

# 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 December 2024.

### Key Facts

Debts	12 921 943 480
Covered Bonds Debts	12 593 693 879
Accessory Debts	328 249 601
Cover Assets	15 509 086 328
Mortgage Loans	15 309 086 328
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 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	47 404	12 593 693 879
Grand Total				500 000 000	47 404	12 593 693 879

## 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	10 348
Number of borrowers	10 143
Number of properties	13 408
Nominal Value of Mortgage Loans in CZK	15 960 886 293
Adjusted Value of Mortgage Loans (LTV 80% cap) in CZK	15 309 086 328
Mortgaged Property Value in CZK	33 911 572 267
Weighted Average of seasoning of Mortgage Loans	6.7 years
Weighted Average of remaining term of Mortgage Loans	19.9 years
Weighted Average of term to interest rate reset of Mortgage Loans	1.1 years
Weighted Average Life of Mortgage Loans	11.1 years
Weighted Average Life of Covered Bonds	1.1 years
Weighted Average of LTV of Mortgage Loans	58.86%
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	167 504 983
10 largest borrowers in % of total Adjusted Value of Mortgage Loans in CZK	1.09%
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
CZ0001005870	02/2025	CZK	200 000 000	200 000 000
CZ0001002547	05/2024	CZK	0	0
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%	-328 249 601

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
2025-01	106 667 161	0	-141 312 750	-1 261 836	-35 907 425
2025-02	106 667 161	2 505 133	0	0	109 172 295
2025-03	106 445 315	0	0	0	106 445 315
2025-04	106 445 315	0	0	0	106 445 315
2025-05	106 414 900	0	0	0	106 414 900
2025-06	106 414 900	0	0	0	106 414 900
<b>Grand Total</b>	<b>639 054 752</b>	<b>2 505 133</b>	<b>-141 312 750</b>	<b>-1 261 836</b>	<b>498 985 300</b>

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 December 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	6 444	10 727 386 809	70.07%
Construction	467	621 953 488	4.06%
Reconstruction	317	204 068 711	1.33%
Refinancing	2 204	3 031 683 997	19.80%
Others	916	723 993 323	4.73%
<b>Grand Total</b>	<b>10 348</b>	<b>15 309 086 328</b>	<b>100.00%</b>

## Impact of COVID-19 Moratorium on Loans

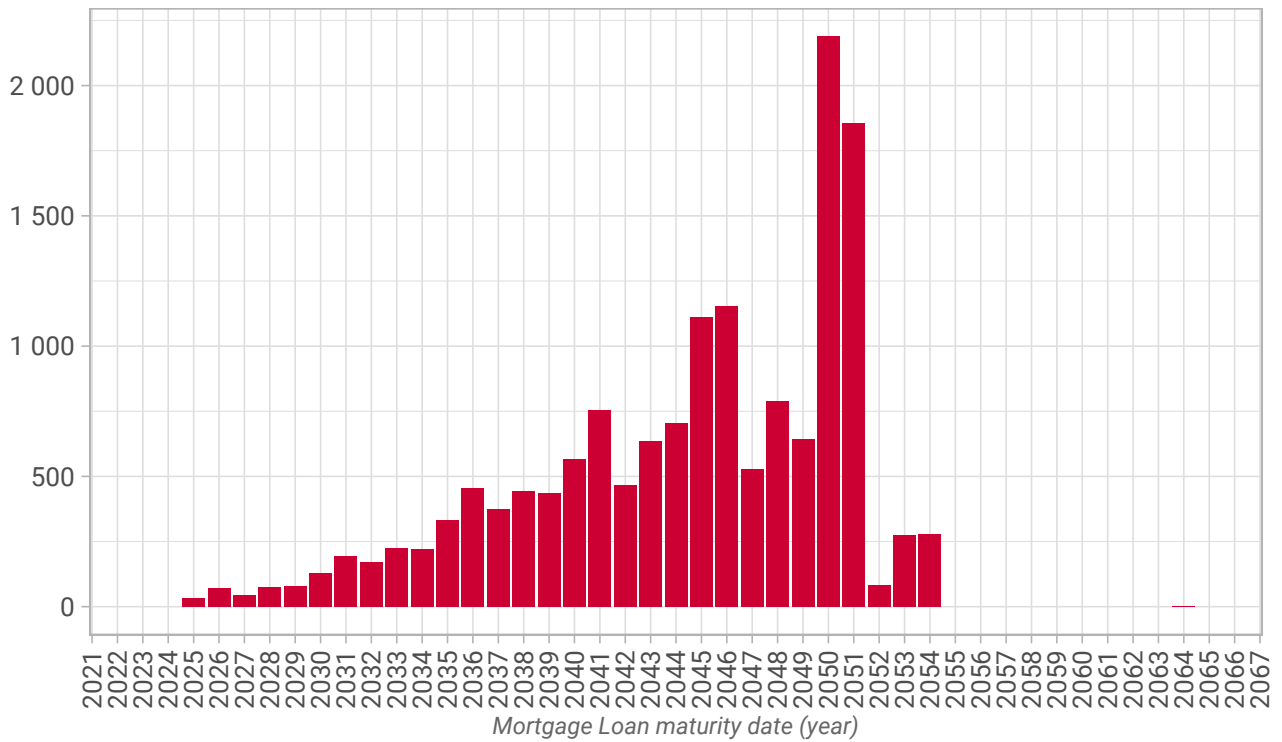
Loans in COVID-19 moratorium per Adjusted loan balance in CZK	0
Loans in COVID-19 moratorium as % of total	0.00%

