

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 2022.

Key Facts

Debts	12 275 854 205
Covered Bonds Debts	12 275 854 205
Accessory Debts	0
Cover Assets	14 731 212 605
Mortgage Loans	14 531 212 605
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 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	118.37%

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	CCY	Type	Current Rate	Nominal	Interest Accrued	Bond Debts in CZK
XS2289128162	EUR	fixed	0.01%	500 000 000	34 795	12 275 854 205
Grand Total				500 000 000	34 795	12 275 854 205

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	9 753
Number of borrowers	9 574
Number of properties	10 030
Nominal Value of Mortgage Loans in CZK	14 798 404 213
Adjusted Value of Mortgage Loans (LTV 80% cap) in CZK	14 531 212 605
Mortgaged Property Value in CZK	28 319 827 532
Weighted Average of seasoning of Mortgage Loans	4.7 years
Weighted Average of remaining term of Mortgage Loans	21.5 years
Weighted Average of term to interest rate reset of Mortgage Loans	3.3 years
Weighted Average Life of Mortgage Loans	11.8 years
Weighted Average Life of Covered Bonds	3.3 years
Weighted Average of LTV of Mortgage Loans	61.31%
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	139 675 651
10 largest borrowers in % of total Adjusted Value of Mortgage Loans in CZK	0.96%
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
CZ0001003123	04/2023	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 (SG)	EUR	500 000 000	0.01%	CZK	13 080 000 000	1.09%	32 063 880

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
2022-10	85 705 638	0	0	0	85 705 638
2022-11	85 761 697	0	0	0	85 761 697
2022-12	85 833 607	0	0	0	85 833 607
2023-01	85 872 480	0	-141 344 500	-1 226 660	-56 698 680
2023-02	85 897 167	0	0	0	85 897 167
2023-03	85 893 311	0	0	0	85 893 311
Grand Total	514 963 900	0	-141 344 500	-1 226 660	372 392 740

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 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	5 683	9 528 992 906	65.58%
Construction	382	540 805 815	3.72%
Reconstruction	696	504 723 738	3.47%
Refinancing	2 187	3 245 258 817	22.33%
Others	805	711 431 329	4.90%
Grand Total	9 753	14 531 212 605	100.00%

Impact of COVID-19 Moratorium on Loans

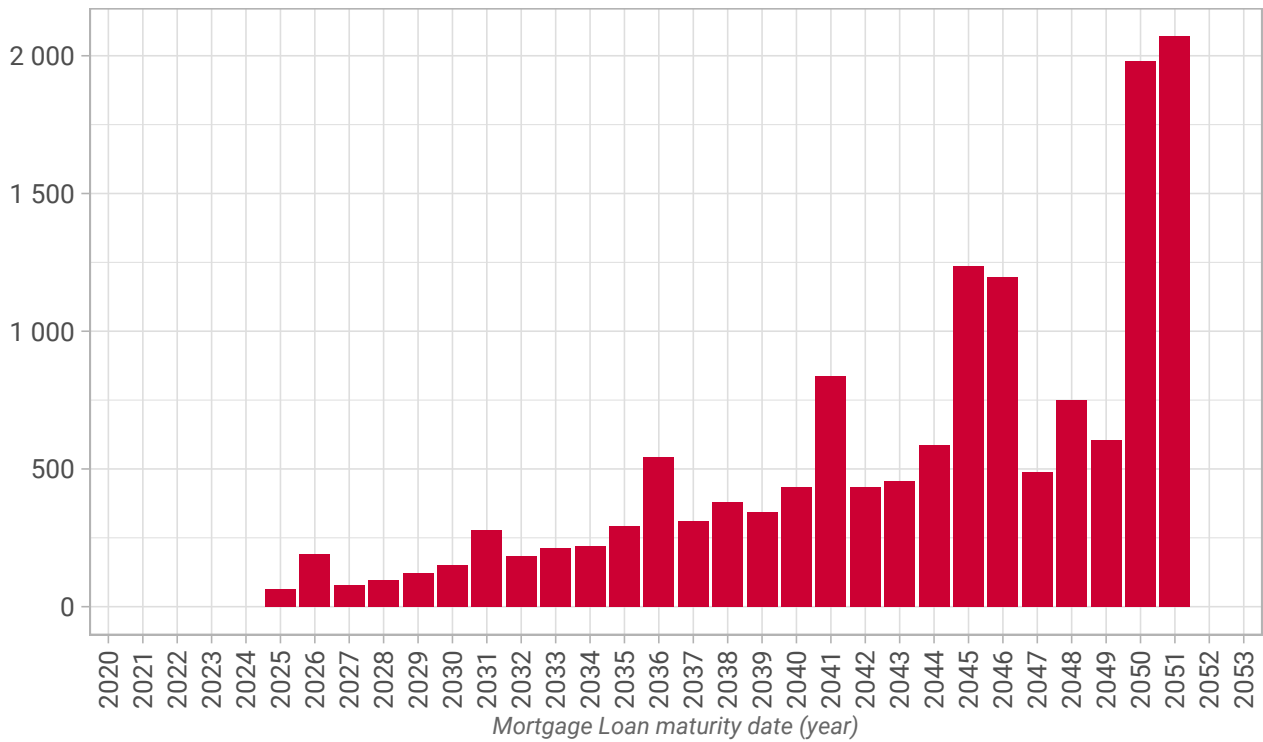
Loans in COVID-19 moratorium per Adjusted loan balance in CZK	0
Loans in COVID-19 moratorium as % of total	0.00%

