

KB International Cover Pool

Komerční banka_EUR_HZL_0001

International Cover Pool means a part of the assets of the Issuer, which is recorded separately and which is composed of assets satisfying the relevant contractual and statutory eligibility criteria set out in the Trust Deed to cover the obligations of the Issuer arising from the Mortgage Covered Bonds (including, among other things, their aggregate nominal value and proportionate yield) with a cover pool identifier: *Komerční banka_HZL_EUR_0001*.

The Issuer operates two Cover Pools. The first is the International Cover Pool, which covers the Mortgage Covered Bonds issued under the €5,000,000,000 Mortgage Covered Bond Programme dated 4 January 2021 (and certain other Accessory Debts).

The second is the Local Cover Pool, which covers the covered bonds issued under the Local Covered Bond Programme (and certain other debts).

All figures are current as of 30 June 2022.

Key Facts

Debts	12 370 549 025
Covered Bonds Debts	12 370 549 025
Accessory Debts	0
Cover Assets	14 844 976 041
Mortgage Loans	14 644 976 041
Liquidity Buffer	200 000 000

The amount of Mortgage Loans is calculated as total of balance of loans adjusted for the 80% LTV cap.

Debts denominated in EUR are expressed in CZK based on the Exchange Rate as of reporting date (30 June 2022).

OC limit statutory (Statutory Minimum OC Level Test)	2.00%
OC limit contractual (Contractual Minimum OC Level Test)	5.00%
Over-collateralisation target	20.00%
Over-collateralisation actual	20.00%
Mortgage Loans coverage limit (Statutory 85% Test)	85.00%
Mortgage Loans coverage actual	118.39%

For the purpose of the calculations in respect to the Statutory Minimum OC Level Test and the Statutory 85% Test the Nominal Value of the Mortgage Loan which exceeds 80% of the Mortgaged Property Value is disregarded to such extent (i.e. issuer applies stricter treatment than the law requirement to disregard only the Nominal Value of the Mortgage Loan which exceeds 100% of the Mortgaged Property Value). Such stricter treatment leads to consistency among calculations of statutory and contractual tests while respecting contractual eligibility criterion that the Mortgage Loan receivables amount included in the International Cover Pool is capped at a maximum LTV Ratio of 80%.

Bond List

ISIN	CCY	Type	Current Rate	Nominal	Interest Accrued	Bond Debts in CZK
XS2289128162	EUR	fixed	0.01%	500 000 000	22 192	12 370 549 025
Grand Total				500 000 000	22 192	12 370 549 025

Bond Maturity

ISIN	Maturity Date	Extended Maturity Date
XS2289128162	2026-01-20	2027-01-20

Maturity extension trigger: If the Issuer fails to redeem all Mortgage Covered Bonds of a Series (the Relevant Series) in full on the Maturity Date or within 14 Business Days thereafter, the maturity of the principal amount outstanding of the Mortgage Covered Bonds of the Relevant Series will be automatically extended up to the Extended Maturity Date.

Cover Pool Loan Overview

Number of Mortgage Loans	9 731
Number of borrowers	9 543
Number of properties	10 031
Nominal Value of Mortgage Loans in CZK	14 914 003 456
Adjusted Value of Mortgage Loans (LTV 80% cap) in CZK	14 644 976 041
Mortgaged Property Value in CZK	28 169 956 849
Weighted Average of seasoning of Mortgage Loans	4.4 years
Weighted Average of remaining term of Mortgage Loans	21.7 years
Weighted Average of term to interest rate reset of Mortgage Loans	3.6 years
Weighted Average Life of Mortgage Loans	11.9 years
Weighted Average Life of Covered Bonds	3.6 years
Weighted Average of LTV of Mortgage Loans	61.81%
Number of Mortgage Loans in Arrears >90 days	0
Loans in Arrears >90 days as % of all loans	0.00%
10 largest borrowers per Adjusted Value of Mortgage Loans in CZK	149 800 837
10 largest borrowers in % of total Adjusted Value of Mortgage Loans in CZK	1.02%
Loans to employees per Adjusted loan balance in CZK	0
Loans to employees as % of total	0.00%

Averages of remaining term, interest rate reset and LTV are weighted by the Adjusted Value of Mortgage Loans (LTV 80% cap) adjusted for the 80% LTV test.

