

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 20 January 2021.

Key Facts

Debts	13 062 500 000
Covered Bonds Debts	13 062 500 000
Accessory Debts	0
Cover Assets	16 328 289 062
Mortgage Loans	16 128 289 062
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 (20 January 2021).

Over-collateralisation statutory	1.02%
Over-collateralisation contractual	1.05%
Over-collateralisation target	1.25%
Over-collateralisation actual	1.25%

Bond List

ISIN	Maturity	CCY	Rate	Volume Outstanding	Volume Outstanding in CZK
XS2289128162	01/2026	EUR	0.01%	500 000 000	13 062 500 000
Grand Total		EUR		500 000 000	13 062 500 000

Cover Pool Loan Overview

Number of Mortgage Loans	12 483
Number of borrowers	12 208
Number of properties	12 740
Nominal Value of Mortgage Loans in CZK	16 553 620 046
Adjusted Value of Mortgage Loans (LTV 80% cap) in CZK	16 128 289 062
Mortgaged Property Value in CZK	29 806 616 297
Weighted Average of seasoning of Mortgage Loans	5.3 years
Weighted Average of remaining term of Mortgage Loans	20.8 years
Weighted Average of term to interest rate reset of Mortgage Loans	5.1 years
Weighted Average Life of Mortgage Loans	11.4 years
Weighted Average Life of Covered Bonds	5.0 years
Weighted Average of LTV of Mortgage Loans	63.37%
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	171 551 560
10 largest borrowers in % of total Adjusted Value of Mortgage Loans in CZK	1.06%
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 SA	EUR	500 000 000	0.01%	CZK	13 080 000 000	1.09%	94 541 065

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	7 773	11 074 294 682	68.66%
Construction	622	1 027 769 787	6.37%
Reconstruction	905	695 636 434	4.31%
Refinancing	2 030	2 280 107 277	14.14%
Others	1 153	1 050 480 881	6.51%
Grand Total	12 483	16 128 289 062	100.00%

Impact of COVID-19 Moratorium on Loans

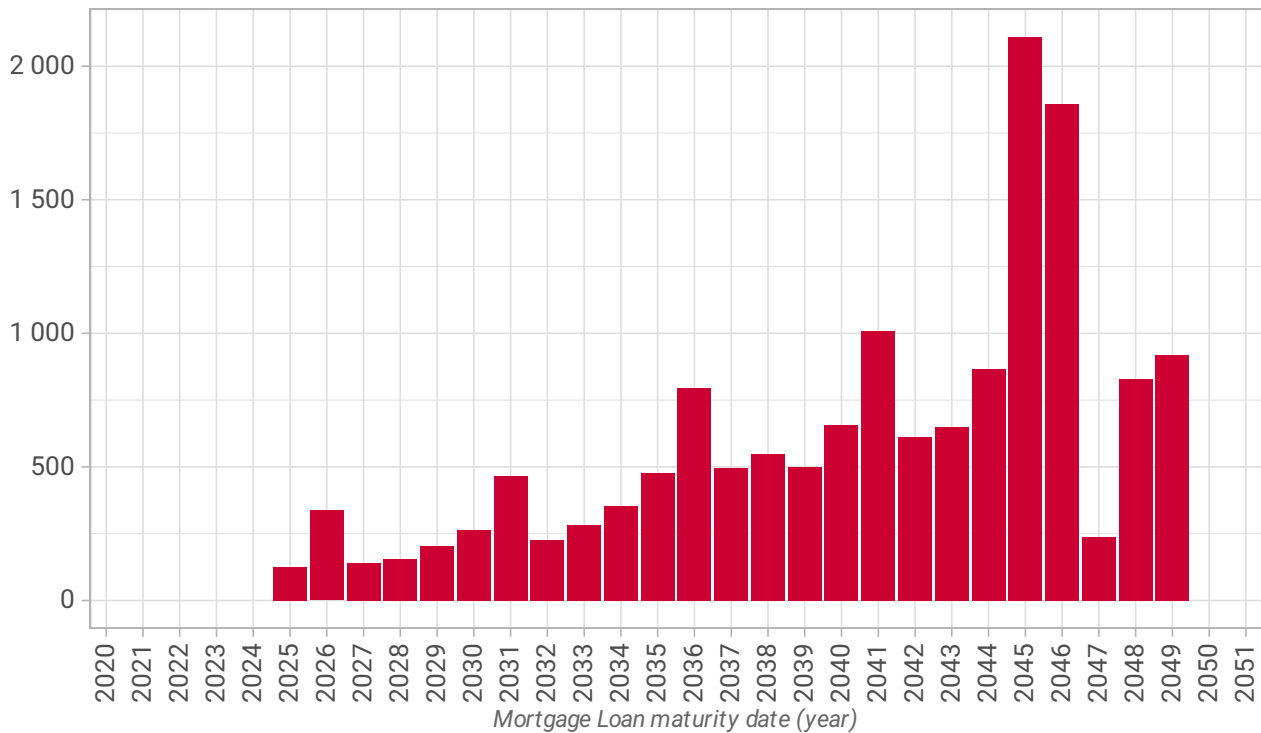
Loans in COVID-19 moratorium per Adjusted loan balance in CZK	0
Loans in COVID-19 moratorium as % of total	0.00%

