

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 2024.

Key Facts

Debts	13 114 786 701
Covered Bonds Debts	12 590 877 172
Accessory Debts	523 909 529
Cover Assets	15 740 181 323
Mortgage Loans	15 540 181 323
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 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	20.02%
Mortgage Loans coverage limit (Statutory 85% Test)	85.00%
Mortgage Loans coverage actual	118.49%

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	34 836	12 590 877 172
Grand Total				500 000 000	34 836	12 590 877 172

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	10 354
Number of borrowers	10 146
Number of properties	13 413
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Nominal Value of Mortgage Loans in CZK	16 227 427 724
Adjusted Value of Mortgage Loans (LTV 80% cap) in CZK	15 540 181 323
Mortgaged Property Value in CZK	33 931 731 709
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Weighted Average of seasoning of Mortgage Loans	6.4 years
Weighted Average of remaining term of Mortgage Loans	20.2 years
Weighted Average of term to interest rate reset of Mortgage Loans	1.3 years
Weighted Average Life of Mortgage Loans	11.2 years
Weighted Average Life of Covered Bonds	1.3 years
Weighted Average of LTV of Mortgage Loans	59.27%
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Number of Mortgage Loans in Arrears >90 days	0
Loans in Arrears >90 days as % of all loans	0.00%
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10 largest borrowers per Adjusted Value of Mortgage Loans in CZK	189 481 721
10 largest borrowers in % of total Adjusted Value of Mortgage Loans in CZK	1.22%
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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
CZ0001005870	02/2025	CZK	200 000 000	200 000 000
CZ0001002547	05/2024	CZK	0	0
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%	-523 909 529

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
2024-10	105 958 772	0	0	0	105 958 772
2024-11	105 958 772	0	0	0	105 958 772
2024-12	105 958 772	0	0	0	105 958 772
2025-01	105 958 772	0	-141 313 000	-1 261 585	-36 615 813
2025-02	105 958 772	2 505 133	0	0	108 463 906
2025-03	105 958 772	0	0	0	105 958 772
Grand Total	635 752 634	2 505 133	-141 313 000	-1 261 585	495 683 183

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 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	6 491	10 882 534 395	70.03%
Construction	460	634 458 458	4.08%
Reconstruction	312	205 813 105	1.32%
Refinancing	2 218	3 102 222 597	19.96%
Others	873	715 152 767	4.60%
Grand Total	10 354	15 540 181 323	100.00%

Impact of COVID-19 Moratorium on Loans

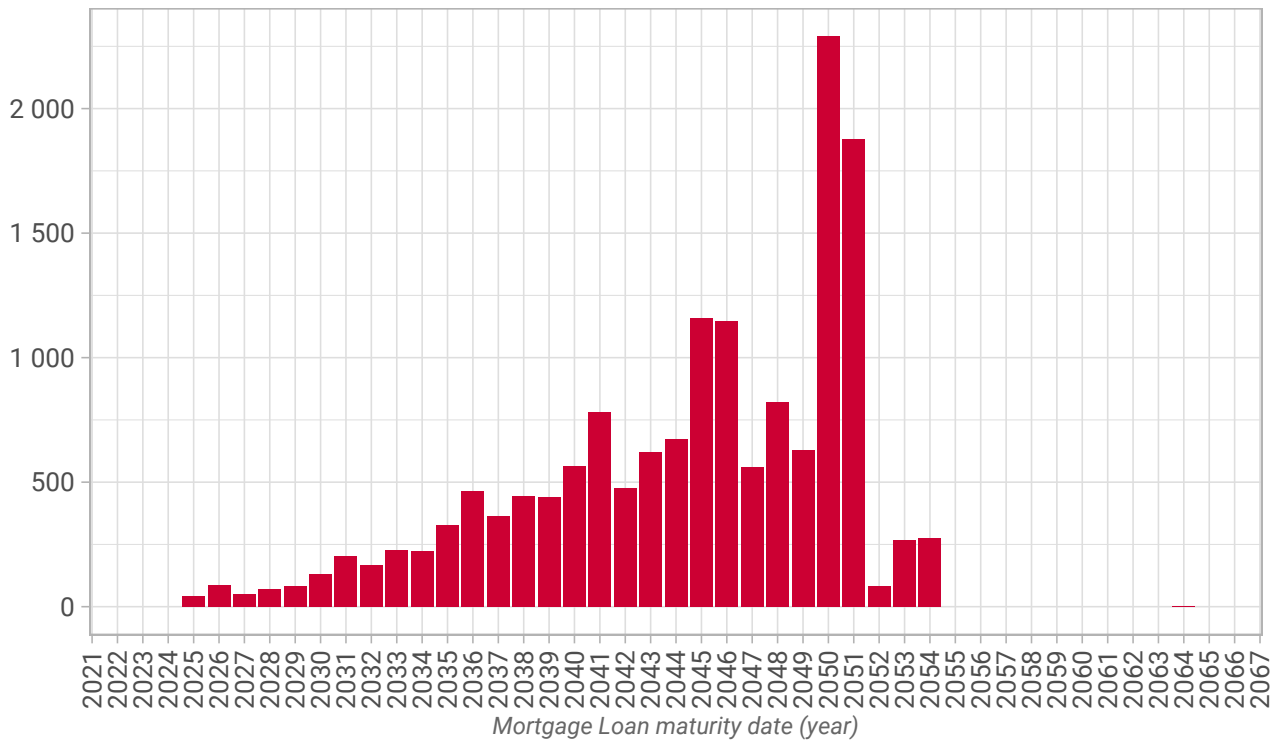
Loans in COVID-19 moratorium per Adjusted loan balance in CZK	0
Loans in COVID-19 moratorium as % of total	0.00%

