

# 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 June 2025.

### Key Facts

Debts	12 850 070 919
Covered Bonds Debts	12 375 549 247
Accessory Debts	474 521 672
Cover Assets	15 421 507 486
Mortgage Loans	15 221 507 486
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 June 2025).

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	118.45%

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	22 192	12 375 549 247
Grand Total				500 000 000	22 192	12 375 549 247

## 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	10 719
Number of borrowers	10 486
Number of properties	13 789
Nominal Value of Mortgage Loans in CZK	15 793 976 384
Adjusted Value of Mortgage Loans (LTV 80% cap) in CZK	15 221 507 486
Mortgaged Property Value in CZK	34 809 008 389
Weighted Average of seasoning of Mortgage Loans	7.2 years
Weighted Average of remaining term of Mortgage Loans	19.3 years
Weighted Average of term to interest rate reset of Mortgage Loans	0.6 years
Weighted Average Life of Mortgage Loans	10.8 years
Weighted Average Life of Covered Bonds	0.6 years
Weighted Average of LTV of Mortgage Loans	57.86%
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	258 495 823
10 largest borrowers in % of total Adjusted Value of Mortgage Loans in CZK	1.70%
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	0	0
CZ0001004253	09/2025	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%	-474 521 672

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
2025-07	110 268 591	0	0	0	110 268 591
2025-08	110 268 591	0	0	0	110 268 591
2025-09	110 268 591	4 796 715	0	0	115 065 306
2025-10	109 907 578	0	0	0	109 907 578
2025-11	109 078 145	0	0	0	109 078 145
2025-12	107 626 957	0	0	0	107 626 957
Grand Total	657 418 454	4 796 715	0	0	662 215 169

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 June 2025) 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	6 636	10 618 506 637	69.76%
Construction	513	655 138 804	4.30%
Reconstruction	342	223 989 752	1.47%
Refinancing	2 278	2 977 165 641	19.56%
Others	950	746 706 652	4.91%
Grand Total	10 719	15 221 507 486	100.00%

## Impact of COVID-19 Moratorium on Loans

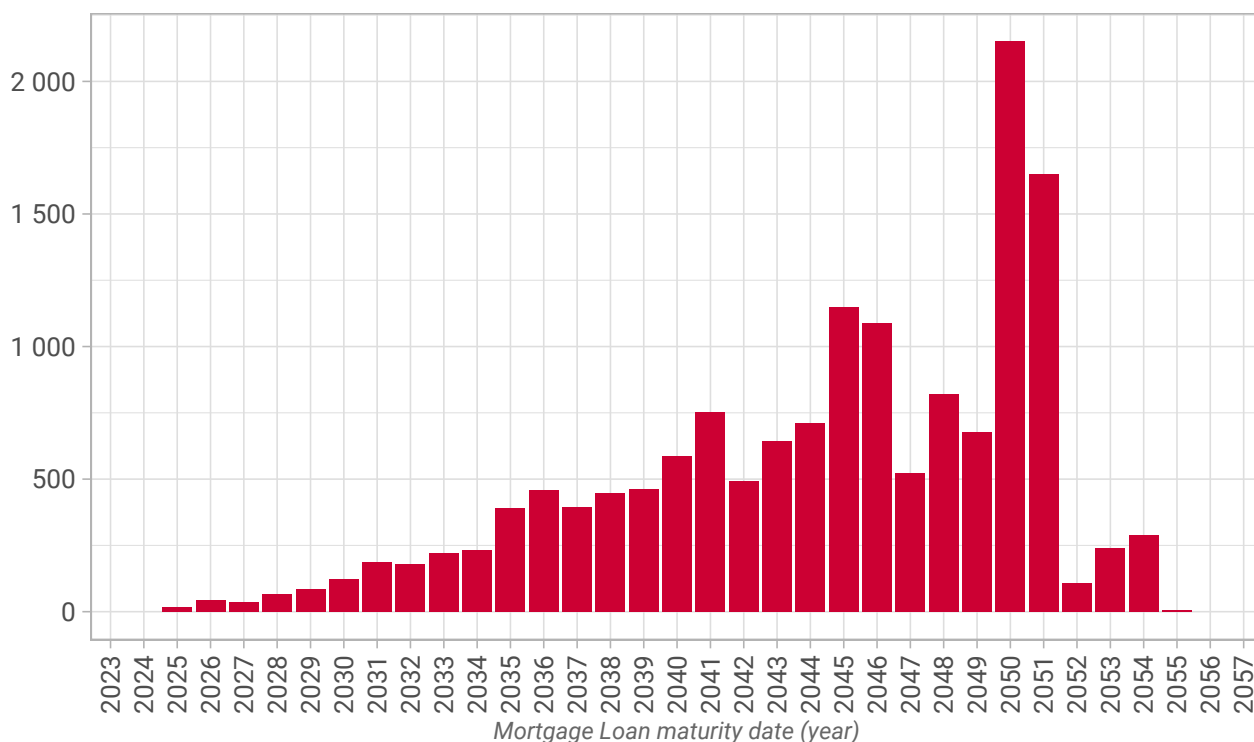
Loans in COVID-19 moratorium per Adjusted loan balance in CZK	0
Loans in COVID-19 moratorium as % of total	0.00%

