

# 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 31 March 2025.

### Key Facts

Debts	12 827 902 477
Covered Bonds Debts	12 482 742 810
Accessory Debts	345 159 667
Cover Assets	15 397 378 061
Mortgage Loans	15 197 378 061
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 March 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	20.03%
Mortgage Loans coverage limit (Statutory 85% Test)	85.00%
Mortgage Loans coverage actual	118.47%

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	9 726	12 482 742 810
Grand Total				500 000 000	9 726	12 482 742 810

## 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	10 607
Number of borrowers	10 379
Number of properties	13 651
Nominal Value of Mortgage Loans in CZK	15 800 547 963
Adjusted Value of Mortgage Loans (LTV 80% cap) in CZK	15 197 378 061
Mortgaged Property Value in CZK	34 352 701 032
Weighted Average of seasoning of Mortgage Loans	7.0 years
Weighted Average of remaining term of Mortgage Loans	19.6 years
Weighted Average of term to interest rate reset of Mortgage Loans	0.8 years
Weighted Average Life of Mortgage Loans	10.9 years
Weighted Average Life of Covered Bonds	0.8 years
Weighted Average of LTV of Mortgage Loans	58.24%
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	182 611 698
10 largest borrowers in % of total Adjusted Value of Mortgage Loans in CZK	1.20%
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
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%	-345 159 667

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
2025-04	145 668 258	0	0	0	145 668 258
2025-05	110 255 325	0	0	0	110 255 325
2025-06	110 255 325	0	0	0	110 255 325
2025-07	108 016 980	0	0	0	108 016 980
2025-08	108 016 980	0	0	0	108 016 980
2025-09	108 016 980	4 796 715	0	0	112 813 695
Grand Total	690 229 848	4 796 715	0	0	695 026 563

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 (31 March 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	6 563	10 589 905 709	69.68%
Construction	505	657 476 144	4.33%
Reconstruction	331	216 710 210	1.43%
Refinancing	2 255	2 998 157 644	19.73%
Others	953	735 128 354	4.84%
Grand Total	10 607	15 197 378 061	100.00%

## Impact of COVID-19 Moratorium on Loans

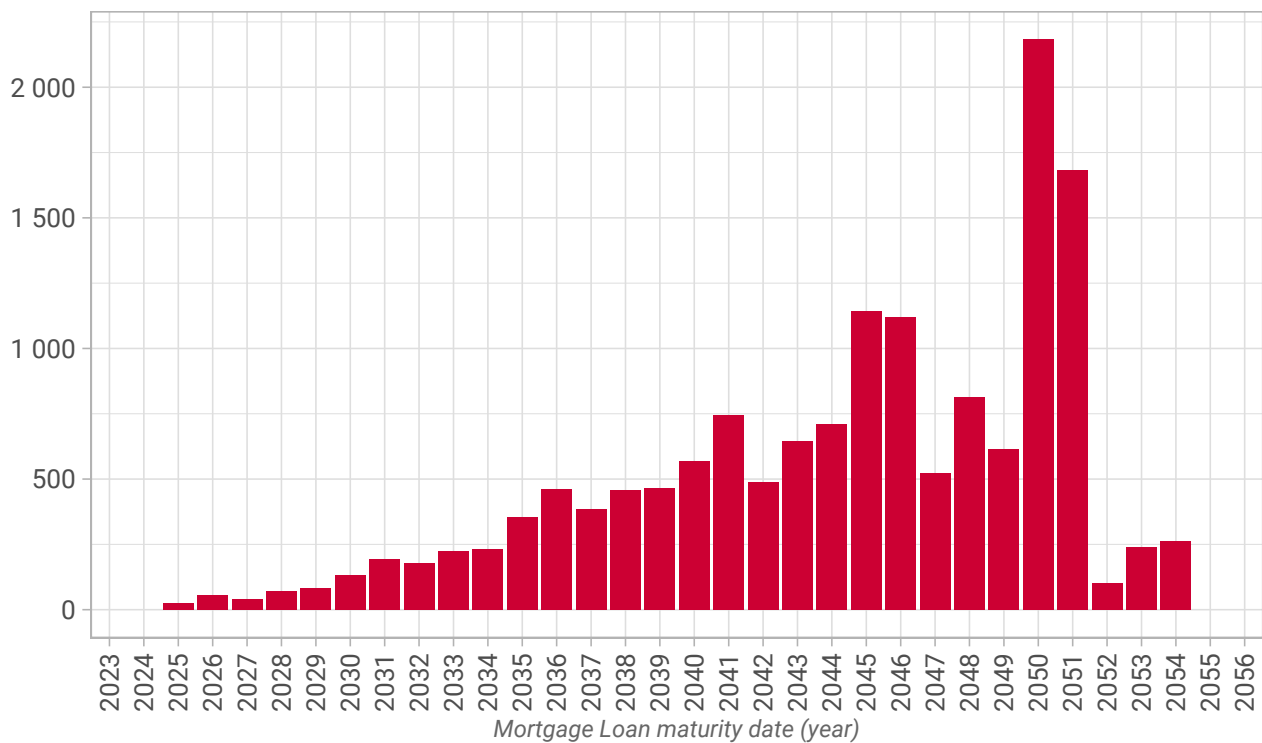
Loans in COVID-19 moratorium per Adjusted loan balance in CZK	0
Loans in COVID-19 moratorium as % of total	0.00%