Cover Pool Loan Detail

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

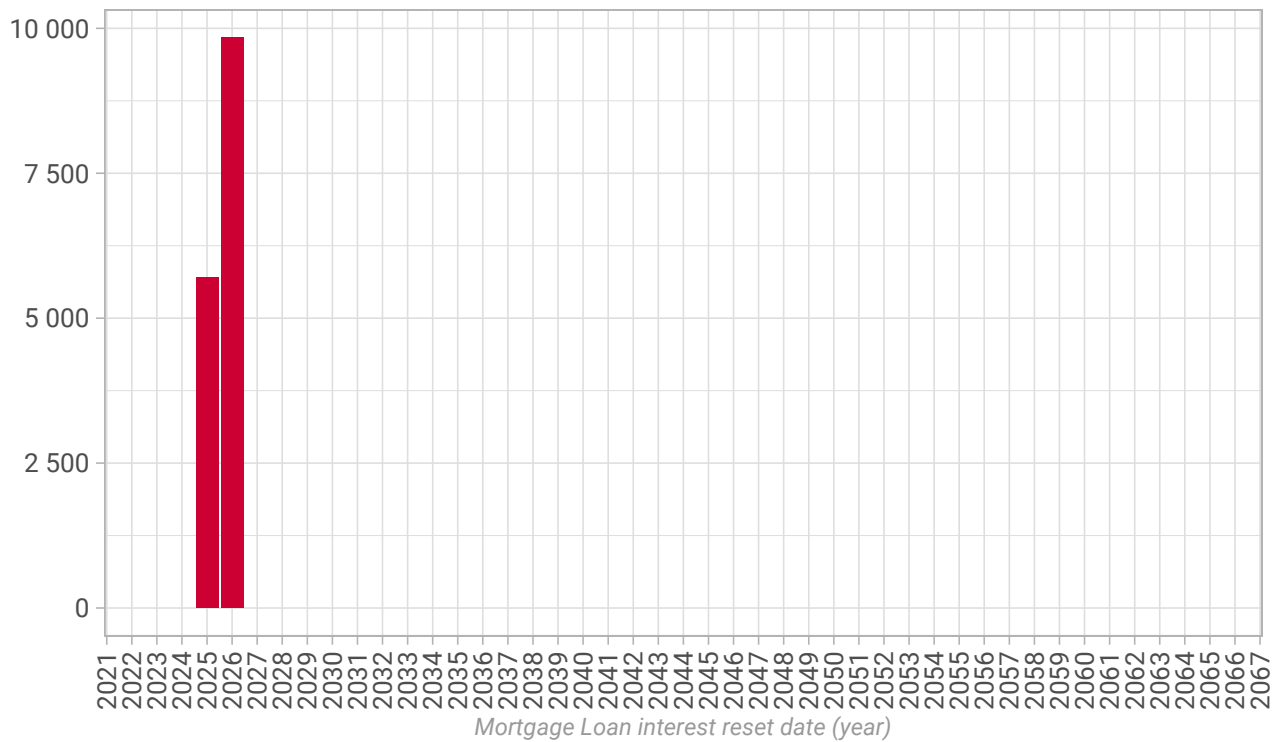
Mortgage Loans Contractual Maturity Profile