Cover Pool Loan Detail

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

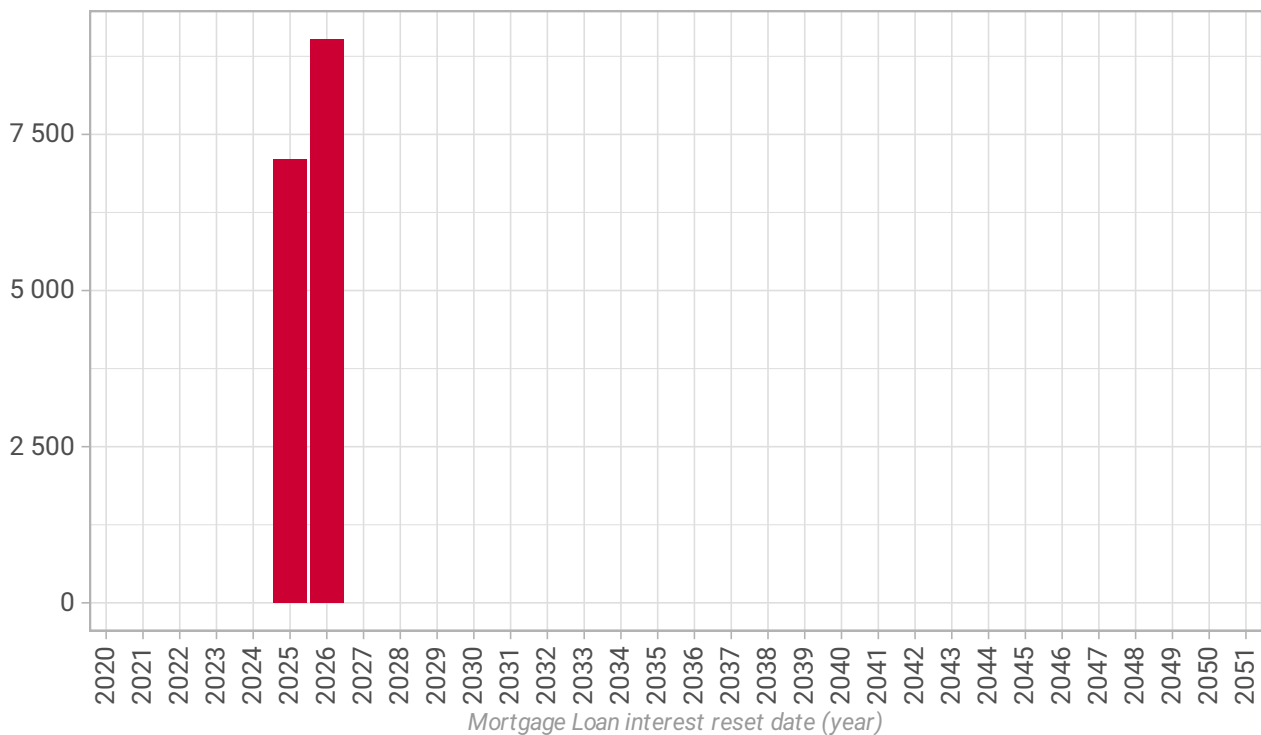
Mortgage Loans Contractual Maturity Profile

