

KB International Cover Pool

Komerční banka_HZL_EUR_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 31 March 2022.

Key Facts

Debts	12 192 737 169
Covered Bonds Debts	12 192 737 169
Accessory Debts	0
Cover Assets	14 632 184 205
Mortgage Loans	14 432 184 205
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 (31 March 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	20.01%
Mortgage Loans coverage limit (Statutory 85% Test)	85.00%
Mortgage Loans coverage actual	118.37%

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	Maturity	CCY	Rate	Nominal	Interest Accrued	Bond Debts in CZK
XS2289128162	01/2026	EUR	0.01%	500 000 000	9 726	12 192 737 169
Grand Total		EUR		500 000 000	9 726	12 192 737 169

Cover Pool Loan Overview

Number of Mortgage Loans	9 778
Number of borrowers	9 583
Number of properties	10 068
Nominal Value of Mortgage Loans in CZK	14 731 606 706
Adjusted Value of Mortgage Loans (LTV 80% cap) in CZK	14 432 184 205
Mortgaged Property Value in CZK	27 304 244 695
Weighted Average of seasoning of Mortgage Loans	4.5 years
Weighted Average of remaining term of Mortgage Loans	21.7 years
Weighted Average of term to interest rate reset of Mortgage Loans	3.9 years
Weighted Average Life of Mortgage Loans	11.9 years
Weighted Average Life of Covered Bonds	3.8 years
Weighted Average of LTV of Mortgage Loans	62.49%
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	142 277 674
10 largest borrowers in % of total Adjusted Value of Mortgage Loans in CZK	0.99%
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%	302 467 471

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

Loan Product Range

Mortgage Loan Purpose	Number of Mortgage Loans	Adjusted Value of Mortgage Loans (LTV 80% cap) in CZK	%
Purchase	6 053	10 176 020 102	70.51%
Construction	404	575 325 183	3.99%
Reconstruction	732	539 801 658	3.74%
Refinancing	1 815	2 417 390 276	16.75%
Others	774	723 646 987	5.01%
Grand Total	9 778	14 432 184 205	100.00%

Impact of COVID-19 Moratorium on Loans

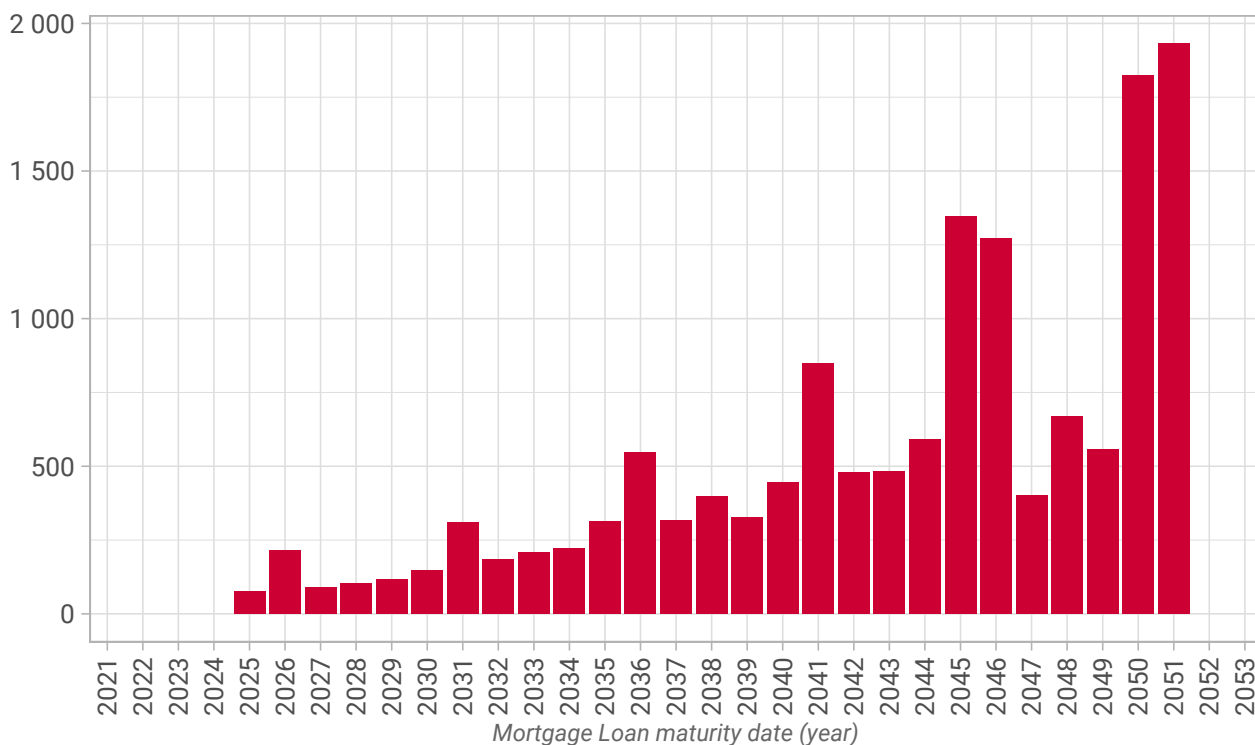
Loans in COVID-19 moratorium per Adjusted loan balance in CZK	0
Loans in COVID-19 moratorium as % of total	0.00%

