

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 September 2023.

Key Facts

Debts	12 799 771 485
Covered Bonds Debts	12 170 846 899
Accessory Debts	628 924 586
Cover Assets	15 361 867 862
Mortgage Loans	15 161 867 862
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 September 2023).

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	20.02%
Mortgage Loans coverage limit (Statutory 85% Test)	85.00%
Mortgage Loans coverage actual	118.45%

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	34 795	12 170 846 899
Grand Total				500 000 000	34 795	12 170 846 899

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	9 748
Number of borrowers	9 576
Number of properties	12 478
Nominal Value of Mortgage Loans in CZK	15 617 963 381
Adjusted Value of Mortgage Loans (LTV 80% cap) in CZK	15 161 867 862
Mortgaged Property Value in CZK	30 735 004 095
Weighted Average of seasoning of Mortgage Loans	5.5 years
Weighted Average of remaining term of Mortgage Loans	21.0 years
Weighted Average of term to interest rate reset of Mortgage Loans	2.3 years
Weighted Average Life of Mortgage Loans	11.6 years
Weighted Average Life of Covered Bonds	2.3 years
Weighted Average of LTV of Mortgage Loans	60.86%
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	163 190 955
10 largest borrowers in % of total Adjusted Value of Mortgage Loans in CZK	1.08%
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
CZ0001004600	10/2023	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 (SGIB)	EUR	500 000 000	0.01%	CZK	13 080 000 000	1.09%	-628 924 586

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
2023-10	94 930 368	899 384	0	0	95 829 752
2023-11	94 930 368	0	0	0	94 930 368
2023-12	94 930 368	0	0	0	94 930 368
2024-01	94 930 368	0	-141 355 000	-1 216 167	-47 640 799
2024-02	94 930 368	0	0	0	94 930 368
2024-03	94 930 368	0	0	0	94 930 368
Grand Total	569 582 210	899 384	-141 355 000	-1 216 167	427 910 427

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 September 2023) 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	5 705	9 958 452 467	65.68%
Construction	614	1 049 326 728	6.92%
Reconstruction	674	556 444 538	3.67%
Refinancing	1 991	2 925 645 046	19.30%
Others	764	671 999 083	4.43%
Grand Total	9 748	15 161 867 862	100.00%

Impact of COVID-19 Moratorium on Loans

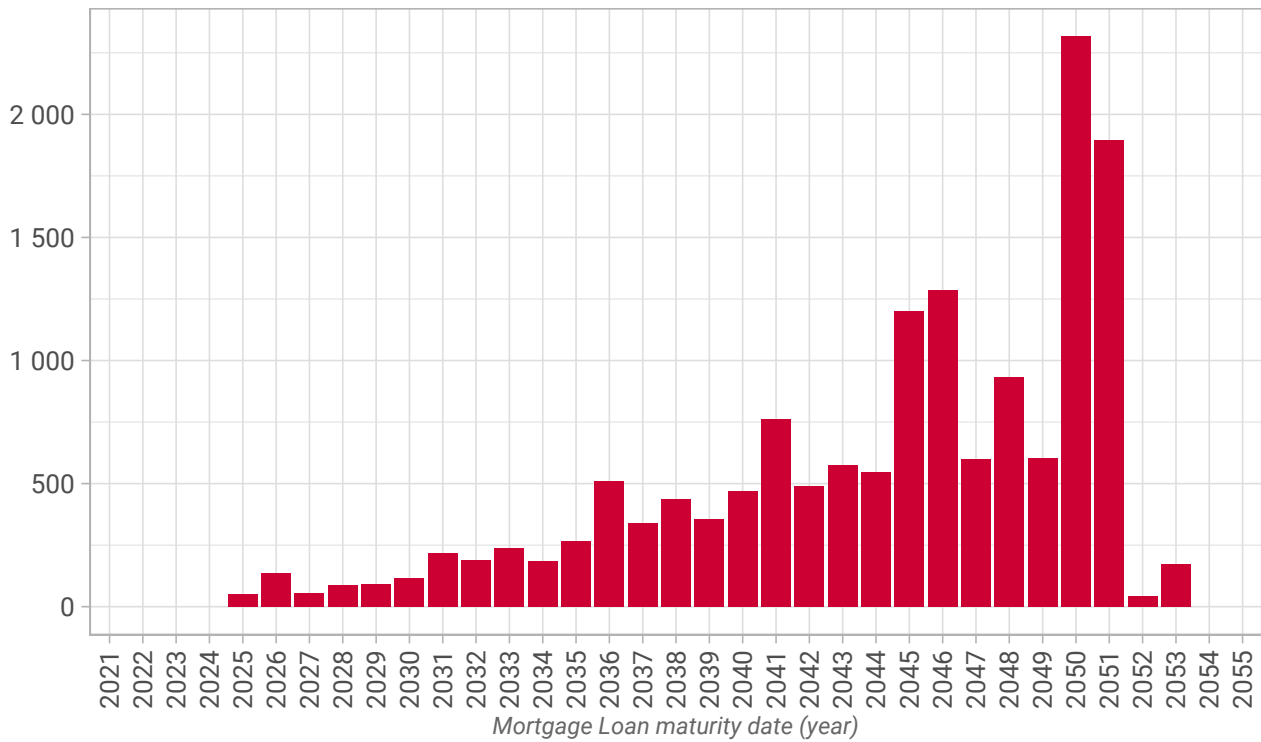
Loans in COVID-19 moratorium per Adjusted loan balance in CZK	0
Loans in COVID-19 moratorium as % of total	0.00%