## Cover Pool Loan Detail

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

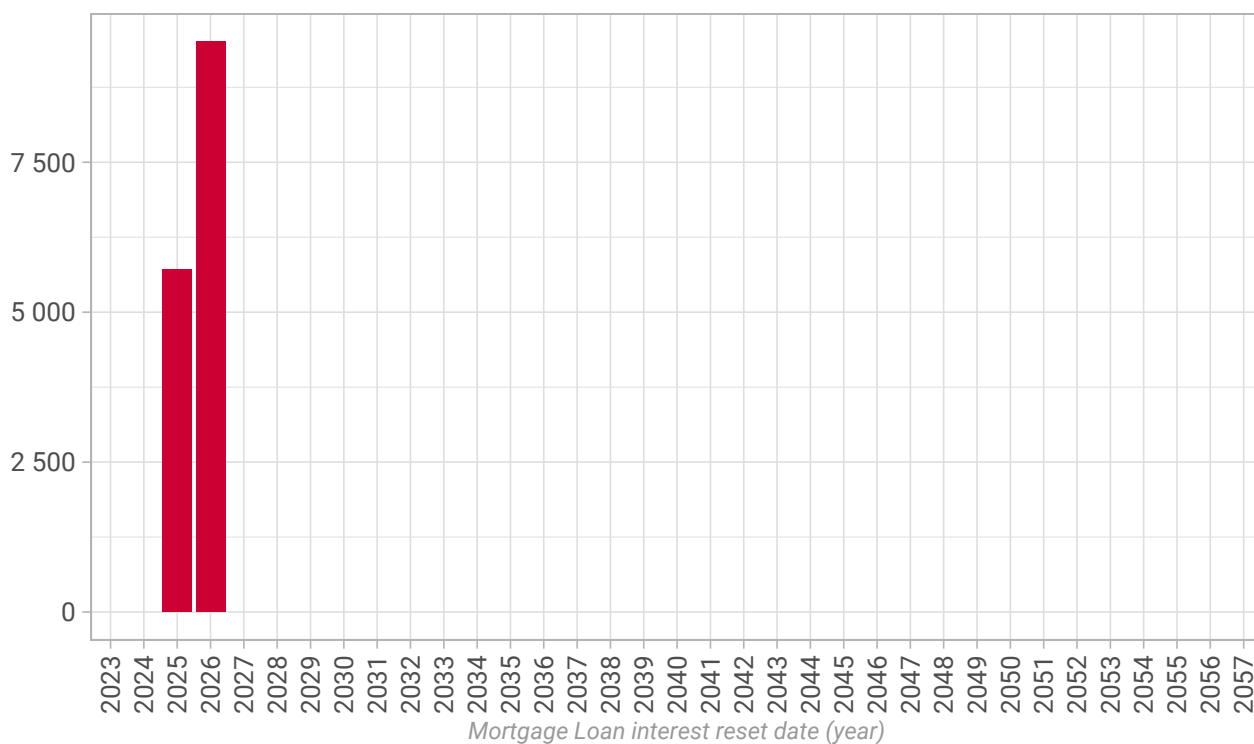
## Mortgage Loans Contractual Maturity Profile