For loans where future interest rate has been formally agreed (with bank customer forfeiting the option of early repayment) the *interest reset date* reflects the term of this forward rate agreement.

All loans meet the Statutory and Contractual Eligibility Criteria:

- There is a first ranking mortgage in favor of the Issuer securing repayment of the relevant Mortgage Loan, which is also not subject to any other security interest of the same or prior ranking or any prior restrictions on disposals unless they cease to exist as a result of repayment of the obligations secured by them from the proceeds of the relevant mortgage loan
- The mortgage loans are governed by Czech law
- The mortgaged property is real property
- The mortgaged property is located in the Czech Republic
- The mortgaged property is residential property
- The mortgage loans are not in default (90+ days in arrears or defaulted under Art. 178 CRR)
- Under each mortgage loan, the maximum amount of secured receivables of the issuer is at least equal to the amount of receivables from that mortgage loan included in the cover pool
- The mortgage loan receivables amount included in the cover pool is capped at a maximum LTV ratio of 80%
- The mortgage loans are all denominated and payable by the relevant borrower in Czech Koruna
- The cover pool does not contain any asset-backed securities
- The relevant borrower has paid at least one installment
- The mortgage loans are fully disbursed
- The mortgage loans are not subject to any state subsidy
- The mortgage loans have been granted to one or more individuals
- There are no employee mortgage loans

Liquidity Buffer Overview

ISIN	Maturity	Currency	Volume Outstanding	Volume Outstanding in CZK
CZ0001001945	09/2022	CZK	200 000 000	200 000 000
Grand Total		CZK	200 000 000	200 000 000

Cover Pool Swaps Overview

Counterparty	CCY	Amount	Rate	CCY	Amount	Rate	Market Value
SOCIETE GENERALE (SG)	EUR	500 000 000	0.01%	CZK	13 080 000 000	1.09%	674 299 387

Amount in CZK is based on actual Exchange Rate as of trade date (13 January 2021).

Covered Block Cashflow Forecast (next 6 months)

Month	Mortgage Loans	Liquidity Buffer	Derivatives	Bonds Issued	Total
2022-07	85 006 125	0	0	0	85 006 125
2022-08	85 007 887	0	0	0	85 007 887
2022-09	85 008 973	9 393 566	0	0	94 402 539
2022-10	85 011 529	0	0	0	85 011 529
2022-11	85 028 759	0	0	0	85 028 759
2022-12	85 036 900	0	0	0	85 036 900
Grand Total	510 100 173	9 393 566	0	0	519 493 739

The projection is based on the following assumptions:

- projection of Mortgage Loans cashflow is done on the basis of contractual cashflows (annuity payments)
- projection of EUR cashflows is reported in CZK using current (30 June 2022) exchange rate
- projection of Liquidity Buffer cashflow considers only interest flows, as maturity of the instrument does not imply cash position change at the covered block level (principal received would remain in the covered block as cash)
- projection of Bonds Issued is done on the basis of Extended Maturity (i.e. not contractual maturity)

Loan Product Range

Mortgage Loan Purpose	Number of Mortgage Loans	Adjusted Value of Mortgage Loans (LTV 80% cap) in CZK	%
Purchase	5 703	9 622 898 397	65.71%
Construction	379	521 219 958	3.56%
Reconstruction	681	497 503 097	3.40%
Refinancing	2 186	3 306 520 909	22.58%
Others	782	696 833 680	4.76%
Grand Total	9 731	14 644 976 041	100.00%

