

KB International Cover Pool

Komerční banka_HZL_EUR_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 2021.

Key Facts

Debts	12 743 065 558
Covered Bonds Debts	12 743 065 558
Accessory Debts	0
Cover Assets	15 929 870 201
Mortgage Loans	15 729 870 201
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 2021).

OC limit statutory (Statutory Minimum OC Level Test)	2.00%
OC limit contractual (Contractual Minimum OC Level Test)	5.00%
Over-collateralisation target	25.00%
Over-collateralisation actual	25.01%
Mortgage Loans coverage limit (Statutory 85% Test)	85.00%
Mortgage Loans coverage actual	123.44%

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	Maturity	CCY	Rate	Nominal	Interest Accrued	Bond Debts in CZK
XS2289128162	01/2026	EUR	0.01%	500 000 000	22 192	12 743 065 558
Grand Total		EUR		500 000 000	22 192	12 743 065 558

Cover Pool Loan Overview

Number of Mortgage Loans	11 273
Number of borrowers	11 051
Number of properties	11 569
Nominal Value of Mortgage Loans in CZK	16 189 574 751
Adjusted Value of Mortgage Loans (LTV 80% cap) in CZK	15 729 870 201
Mortgaged Property Value in CZK	29 262 056 448
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	4.6 years
Weighted Average Life of Mortgage Loans	11.8 years
Weighted Average Life of Covered Bonds	4.6 years
Weighted Average of LTV of Mortgage Loans	63.26%
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	138 095 237
10 largest borrowers in % of total Adjusted Value of Mortgage Loans in CZK	0.88%
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
CZ0001002851	09/2021	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 PAR	EUR	500 000 000	0.01%	CZK	13 080 000 000	1.09%	213 952 900

Amount in CZK is based on actual Exchange Rate as of trade date (13 January 2021).

Loan Product Range

Mortgage Loan Purpose	Number of Mortgage Loans	Adjusted Value of Mortgage Loans (LTV 80% cap) in CZK	%
Purchase	7 107	11 207 800 681	71.25%
Construction	473	736 315 435	4.68%
Reconstruction	808	589 628 385	3.75%
Refinancing	1 859	2 206 631 932	14.03%
Others	1 026	989 493 768	6.29%
Grand Total	11 273	15 729 870 201	100.00%

Impact of COVID-19 Moratorium on Loans

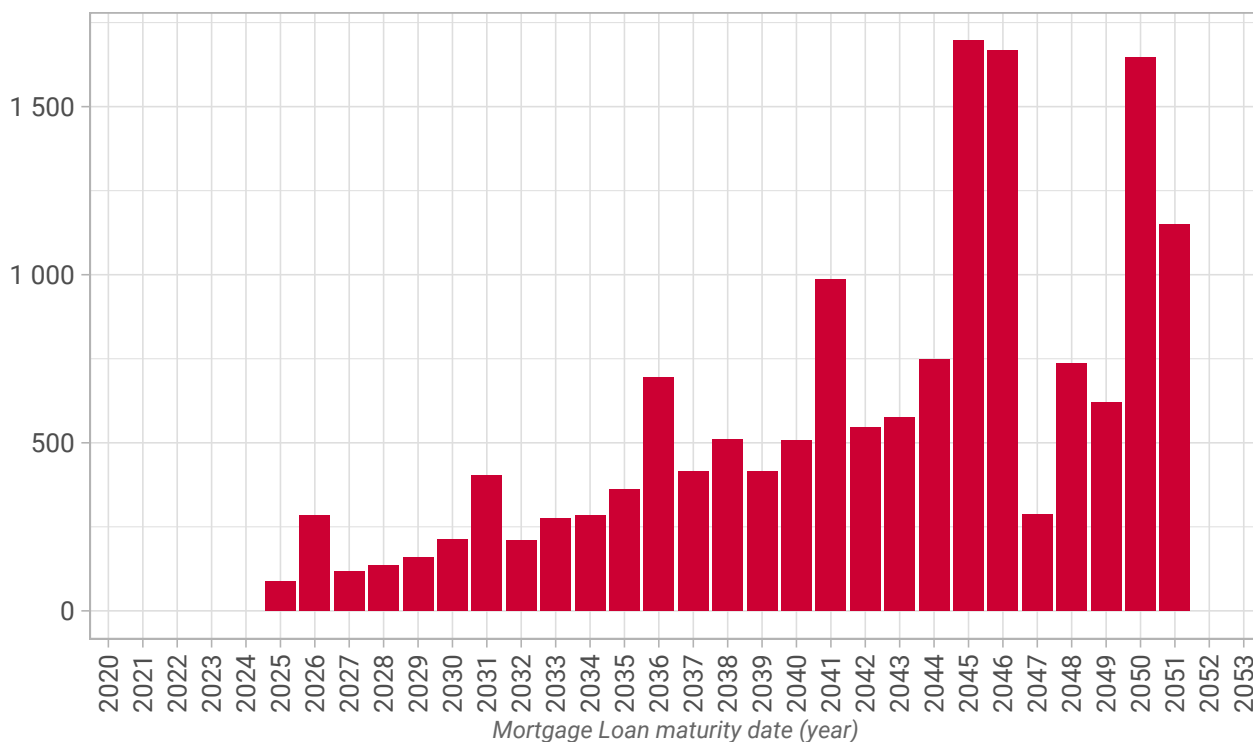
Loans in COVID-19 moratorium per Adjusted loan balance in CZK	0
Loans in COVID-19 moratorium as % of total	0.00%