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



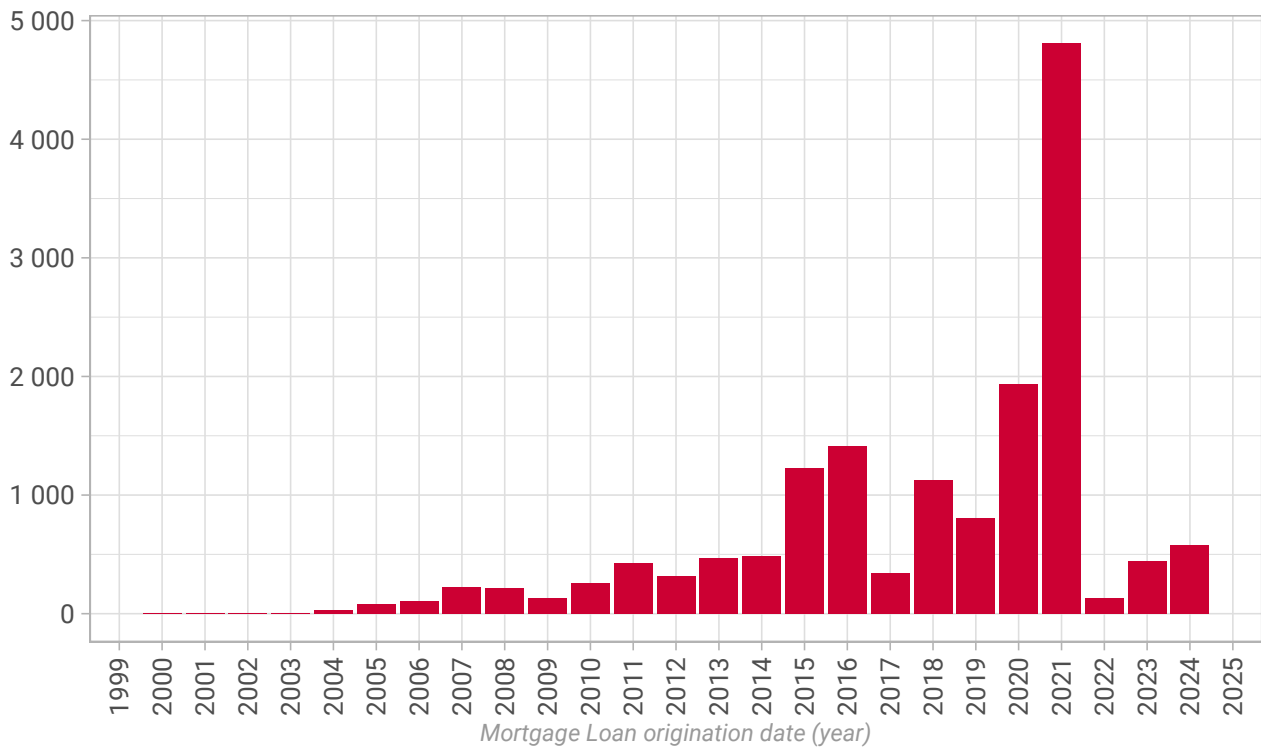
Mortgage Loans Interest Rate Reset Profile

