

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 31 December 2021.

Key Facts

Debts	12 431 178 296
Covered Bonds Debts	12 431 178 296
Accessory Debts	0
Cover Assets	15 539 459 527
Mortgage Loans	15 339 459 527
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 December 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	25.00%
Mortgage Loans coverage limit (Statutory 85% Test)	85.00%
Mortgage Loans coverage actual	123.40%

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	47 397	12 431 178 296
Grand Total		EUR		500 000 000	47 397	12 431 178 296

Cover Pool Loan Overview

Number of Mortgage Loans	10 160
Number of borrowers	9 961
Number of properties	10 484
Nominal Value of Mortgage Loans in CZK	15 700 066 839
Adjusted Value of Mortgage Loans (LTV 80% cap) in CZK	15 339 459 527
Mortgaged Property Value in CZK	28 557 147 807
Weighted Average of seasoning of Mortgage Loans	4.2 years
Weighted Average of remaining term of Mortgage Loans	22.0 years
Weighted Average of term to interest rate reset of Mortgage Loans	4.1 years
Weighted Average Life of Mortgage Loans	12.1 years
Weighted Average Life of Covered Bonds	4.1 years
Weighted Average of LTV of Mortgage Loans	63.17%
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	141 099 866
10 largest borrowers in % of total Adjusted Value of Mortgage Loans in CZK	0.92%
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
CZ0001001945	09/2022	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%	704 230 083

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	6 358	10 983 078 011	71.60%
Construction	412	609 971 115	3.98%
Reconstruction	754	550 087 438	3.59%
Refinancing	1 811	2 417 547 594	15.76%
Others	825	778 775 369	5.08%
Grand Total	10 160	15 339 459 527	100.00%

Impact of COVID-19 Moratorium on Loans

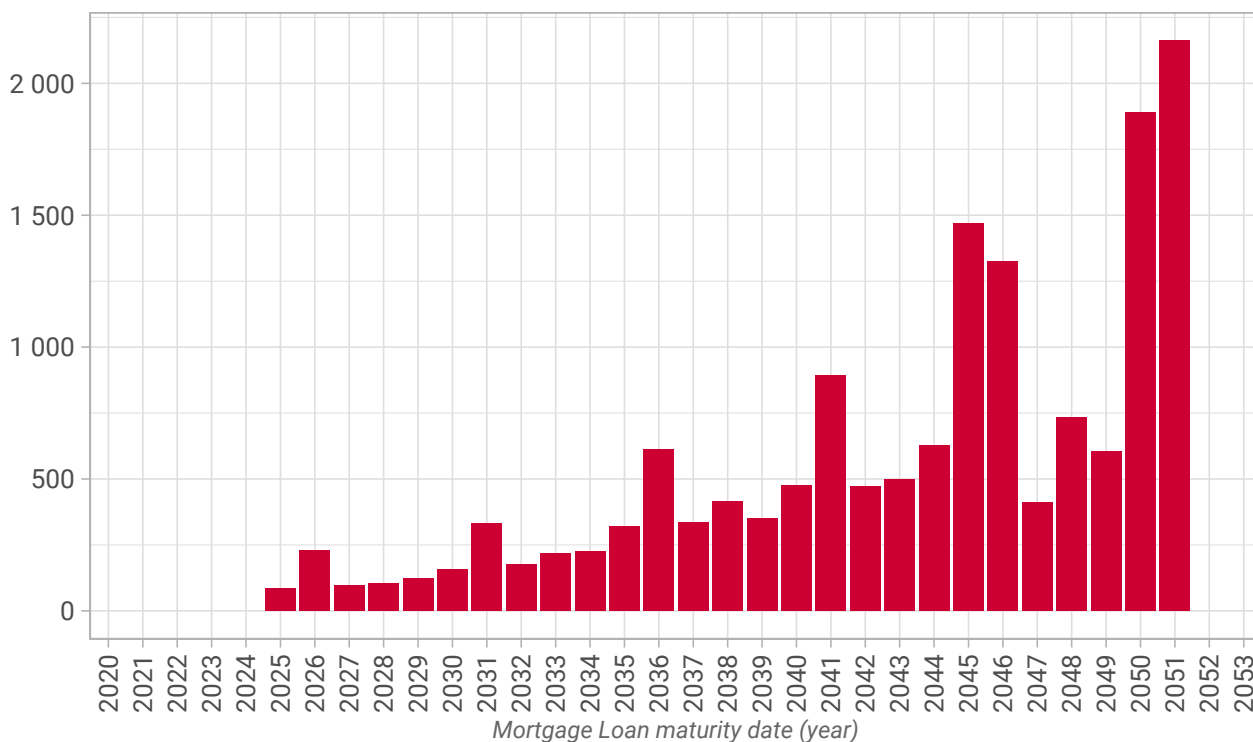
Loans in COVID-19 moratorium per Adjusted loan balance in CZK	0
Loans in COVID-19 moratorium as % of total	0.00%