Cover Pool Loan Detail

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

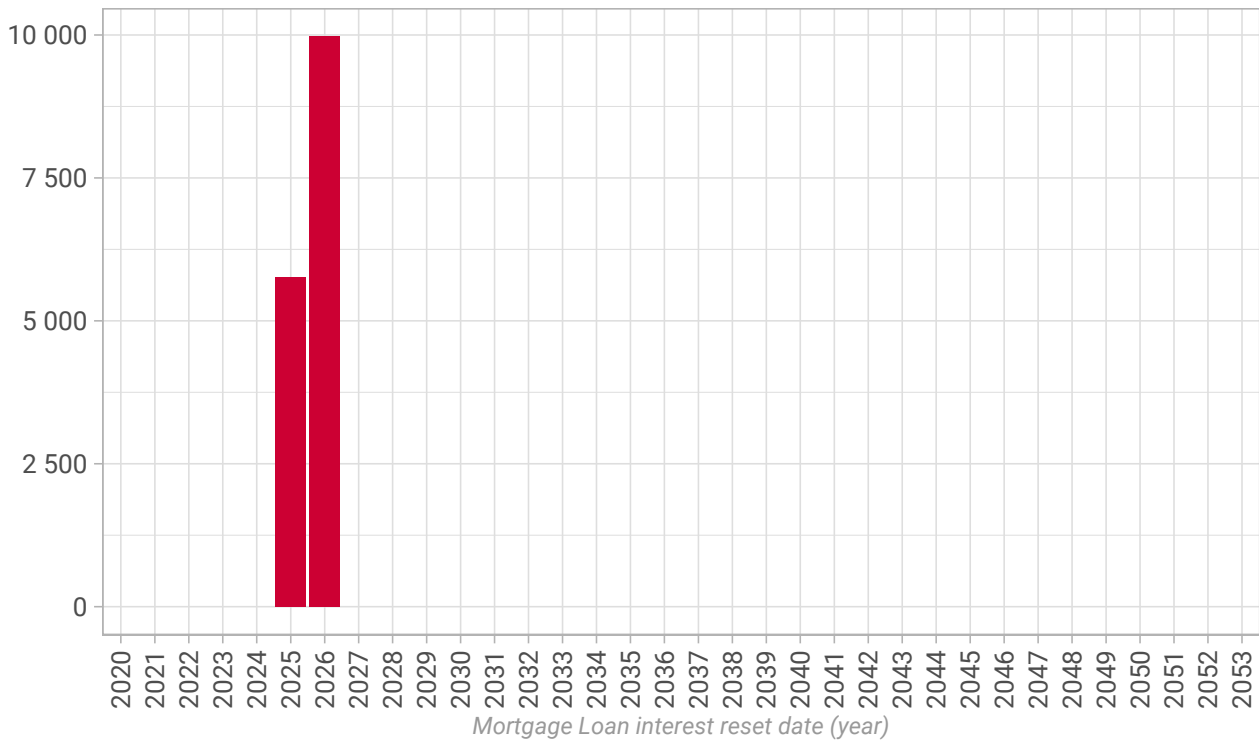
Mortgage Loans Contractual Maturity Profile