Impact of COVID-19 Moratorium on Loans

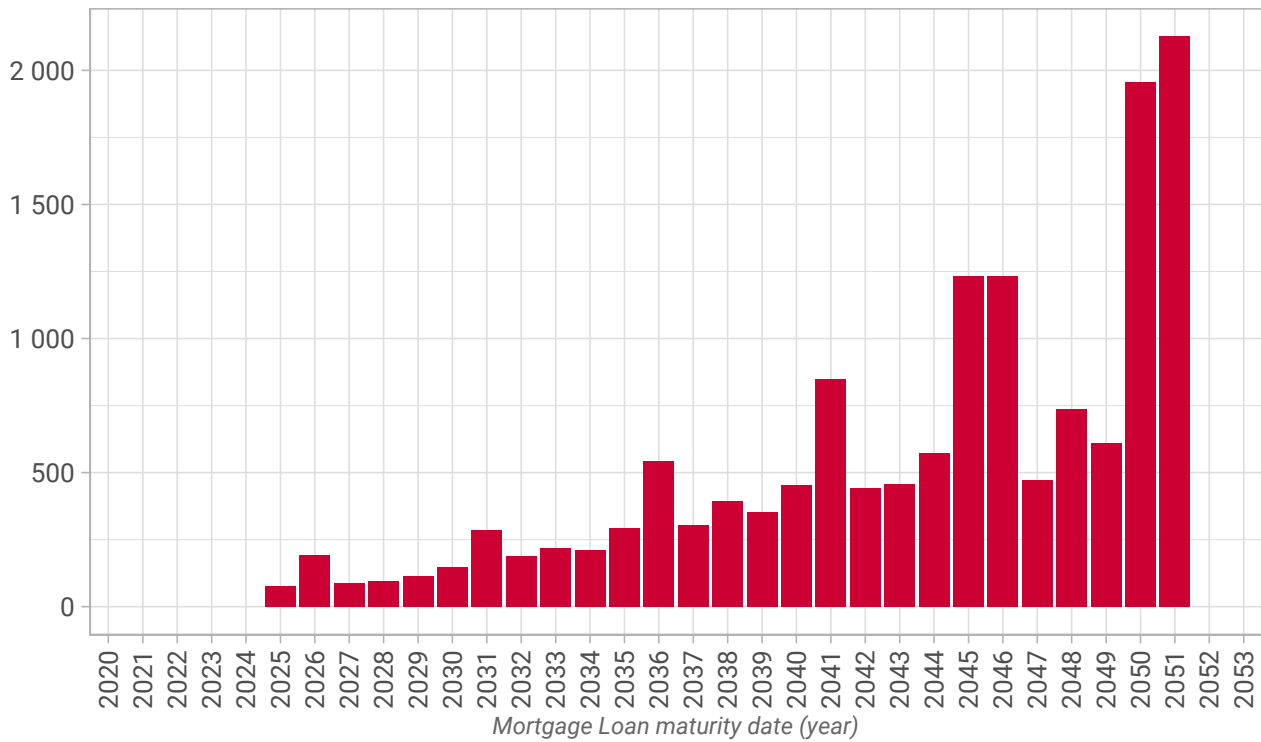
Loans in COVID-19 moratorium per Adjusted loan balance in CZK	0
Loans in COVID-19 moratorium as % of total	0.00%

Cover Pool Loan Detail

Loan Assets only; overview of Liquid Assets is given separately.