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



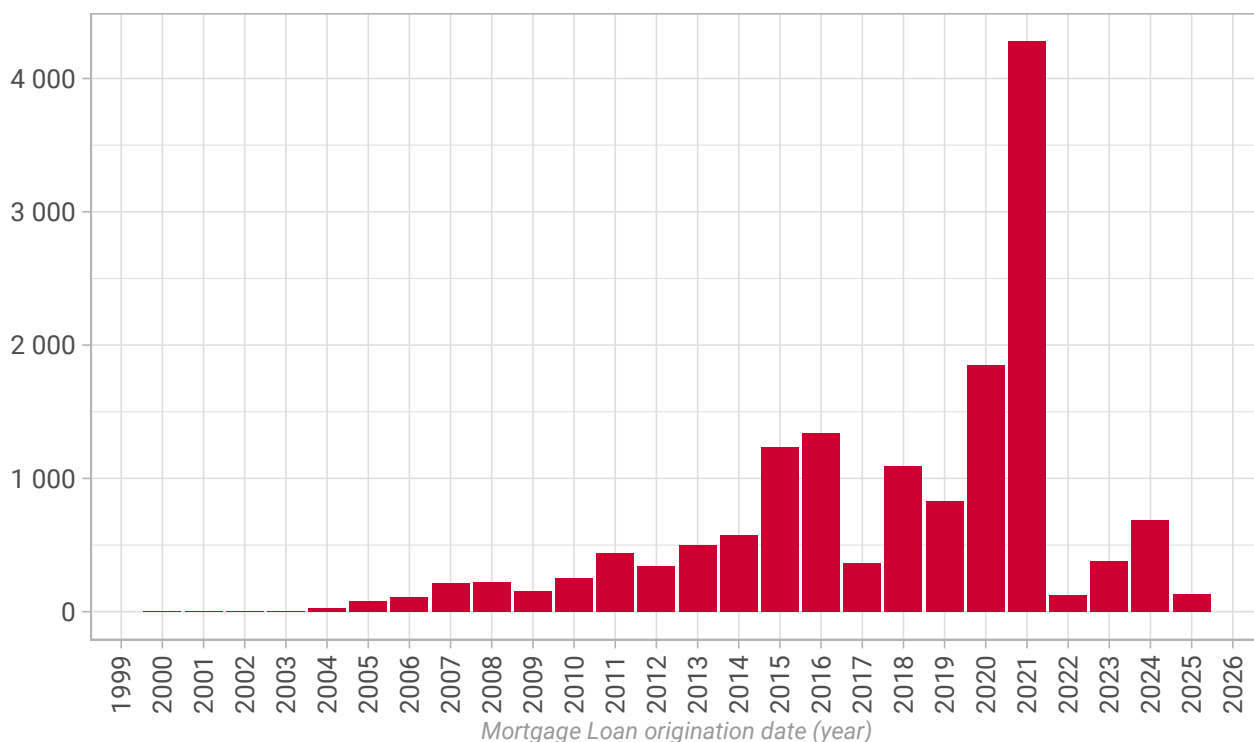
## Mortgage Loans Interest Rate Reset Profile

