

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).

Within annual asset monitoring procedure, performed on Covered pool as of 31.1.2024, there were identified operational errors with low materiality in respect to collateral value (with impact of on cover pool at the amount of 0.15M CZK). Komerční Banka has immediately implemented corrective measures. Cover pool as of 30 June 2024 is already reported after implementation of those corrective measures.

All figures are current as of 30 June 2024.

Key Facts

Debts	12 980 450 218
Covered Bonds Debts	12 515 557 362
Accessory Debts	464 892 856
Cover Assets	15 578 489 417
Mortgage Loans	15 378 489 417
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 2024).

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	20.02%
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	22 268	12 515 557 362
Grand Total				500 000 000	22 268	12 515 557 362

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	9 972
Number of borrowers	9 768
Number of properties	12 915
Nominal Value of Mortgage Loans in CZK	16 113 006 772
Adjusted Value of Mortgage Loans (LTV 80% cap) in CZK	15 378 489 417
Mortgaged Property Value in CZK	32 980 754 708
Weighted Average of seasoning of Mortgage Loans	6.0 years
Weighted Average of remaining term of Mortgage Loans	20.5 years
Weighted Average of term to interest rate reset of Mortgage Loans	1.6 years
Weighted Average Life of Mortgage Loans	11.5 years
Weighted Average Life of Covered Bonds	1.6 years
Weighted Average of LTV of Mortgage Loans	59.88%
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	193 216 595
10 largest borrowers in % of total Adjusted Value of Mortgage Loans in CZK	1.26%
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
CZ0001002547	05/2024	CZK	0	0
CZ0001005870	02/2025	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%	-464 892 856

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
2024-07	102 883 883	0	0	0	102 883 883
2024-08	102 883 883	0	0	0	102 883 883
2024-09	102 883 883	0	0	0	102 883 883
2024-10	102 883 883	0	0	0	102 883 883
2024-11	102 883 883	0	0	0	102 883 883
2024-12	102 883 883	0	0	0	102 883 883
Grand Total	617 303 299	0	0	0	617 303 299

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 (30 June 2024) 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	6 362	10 900 756 030	70.88%
Construction	346	515 570 338	3.35%
Reconstruction	240	171 474 878	1.12%
Refinancing	2 180	3 071 721 736	19.97%
Others	844	718 966 436	4.68%
Grand Total	9 972	15 378 489 417	100.00%

Impact of COVID-19 Moratorium on Loans

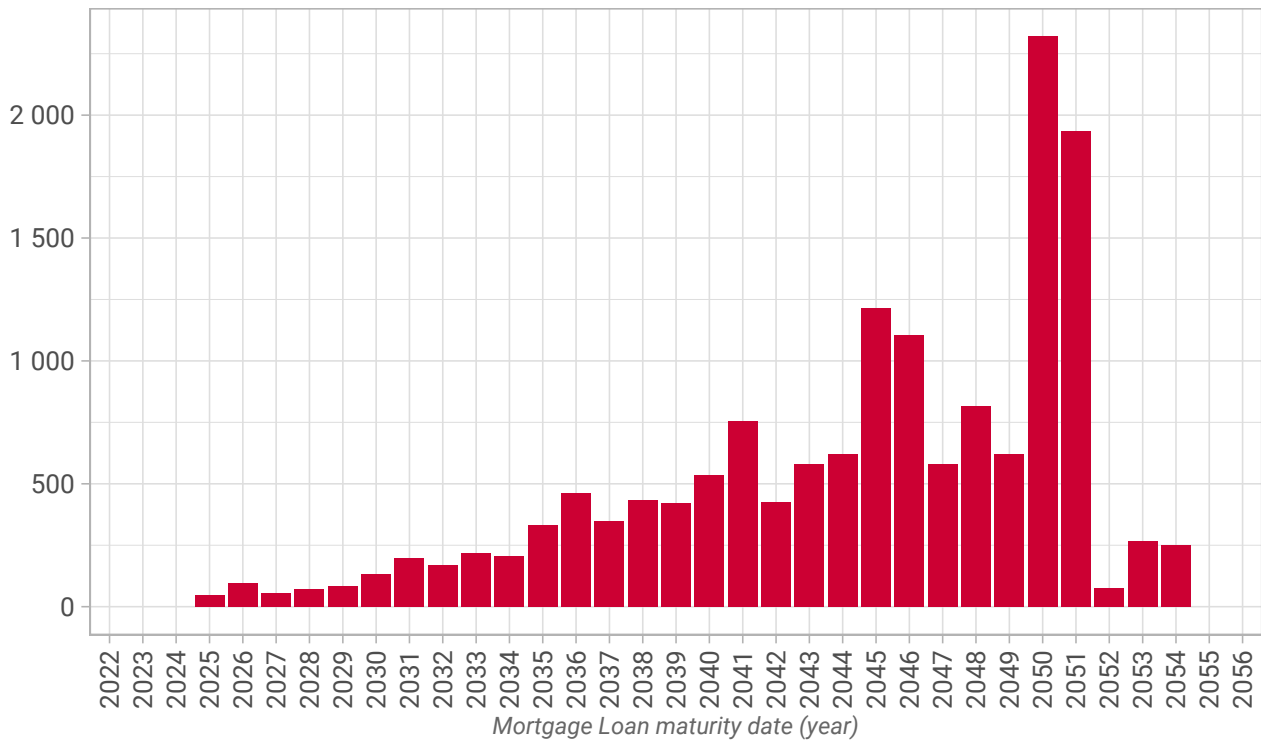
Loans in COVID-19 moratorium per Adjusted loan balance in CZK	0
Loans in COVID-19 moratorium as % of total	0.00%