Cover Pool Loan Detail

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

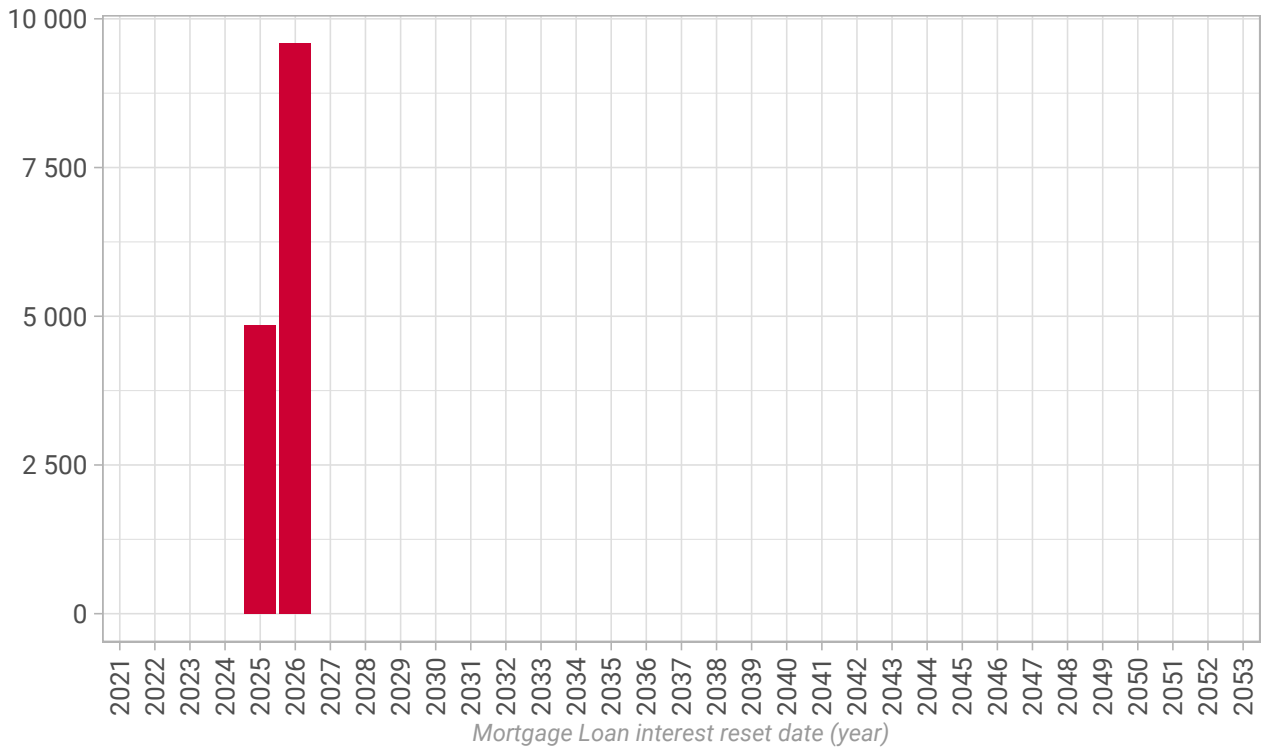
Mortgage Loans Contractual Maturity Profile