## Cover Pool Loan Detail

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

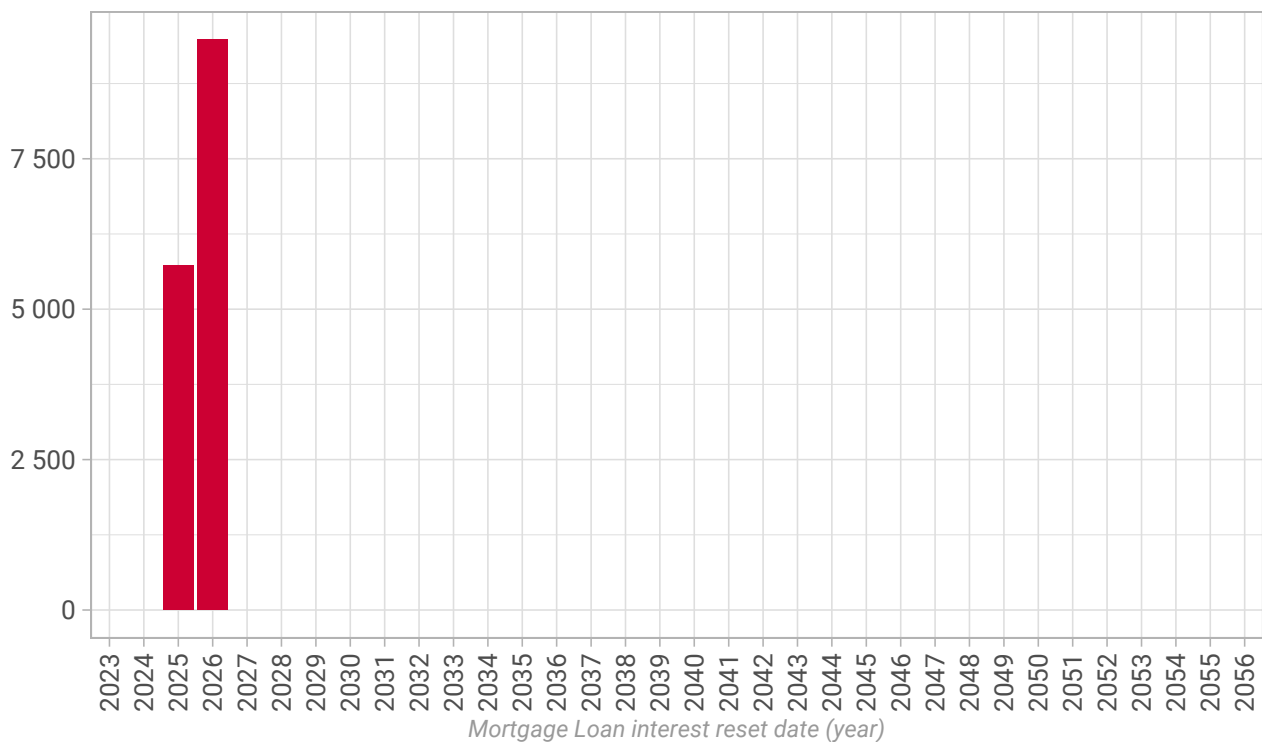
## Mortgage Loans Contractual Maturity Profile