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



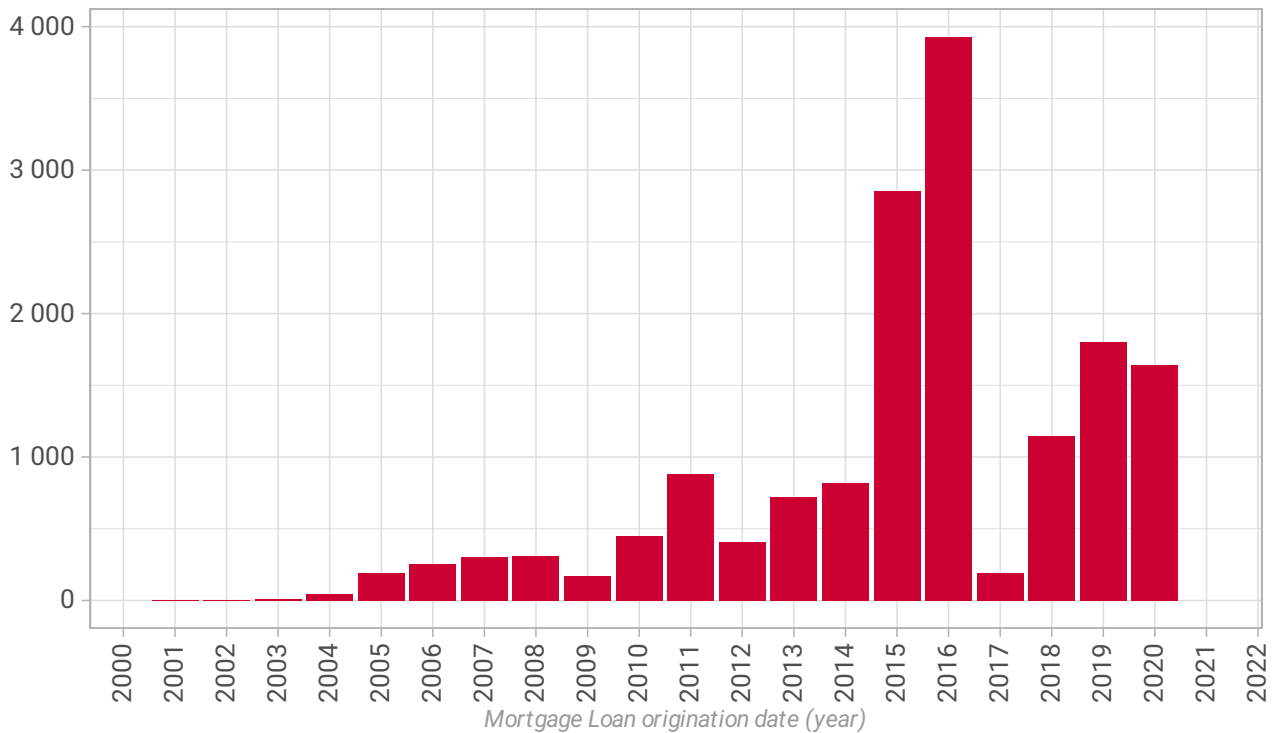
Mortgage Loans Interest Rate Reset Profile