Cover Pool Loan Detail

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

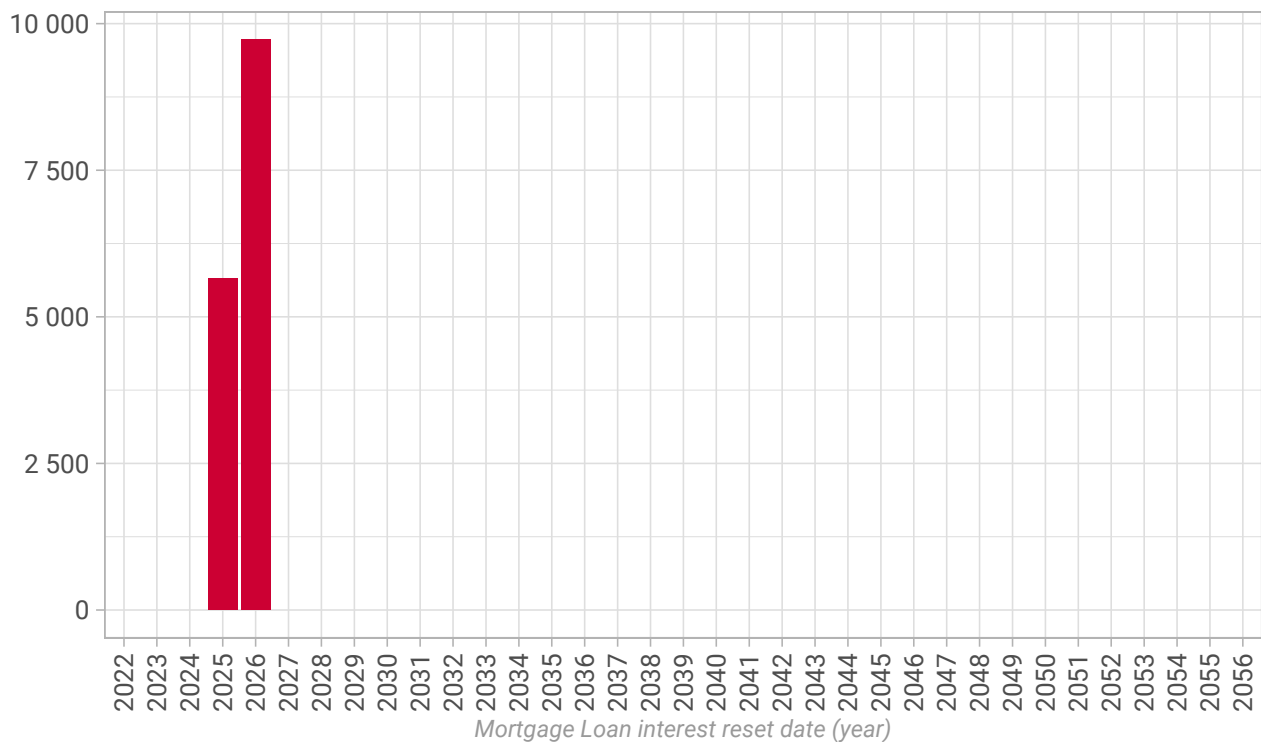
Mortgage Loans Contractual Maturity Profile

