J&T BANKA

MODEL COST SCENARIOS

Introduction

(a) This document sets out examples of how the costs charged by J&T BANKA, a. s., pobočka zahraničnej banky (hereinafter referred to as the "**Bank**") affect the Client's return on investment. The model scenarios provided in the document are illustrative only and represent simplified hypothetical situations that aim to show the Client the impact of the costs on the overall return on investment. The examples do not take into account any tax aspects of the investment, including tax paid in settlement with the Bank (e.g., financial transaction tax or stamp duty) or subsequent tax payments (e.g., income tax). These tax aspects may reduce the Client's return on investment.

(b) Unless otherwise stated, the model scenarios are based on the **Price List for Individuals - Non-Entrepreneurs**, effective 1 January 2026. The costs of a particular investment may vary depending on the individual pricing agreement between the Client and the Bank.

(c) The model scenarios are presented in the currency of the Financial Instrument, and converting them into another currency may have a positive or negative impact on the return on investment. The examples use rounding and some simplification, which is necessary to clearly illustrate the logic behind the calculations and to make them easier to understand.

Example 1 – Purchasing a corporate bond and holding it to maturity

1.1.

(a) Baseline situation: On 1 June 2026, the Client – a natural person purchases 10 bonds on the BCPB with a total nominal value of EUR 10,000 at a price of 100 per cent. The purchase is carried out by means of an Instruction via Internet Banking. The Client holds securities in their Holder's Account.

(b) Financial instrument:
- (i) Type: Corporate bond
- (ii) Time to maturity: 1 year
- (iii) Currency: EUR
- (iv) Fixed coupon: 6.00% p.a., paid half-yearly
- (v) The Bank records the Client's bond in the Holder's Account with the CDCP; the costs of such record-keeping are borne by the Bank

(c) Progress of the investment: The price of the bond does not change and remains at the same level.

(d) Final situation: On 1 June 2027, the issuer redeems the bond in full.

(e) Impact on costs:

Cost / return	Type	Value	Value calculated from the amount	Frequency	Absolute value	Annual percentage value (of the initial investment)
Cost	Acquisition (purchase)	0.60%	EUR 10,000.00	One-off	EUR 60.00	0.60%
Cost	Settlement (purchase)	Free of charge				
Return	Bond coupon	6.00% p. a.	EUR 10,000.00	Half-yearly	EUR 600.00 (2 x EUR 300)	6.00%
Cost	Record-keeping	Free of charge				
Cost	Acquisition (sale)	Not applicable				
Cost	Settlement (sale)	Not applicable				
Cost	Total				60.00	0.60%
Return	Net return				540.00	5.40%

1.2.

(a) Baseline situation: On 1 June 2026, the Client – a natural person purchases 10 bonds on the BCPB with a total nominal value of EUR 10,000 at a price of 100 per cent. The purchase is carried out by means of an Instruction via Internet Banking. The Client holds securities in their Property Account with the CDCP.

(b) Financial instrument:
- (i) Type: Corporate bond
- (ii) Time to maturity: 1 year
- (iii) Currency: EUR
- (iv) Fixed coupon: 6.00% p.a., paid half-yearly
- (v) The Client holds the Bond in an individual Property Account with the CDCP.

(c) Progress of the investment: The price of the bond does not change and remains at the same level.

(d) Final situation: On 1 June 2027, the issuer redeems the bond in full.

(e) Impact on costs:

Cost / return	Type	Value	Value calculated from the amount	Frequency	Absolute value	Annual percentage value (of the initial investment)
Cost	Acquisition (purchase)	0.60%	EUR 10,000.00	One-off	EUR 60.00	0.60%
Cost	Settlement (purchase)	1% (min. EUR 400)	EUR 10,000.00	One-off	EUR 400.00	4.00%
Return	Bond coupon	6.00% p. a.	EUR 10,000.00	Half-yearly	EUR 600.00 (2 x EUR 300)	6.00%
Cost	Record-keeping	0.15% p. a. + 23% VAT	EUR 10,000.00	per month	EUR 18.45	0.185%
Cost	Acquisition (sale)	Not applicable				
Cost	Settlement (sale)	Not applicable				
Cost	Total				EUR 478.45	4.78%
Return	Net return				EUR 121.55	1.22%

Note:
No costs on the sale (acquisition and settlement) are charged, because the bond is redeemed passively. Should the Transaction take place as part of a primary subscription, the Bank may receive a one-off incentive for placing the issue in the model amount of 1% of the investment volume. This incentive is paid to the Bank by the bond issuer, it is not paid by the Client.