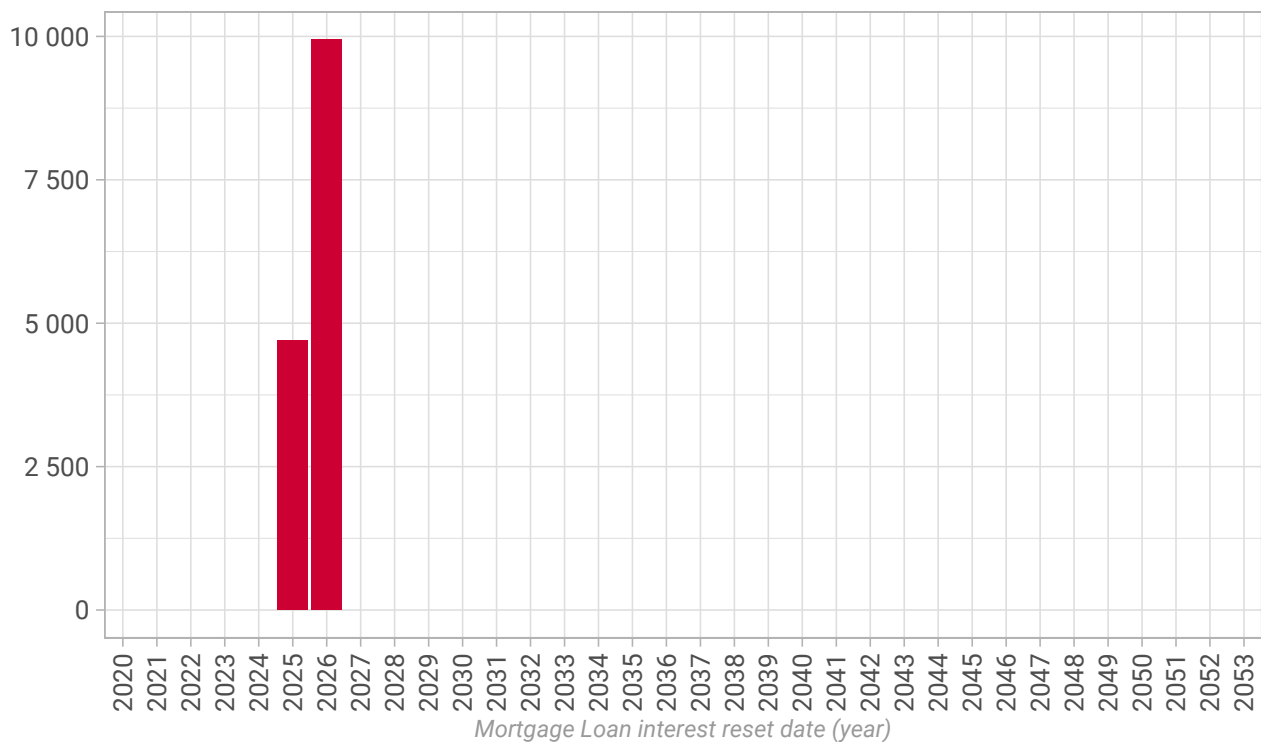
Mortgage Loans Contractual Maturity Profile

Adjusted loan balance (LTV 80% cap) in CZK mln.



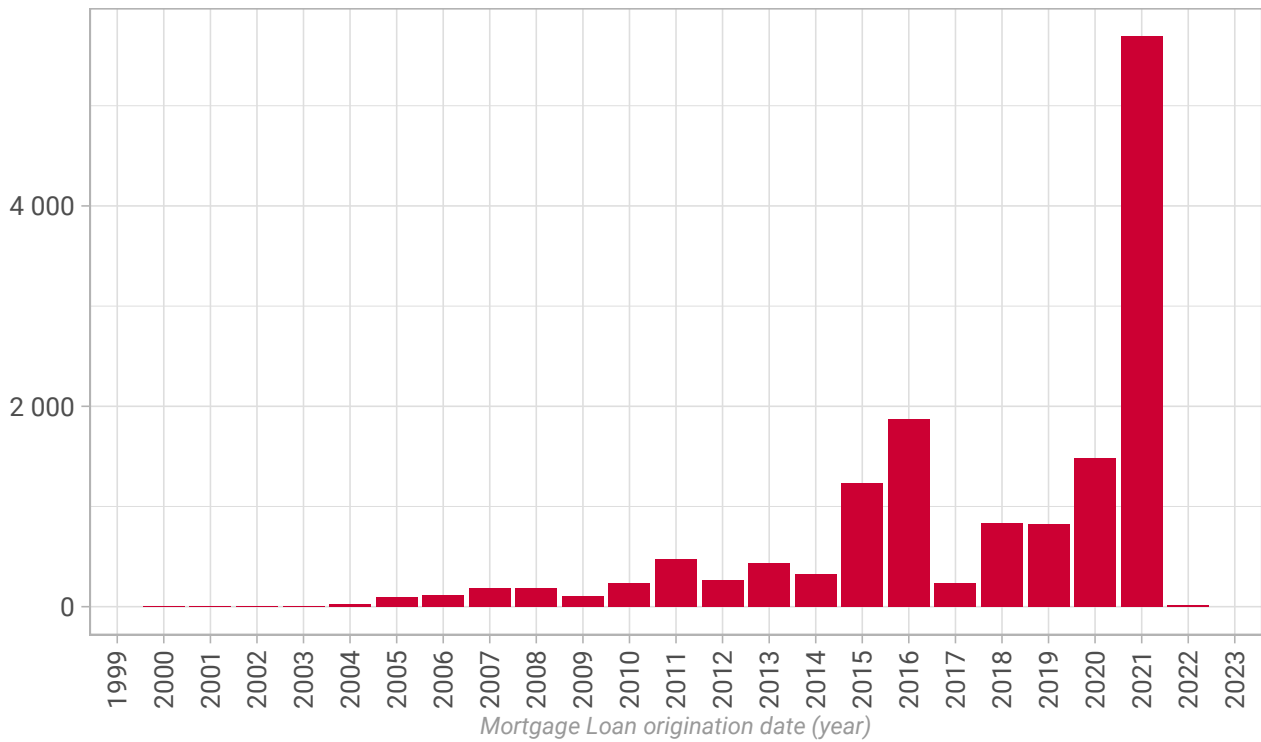
Mortgage Loans Interest Rate Reset Profile

