

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 31 March 2024.

Key Facts

Debts	12 961 008 259
Covered Bonds Debts	12 652 748 902
Accessory Debts	308 259 357
Cover Assets	15 554 556 317
Mortgage Loans	15 354 556 317
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 2024).

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	118.47%

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	9 836	12 652 748 902
Grand Total				500 000 000	9 836	12 652 748 902

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	9 936
Number of borrowers	9 737
Number of properties	12 604
Nominal Value of Mortgage Loans in CZK	15 768 669 419
Adjusted Value of Mortgage Loans (LTV 80% cap) in CZK	15 354 556 317
Mortgaged Property Value in CZK	32 057 917 371
Weighted Average of seasoning of Mortgage Loans	6.0 years
Weighted Average of remaining term of Mortgage Loans	20.6 years
Weighted Average of term to interest rate reset of Mortgage Loans	1.8 years
Weighted Average Life of Mortgage Loans	11.4 years
Weighted Average Life of Covered Bonds	1.8 years
Weighted Average of LTV of Mortgage Loans	59.87%
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	162 988 561
10 largest borrowers in % of total Adjusted Value of Mortgage Loans in CZK	1.06%
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
CZ0001002547	05/2024	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%	-308 259 357

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
2024-04	99 068 525	0	0	0	99 068 525
2024-05	99 068 525	11 423 409	0	0	110 491 933
2024-06	99 068 525	0	0	0	99 068 525
2024-07	99 068 525	0	0	0	99 068 525
2024-08	99 068 525	0	0	0	99 068 525
2024-09	99 068 525	0	0	0	99 068 525
Grand Total	594 411 148	11 423 409	0	0	605 834 557

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 (31 March 2024) 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	5 700	9 773 196 367	63.65%
Construction	778	1 442 736 417	9.40%
Reconstruction	679	567 609 876	3.70%
Refinancing	2 009	2 905 340 794	18.92%
Others	770	665 672 862	4.34%
Grand Total	9 936	15 354 556 317	100.00%

Impact of COVID-19 Moratorium on Loans

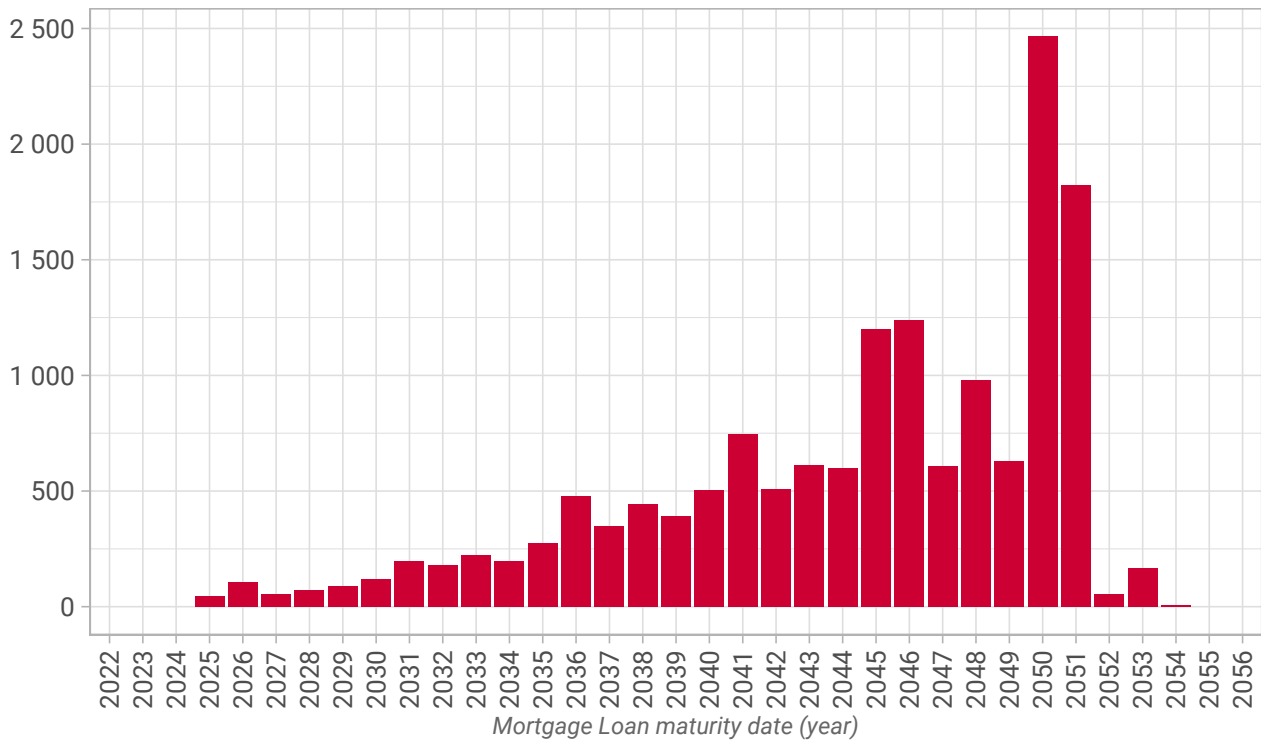
Loans in COVID-19 moratorium per Adjusted loan balance in CZK	0
Loans in COVID-19 moratorium as % of total	0.00%