Example 2 – Purchasing and selling shares over a 12-month period

(a) Baseline situation: On 1 June 2026, the Client purchases 1,000 shares of a company for USD 90 per 1 share. The purchase is carried out by means of a written Instruction from the Client submitted via the Banker. The Client's shares are recorded in their Holder’s Account.

(b) Financial instrument:
- (i) Type: shares in a technology company
- (ii) Currency: USD
- (iii) Transfer point: NASDAQ (USA)

(c) Progress of the investment: The share price did not change over the course of the investment. In the middle of the year, the company paid a dividend of USD 9 per share.

(d) Final situation: On 1 June 2027, the Client sells their entire share position at a price of USD 90/share. This sale is carried out by means of a written Instruction for the sale of Financial Instruments via the Banker.

(e) Impact on costs:

Cost / return	Type	Value	Value calculated from the amount	Frequency	Absolute value	Annual percentage value (of the initial investment)
Return	Dividend	USD 9.00	1,000 units	One-off	USD 9,000.00	10.00%
Cost	Acquisition (purchase)	0.30%	USD 90,000.00	One-off	USD 270.00	0.30%
Cost	Settlement (purchase)	Free of charge				
Cost	Record-keeping	0.10% p. a. + VAT	USD 90,000.00	per month	USD 110.70	0.12%
Cost	Acquisition (sale)	0.30%	USD 90,000.00	One-off	USD 270.00	0.30%
Cost	Settlement (sale)	Free of charge				
Cost	Total		EUR 90,000.00		USD 650.70	0.72%
Return	Net return				USD 8,349.30	9.28%

Example 3 - Purchasing fund unit certificates and reselling them five years later

(a) Baseline situation: On 1 June 2026, the Client purchases unit certificates in a mixed investment fund for EUR 25,000 (including fees). The purchase is carried out by means of an Instruction via Internet Banking. The Bank records the Client's securities in the Holder's Account.

(b) Financial instrument:
- (i) Type: Open-ended mixed fund unit certificate
- (ii) Currency: EUR
- (iii) Transfer point: the fund administrator of the relevant fund

(c) Progress of the investment:
The price of unit certificates grew at an average rate of 4.85% p. a. over the course of the investment (average performance of the fund at the minimum investment horizon). The price of unit certificates already includes a component of total costs incurred by the fund in association with the Client's investment. These are costs that the Client does not pay, but they had an impact on the final value of the unit certificate. These costs are expressed by the Total Expense Ratio (TER) and in this particular case they would represent 1.00% of the investment volume. The fund's costs also include an annual incentive paid by the fund to the Bank in the amount of 0.66% of the amount invested. Neither TER nor incentive are charged to and paid by the Client.

(d) Final situation: On 1 June 2029, the Client sells the unit certificates of the mixed mutual fund.

(e) Impact on costs:

Cost / return	Type	Value	Value calculated from the amount	Frequency	Absolute value	Annual percentage value (of the initial investment)
Return	Increase in the fund's price over 3 years	15.27%	EUR 24,850.89	One-off	EUR 3,794.01	4.85%
Cost	Acquisition (purchase)	0.60%	EUR 25,000.00	One-off	EUR 149.11	0.20%
Cost	Settlement (purchase)	Free of charge				
Cost	Record-keeping	Free of charge				
Cost	Acquisition (sale)	Free of charge				
Cost	Settlement (sale)	Free of charge				
Cost	Total				EUR 149.11	0.20%
Return	Net return				EUR 3,644.90	4.64%

Example 4 – Purchasing investment fund securities on a one-off basis on a regulated market in the Czech Republic and reselling them five years later

4.1.

(a) Baseline situation: On 1 June 2026, the Client purchases investment shares in a SICAV fund for qualified investors with the value of EUR 50,300 (including fees). The Bank records the Client's securities in the Holder's Account.