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



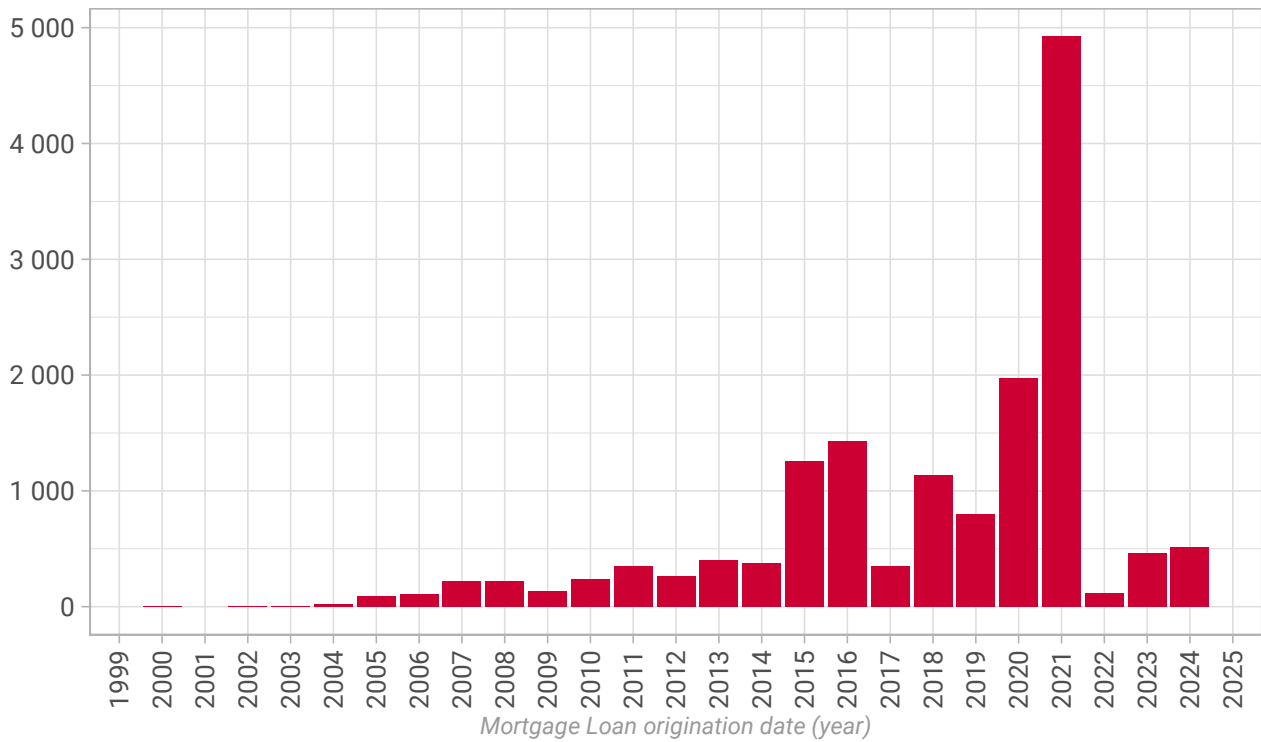
Mortgage Loans Interest Rate Reset Profile