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



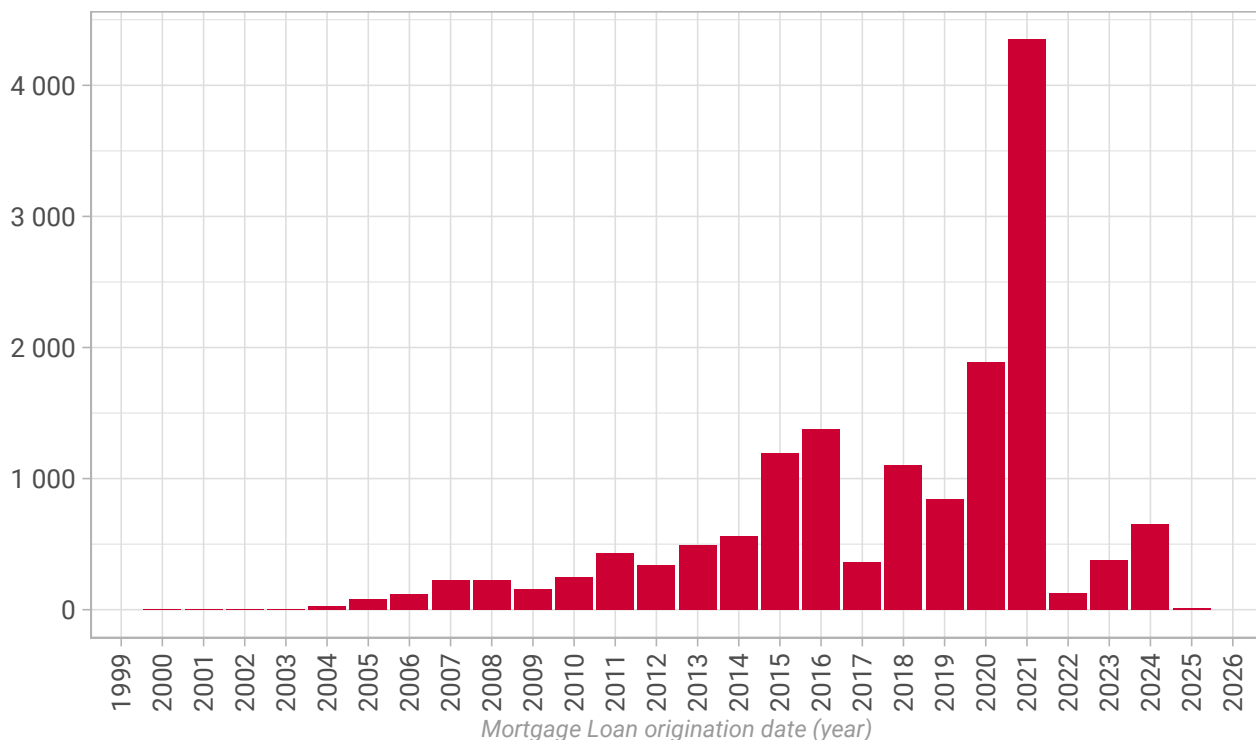
## Mortgage Loans Interest Rate Reset Profile