Adjusted loan balance (LTV 80% cap) in CZK mln.



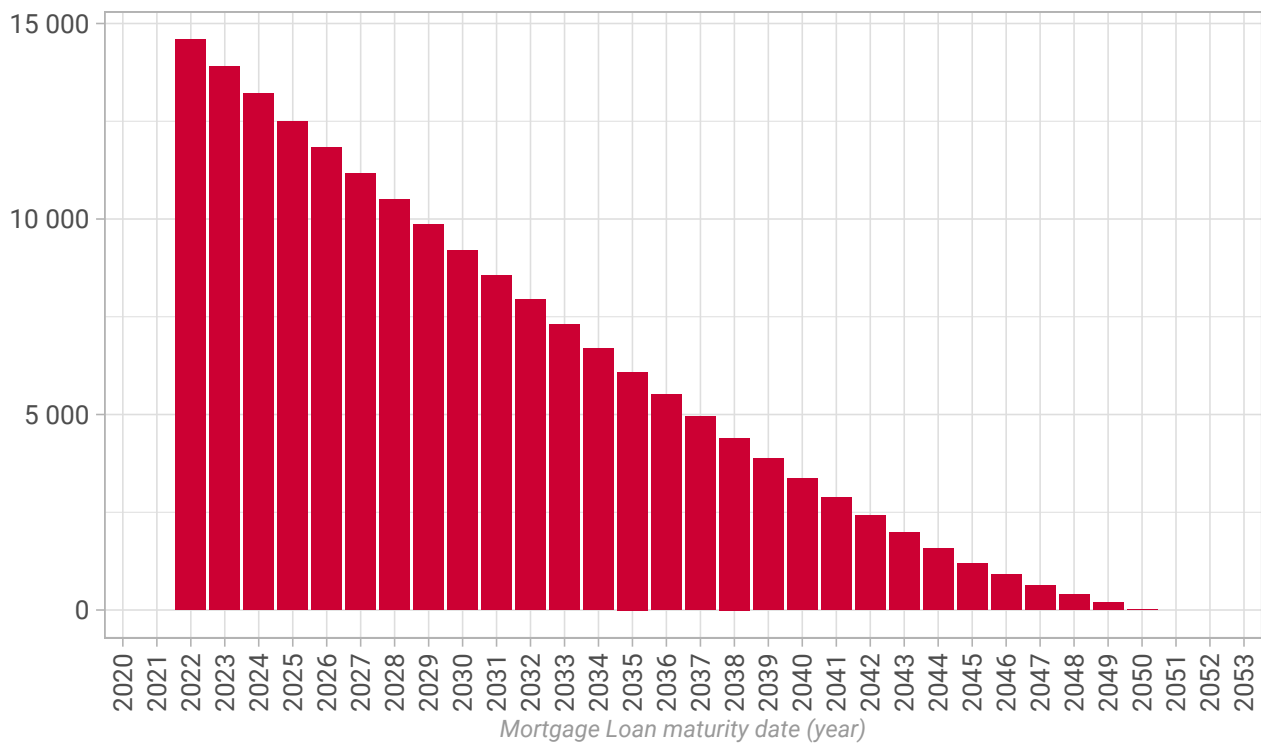
Mortgage Loans Seasoning Profile

Adjusted loan balance (LTV 80% cap) in CZK mln.