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



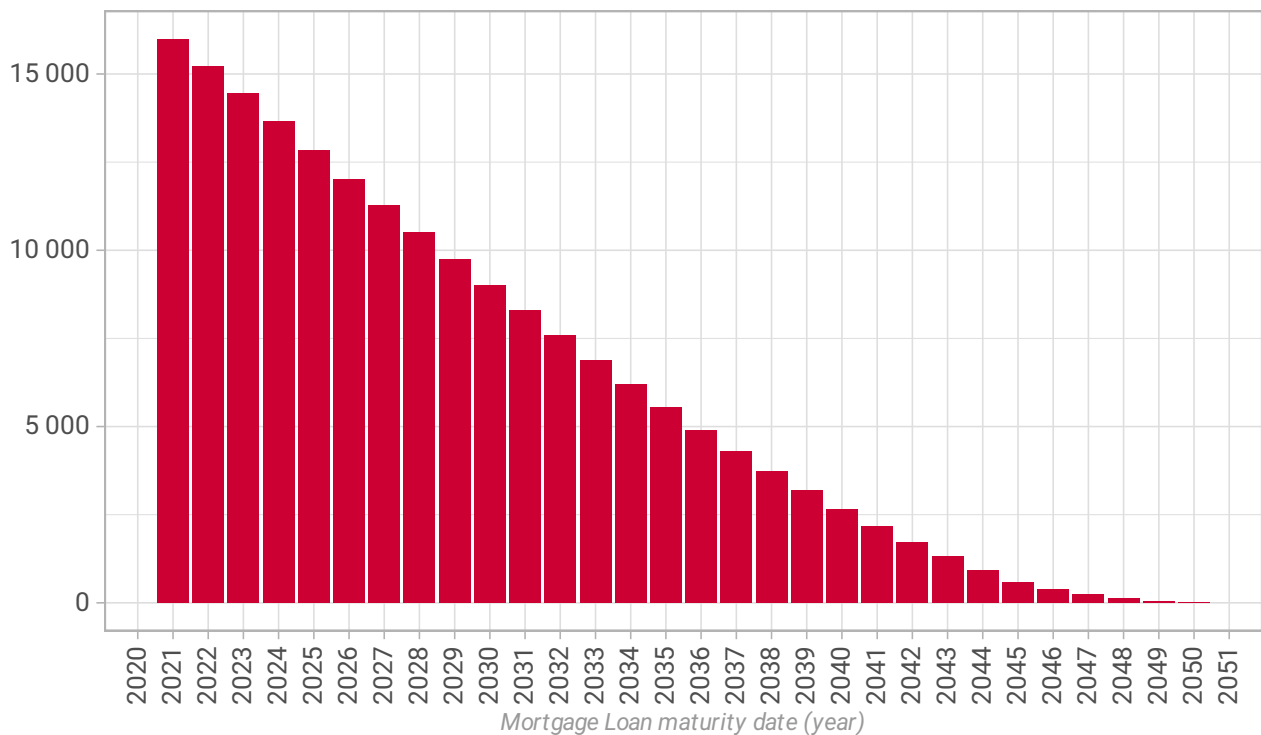
Mortgage Loans Seasoning Profile

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%	3 446	4 933 606 032	30.59%
2% – 3%	8 173	10 371 969 277	64.31%
3% – 5%	843	802 460 097	4.98%
5% – 7%	21	20 253 655	0.13%
Grand Total	12 483	16 128 289 062	100.00%