Cover Pool Loan Detail

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

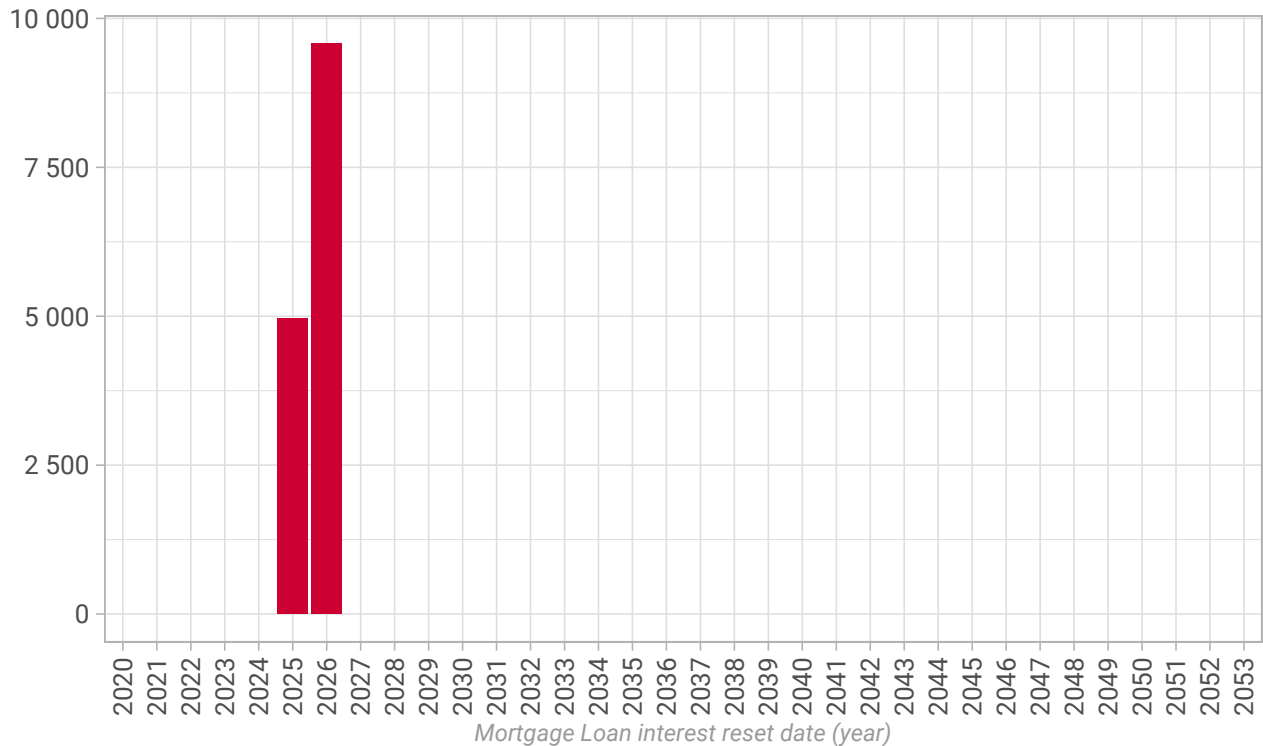
Mortgage Loans Contractual Maturity Profile