Cover Pool Loan Detail

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

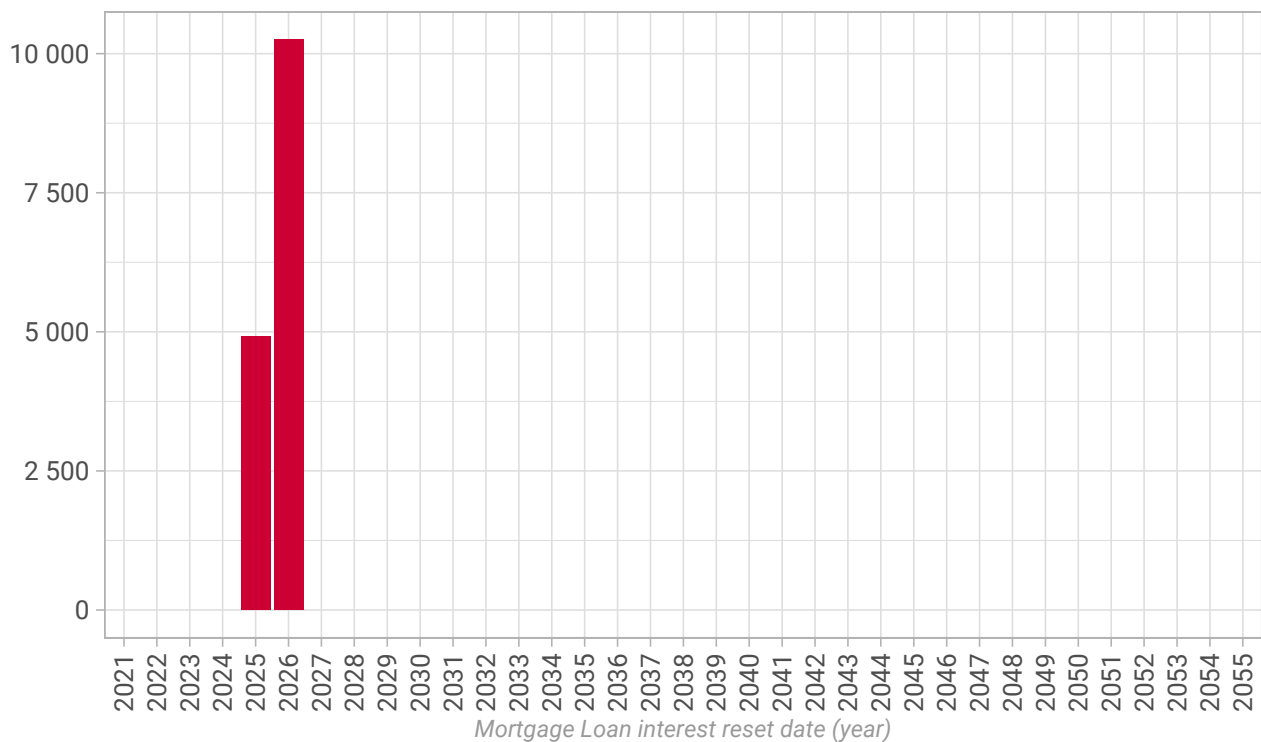
Mortgage Loans Contractual Maturity Profile