Mortgage Loans Contractual Amortization Profile

Projected End of Year Mortgage Loan balance in CZK mln.



Interest rate range	Number of loans	Balance	%
0% - 2%	3 009	6 252 322 699	42.69%
2% - 3%	6 228	7 917 317 318	54.06%
3% - 5%	485	469 000 910	3.20%
5% - 7%	9	6 335 114	0.04%
Grand Total	9 731	14 644 976 041	100.00%

LTV range	Number of loans	Balance	%
0% - 40%	2 860	2 173 999 398	14.84%
40% - 50%	1 119	1 501 488 136	10.25%
50% - 60%	1 193	1 978 758 195	13.51%
60% - 70%	1 435	2 580 677 224	17.62%
70% - 80%	3 124	6 410 053 088	43.77%
Grand Total	9 731	14 644 976 041	100.00%

Nominal balance range	Number of loans	Balance	%
0 - 1 000 000	4 594	2 534 101 401	17.30%
1 000 000 - 2 000 000	2 741	3 850 350 684	26.29%
2 000 000 - 3 000 000	1 236	2 964 579 009	20.24%
3 000 000 - 4 000 000	558	1 876 345 031	12.81%
4 000 000 - 5 000 000	262	1 144 069 387	7.81%
more	340	2 275 530 530	15.54%
Grand Total	9 731	14 644 976 041	100.00%

Loan seasoning	Number of loans	Balance	%
up to 12 months	28	70 393 324	0.48%
12 to 24 months	2 764	7 086 045 867	48.39%
24 to 36 months	42	53 777 667	0.37%
36 to 60 months	1 132	1 819 654 310	12.43%
60 months and more	5 765	5 615 104 873	38.34%
Grand Total	9 731	14 644 976 041	100.00%

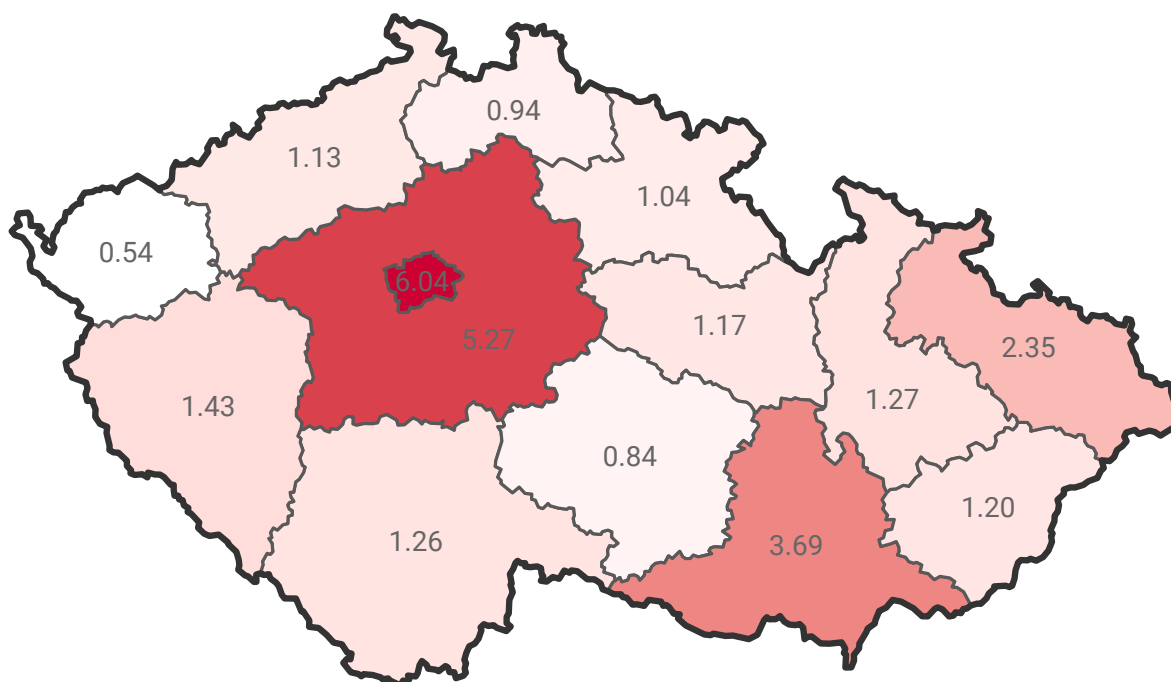
Residual life	Number of loans	Balance	%
3 to 4 years	660	230 634 185	1.57%
4 to 5 years	188	84 463 534	0.58%
5 to 10 years	1 131	790 891 123	5.40%
10 to 20 years	3 258	3 916 272 595	26.74%
20+ years	4 494	9 622 714 604	65.71%
Grand Total	9 731	14 644 976 041	100.00%