Cover Pool Loan Detail

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

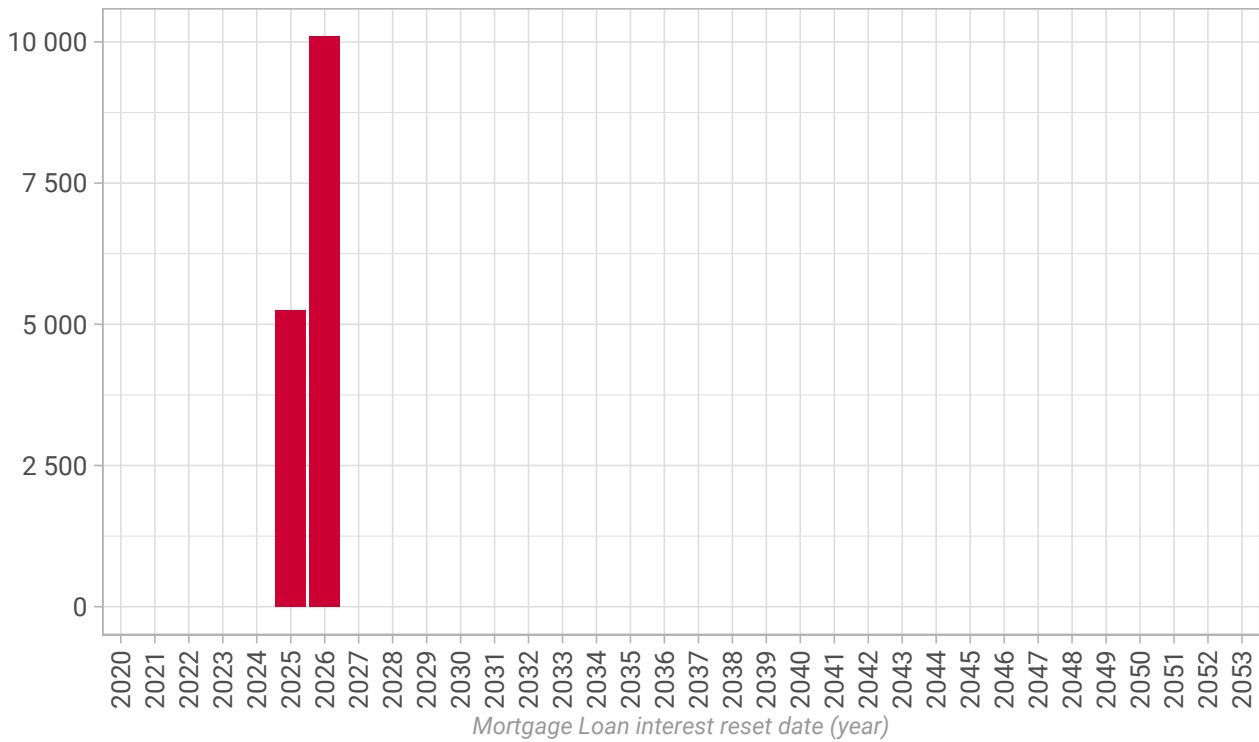
Mortgage Loans Contractual Maturity Profile