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



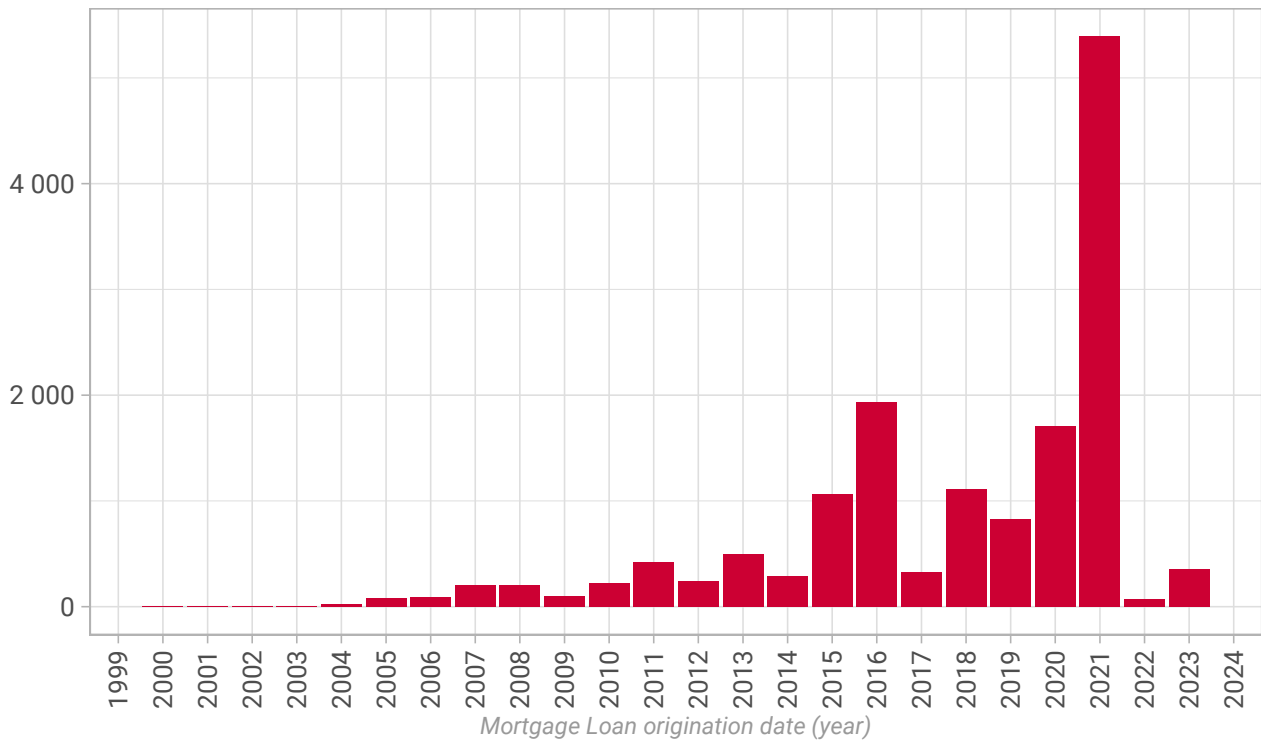
Mortgage Loans Interest Rate Reset Profile