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



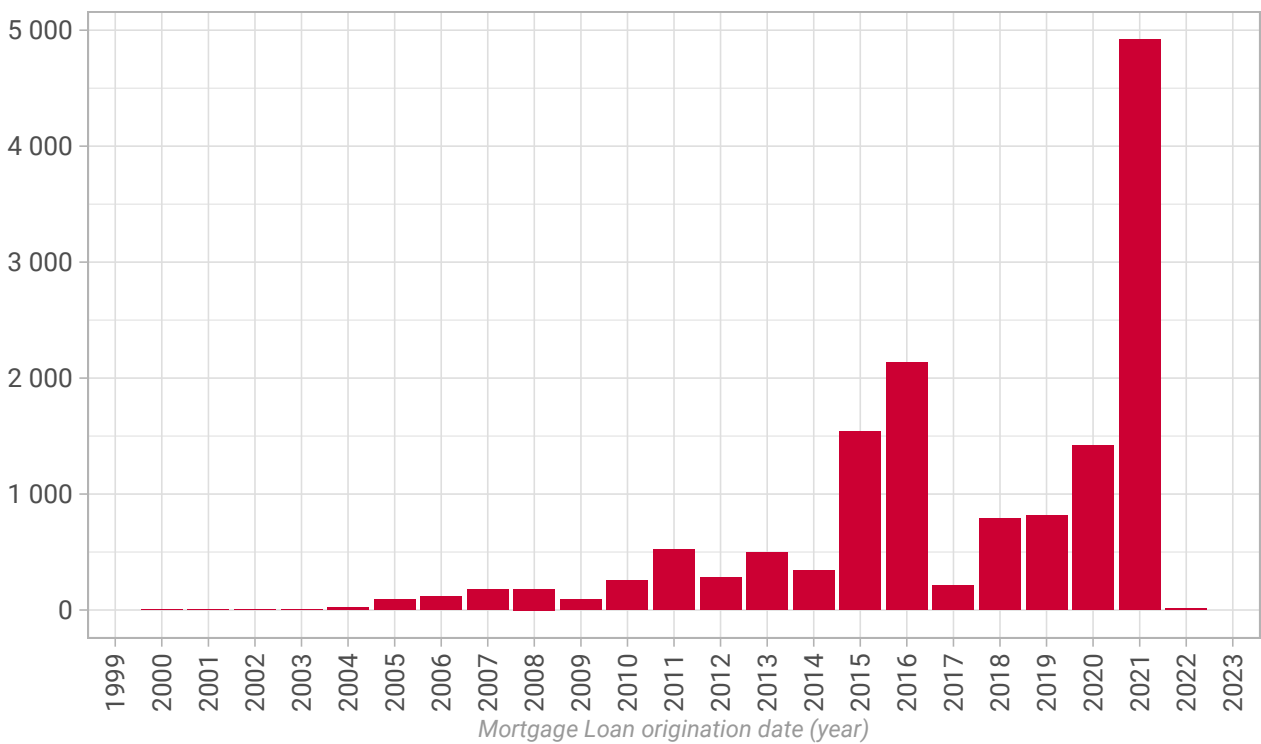
Mortgage Loans Interest Rate Reset Profile