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



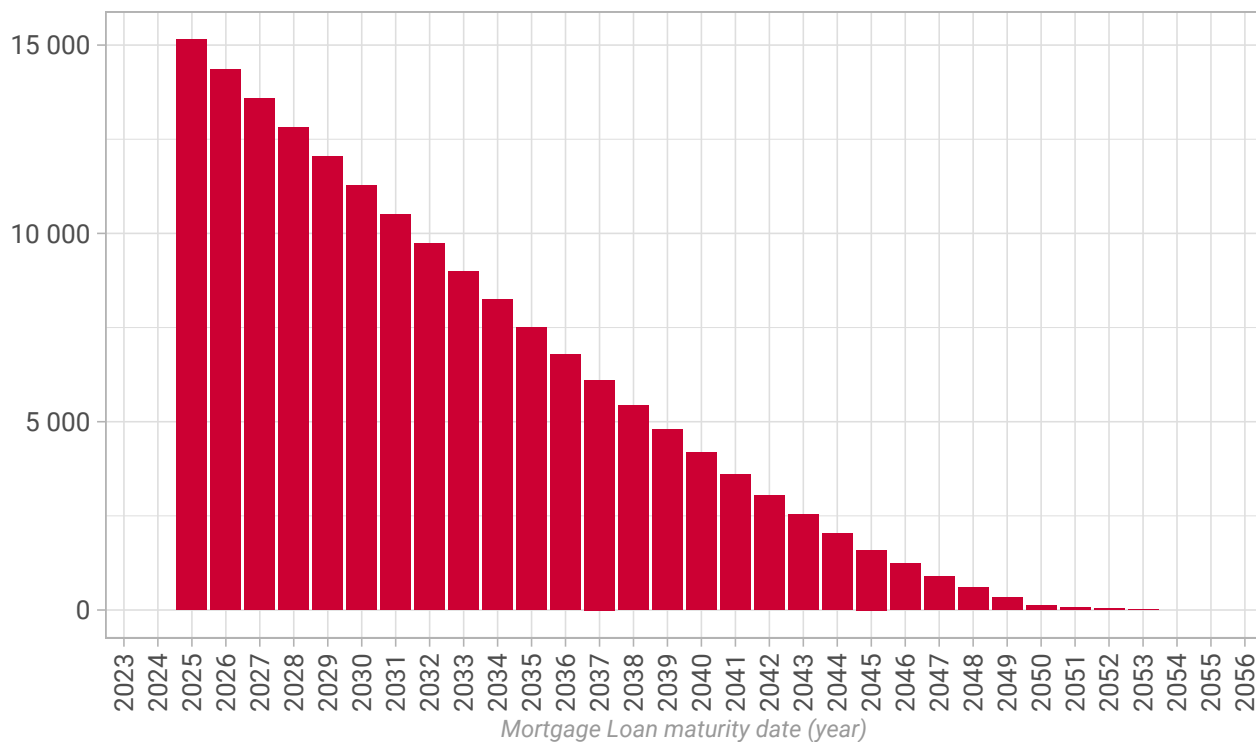
## Mortgage Loans Seasoning Profile

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%	2 575	5 386 441 337	35.44%
2% - 3%	4 813	5 793 927 360	38.12%
3% - 5%	847	1 356 013 682	8.92%
5% - 7%	2 332	2 635 952 228	17.34%
more	40	25 043 453	0.16%
Grand Total	10 607	15 197 378 061	100.00%

LTV range	Number of loans	Balance	%
0% - 40%	3 898	2 657 458 243	17.49%
40% - 50%	1 300	1 834 489 788	12.07%
50% - 60%	1 509	2 536 562 825	16.69%
60% - 70%	1 710	3 317 259 350	21.83%
70% - 80%	2 190	4 851 607 855	31.92%
Grand Total	10 607	15 197 378 061	100.00%

Nominal balance range	Number of loans	Balance	%
0 - 1 000 000	5 238	2 575 235 558	16.95%
1 000 000 - 2 000 000	2 786	3 915 343 296	25.76%
2 000 000 - 3 000 000	1 277	3 017 125 402	19.85%
3 000 000 - 4 000 000	625	2 030 456 706	13.36%
4 000 000 - 5 000 000	311	1 300 493 300	8.56%
more	370	2 358 723 799	15.52%
Grand Total	10 607	15 197 378 061	100.00%

Loan seasoning	Number of loans	Balance	%
up to 12 months	131	399 171 560	2.63%
12 to 24 months	175	458 347 095	3.02%
24 to 36 months	115	251 899 800	1.66%
36 to 60 months	2 465	6 205 306 213	40.83%
60 months and more	7 721	7 882 653 392	51.87%
Grand Total	10 607	15 197 378 061	100.00%

Residual life	Number of loans	Balance	%
0 to 1 years	618	55 544 297	0.37%
1 to 2 years	248	37 780 730	0.25%
2 to 3 years	156	43 613 362	0.29%
3 to 4 years	190	83 125 148	0.55%
4 to 5 years	178	83 327 270	0.55%
5 to 10 years	1 435	1 013 363 626	6.67%
10 to 20 years	4 184	5 417 369 137	35.65%
20+ years	3 598	8 463 254 492	55.69%
Grand Total	10 607	15 197 378 061	100.00%