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



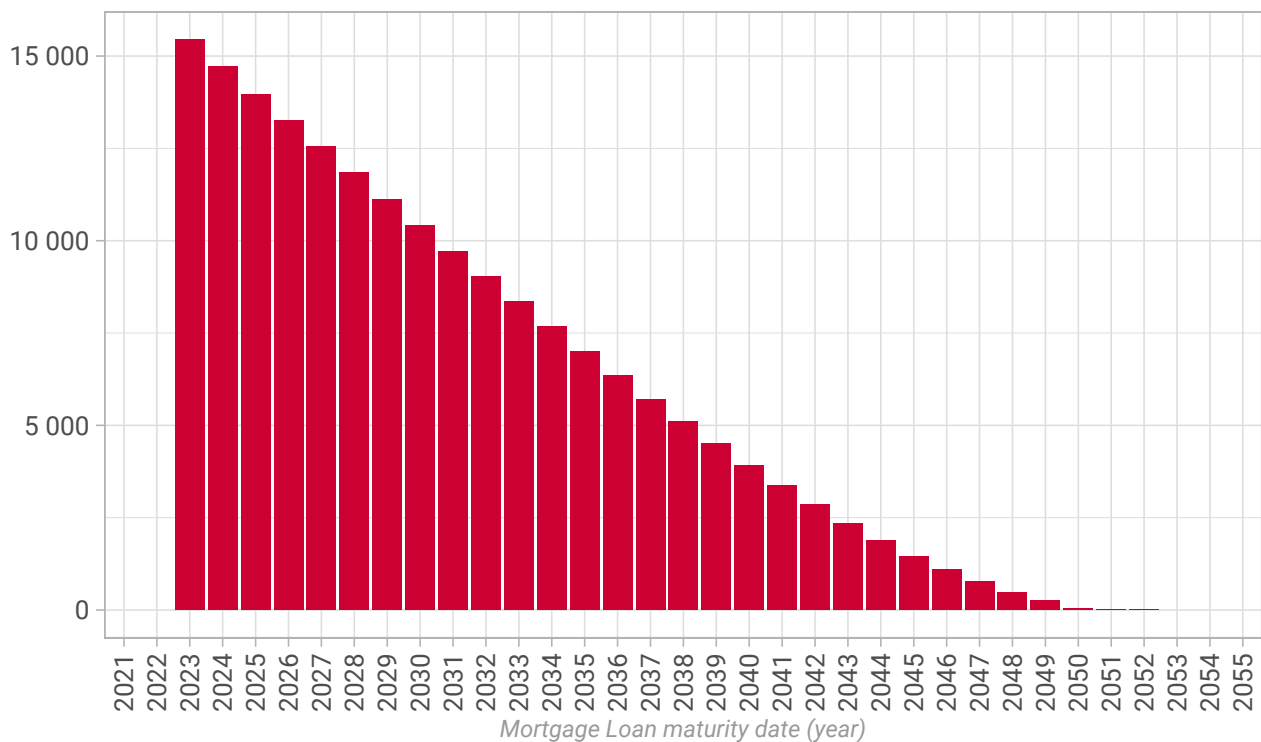
Mortgage Loans Seasoning Profile

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%	2 972	6 546 586 584	43.18%
2% - 3%	5 005	6 553 245 429	43.22%
3% - 5%	521	554 031 606	3.65%
5% - 7%	1 209	1 468 158 438	9.68%
more	41	39 845 804	0.26%
Grand Total	9 748	15 161 867 862	100.00%

LTV range	Number of loans	Balance	%
0% - 40%	2 986	2 254 687 078	14.87%
40% - 50%	1 110	1 597 363 949	10.54%
50% - 60%	1 315	2 214 055 536	14.60%
60% - 70%	1 539	2 920 874 928	19.26%
70% - 80%	2 798	6 174 886 371	40.73%
Grand Total	9 748	15 161 867 862	100.00%

Nominal balance range	Number of loans	Balance	%
0 - 1 000 000	4 415	2 357 026 123	15.55%
1 000 000 - 2 000 000	2 685	3 798 187 934	25.05%
2 000 000 - 3 000 000	1 350	3 226 372 324	21.28%
3 000 000 - 4 000 000	627	2 099 344 282	13.85%
4 000 000 - 5 000 000	301	1 280 046 710	8.44%
more	370	2 400 890 488	15.84%
Grand Total	9 748	15 161 867 862	100.00%

Loan seasoning	Number of loans	Balance	%
up to 12 months	168	382 246 595	2.52%
12 to 24 months	47	116 866 157	0.77%
24 to 36 months	2 677	6 963 137 210	45.93%
36 to 60 months	828	1 453 117 526	9.58%
60 months and more	6 028	6 246 500 373	41.20%
Grand Total	9 748	15 161 867 862	100.00%

