

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 September 2021.

Key Facts

Debts	12 748 387 086
Covered Bonds Debts	12 748 387 086
Accessory Debts	0
Cover Assets	15 938 753 589
Mortgage Loans	15 738 753 589
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 September 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	25.03%
Mortgage Loans coverage limit (Statutory 85% Test)	85.00%
Mortgage Loans coverage actual	123.46%

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	34 795	12 748 387 086
Grand Total		EUR		500 000 000	34 795	12 748 387 086

Cover Pool Loan Overview

Number of Mortgage Loans	10 791
Number of borrowers	10 577
Number of properties	11 110
Nominal Value of Mortgage Loans in CZK	16 144 019 300
Adjusted Value of Mortgage Loans (LTV 80% cap) in CZK	15 738 753 589
Mortgaged Property Value in CZK	29 230 634 372
Weighted Average of seasoning of Mortgage Loans	4.3 years
Weighted Average of remaining term of Mortgage Loans	21.9 years
Weighted Average of term to interest rate reset of Mortgage Loans	4.3 years
Weighted Average Life of Mortgage Loans	12.0 years
Weighted Average Life of Covered Bonds	4.3 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	139 562 130
10 largest borrowers in % of total Adjusted Value of Mortgage Loans in CZK	0.89%
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 PAR	EUR	500 000 000	0.01%	CZK	13 080 000 000	1.09%	540 016 529

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	6 801	11 376 378 722	72.28%
Construction	406	609 622 605	3.87%
Reconstruction	793	562 074 029	3.57%
Refinancing	1 833	2 268 376 604	14.41%
Others	958	922 301 630	5.86%
Grand Total	10 791	15 738 753 589	100.00%

Impact of COVID-19 Moratorium on Loans

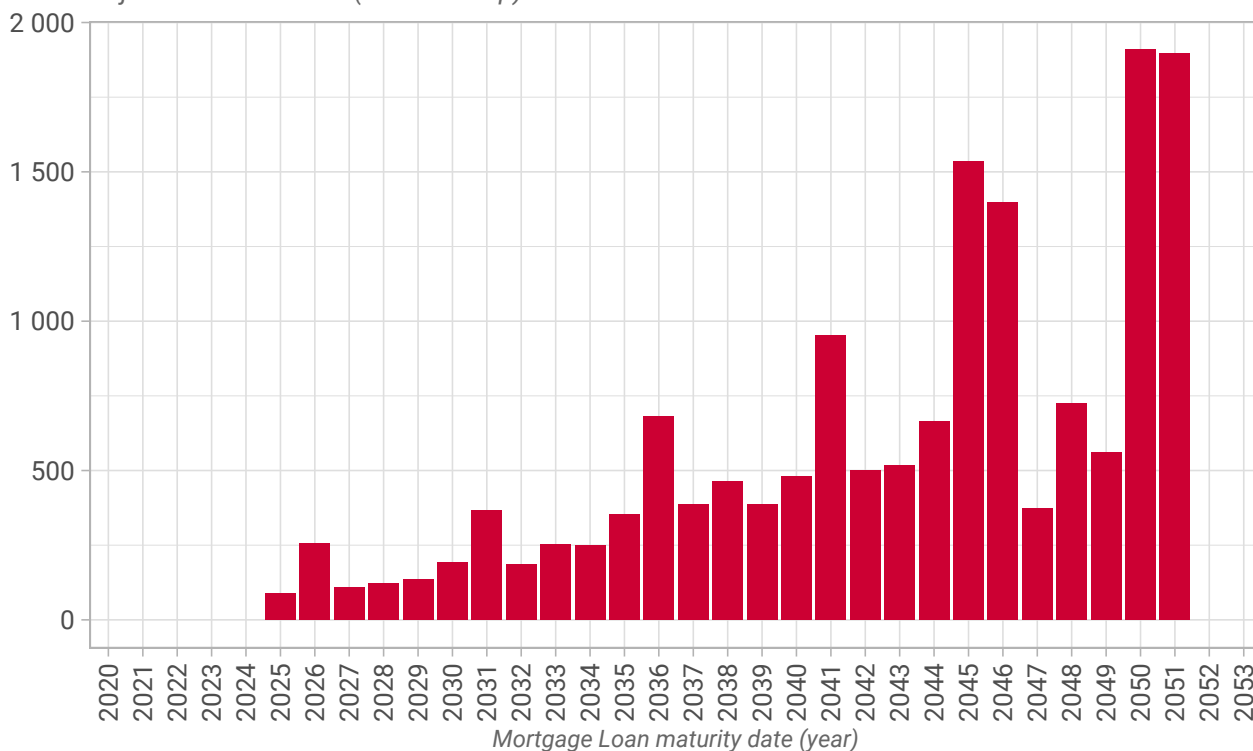
Loans in COVID-19 moratorium per Adjusted loan balance in CZK	0
Loans in COVID-19 moratorium as % of total	0.00%