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



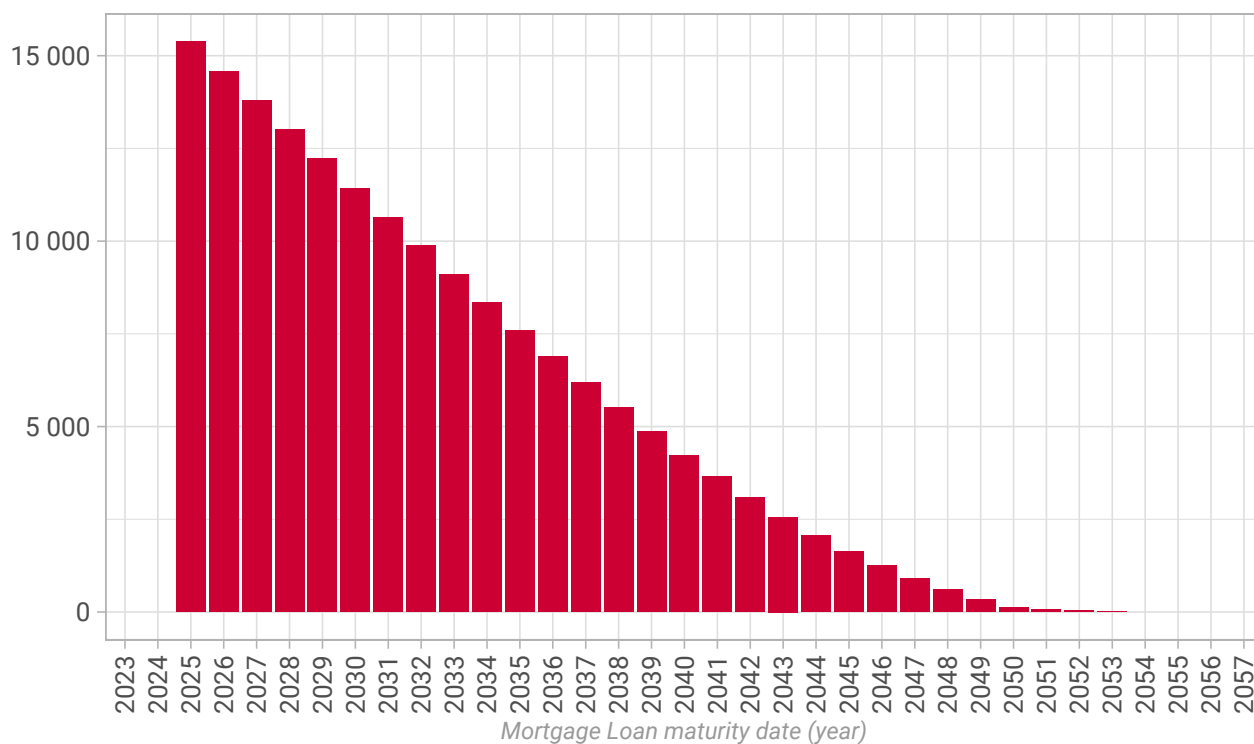
## Mortgage Loans Seasoning Profile

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%	2 537	5 294 924 405	34.79%
2% - 3%	4 839	5 740 435 452	37.71%
3% - 5%	907	1 599 056 173	10.51%
5% - 7%	2 396	2 560 999 008	16.82%
more	40	26 092 448	0.17%
Grand Total	10 719	15 221 507 486	100.00%

LTV range	Number of loans	Balance	%
0% - 40%	4 061	2 733 036 805	17.96%
40% - 50%	1 320	1 868 633 368	12.28%
50% - 60%	1 545	2 569 077 711	16.88%
60% - 70%	1 698	3 368 036 463	22.13%
70% - 80%	2 095	4 682 723 139	30.76%
Grand Total	10 719	15 221 507 486	100.00%

Nominal balance range	Number of loans	Balance	%
0 - 1 000 000	5 387	2 611 172 838	17.15%
1 000 000 - 2 000 000	2 770	3 895 129 520	25.59%
2 000 000 - 3 000 000	1 287	3 039 439 600	19.97%
3 000 000 - 4 000 000	611	1 981 855 267	13.02%
4 000 000 - 5 000 000	294	1 229 141 685	8.08%
more	370	2 464 768 576	16.19%
Grand Total	10 719	15 221 507 486	100.00%

Loan seasoning	Number of loans	Balance	%
up to 12 months	41	230 286 490	1.51%
12 to 24 months	212	597 939 670	3.93%
24 to 36 months	197	439 384 249	2.89%
36 to 60 months	2 440	6 088 092 593	40.00%
60 months and more	7 829	7 865 804 484	51.68%
Grand Total	10 719	15 221 507 486	100.00%

Residual life	Number of loans	Balance	%
0 to 1 years	755	50 204 750	0.33%
1 to 2 years	173	29 713 683	0.20%
2 to 3 years	164	51 123 371	0.34%
3 to 4 years	190	82 108 018	0.54%
4 to 5 years	190	91 232 228	0.60%
5 to 10 years	1 487	1 078 596 534	7.09%
10 to 20 years	4 256	5 564 256 142	36.56%
20+ years	3 504	8 274 272 760	54.36%
Grand Total	10 719	15 221 507 486	100.00%