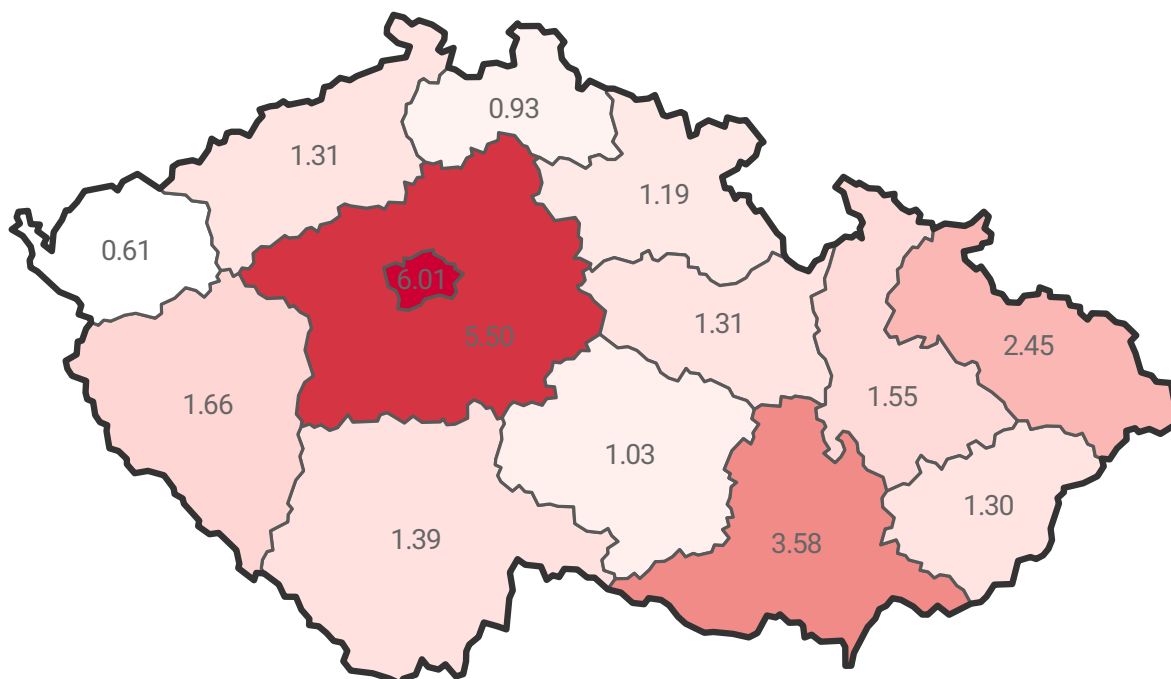
LTV range	Number of loans	Balance	%
0% - 40%	3 000	2 122 305 025	13.16%
40% – 50%	1 340	1 561 393 148	9.68%
50% – 60%	1 455	1 944 104 654	12.05%
60% – 70%	1 907	2 764 983 641	17.14%
70% – 80%	4 781	7 735 502 594	47.96%
Grand Total	12 483	16 128 289 062	100.00%

Nominal balance range	Number of loans	Balance	%
0 – 1 000 000	6 183	3 542 920 226	21.97%
1 000 000 – 2 000 000	4 042	5 595 913 413	34.70%
2 000 000 – 3 000 000	1 399	3 299 387 387	20.46%
more	859	3 690 068 036	22.88%
Grand Total	12 483	16 128 289 062	100.00%

Origination year	Number of loans	Balance	%
1995 - 2000	1	817 948	0.01%
2000 - 2005	393	246 023 126	1.53%
2005 - 2010	1 702	1 479 812 362	9.18%
2010 - 2015	5 038	5 681 905 158	35.23%
2015 - 2020	5 349	8 719 730 468	54.06%
Grand Total	12 483	16 128 289 062	100.00%

Geographical concentration

Region	Number of properties	Mortgaged Property Value	%
Hlavní město Praha	1 484	6 009 223 702	20.16%
Jihočeský kraj	694	1 390 302 947	4.66%
Jihomoravský kraj	1 428	3 578 201 147	12.00%
Karlovarský kraj	417	610 892 885	2.05%
Kraj Vysočina	564	1 028 984 167	3.45%
Královéhradecký kraj	679	1 186 343 059	3.98%
Liberecký kraj	490	927 105 802	3.11%
Moravskoslezský kraj	1 322	2 453 421 992	8.23%
Olomoucký kraj	846	1 546 195 204	5.19%
Pardubický kraj	707	1 308 094 917	4.39%
Plzeňský kraj	812	1 656 810 694	5.56%
Středočeský kraj	2 002	5 504 140 102	18.47%
Ústecký kraj	867	1 306 640 394	4.38%
Zlínský kraj	670	1 300 259 286	4.36%
Grand Total	12 982	29 806 616 297	100.00%



Total assessed value per region 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.