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



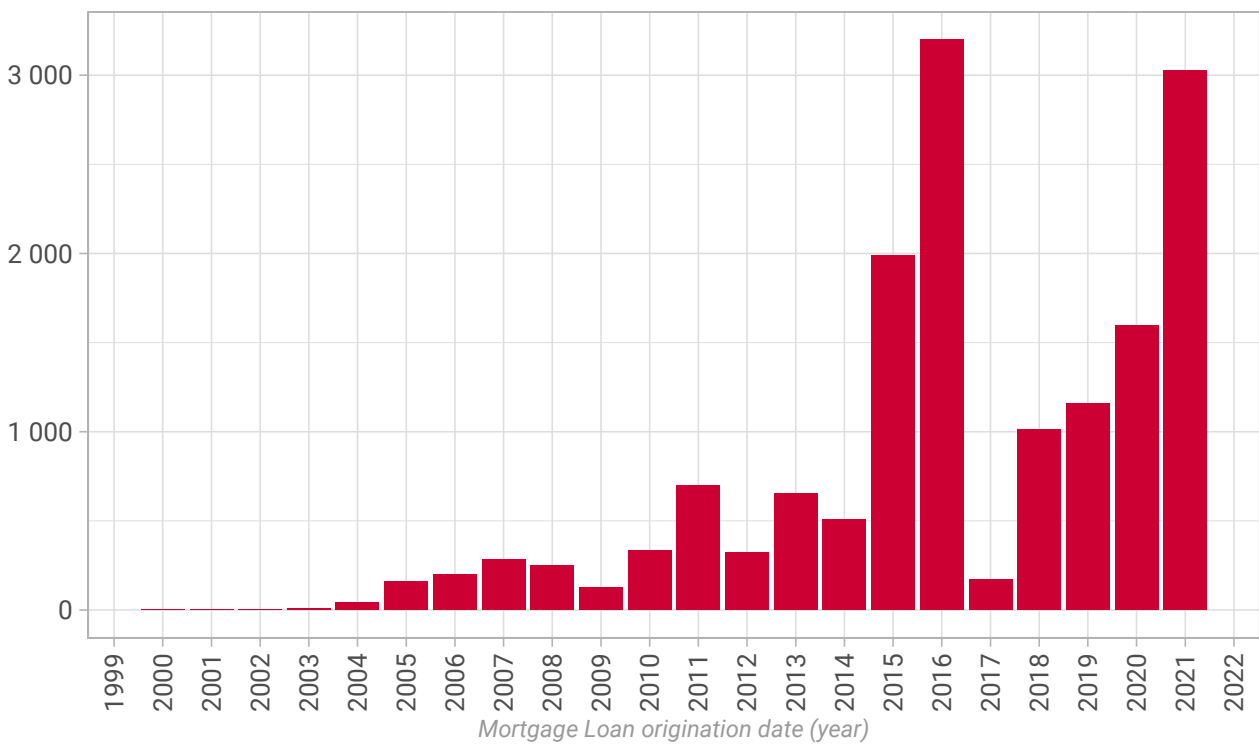
Mortgage Loans Interest Rate Reset Profile