Cover Pool Loan Detail

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

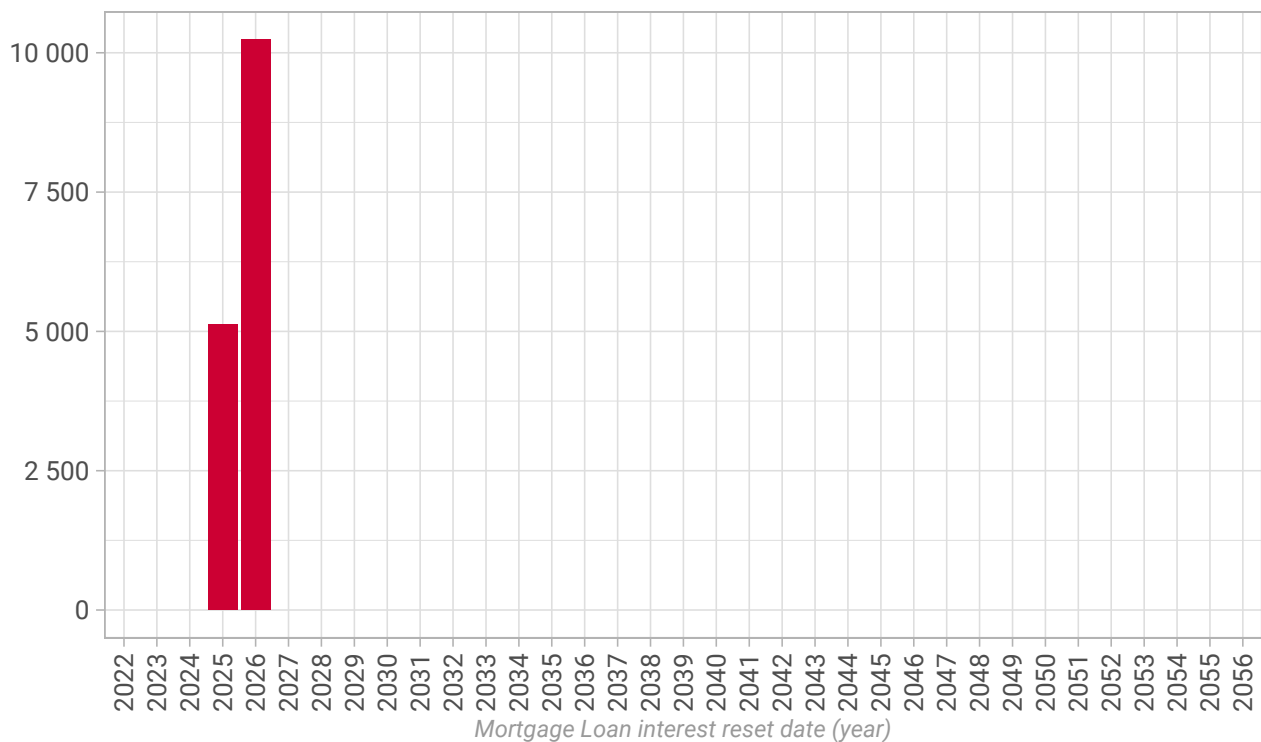
Mortgage Loans Contractual Maturity Profile