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



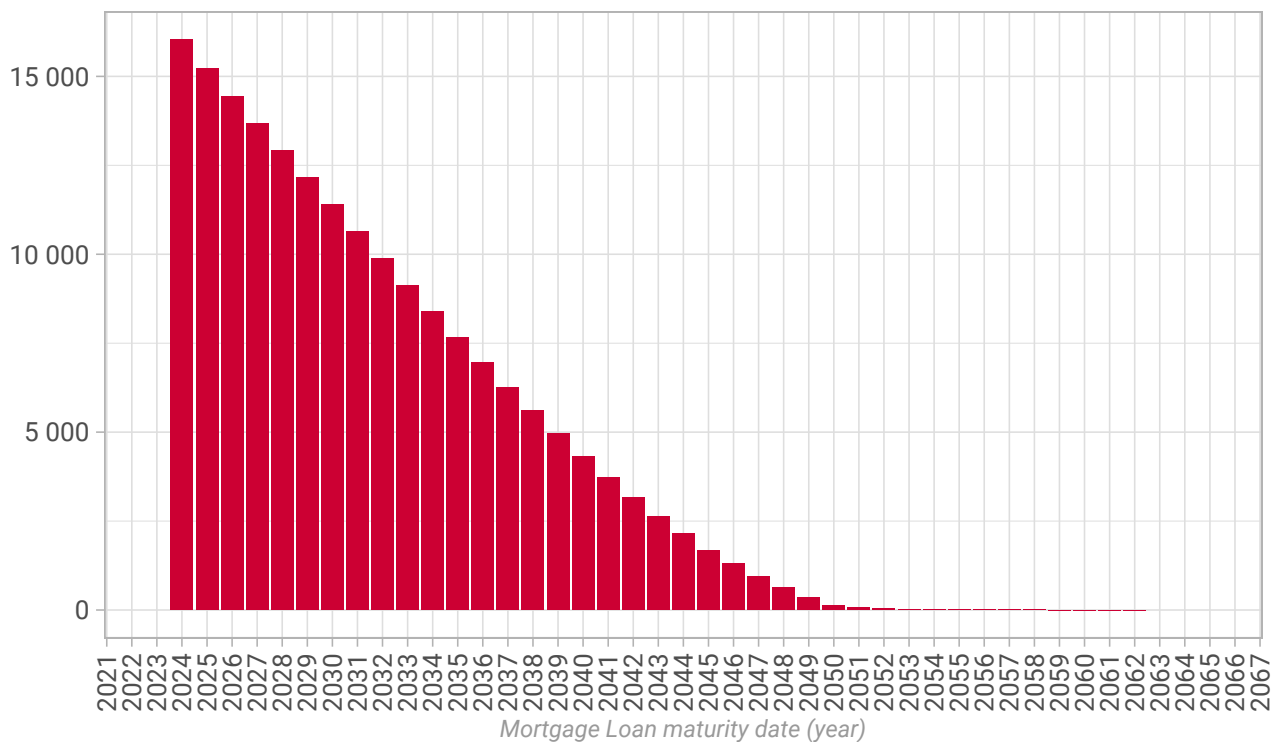
Mortgage Loans Seasoning Profile

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%	2 698	5 833 957 751	37.54%
2% - 3%	5 081	6 311 068 214	40.61%
3% - 5%	769	1 186 816 123	7.64%
5% - 7%	1 766	2 178 146 294	14.02%
more	40	30 192 942	0.19%
Grand Total	10 354	15 540 181 323	100.00%

LTV range	Number of loans	Balance	%
0% - 40%	3 590	2 549 595 689	16.41%
40% - 50%	1 218	1 762 453 546	11.34%
50% - 60%	1 463	2 498 126 558	16.08%
60% - 70%	1 618	3 205 960 180	20.63%
70% - 80%	2 465	5 524 045 351	35.55%
Grand Total	10 354	15 540 181 323	100.00%

Nominal balance range	Number of loans	Balance	%
0 - 1 000 000	4 892	2 450 447 036	15.77%
1 000 000 - 2 000 000	2 750	3 863 854 488	24.86%
2 000 000 - 3 000 000	1 305	3 080 010 628	19.82%
3 000 000 - 4 000 000	659	2 126 404 521	13.68%
4 000 000 - 5 000 000	333	1 389 855 746	8.94%
more	415	2 629 608 904	16.92%
Grand Total	10 354	15 540 181 323	100.00%

Loan seasoning	Number of loans	Balance	%
up to 12 months	192	574 522 553	3.70%
12 to 24 months	210	495 868 418	3.19%
24 to 36 months	57	150 711 474	0.97%
36 to 60 months	2 619	6 698 122 511	43.10%
60 months and more	7 276	7 620 956 367	49.04%
Grand Total	10 354	15 540 181 323	100.00%