Cover Pool Loan Detail

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

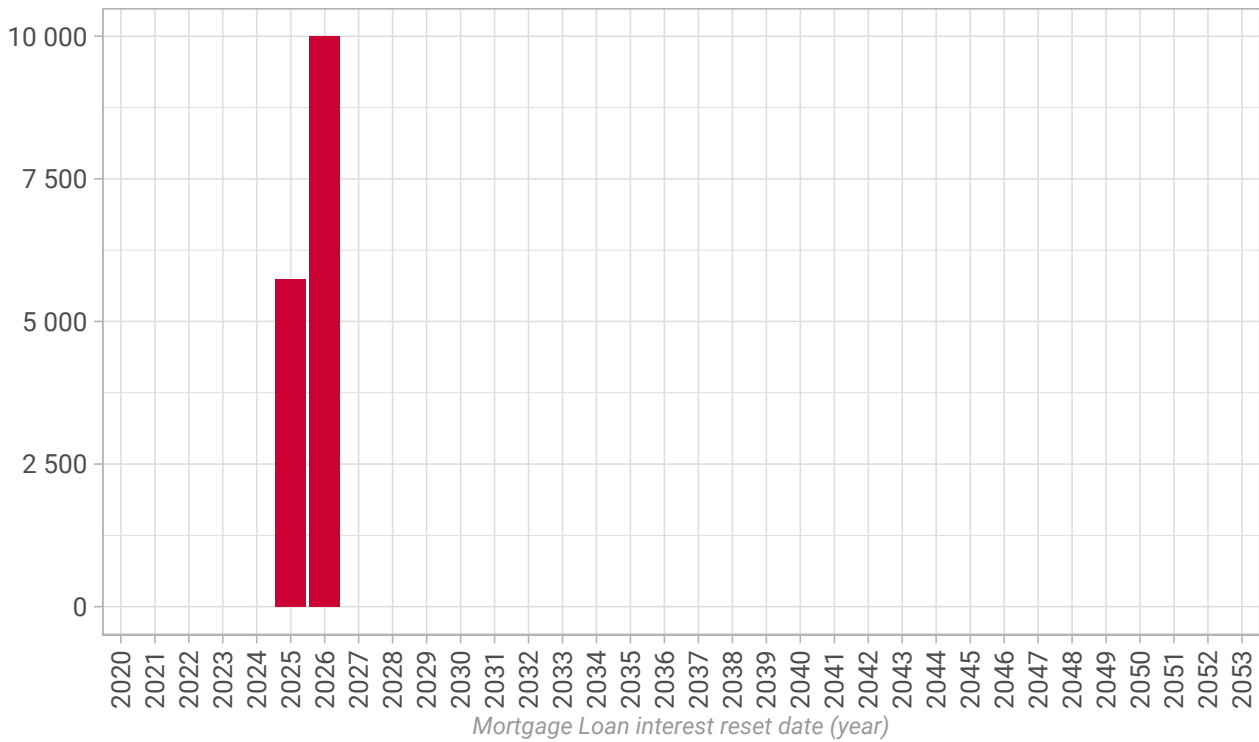
Mortgage Loans Contractual Maturity Profile

