issue date, if the issue is successful on June 28, 2025 or about that date and the redemption date on September 17, 2029 and with a floating interest rate determined as the sum of the base rate WIBOR 3M (or an index replacing it) and a margin of 0.75% ("Mortgage Covered Bonds").

The Mortgage Covered Bonds shall be offered pursuant to Article 33(1) of the Bond Act of 15 January 2015 (consolidated text: Journal of Laws 2024, item 708, as amended) in conjunction with Article 8(1)(3) of the Act on Covered Bonds, with the understanding that the Mortgage Covered Bonds may only be offered to the extent that they benefit from the exemption from the obligation to publish a prospectus indicated in Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market and repealing Directive 2003/71/EC, as amended.

The issue price of one Mortgage Covered Bonds will be equal to its nominal value.

The Mortgage Covered Bonds shall be registered in the securities depository maintained by Krajowy Depozyt Papierów Wartościowych S.A. with its registered office in Warsaw ("KDPW") as a result of the settlement of the transaction by KDPW, in accordance with the applicable KDPW regulations (i.e., on a delivery versus payment basis). The registration in the securities depository maintained by KDPW shall be conditional upon the admission of the Mortgage Covered Bonds to trading in the alternative trading system as of the issue date of the Mortgage Covered Bonds.

The Mortgage Covered Bonds shall be introduced to trading in the alternative trading system operated by the Warsaw Stock Exchange on the issue date of the Mortgage Covered Bonds.