(b) Financial instrument:
- (i) Type: open-ended fund for qualified investors
- (ii) Currency: EUR
- (iii) Transfer point: Central Depository of Securities

(c) Progress of the investment:
The price of unit certificates grew at an average rate of 11.88% p. a. over the course of the investment (the fund's average annual return over a five-year period). The price of investment shares already includes a component of total costs incurred by the fund in association with the Client's investment. These are costs that the Client does not pay, but they had an impact on the final value of the unit certificate. These costs are expressed by the Total Expense Ratio (TER) and in this particular case they would represent 1.99% of the investment volume. The fund's costs also include a quarterly incentive paid by the fund to the Bank in the amount of 50% of the fund's management and administration fee. Neither TER nor incentive are charged to and paid by the Client.

(d) Final situation: On 1 June 2031, the Client sells their entire position in the fund.

(e) Impact on costs:

Cost / return	Type	Value	Value calculated from the amount	Frequency	Absolute value	Annual percentage value (of the initial investment)
Return	Increase in the fund's price over 5 years	75.29%	EUR 50,000.00	One-off	EUR 37,646.04	11.88%
Cost	Acquisition (purchase)	0.60%	EUR 50,300.00	One-off	EUR 300.00	0.12%
Cost	Settlement (purchase)	Free of charge				
Cost	Record-keeping	Free of charge				
Cost	Acquisition (sale)	0.60%	EUR 87,646.04	One-off	EUR 525.88	0.12%
Cost	Settlement (sale)	Free of charge				
Cost	Total				EUR 825.88	0.24%
Return	Net return				EUR 36,820.16	11.61%

4.2.

(a) Baseline: On 1 June 2026, the Client purchases investment shares in a SICAV fund for qualified investors with the value of EUR 50,300 (including fees). The Client holds the securities in an individual Property Account with the CDCP.

(b) Financial instrument:
- (i) Type: open-ended fund for qualified investors
- (ii) Currency: EUR
- (iii) Transfer point: Central Depository of Securities

(c) Progress of the investment:
The price of unit certificates grew at an average rate of 11.88% p. a. over the course of the investment (the fund's average annual return over a five-year period). The price of investment shares already includes a component of total costs incurred by the fund in association with the Client's investment. These are costs that the Client does not pay, but they had an impact on the final value of the unit certificate. These costs are expressed by the Total Expense Ratio (TER) and in this particular case they would represent 1.99% of the investment volume. The fund's costs also include a quarterly incentive paid by the fund to the Bank in the amount of 50% of the fund's management and administration fee. Neither TER nor incentive are charged to and paid by the Client.

(d) Final situation: On 1 June 2031, the Client sells their entire position in the fund. The Client places an instruction for the sale of securities via the regulated market of a stock exchange at the current market price.

(e) Impact on costs:

Cost / return	Type	Value	Value calculated from the amount	Frequency	Absolute value	Annual percentage value (of the initial investment)
Return	Increase in the fund's price over 5 years	75.29%	EUR 50,000.00	One-off	EUR 37,646.04	11.88%
Cost	Acquisition (purchase)	0.60%	EUR 50,300.00	One-off	EUR 300.00	0.12%
Cost	Settlement (purchase)	Free of charge				
Cost	Record-keeping	0.06% p. a. + VAT	EUR 50,000.00	per month	EUR 184.50	0.07%
Cost	Acquisition (sale)	0.60%	EUR 87,646.04	One-off	EUR 525.88	0.12%
Cost	Settlement (sale)	Free of charge				
Cost	Total				EUR 1,010.38	0.31%
Return	Net return				EUR 36,635.66	11.56%

Example 5 - Purchasing ETFs and reselling them two years later

(a) Baseline situation: On 1 June 2026, the Client purchases 1,000 units of an exchange-traded fund (ETF). The purchase is carried out by means of an Instruction via Internet Banking. On this day, the purchase price is EUR 20 per fund share.

(b) Financial instrument:
- (i) Type: ETF
- (ii) Currency: EUR
- (iii) Transfer point: Deutsche Börse Frankfurt (Germany)
- (iv) The International Securities Identification Number (ISIN) begins with "DE"

(c) Progress of the investment: On 1 June 2027, the price of the ETF rose to EUR 25 per unit and remained unchanged at that level.