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



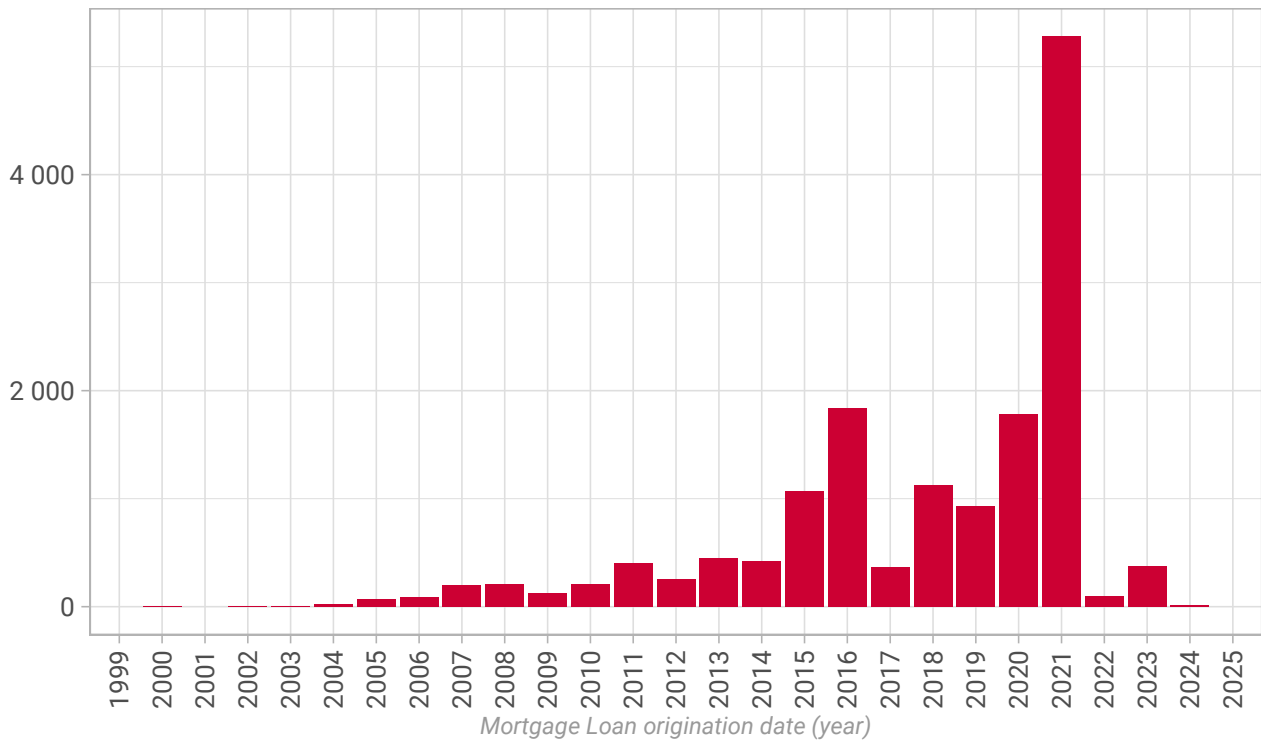
Mortgage Loans Interest Rate Reset Profile