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



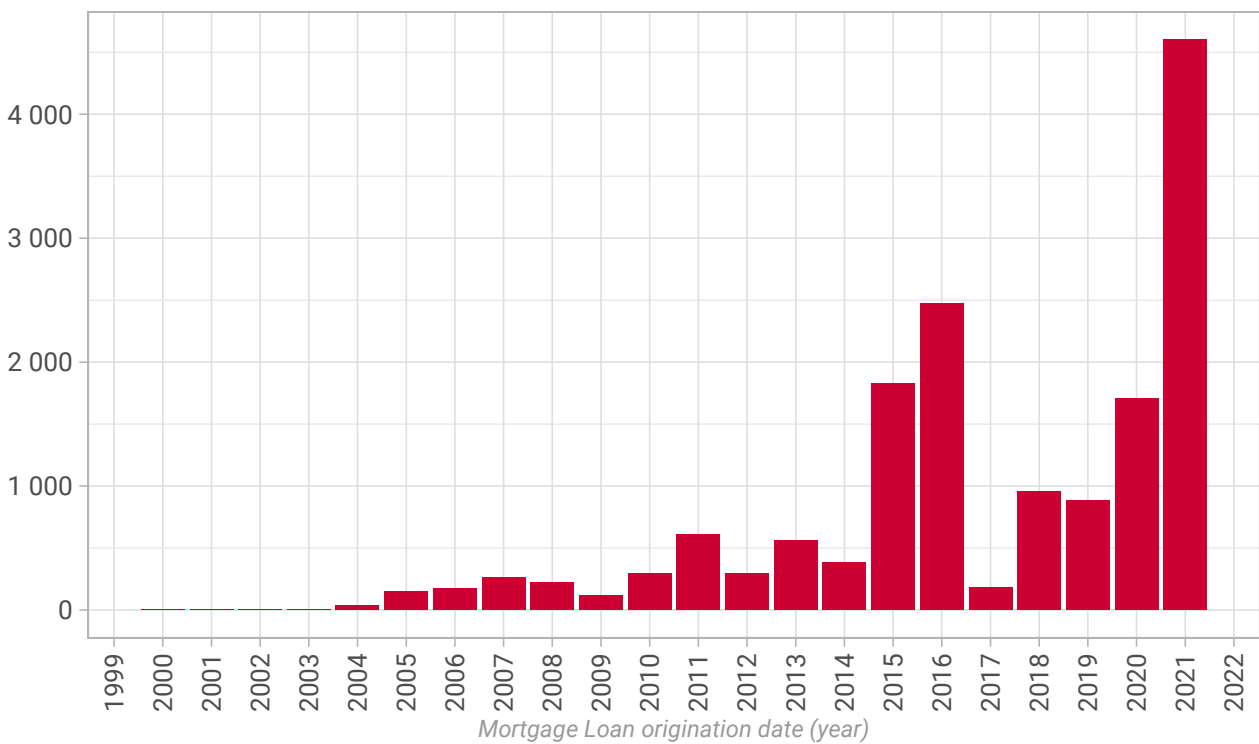
Mortgage Loans Interest Rate Reset Profile