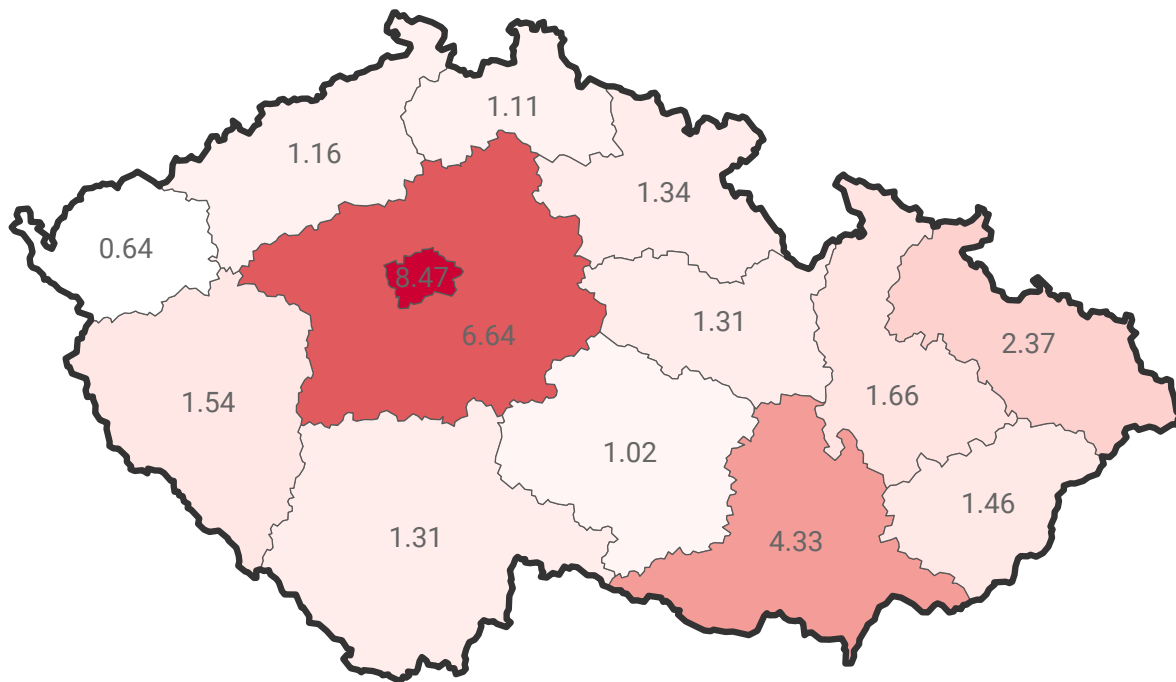
<b>Arrears</b>	<b>Number of loans</b>	<b>Balance</b>	<b>%</b>
no arrears	10 531	15 116 744 192	99.47%
1 to 30 days	69	73 451 300	0.48%
30 to 60 days	5	5 438 155	0.04%
60 to 90 days	2	1 744 414	0.01%
Grand Total	10 607	15 197 378 061	100.00%

## Geographical Concentration

<b>Region</b>	<b>Number of properties</b>	<b>Mortgaged Property Value</b>	<b>%</b>
Hlavní město Praha	2 347	8 471 937 819	24.66%
Jihomoravský kraj	1 665	4 327 008 583	12.60%
Jihočeský kraj	559	1 306 345 894	3.80%
Karlovarský kraj	395	635 946 550	1.85%
Kraj Vysočina	500	1 017 217 849	2.96%
Královéhradecký kraj	681	1 335 473 966	3.89%
Liberecký kraj	494	1 109 034 719	3.23%
Moravskoslezský kraj	1 251	2 369 693 671	6.90%
Olomoucký kraj	801	1 660 950 579	4.83%
Pardubický kraj	646	1 311 524 120	3.82%
Plzeňský kraj	766	1 540 644 205	4.48%
Středočeský kraj	2 202	6 642 078 987	19.33%
Zlínský kraj	639	1 462 246 581	4.26%
Ústecký kraj	705	1 162 597 510	3.38%
Grand Total	13 651	34 352 701 032	100.00%



## Mortgaged Property Value in CZK bln.



## Appraisal Methods

Method	Number of properties	Mortgaged Property Value	%
Usual price - internal valuation	10 448	27 168 965 061	79.09%
Usual price - external valuation	3 075	7 069 999 613	20.58%
Other internal valuation	109	71 296 472	0.208%
Usual price - DTS	6	19 198 882	0.0559%
Model price (LuxPi)	11	17 741 004	0.0516%
HYPO - employee mortgage loan - build-up	1	5 500 000	0.016%
Preliminary valuation	1	0	0.00%
Grand Total	13 651	34 352 701 032	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.