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



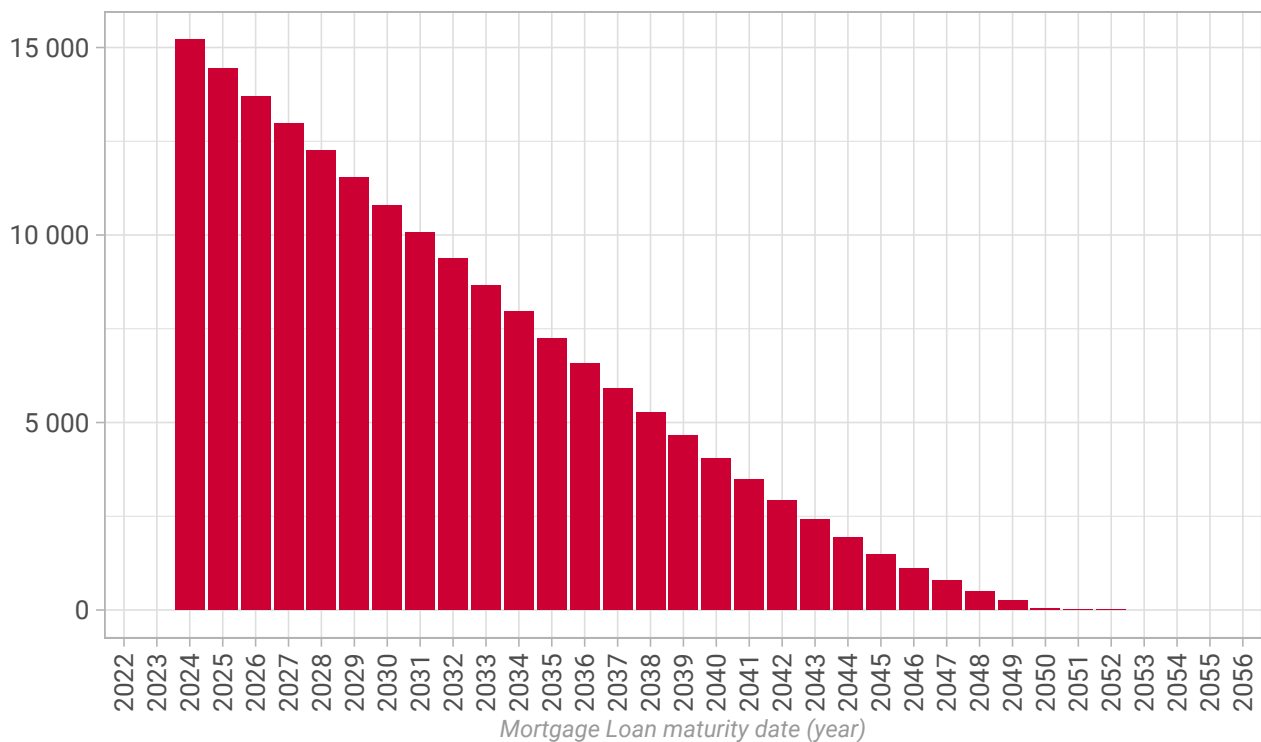
Mortgage Loans Seasoning Profile

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%	2 904	6 446 996 519	41.99%
2% - 3%	4 829	6 241 981 572	40.65%
3% - 5%	537	616 894 082	4.02%
5% - 7%	1 623	2 009 575 979	13.09%
more	43	39 108 164	0.25%
Grand Total	9 936	15 354 556 317	100.00%

LTV range	Number of loans	Balance	%
0% - 40%	3 212	2 400 458 838	15.63%
40% - 50%	1 172	1 709 371 154	11.13%
50% - 60%	1 403	2 402 994 004	15.65%
60% - 70%	1 572	3 099 292 123	20.18%
70% - 80%	2 577	5 742 440 197	37.40%
Grand Total	9 936	15 354 556 317	100.00%

Nominal balance range	Number of loans	Balance	%
0 - 1 000 000	4 549	2 368 413 291	15.42%
1 000 000 - 2 000 000	2 717	3 850 978 601	25.08%
2 000 000 - 3 000 000	1 327	3 187 681 797	20.76%
3 000 000 - 4 000 000	678	2 274 718 119	14.81%
4 000 000 - 5 000 000	305	1 317 254 119	8.58%
more	360	2 355 510 390	15.34%
Grand Total	9 936	15 354 556 317	100.00%

Loan seasoning	Number of loans	Balance	%
up to 12 months	65	146 465 083	0.95%
12 to 24 months	125	290 671 558	1.89%
24 to 36 months	693	1 800 386 697	11.73%
36 to 60 months	2 214	5 569 816 485	36.27%
60 months and more	6 839	7 547 216 494	49.15%
Grand Total	9 936	15 354 556 317	100.00%