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



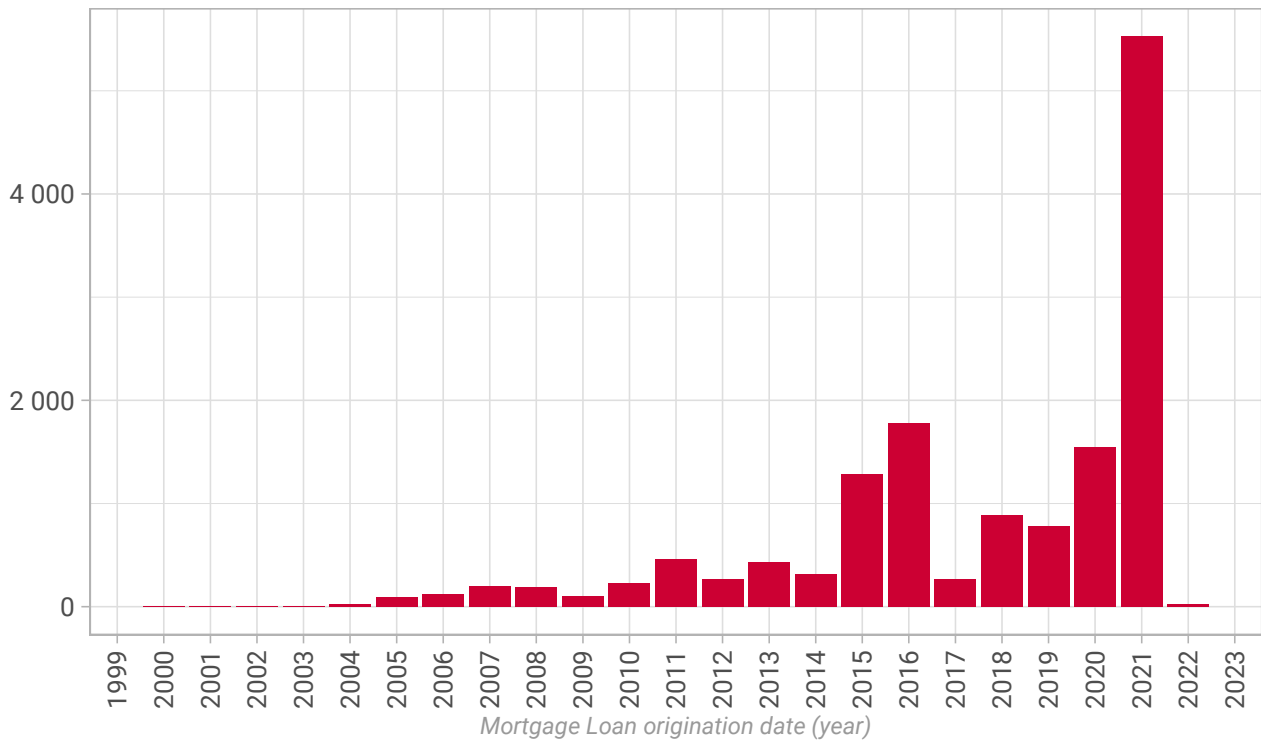
Mortgage Loans Interest Rate Reset Profile