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



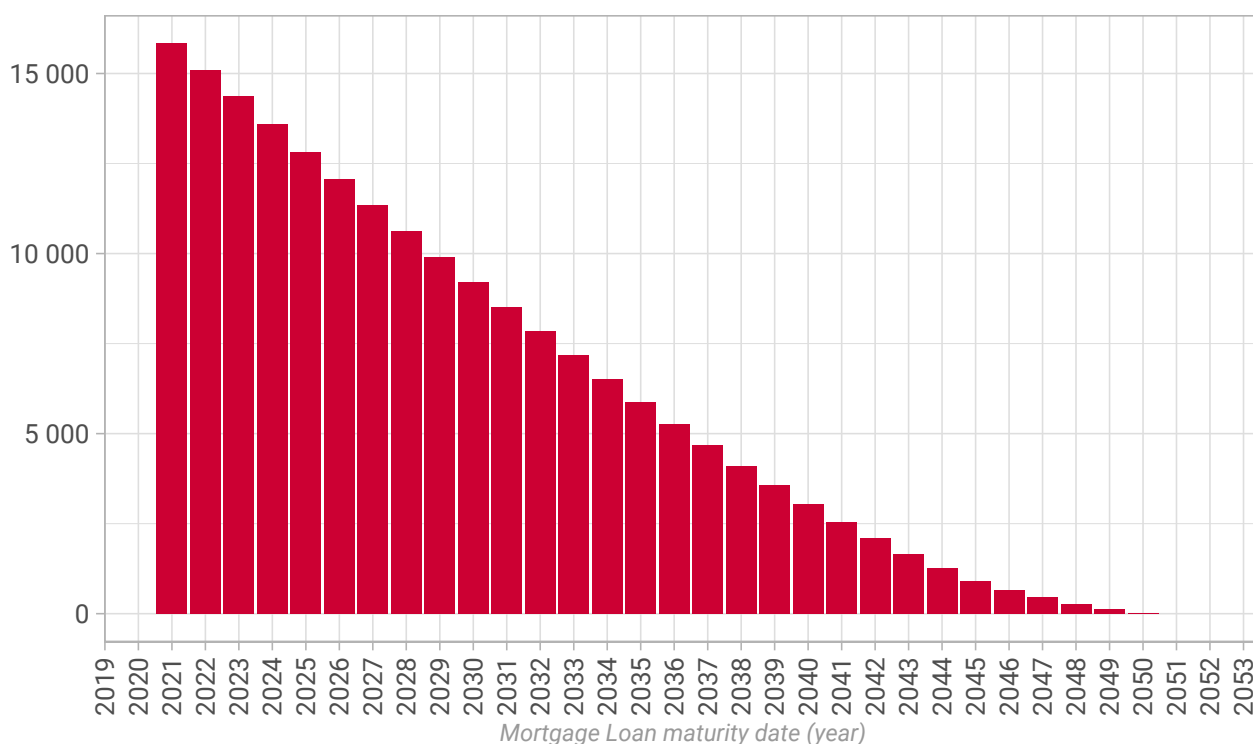
Mortgage Loans Seasoning Profile

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%	3 083	5 628 472 089	35.78%
2% – 3%	7 705	9 636 635 180	61.26%
3% – 5%	480	461 734 250	2.94%
5% – 7%	5	3 028 682	0.02%
Grand Total	11 273	15 729 870 201	100.00%

LTV range	Number of loans	Balance	%
0% - 40%	2 856	2 131 965 898	13.55%
40% – 50%	1 272	1 571 252 098	9.99%
50% – 60%	1 283	1 841 025 720	11.70%
60% – 70%	1 686	2 628 182 449	16.71%
70% – 80%	4 176	7 557 444 037	48.05%
Grand Total	11 273	15 729 870 201	100.00%

Nominal balance range	Number of loans	Balance	%
0 – 1 000 000	5 358	3 066 320 927	19.49%
1 000 000 – 2 000 000	3 527	4 907 637 452	31.20%
2 000 000 – 3 000 000	1 347	3 203 547 256	20.37%
more	1 041	4 552 364 566	28.94%
Grand Total	11 273	15 729 870 201	100.00%

Loan seasoning	Number of loans	Balance	%
up to 12 months	1 897	4 587 076 165	29.16%
12 to 24 months	90	170 220 098	1.08%
24 to 36 months	1 017	1 814 209 092	11.53%
36 to 60 months	528	767 985 988	4.88%
60 months and more	7 741	8 390 378 859	53.34%
Grand Total	11 273	15 729 870 201	100.00%