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



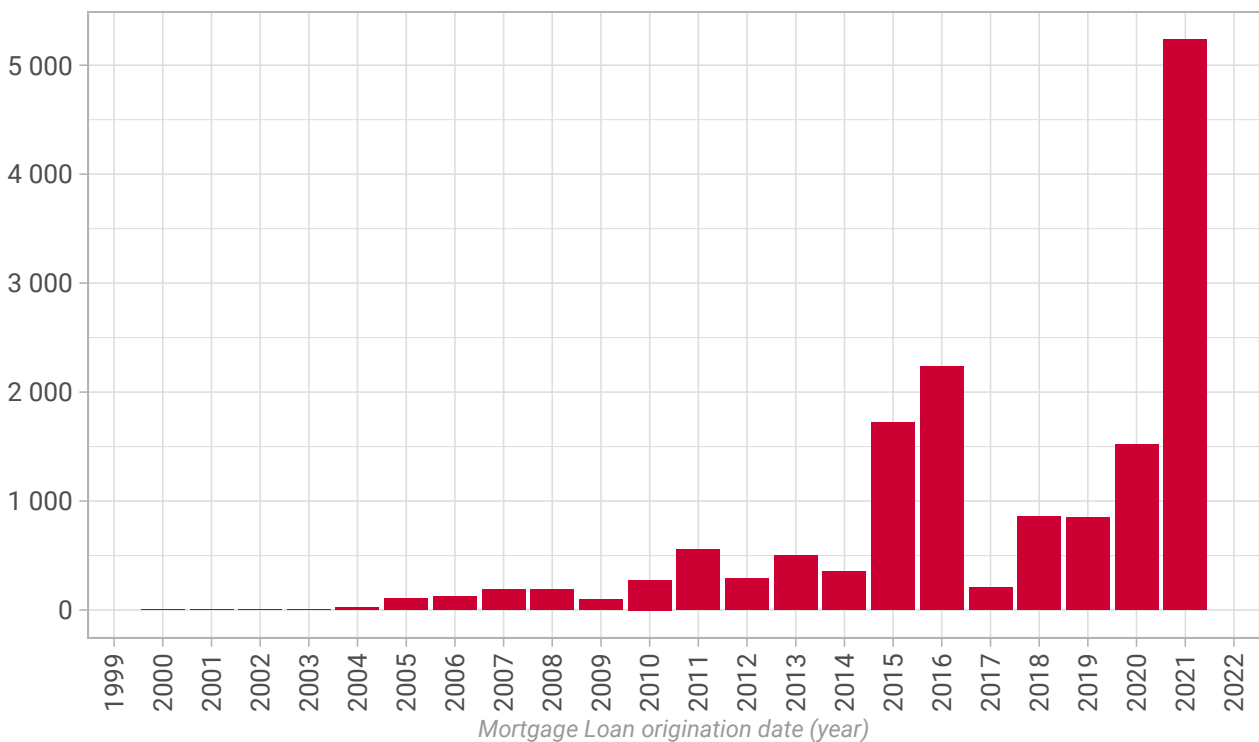
Mortgage Loans Interest Rate Reset Profile