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



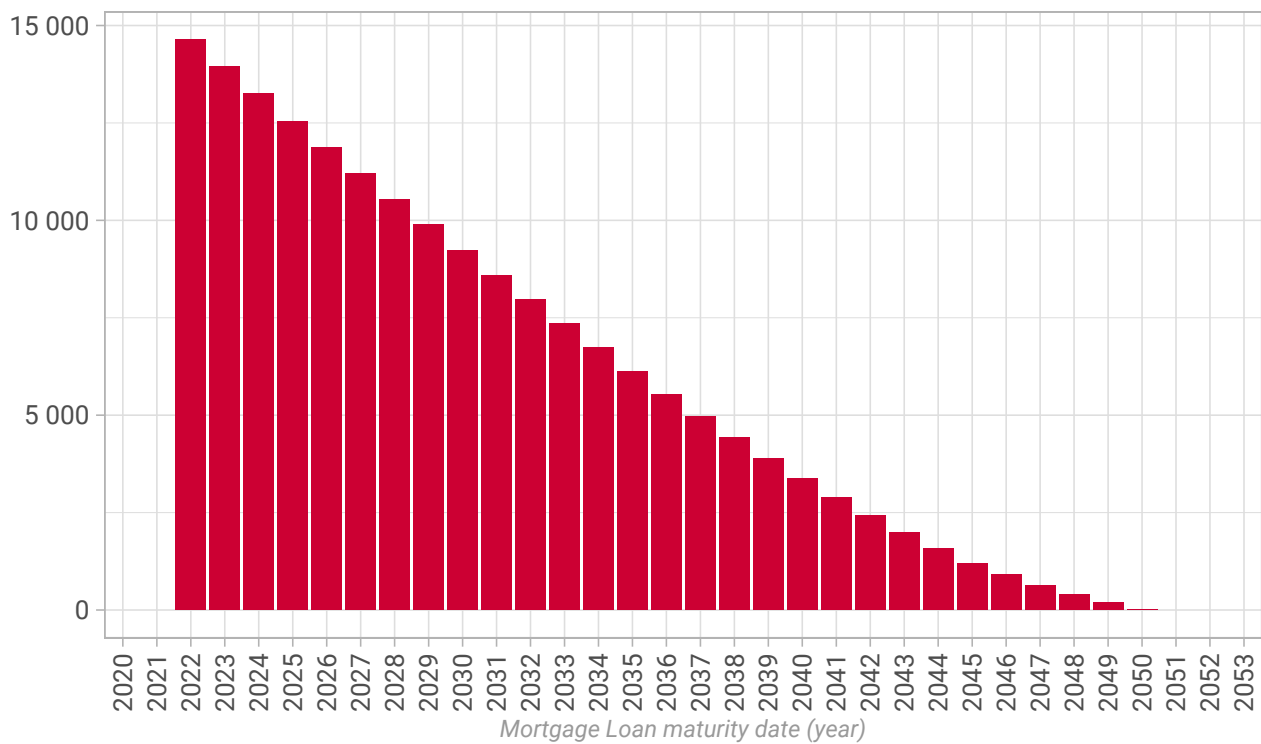
Mortgage Loans Seasoning Profile

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%	3 053	6 204 344 428	42.70%
2% - 3%	6 196	7 835 840 014	53.92%
3% - 5%	483	478 751 926	3.29%
5% - 7%	21	12 276 237	0.08%
Grand Total	9 753	14 531 212 605	100.00%

LTV range	Number of loans	Balance	%
0% - 40%	2 953	2 212 052 796	15.22%
40% - 50%	1 128	1 513 062 754	10.41%
50% - 60%	1 243	2 063 773 473	14.20%
60% - 70%	1 437	2 576 630 807	17.73%
70% - 80%	2 992	6 165 692 775	42.43%
Grand Total	9 753	14 531 212 605	100.00%

Nominal balance range	Number of loans	Balance	%
0 - 1 000 000	4 646	2 522 079 083	17.36%
1 000 000 - 2 000 000	2 751	3 884 304 199	26.73%
2 000 000 - 3 000 000	1 201	2 878 629 427	19.81%
3 000 000 - 4 000 000	561	1 877 401 296	12.92%
4 000 000 - 5 000 000	251	1 096 366 859	7.54%
more	343	2 272 431 741	15.64%
Grand Total	9 753	14 531 212 605	100.00%

Loan seasoning	Number of loans	Balance	%
up to 12 months	29	85 548 861	0.59%
12 to 24 months	2 737	6 974 135 815	47.99%
24 to 36 months	43	59 299 914	0.41%
36 to 60 months	1 142	1 825 801 277	12.56%
60 months and more	5 802	5 586 426 737	38.44%
Grand Total	9 753	14 531 212 605	100.00%