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



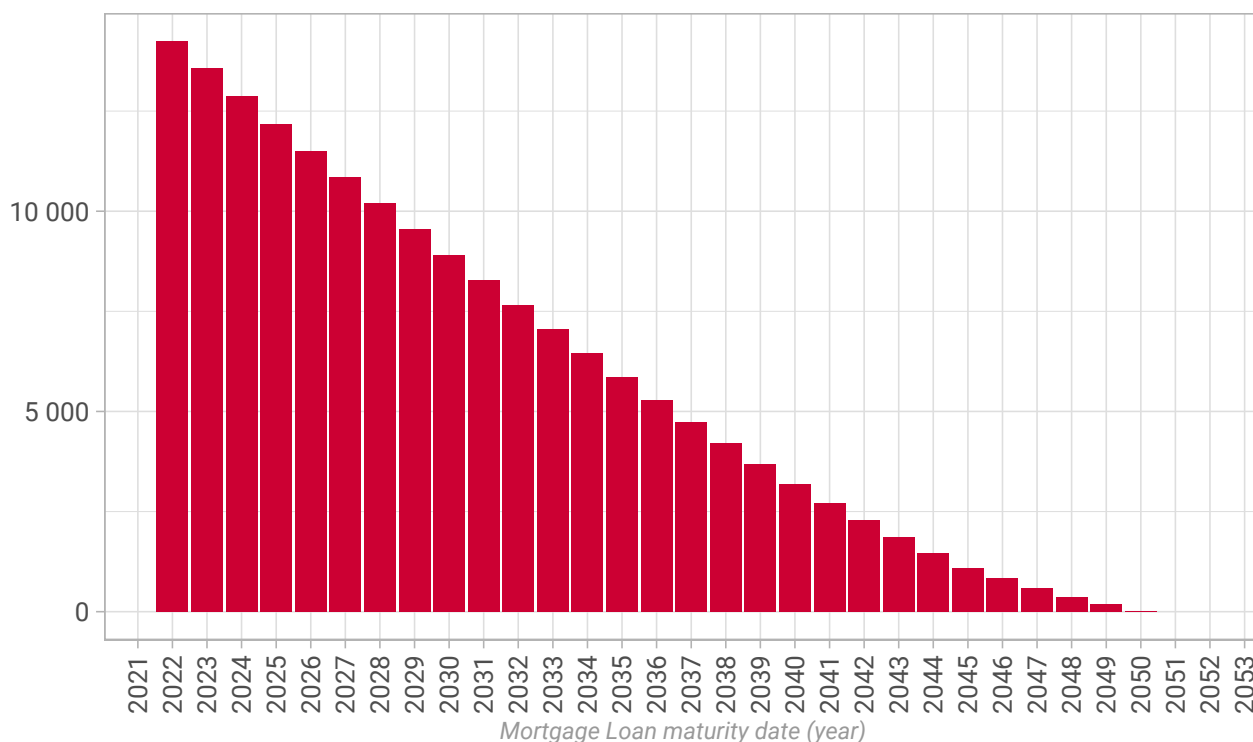
Mortgage Loans Seasoning Profile

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%	2 860	5 727 093 810	39.68%
2% – 3%	6 473	8 254 530 448	57.20%
3% – 5%	439	446 041 609	3.09%
5% – 7%	6	4 518 339	0.03%
Grand Total	9 778	14 432 184 205	100.00%

LTV range	Number of loans	Balance	%
0% - 40%	2 754	2 070 633 331	14.35%
40% – 50%	1 098	1 436 460 861	9.95%
50% – 60%	1 178	1 827 301 578	12.66%
60% – 70%	1 436	2 483 385 100	17.21%
70% – 80%	3 312	6 614 403 335	45.83%
Grand Total	9 778	14 432 184 205	100.00%

Nominal balance range	Number of loans	Balance	%
0 – 1 000 000	4 598	2 575 149 279	17.84%
1 000 000 – 2 000 000	2 919	4 082 621 793	28.29%
2 000 000 – 3 000 000	1 166	2 796 565 969	19.38%
more	1 095	4 977 847 165	34.49%
Grand Total	9 778	14 432 184 205	100.00%

Loan seasoning	Number of loans	Balance	%
up to 12 months	979	2 649 656 919	18.36%
12 to 24 months	1 491	3 676 432 649	25.47%
24 to 36 months	208	377 594 286	2.62%
36 to 60 months	907	1 436 137 141	9.95%
60 months and more	6 193	6 292 363 210	43.60%
Grand Total	9 778	14 432 184 205	100.00%