(d) Final situation: On 1 June 2028, the Client sells the ETF (the entire position) at a price of EUR 25 per fund share. This sale is carried out by means of an Instruction for sale via Internet Banking. The sale takes place on the Deutsche Börse in Frankfurt.

(e) Impact on costs:

Cost / return	Type	Value	Value calculated from the amount	Frequency	Absolute value	Annual percentage value (of the initial investment)
Return	Increase in the ETF's price	25,000	EUR 20,000.00	One-off	EUR 5,000.00	12.50%
Cost	Acquisition (purchase)	0.30%	EUR 20,000.00	One-off	EUR 60.00	0.15%
Cost	Settlement (purchase)	Free of charge				
Cost	Record-keeping	0.10% p. a. + VAT	1st year EUR 20,000 2nd year EUR 25,000	per month	EUR 55.00	0.14%
Cost	Acquisition (sale)	0.30%	EUR 25,000.00	One-off	EUR 75.00	0.19%
Cost	Settlement (sale)	Free of charge				
Cost	Total				EUR 190.00	0.41%
Return	Net return				EUR 4,810.00	12.02%

Example 6 – Purchasing a fund with regular investments over a period of fifteen years

(a) Baseline situation: The Client regularly purchases unit certificates in a mixed fund worth EUR 50 every month. A yield estimate of 4.50% per annum was used for the model scenario. The Bank records the Client's securities in the Holder's Account.

(b) Financial instrument:
- (i) Type: Open-ended mixed fund unit certificate
- (ii) Currency: EUR
- (iii) Transfer point: the fund administrator of the relevant fund

(c) Progress of the investment:

Progress of the investment: The Client spends EUR 50 every month; the entry fee is deducted from each transaction. The fee is deducted for each individual transaction. No fee is charged for redemptions. Over 15 years, the value of the investment will increase by 42.4%. After 15 years, the Client sells the investment and is not charged any fee.

The price of unit certificates already includes a component of total costs incurred by the fund in association with the Client's investment. These are costs that the Client does not pay, but they had an impact on the final value of the unit certificate. These costs are expressed by the Total Expense Ratio (TER) and in this particular case they would represent 1.00% of the investment volume.

(d) Impact on costs:

Cost / return	Type	Value	Value calculated from the amount	Frequency	Absolute value	Annual percentage value (of the initial investment)
Return	Increase in the fund's price over 15 years	42.4%	EUR 8,946.00	Ongoing	EUR 3,794.01	4.50%
Cost	Acquisition (purchase)	0.60%	EUR 9,000.00	Ongoing	EUR 54.00	0.04%
Cost	Settlement (purchase)	Free of charge				
Cost	Record-keeping	Free of charge				
Cost	Acquisition (sale)	Free of charge				
Cost	Settlement (sale)	Free of charge				
Cost	Total				EUR 54.00	0.04%
Return	Net return	41.6%			EUR 3,740.01	4.42%

Example 7 - Purchasing a combined product J&T Investičný vklad/preferential time deposit with investment in J&T BOND EUR o.p.f., in the 50:50 ratio

(a) Baseline situation: As of 1 June 2026, the Client submits an Instruction to the Bank to open a J&T Investičný vklad for a total amount of EUR 20,000. Half of the funds (EUR 10,000) will be used to purchase shares of the J&T BOND EUR mixed investment fund (held in a Holder's Account), whilst the other half of the funds (EUR 10,000) will be used to open a Time Deposit Account for the Client with a term of 1 year and a preferential interest rate of 3.40% p.a.

(b) Financial instrument:
- (i) Type: Open-ended mixed fund unit certificate
- (ii) Currency: EUR
- (iii) Transfer point: the fund administrator of the relevant fund

(c) Progress of the investment: The share price rose at an average rate of 7.15% p. a. (average performance of the fund at the minimum investment horizon). The price already includes a component of total costs incurred by the fund in association with the Client's investment. These are costs that the Client does not pay, but they had an impact on the final value. These costs are expressed by the Total Expense Ratio (TER) and in this particular case they would represent 1.00% of the investment volume. The fund's costs may also include an annual incentive paid by the fund to the Bank. Neither TER nor incentive are charged to and paid by the Client.