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



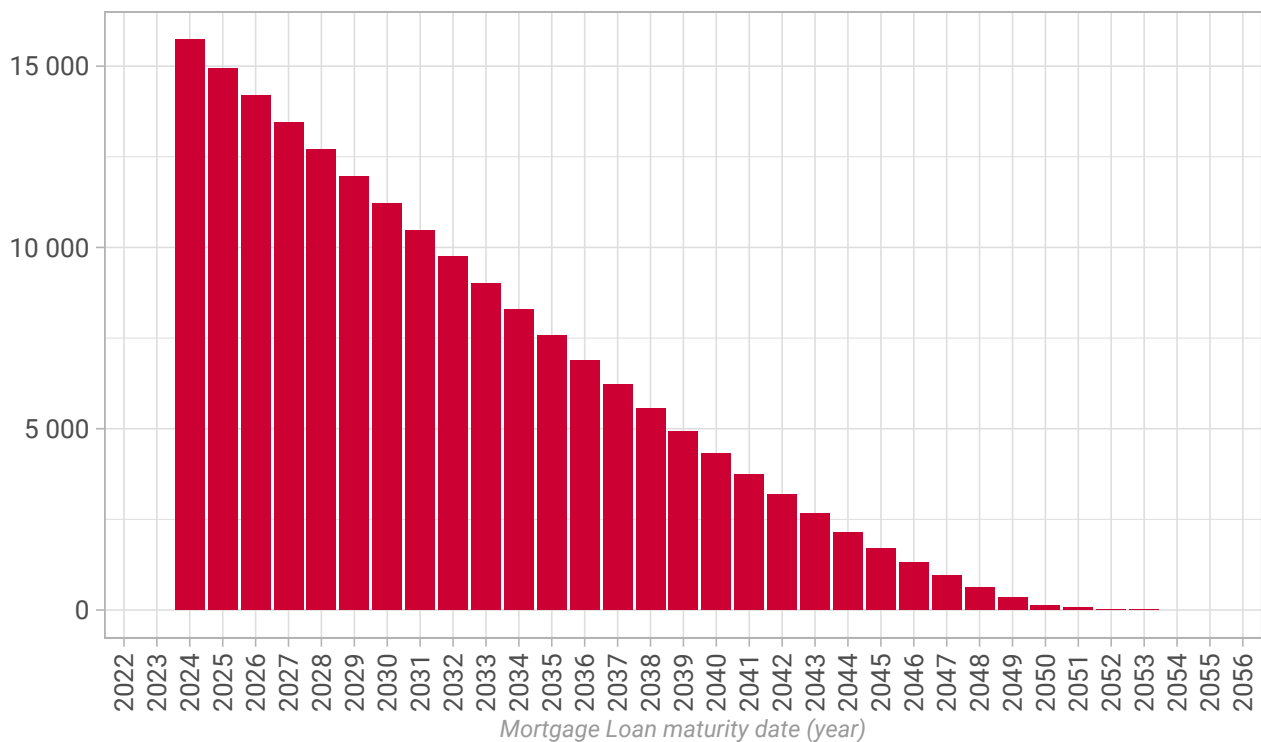
Mortgage Loans Seasoning Profile

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%	2 656	5 920 839 584	38.50%
2% - 3%	4 925	6 241 777 806	40.59%
3% - 5%	699	1 030 899 097	6.70%
5% - 7%	1 650	2 155 129 343	14.01%
more	42	29 843 586	0.19%
Grand Total	9 972	15 378 489 417	100.00%

LTV range	Number of loans	Balance	%
0% - 40%	3 316	2 423 580 536	15.76%
40% - 50%	1 131	1 636 301 186	10.64%
50% - 60%	1 427	2 453 480 375	15.95%
60% - 70%	1 543	3 122 548 058	20.30%
70% - 80%	2 555	5 742 579 262	37.34%
Grand Total	9 972	15 378 489 417	100.00%

Nominal balance range	Number of loans	Balance	%
0 - 1 000 000	4 585	2 333 720 914	15.18%
1 000 000 - 2 000 000	2 686	3 781 352 658	24.59%
2 000 000 - 3 000 000	1 266	2 988 341 540	19.43%
3 000 000 - 4 000 000	673	2 170 020 735	14.11%
4 000 000 - 5 000 000	335	1 397 042 431	9.08%
more	427	2 708 011 138	17.61%
Grand Total	9 972	15 378 489 417	100.00%

Loan seasoning	Number of loans	Balance	%
up to 12 months	166	514 754 103	3.35%
12 to 24 months	225	528 080 523	3.43%
24 to 36 months	47	131 660 973	0.86%
36 to 60 months	2 658	6 847 460 482	44.53%
60 months and more	6 876	7 356 533 336	47.84%
Grand Total	9 972	15 378 489 417	100.00%