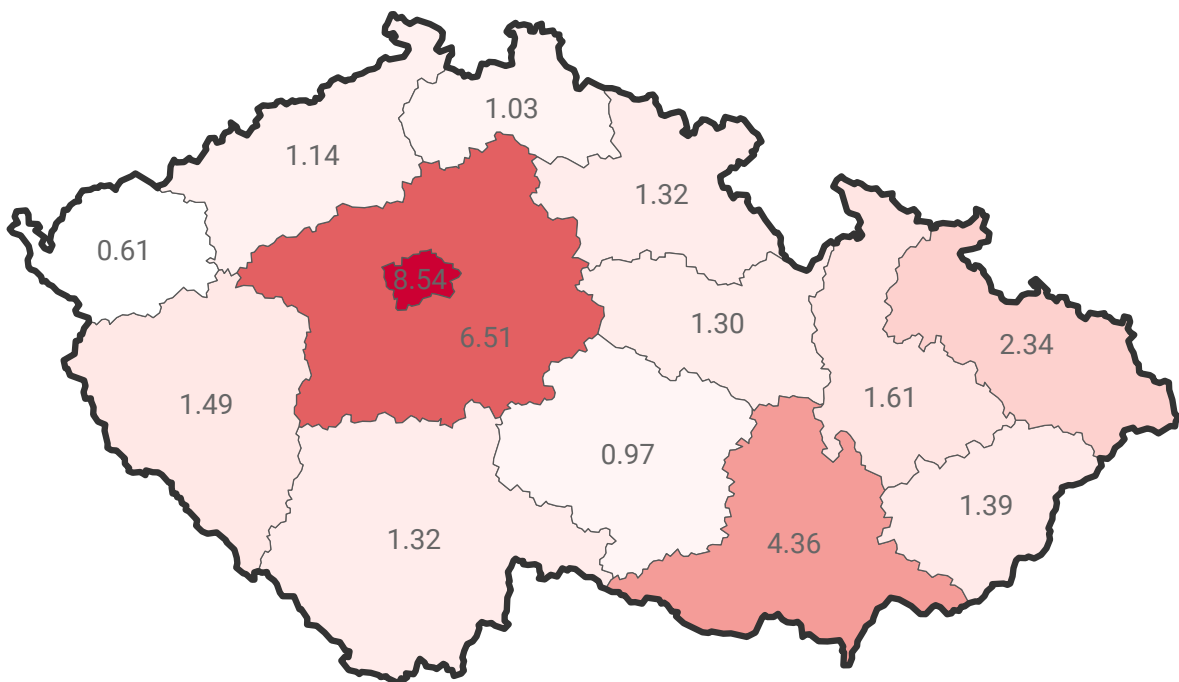
Residual life	Number of loans	Balance	%
0 to 1 years	35	3 135 461	0.02%
1 to 2 years	743	118 746 652	0.76%
2 to 3 years	157	42 879 738	0.28%
3 to 4 years	160	68 599 339	0.44%
4 to 5 years	154	77 781 279	0.50%
5 to 10 years	1 302	923 607 471	5.94%
10 to 20 years	3 890	5 055 801 863	32.53%
20+ years	3 913	9 249 629 521	59.52%
Grand Total	10 354	15 540 181 323	100.00%

Arrears	Number of loans	Balance	%
no arrears	10 308	15 488 750 201	99.67%
1 to 30 days	43	47 491 799	0.31%
30 to 60 days	3	3 939 323	0.03%
Grand Total	10 354	15 540 181 323	100.00%

Geographical Concentration

Region	Number of properties	Mortgaged Property Value	%
Hlavní město Praha	2 345	8 544 244 525	25.18%
Jihomoravský kraj	1 661	4 363 238 241	12.86%
Jihočeský kraj	547	1 320 219 306	3.89%
Karlovarský kraj	389	609 235 727	1.80%
Kraj Vysočina	474	969 247 548	2.86%
Královéhradecký kraj	659	1 317 794 572	3.88%
Liberecký kraj	470	1 031 328 657	3.04%
Moravskoslezský kraj	1 234	2 342 340 554	6.90%
Olomoucký kraj	774	1 609 666 524	4.74%
Pardubický kraj	627	1 299 505 391	3.83%
Plzeňský kraj	743	1 487 650 493	4.38%
Středočeský kraj	2 176	6 505 624 554	19.17%
Zlínský kraj	602	1 388 376 924	4.09%
Ústecký kraj	712	1 143 258 694	3.37%
Grand Total	13 413	33 931 731 709	100.00%

Mortgaged Property Value in CZK bln.



Appraisal Methods

Method	Number of properties	Mortgaged Property Value	%
Usual price - internal valuation	10 431	27 336 480 049	80.56%
Usual price - external valuation	2 866	6 486 941 468	19.12%
Other internal valuation	97	61 960 325	0.183%
Model price (LuxPi)	12	23 749 867	0.07%
Usual price - DTS	5	17 100 000	0.0504%
HYPO - employee mortgage loan - build-up	1	5 500 000	0.0162%
Preliminary valuation	1	0	0.00%
Grand Total	13 413	33 931 731 709	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.