(d) Final situation: On 1 June 2027, the Client's Time Deposit Account is coming to an end and the Client receives the interest income. The Client may sell the unit certificates of the mixed mutual fund through the Bank after submitting the Instruction for the sale of the Financial Instruments.

(e) Impact on costs:

Cost / return	Type	Value	Value calculated from the amount	Frequency	Absolute value	Annual percentage value (of the initial investment)
Return	Increase in the fund's price	7.15%	EUR 9,940.36	One-off	EUR 710.74	7.15%
Return	Time deposit interest	3.40%	EUR 10,000.00	One-off	EUR 340.00	3.40%
Cost	Acquisition (purchase)	0.60%	EUR 10,000.00	One-off	EUR 59.64	0.60%
Cost	Settlement (purchase)	Free of charge				
Cost	Record-keeping	Free of charge				
Cost	Acquisition (sale)	Free of charge				
Cost	Settlement (sale)	Free of charge				
Cost	Total				EUR 59.64	0.60%
Return	Net return				EUR 991.09	4.96%

Comparison with investing in separate Bank's products:

Separate cash investment in J&T BOND EUR o.p.f.:

Cost / return	Type	Value	Value calculated from the amount	Frequency	Absolute value	Annual percentage value (of the initial investment)
Return	Increase in the fund's price	7.15%	EUR 9,940.36	One-off	EUR 710.74	7.15%
Cost	Acquisition (purchase)	0.60%	EUR 10,000.00	One-off	EUR 59.64	0.60%
Cost	Settlement (purchase)	Free of charge				
Cost	Record-keeping	Free of charge				
Cost	Acquisition (sale)	Free of charge				
Cost	Settlement (sale)	Free of charge				
Cost	Total				EUR 59.64	0.60%
Return	Net return				EUR 651.09	6.51%

Depositing funds in the Time Deposit Account:

Cost / return	Type	Value	Value calculated from the amount	Frequency	Absolute value	Annual percentage value (of the initial investment)
Return	Time Deposit Account interest	3.00%	EUR 10,000.00	One-off	EUR 300.00	3.00%
Cost	Acquisition (purchase)	Free of charge				
Cost	Settlement (purchase)	Free of charge				
Cost	Record-keeping	Free of charge				
Cost	Acquisition (sale)	Free of charge				
Cost	Settlement (sale)	Free of charge				
Cost	Total					0.00%
Return	Net return				EUR 300.00	3.00%

Total net income from separate components (fund + Time Deposit Account)			EUR 951.09	4.76%

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Example 8 - Purchasing a bill of exchange

(a) Baseline situation: The Client buys a bill of exchange for one year. The amount invested is EUR 300,000. The face value is EUR 315,793.

(b) Financial instrument:
- (i) Type: Bill of exchange
- (ii) Currency: EUR
- (iii) Transfer point: bill of exchange programme administrator

(c) Progress of the investment: The Client buys a bill of exchange for EUR 300,000. On the due date of the bill of exchange, the Bank pays the Client EUR 313,500 to the Current Account.

(d) Impact on costs: Bills of exchange transactions are not currently subject to any fees. The costs of depositing and managing the bill of exchange on behalf of the Client are borne by the relevant issuer of the bill of exchange programme. Bills of exchange from bills of exchange programmes where the Bank is the administrator are exempt from bills of exchange deposit fees. The Client's income is the difference between the face value and the amount invested.

(e) In this model situation, the Bank could receive an issue placement fee of 1% of the amount invested. This fee is paid to the Bank by the issuer of the bill of exchange programme; it is not paid by the Client.

Cost / return	Type	Value	Value calculated from the amount	Frequency	Absolute value	Annual percentage value (of the initial investment)
Return	Return	4.50%	EUR 300,000.00	One-off	EUR 13,500	4.50%
Cost	Acquisition (purchase)	Free of charge				
Cost	Settlement (purchase)	Free of charge				
Cost	Record-keeping	Free of charge				
Cost	Acquisition (sale)	Not applicable				
Cost	Settlement (sale)	Not applicable				
Cost	Total					0.00%
Return	Net return				EUR 13,500	4.50%

The document was updated on 24 July 2026.