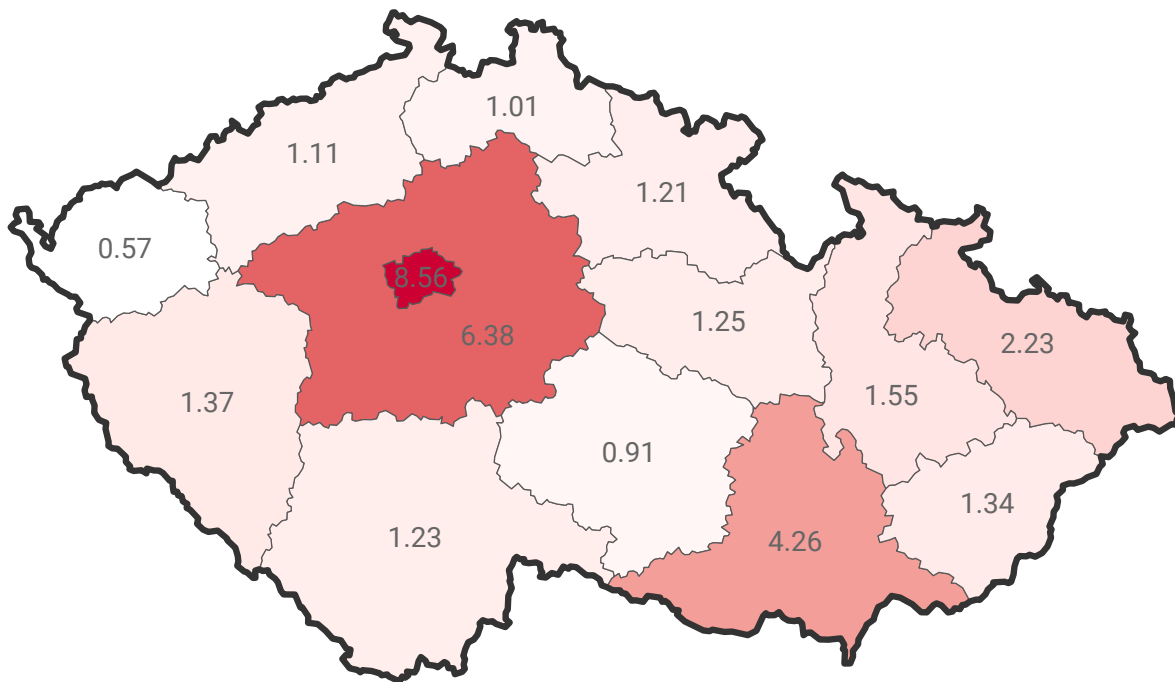
Residual life	Number of loans	Balance	%
1 to 2 years	692	125 426 244	0.82%
2 to 3 years	165	46 198 251	0.30%
3 to 4 years	148	65 446 165	0.43%
4 to 5 years	157	75 431 664	0.49%
5 to 10 years	1 220	886 901 804	5.77%
10 to 20 years	3 613	4 765 122 806	30.99%
20+ years	3 977	9 413 962 483	61.22%
Grand Total	9 972	15 378 489 417	100.00%

Arrears	Number of loans	Balance	%
no arrears	9 923	15 326 798 192	99.66%
1 to 30 days	46	48 750 417	0.32%
30 to 60 days	2	1 332 730	0.01%
60 to 90 days	1	1 608 078	0.01%
Grand Total	9 972	15 378 489 417	100.00%

Geographical Concentration

Region	Number of properties	Mortgaged Property Value	%
Hlavní město Praha	2 343	8 555 983 601	25.94%
Jihomoravský kraj	1 618	4 257 483 155	12.91%
Jihočeský kraj	514	1 227 998 041	3.72%
Karlovarský kraj	366	574 147 115	1.74%
Kraj Vysočina	454	913 098 008	2.77%
Královéhradecký kraj	614	1 214 095 820	3.68%
Liberecký kraj	455	1 012 540 951	3.07%
Moravskoslezský kraj	1 183	2 225 512 979	6.75%
Olomoucký kraj	747	1 547 446 498	4.69%
Pardubický kraj	588	1 247 924 105	3.78%
Plzeňský kraj	676	1 374 540 924	4.17%
Středočeský kraj	2 092	6 379 882 023	19.34%
Zlínský kraj	579	1 344 419 186	4.08%
Ústecký kraj	686	1 105 682 302	3.35%
Grand Total	12 915	32 980 754 708	100.00%

Mortgaged Property Value in CZK bln.



Appraisal Methods

Method	Number of properties	Mortgaged Property Value	%
Usual price - internal valuation	10 197	26 903 611 912	81.57%
Usual price - external valuation	2 614	5 969 479 121	18.10%
Other internal valuation	89	82 177 262	0.249%
Model price (LuxPi)	13	19 986 412	0.0606%
HYPO - employee mortgage loan - build-up	1	5 500 000	0.0167%
Preliminary valuation	1	0	0.00%
Grand Total	12 915	32 980 754 708	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.