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



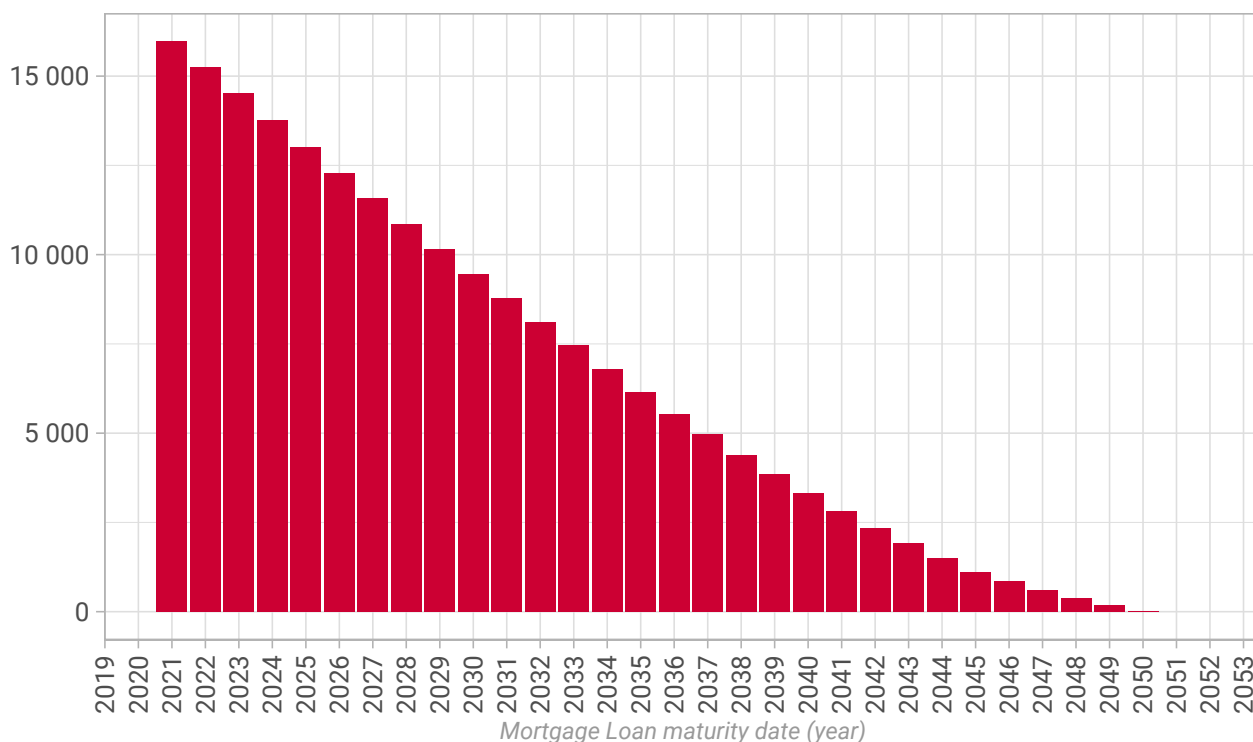
Mortgage Loans Seasoning Profile

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%	2 936	5 749 017 667	36.53%
2% – 3%	7 433	9 601 967 564	61.01%
3% – 5%	416	383 768 898	2.44%
5% – 7%	6	3 999 460	0.03%
Grand Total	10 791	15 738 753 589	100.00%

LTV range	Number of loans	Balance	%
0% - 40%	2 839	2 137 204 508	13.58%
40% – 50%	1 201	1 528 105 199	9.71%
50% – 60%	1 267	1 938 718 899	12.32%
60% – 70%	1 598	2 598 314 120	16.51%
70% – 80%	3 886	7 536 410 864	47.88%
Grand Total	10 791	15 738 753 589	100.00%

Nominal balance range	Number of loans	Balance	%
0 – 1 000 000	5 082	2 879 824 792	18.30%
1 000 000 – 2 000 000	3 201	4 474 008 035	28.43%
2 000 000 – 3 000 000	1 333	3 179 056 961	20.20%
more	1 175	5 205 863 802	33.08%
Grand Total	10 791	15 738 753 589	100.00%

Loan seasoning	Number of loans	Balance	%
up to 12 months	2 458	6 179 723 552	39.26%
12 to 24 months	90	137 585 048	0.87%
24 to 36 months	899	1 566 244 791	9.95%
36 to 60 months	306	461 022 672	2.93%
60 months and more	7 038	7 394 177 527	46.98%
Grand Total	10 791	15 738 753 589	100.00%