Arrears	Number of loans	Balance	%
no arrears	9 699	14 607 719 053	99.75%
1 to 30 days	30	35 029 563	0.24%
30 to 60 days	1	1 074 126	0.01%
60 to 90 days	1	1 153 300	0.01%
Grand Total	9 731	14 644 976 041	100.00%

Geographical Concentration

Region	Number of properties	Mortgaged Property Value	%
Hlavní město Praha	1 270	6 039 809 205	21.44%
Jihočeský kraj	509	1 261 141 265	4.48%
Jihomoravský kraj	1 147	3 686 258 773	13.09%
Karlovarský kraj	344	544 861 064	1.93%
Kraj Vysočina	398	835 292 115	2.97%
Královéhradecký kraj	499	1 041 778 618	3.70%
Liberecký kraj	399	940 311 041	3.34%
Moravskoslezský kraj	1 043	2 347 210 407	8.33%
Olomoucký kraj	586	1 269 680 766	4.51%
Pardubický kraj	540	1 174 538 249	4.17%
Plzeňský kraj	600	1 428 356 556	5.07%
Středočeský kraj	1 556	5 267 206 958	18.70%
Ústecký kraj	629	1 130 220 255	4.01%
Zlínský kraj	511	1 203 291 578	4.27%
Grand Total	10 031	28 169 956 849	100.00%

Mortgaged Property Value in CZK bln.



Appraisal Methods

Method	Number of properties	Mortgaged Property Value	%
Usual price - internal valuation	7 759	22 563 623 564	80.10%
Usual price - external valuation	2 258	5 573 061 965	19.78%
Other internal valuation	14	33 271 320	0.118%
Grand Total	10 031	28 169 956 849	100.00%

Usual Price (legally defined in Czech as *cena obvyklá*) is a price for which the same or a comparable property would be sold on the day of the valuation in the inland under standard business terms and conditions. Factors, risks known as of the date of the appraisal with impact on the price are considered, but no impacts of exceptional market factors, personal background of the buyer or the seller, nor any special favor are reflected in the price.

Exceptional market factors are for example distress of buyer or seller, unpredictable impacts of nature or other force majeure. Personal background means namely: property relationships, family or other personal relationships between seller and buyer. Special favor means: extraordinary value seen in a property arising from personal relation to the property. The CZ legislation covers specifically the definition of Usual Price, which requests taking into account all circumstances which have an impact on the price.

In praxis, the Usual Price is estimated with special respect to legal state of the property, existence of encumbrances or other burdens, real estate location, usage and technical condition, agreements connected to the valuated property, local real estate market condition, revenues attainable by a third person upon due management of the real estate. Usual Price excludes the use of disclaimers, which are commonly used in international valuations. In the process of the Usual Price estimation, following usual parameters are used, entering the valuation: usual level of lease, usual costs, usual vacancy, usual sales, etc.

Regulatory Treatment

UCITS 52(4), CRR Art. 129, ECB repo eligibility, LCR Level 1

Disclaimer

The issuer believes that, at the time of its issuance and based on transparency data made publicly available by the issuer, these covered bonds would satisfy the eligibility criteria for Article 129(7) of the Capital Requirements Regulation (EU) 648/2012.

It should be noted, however, that whether or not exposures in the form of covered bonds are eligible to preferential treatment under Regulation (EU) 648/2012 is ultimately a matter to be determined by a relevant investor institution and its relevant supervisory authority and the issuer does not accept any responsibility in this regard.