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



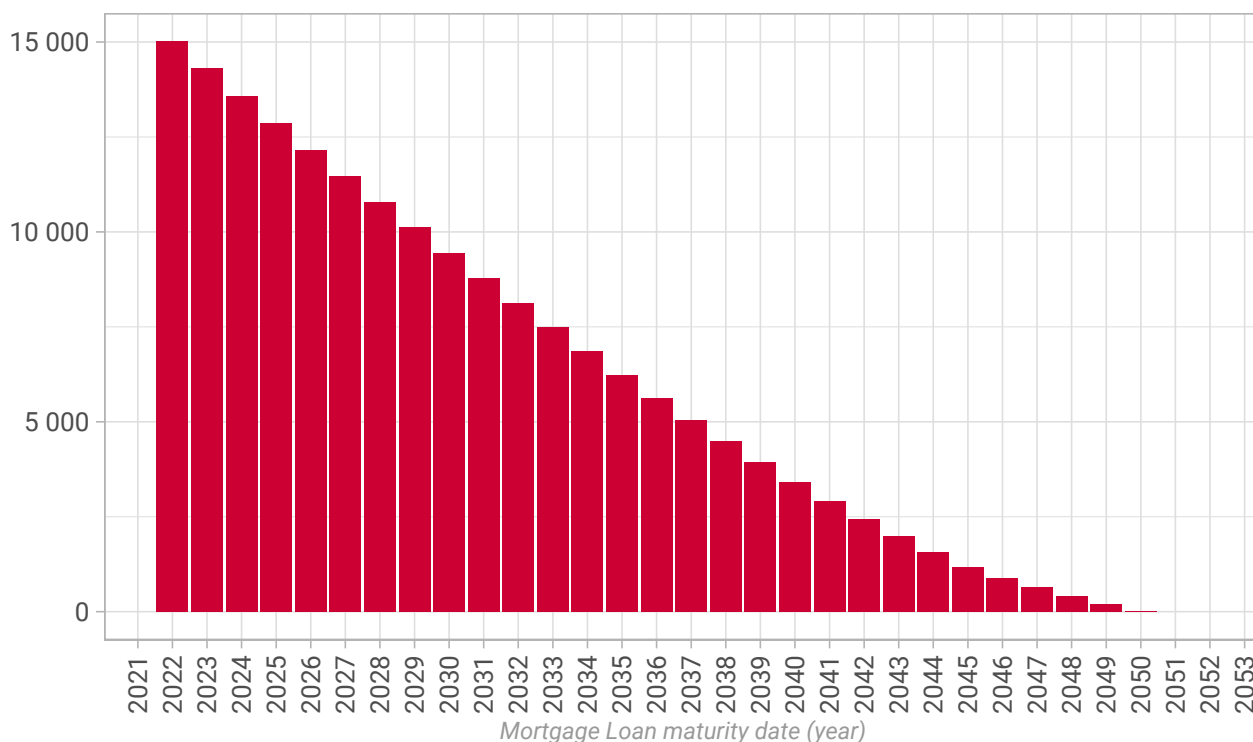
Mortgage Loans Seasoning Profile

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%	2 903	5 908 375 131	38.52%
2% – 3%	6 859	9 067 733 479	59.11%
3% – 5%	392	358 758 565	2.34%
5% – 7%	6	4 592 352	0.03%
Grand Total	10 160	15 339 459 527	100.00%

LTV range	Number of loans	Balance	%
0% - 40%	2 732	2 070 365 808	13.50%
40% – 50%	1 147	1 503 860 439	9.80%
50% – 60%	1 190	1 893 168 854	12.34%
60% – 70%	1 495	2 586 343 057	16.86%
70% – 80%	3 596	7 285 721 368	47.50%
Grand Total	10 160	15 339 459 527	100.00%

Nominal balance range	Number of loans	Balance	%
0 – 1 000 000	4 669	2 622 887 612	17.10%
1 000 000 – 2 000 000	3 031	4 256 373 349	27.75%
2 000 000 – 3 000 000	1 252	2 997 458 175	19.54%
more	1 208	5 462 740 391	35.61%
Grand Total	10 160	15 339 459 527	100.00%

Loan seasoning	Number of loans	Balance	%
up to 12 months	1 968	5 232 280 062	34.11%
12 to 24 months	635	1 516 743 576	9.89%
24 to 36 months	485	852 255 321	5.56%
36 to 60 months	654	1 063 798 548	6.94%
60 months and more	6 418	6 674 382 021	43.51%
Grand Total	10 160	15 339 459 527	100.00%