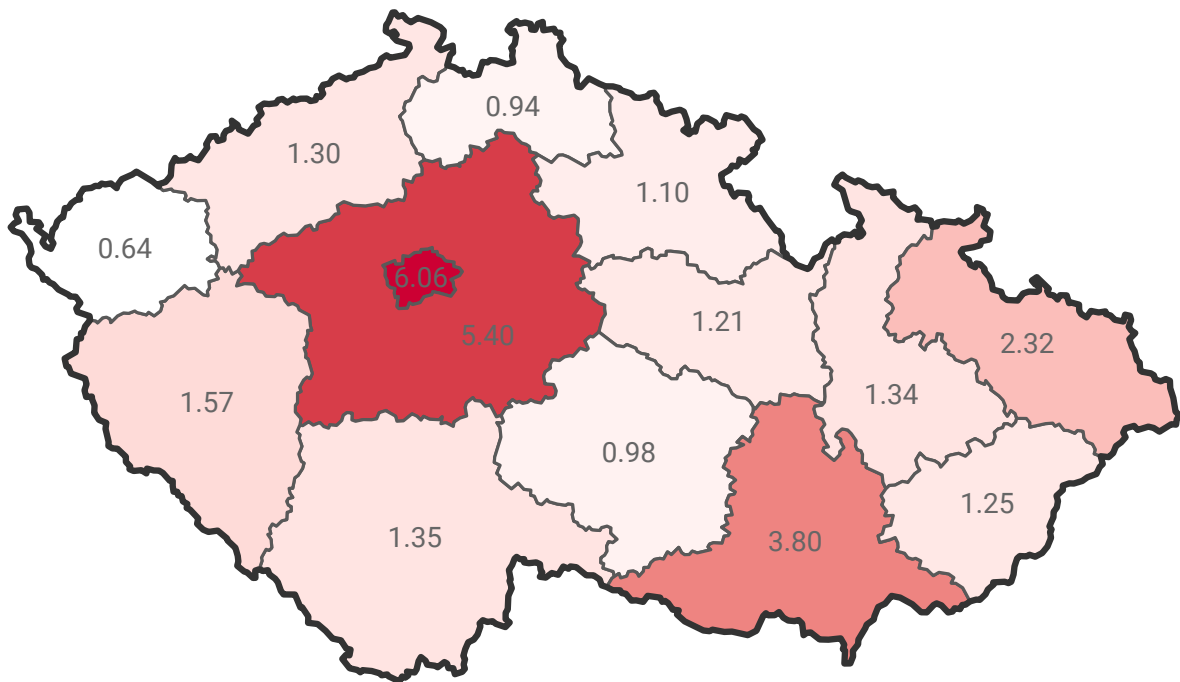
Residual life	Number of loans	Balance	%
4 to 5 years	659	293 226 702	1.86%
5 to 10 years	1 362	957 601 172	6.09%
10+ years	9 252	14 479 042 328	92.05%
Grand Total	11 273	15 729 870 201	100.00%

Arrears	Number of loans	Balance	%
paid to term	11 242	15 684 236 358	99.71%
1 to 30 days	28	42 495 620	0.27%
30 to 60 days	2	2 294 923	0.01%
60 to 90 days	1	843 301	0.01%
Grand Total	11 273	15 729 870 201	100.00%

Geographical Concentration

Region	Number of properties	Mortgaged Property Value	%
Hlavní mesto Praha	1 389	6 061 588 736	20.71%
Jihoceský kraj	603	1 348 129 025	4.61%
Jihomoravský kraj	1 334	3 803 999 009	13.00%
Karlovarský kraj	417	641 528 291	2.19%
Kraj Vysocina	499	975 284 911	3.33%
Královéhradecký kraj	566	1 102 614 314	3.77%
Liberecký kraj	450	936 747 321	3.20%
Moravskoslezský kraj	1 128	2 320 687 465	7.93%
Olomoucký kraj	673	1 338 189 033	4.57%
Pardubický kraj	619	1 214 162 585	4.15%
Plzeňský kraj	716	1 574 321 609	5.38%
Středočeský kraj	1 801	5 400 840 780	18.46%
Ústecký kraj	797	1 297 705 636	4.43%
Zlínský kraj	577	1 246 257 732	4.26%
Grand Total	11 569	29 262 056 448	100.00%

Mortgaged Property Value in CZK bln.



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.