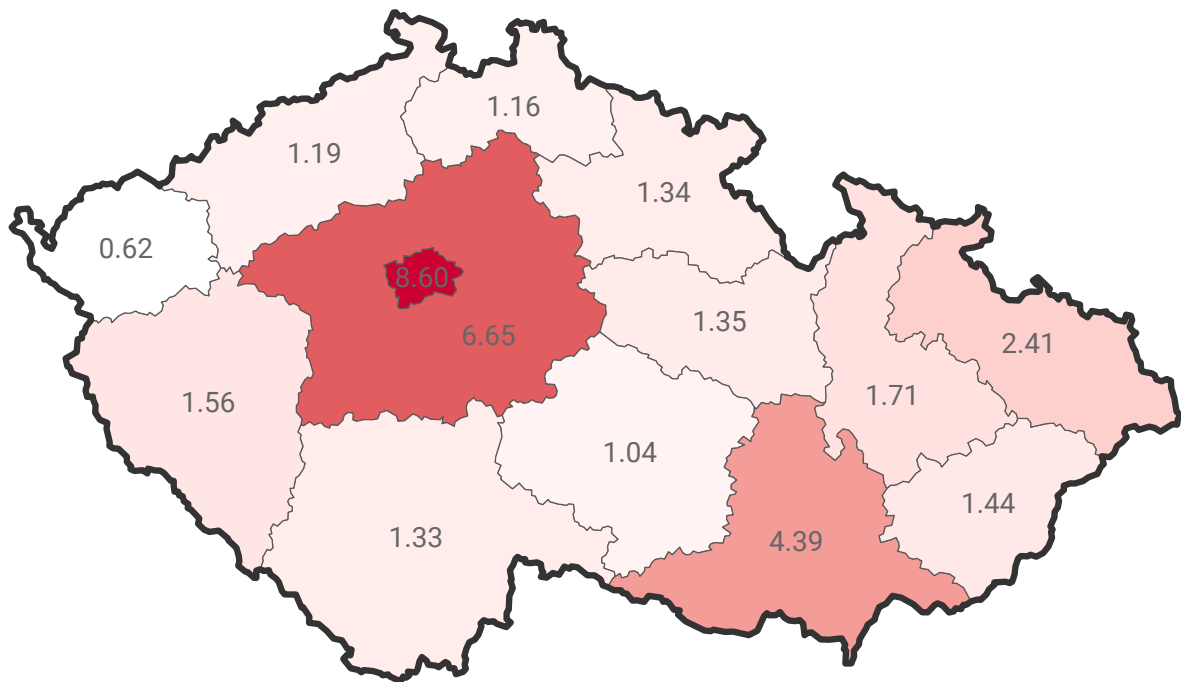
Arrears	Number of loans	Balance	%
no arrears	10 660	15 157 371 600	99.58%
1 to 30 days	48	51 675 639	0.34%
30 to 60 days	10	11 740 247	0.08%
60 to 90 days	1	720 000	0.00%
Grand Total	10 719	15 221 507 486	100.00%

## Geographical Concentration

Region	Number of properties	Mortgaged Property Value	%
Hlavní město Praha	2 362	8 603 722 835	24.72%
Jihomoravský kraj	1 686	4 391 446 519	12.62%
Jihočeský kraj	558	1 330 495 519	3.82%
Karlovarský kraj	392	621 280 226	1.78%
Kraj Vysočina	513	1 041 065 927	2.99%
Královéhradecký kraj	693	1 339 268 626	3.85%
Liberecký kraj	513	1 159 607 521	3.33%
Moravskoslezský kraj	1 265	2 405 181 598	6.91%
Olomoucký kraj	808	1 711 166 697	4.92%
Pardubický kraj	669	1 352 632 808	3.89%
Plzeňský kraj	778	1 564 607 502	4.49%
Středočeský kraj	2 189	6 654 209 722	19.12%
Zlínský kraj	640	1 441 742 724	4.14%
Ústecký kraj	723	1 192 580 165	3.43%
Grand Total	13 789	34 809 008 389	100.00%



## Mortgaged Property Value in CZK bln.



## Appraisal Methods

Method	Number of properties	Mortgaged Property Value	%
Usual price - internal valuation	10 480	27 249 116 259	78.28%
Usual price - external valuation	3 150	7 364 644 745	21.16%
Other internal valuation	112	78 156 933	0.225%
Usual price - internal valuation	24	53 985 458	0.155%
Usual price - DTS	10	44 690 752	0.128%
Model price (LuxPi)	12	18 414 241	0.0529%
Preliminary valuation	1	0	0.00%
Grand Total	13 789	34 809 008 389	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.