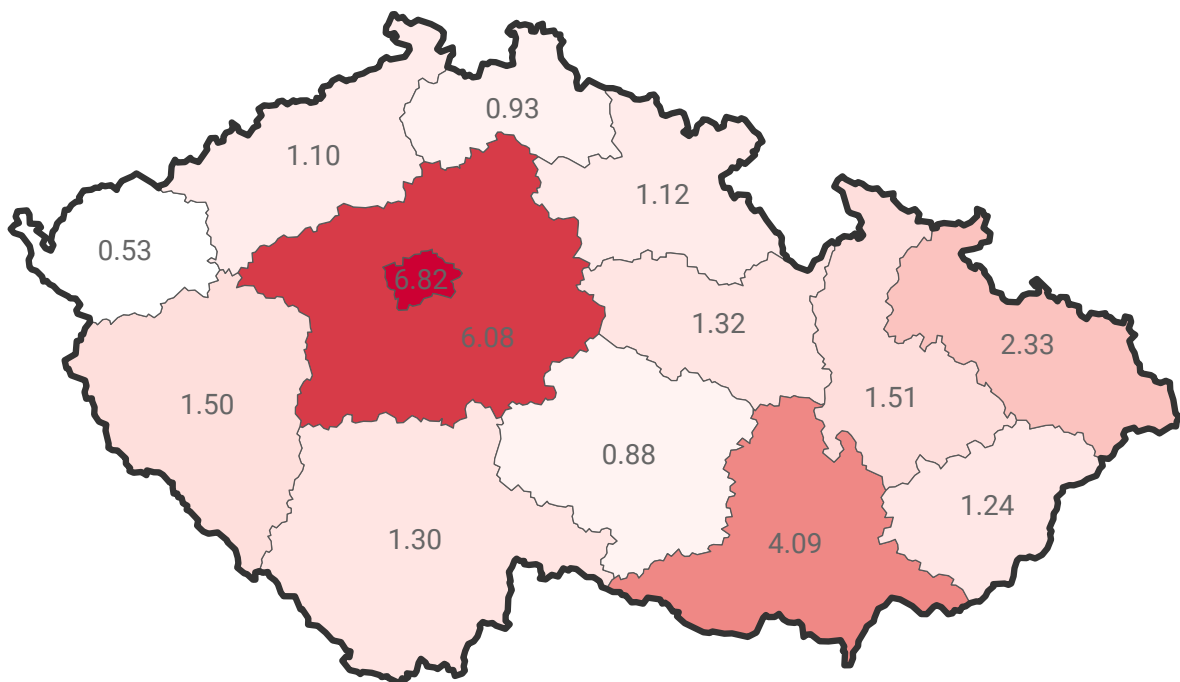
Residual life	Number of loans	Balance	%
2 to 3 years	662	176 866 227	1.17%
3 to 4 years	132	48 910 241	0.32%
4 to 5 years	152	84 135 200	0.55%
5 to 10 years	1 111	812 500 941	5.36%
10 to 20 years	3 401	4 325 344 881	28.53%
20+ years	4 290	9 714 110 372	64.07%
Grand Total	9 748	15 161 867 862	100.00%

Arrears	Number of loans	Balance	%
no arrears	9 707	15 106 829 347	99.64%
1 to 30 days	40	52 998 250	0.35%
60 to 90 days	1	2 040 265	0.01%
Grand Total	9 748	15 161 867 862	100.00%

Geographical Concentration

Region	Number of properties	Mortgaged Property Value	%
Hlavní město Praha	1 883	6 815 630 102	22.18%
Jihomoravský kraj	1 576	4 092 196 140	13.31%
Jihočeský kraj	555	1 298 864 204	4.23%
Karlovarský kraj	356	531 914 571	1.73%
Kraj Vysočina	440	883 287 891	2.87%
Královéhradecký kraj	584	1 123 404 660	3.66%
Liberecký kraj	431	925 040 573	3.01%
Moravskoslezský kraj	1 186	2 332 193 919	7.59%
Olomoucký kraj	753	1 505 901 512	4.90%
Pardubický kraj	624	1 318 980 411	4.29%
Plzeňský kraj	710	1 498 622 515	4.88%
Středočeský kraj	2 142	6 075 973 597	19.77%
Zlínský kraj	561	1 237 422 506	4.03%
Ústecký kraj	677	1 095 571 494	3.56%
Grand Total	12 478	30 735 004 095	100.00%

Mortgaged Property Value in CZK bln.



Appraisal Methods

Method	Number of properties	Mortgaged Property Value	%
Usual price - internal valuation	9 737	24 734 486 046	80.48%
Usual price - external valuation	2 649	5 924 622 247	19.28%
Other internal valuation	82	55 292 747	0.18%
Model price (LuxPi)	8	15 103 055	0.0491%
HYPO - employee mortgage loan - build-up	1	5 500 000	0.0179%
Preliminary valuation	1	0	0.00%
Grand Total	12 478	30 735 004 095	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.