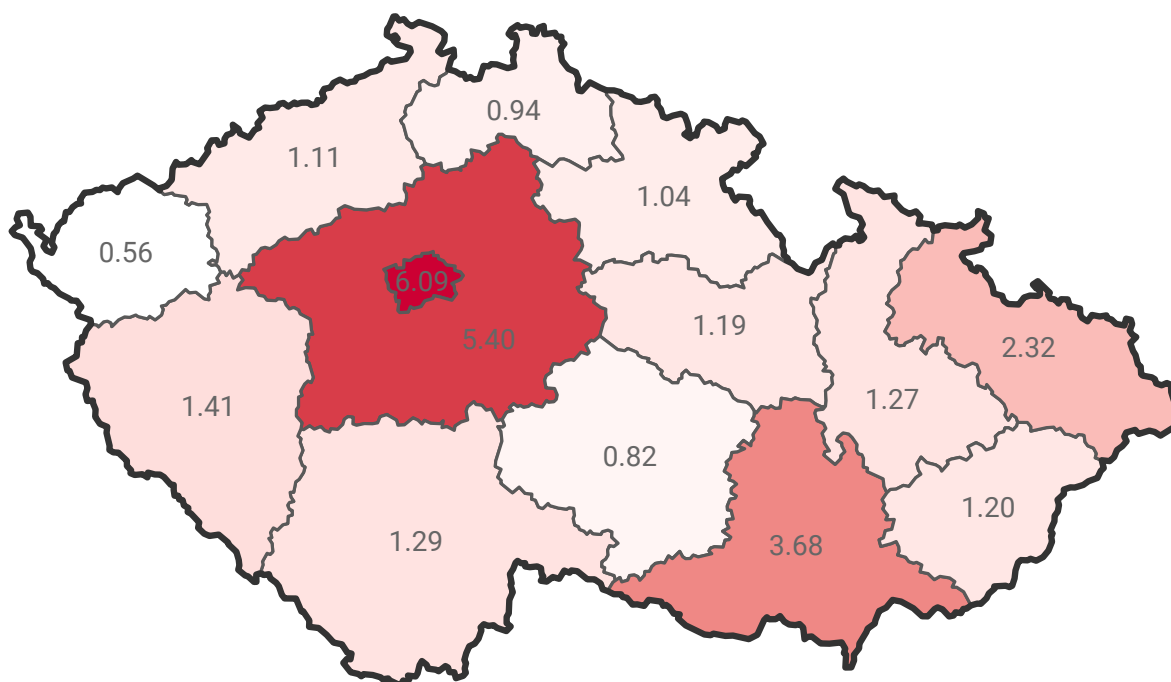
Residual life	Number of loans	Balance	%
3 to 4 years	722	237 364 908	1.63%
4 to 5 years	162	75 888 784	0.52%
5 to 10 years	1 152	794 774 364	5.47%
10 to 20 years	3 274	3 897 320 282	26.82%
20+ years	4 443	9 525 864 267	65.55%
Grand Total	9 753	14 531 212 605	100.00%

Arrears	Number of loans	Balance	%
no arrears	9 714	14 482 268 768	99.66%
1 to 30 days	34	41 116 094	0.28%
30 to 60 days	3	3 132 381	0.02%
60 to 90 days	2	4 695 362	0.03%
Grand Total	9 753	14 531 212 605	100.00%

Geographical Concentration

Region	Number of properties	Mortgaged Property Value	%
Hlavní město Praha	1 267	6 089 266 050	21.50%
Jihočeský kraj	518	1 292 731 336	4.56%
Jihomoravský kraj	1 136	3 675 871 309	12.98%
Karlovarský kraj	346	555 809 489	1.96%
Kraj Vysočina	390	822 420 257	2.90%
Královéhradecký kraj	495	1 037 077 797	3.66%
Liberecký kraj	399	941 469 589	3.32%
Moravskoslezský kraj	1 026	2 320 580 715	8.19%
Olomoucký kraj	589	1 273 150 369	4.50%
Pardubický kraj	538	1 190 796 764	4.20%
Plzeňský kraj	600	1 414 341 087	4.99%
Středočeský kraj	1 608	5 399 213 799	19.07%
Ústecký kraj	610	1 110 486 465	3.92%
Zlínský kraj	508	1 196 612 507	4.23%
Grand Total	10 030	28 319 827 532	100.00%

Mortgaged Property Value in CZK bln.



Appraisal Methods

Method	Number of properties	Mortgaged Property Value	%
Usual price - internal valuation	7 728	22 651 686 721	79.99%
Usual price - external valuation	2 286	5 633 082 533	19.89%
Other internal valuation	16	35 058 278	0.124%
Grand Total	10 030	28 319 827 532	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.