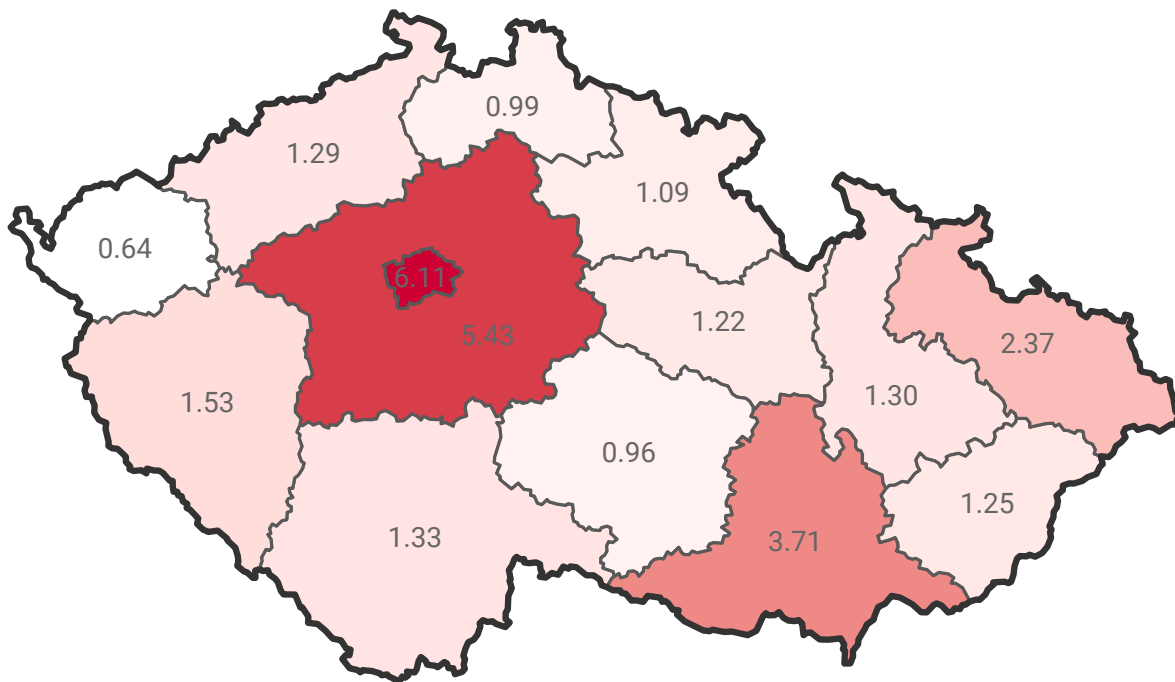
Residual life	Number of loans	Balance	%
3 to 4 years	17	5 066 508	0.03%
4 to 5 years	748	313 221 923	1.99%
5 to 10 years	1 261	898 010 771	5.71%
10+ years	8 765	14 522 454 387	92.27%
Grand Total	10 791	15 738 753 589	100.00%

Arrears	Number of loans	Balance	%
paid to term	10 755	15 692 747 655	99.71%
1 to 30 days	30	30 423 079	0.19%
30 to 60 days	5	7 288 639	0.05%
60 to 90 days	1	8 294 216	0.05%
Grand Total	10 791	15 738 753 589	100.00%

Geographical Concentration

Region	Number of properties	Mortgaged Property Value	%
Hlavní mesto Praha	1 365	6 113 092 636	20.91%
Jihoceský kraj	576	1 329 707 770	4.55%
Jihomoravský kraj	1 263	3 712 960 893	12.70%
Karlovarský kraj	412	637 309 725	2.18%
Kraj Vysocina	481	964 486 719	3.30%
Královéhradecký kraj	549	1 093 833 601	3.74%
Liberecký kraj	448	992 827 861	3.40%
Moravskoslezský kraj	1 078	2 366 842 908	8.10%
Olomoucký kraj	642	1 297 472 767	4.44%
Pardubický kraj	597	1 221 529 872	4.18%
Plzeňský kraj	669	1 533 844 862	5.25%
Středočeský kraj	1 719	5 428 481 900	18.57%
Ústecký kraj	755	1 289 038 656	4.41%
Zlínský kraj	556	1 249 204 202	4.27%
Grand Total	11 110	29 230 634 372	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.