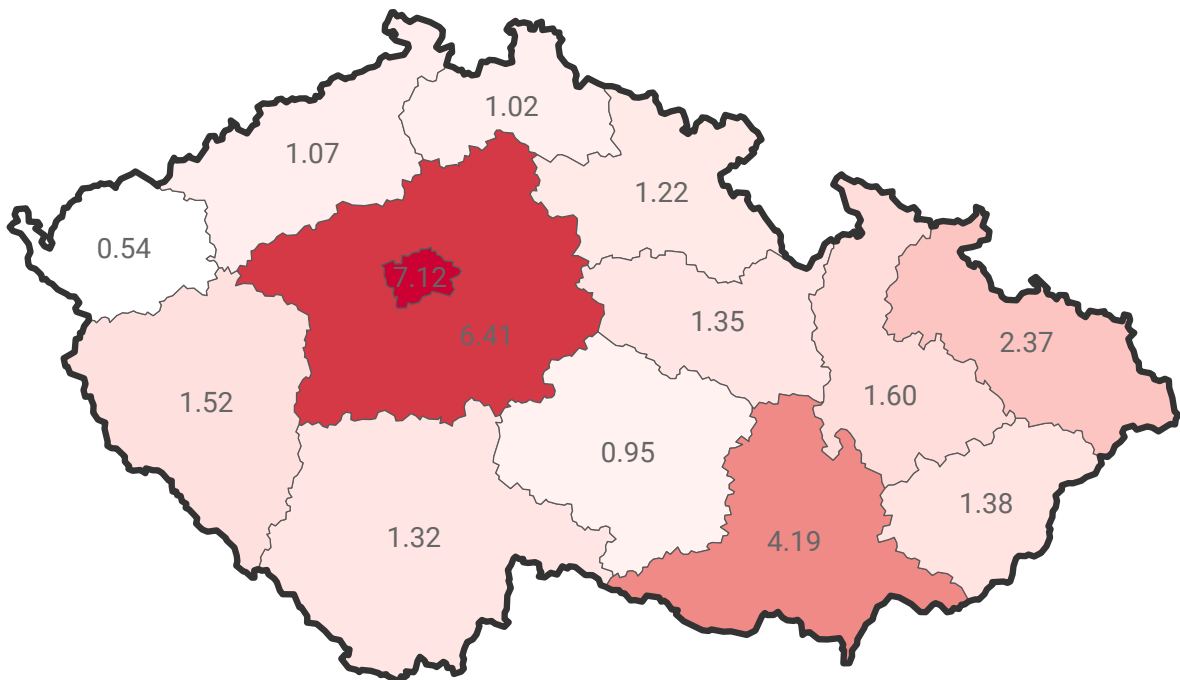
Residual life	Number of loans	Balance	%
1 to 2 years	541	111 276 353	0.72%
2 to 3 years	237	57 196 650	0.37%
3 to 4 years	127	54 519 634	0.36%
4 to 5 years	151	81 170 780	0.53%
5 to 10 years	1 148	836 351 031	5.45%
10 to 20 years	3 579	4 657 202 099	30.33%
20+ years	4 153	9 556 839 769	62.24%
Grand Total	9 936	15 354 556 317	100.00%

Arrears	Number of loans	Balance	%
no arrears	9 894	15 297 491 408	99.63%
1 to 30 days	39	52 855 704	0.34%
30 to 60 days	3	4 209 204	0.03%
Grand Total	9 936	15 354 556 317	100.00%

Geographical Concentration

Region	Number of properties	Mortgaged Property Value	%
Hlavní město Praha	1 897	7 122 772 619	22.22%
Jihomoravský kraj	1 556	4 185 756 002	13.06%
Jihočeský kraj	542	1 317 268 645	4.11%
Karlovarský kraj	353	544 943 820	1.70%
Kraj Vysočina	462	953 770 136	2.98%
Královéhradecký kraj	623	1 217 402 817	3.80%
Liberecký kraj	435	1 015 187 917	3.17%
Moravskoslezský kraj	1 213	2 369 596 152	7.39%
Olomoucký kraj	759	1 597 144 595	4.98%
Pardubický kraj	623	1 346 184 550	4.20%
Plzeňský kraj	717	1 521 235 328	4.75%
Středočeský kraj	2 164	6 409 685 915	19.99%
Zlínský kraj	592	1 384 767 602	4.32%
Ústecký kraj	668	1 072 201 273	3.34%
Grand Total	12 604	32 057 917 371	100.00%

Mortgaged Property Value in CZK bln.



Appraisal Methods

Method	Number of properties	Mortgaged Property Value	%
Usual price - internal valuation	9 799	25 594 655 776	79.84%
Usual price - external valuation	2 716	6 375 176 872	19.89%
Other internal valuation	78	67 464 178	0.21%
Model price (LuxPi)	9	15 120 546	0.0472%
HYPO - employee mortgage loan - build-up	1	5 500 000	0.0172%
Preliminary valuation	1	0	0.00%
Grand Total	12 604	32 057 917 371	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.