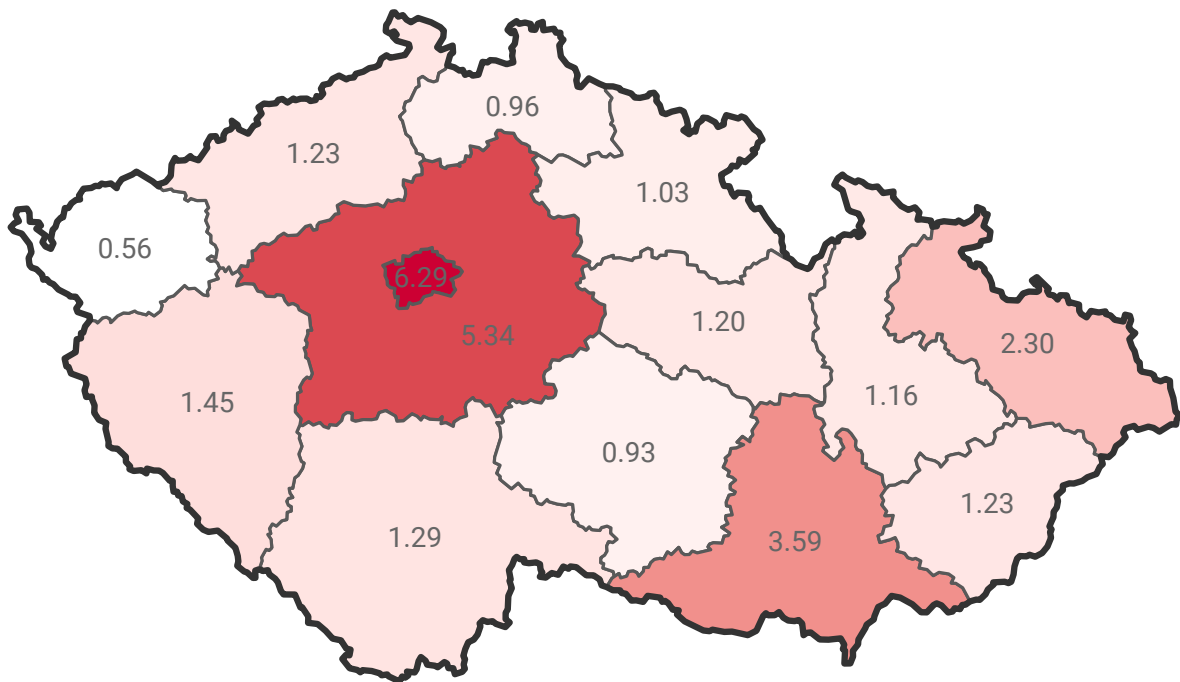
Residual life	Number of loans	Balance	%
3 to 4 years	231	86 061 182	0.56%
4 to 5 years	549	230 710 130	1.50%
5 to 10 years	1 149	812 664 069	5.30%
10+ years	8 231	14 210 024 145	92.64%
Grand Total	10 160	15 339 459 527	100.00%

Arrears	Number of loans	Balance	%
paid to term	10 130	15 303 391 681	99.76%
1 to 30 days	27	30 174 916	0.20%
30 to 60 days	3	5 892 931	0.04%
Grand Total	10 160	15 339 459 527	100.00%

Geographical Concentration

Region	Number of properties	Mortgaged Property Value	%
Hlavní mesto Praha	1 345	6 292 320 603	22.03%
Jihoceský kraj	547	1 291 800 462	4.52%
Jihomoravský kraj	1 180	3 592 862 723	12.58%
Karlovarský kraj	366	559 143 493	1.96%
Kraj Vysocina	446	929 150 979	3.25%
Královéhradecký kraj	514	1 029 838 739	3.61%
Liberecký kraj	422	956 488 309	3.35%
Moravskoslezský kraj	1 030	2 298 564 561	8.05%
Olomoucký kraj	575	1 157 455 389	4.05%
Pardubický kraj	565	1 197 107 112	4.19%
Plzeňský kraj	627	1 449 385 459	5.08%
Středočeský kraj	1 637	5 339 482 308	18.70%
Ústecký kraj	696	1 233 893 775	4.32%
Zlínský kraj	534	1 229 653 897	4.31%
Grand Total	10 484	28 557 147 807	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.