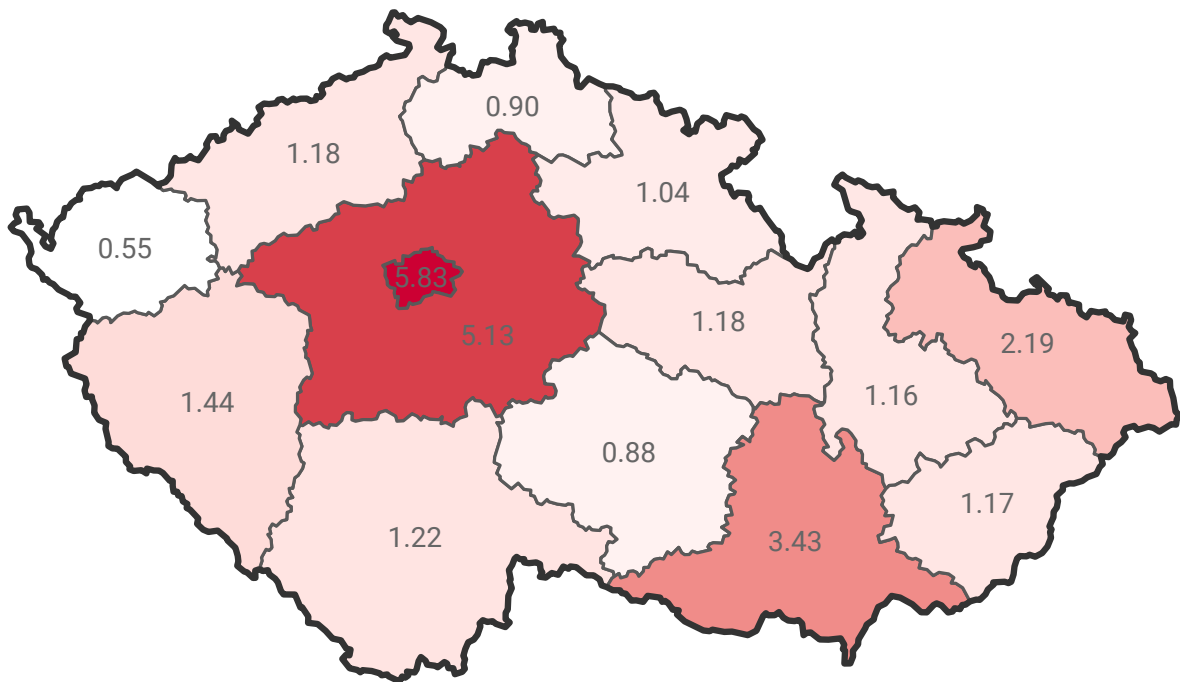
Residual life	Number of loans	Balance	%
3 to 4 years	457	163 682 911	1.13%
4 to 5 years	353	149 806 530	1.04%
5 to 10 years	1 121	803 331 016	5.57%
10+ years	7 847	13 315 363 747	92.26%
Grand Total	9 778	14 432 184 205	100.00%

Arrears	Number of loans	Balance	%
paid to term	9 752	14 400 166 877	99.78%
1 to 30 days	24	29 033 775	0.20%
30 to 60 days	2	2 983 553	0.02%
Grand Total	9 778	14 432 184 205	100.00%

Geographical Concentration

Region	Number of properties	Mortgaged Property Value	%
Hlavní mesto Praha	1 276	5 834 657 393	21.37%
Jihoceský kraj	519	1 222 634 538	4.48%
Jihomoravský kraj	1 127	3 434 527 182	12.58%
Karlovarský kraj	352	546 017 845	2.00%
Kraj Vysocina	418	875 836 477	3.21%
Královéhradecký kraj	505	1 041 618 326	3.81%
Liberecký kraj	403	902 529 440	3.31%
Moravskoslezský kraj	992	2 187 445 060	8.01%
Olomoucký kraj	564	1 159 384 464	4.25%
Pardubický kraj	554	1 177 797 459	4.31%
Plzeňský kraj	618	1 438 049 232	5.27%
Středočeský kraj	1 567	5 128 763 330	18.78%
Ústecký kraj	666	1 180 093 854	4.32%
Zlínský kraj	507	1 174 890 093	4.30%
Grand Total	10 068	27 304 244 695	100.00%

Mortgaged Property Value in CZK bln.



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.