## Cover Pool Loan Detail

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

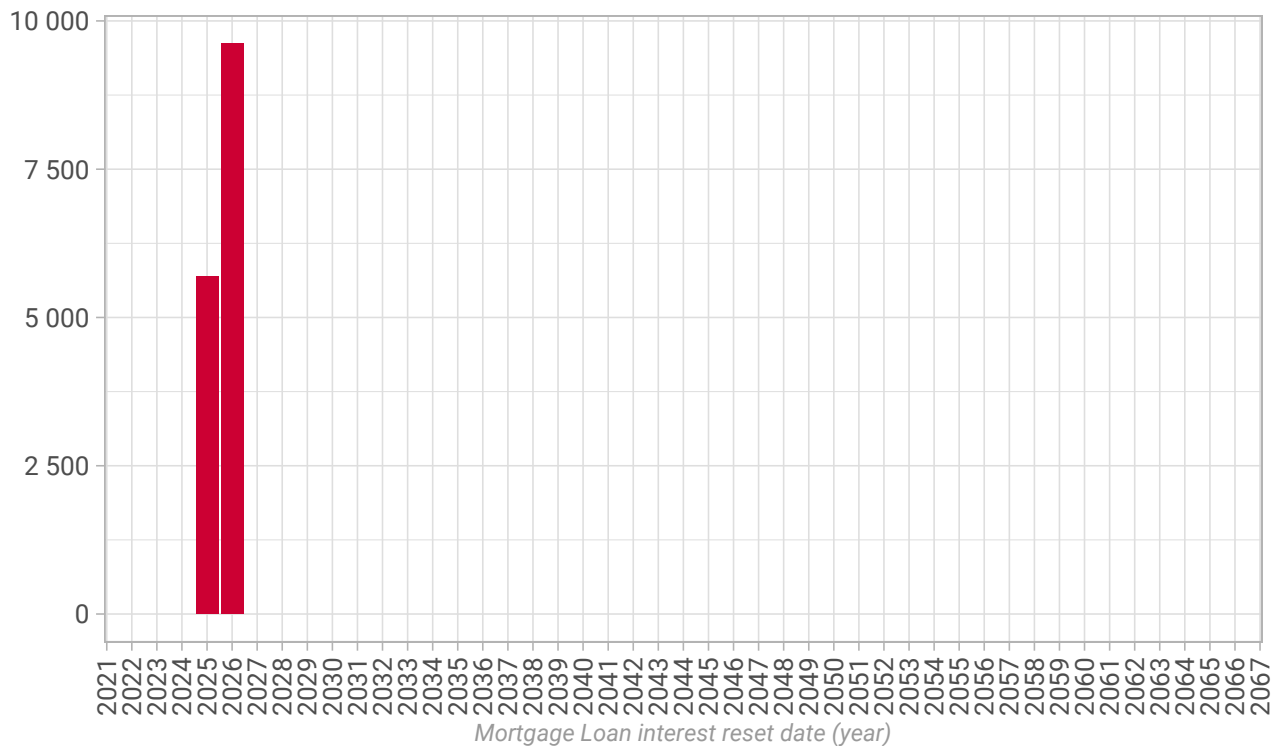
## Mortgage Loans Contractual Maturity Profile

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



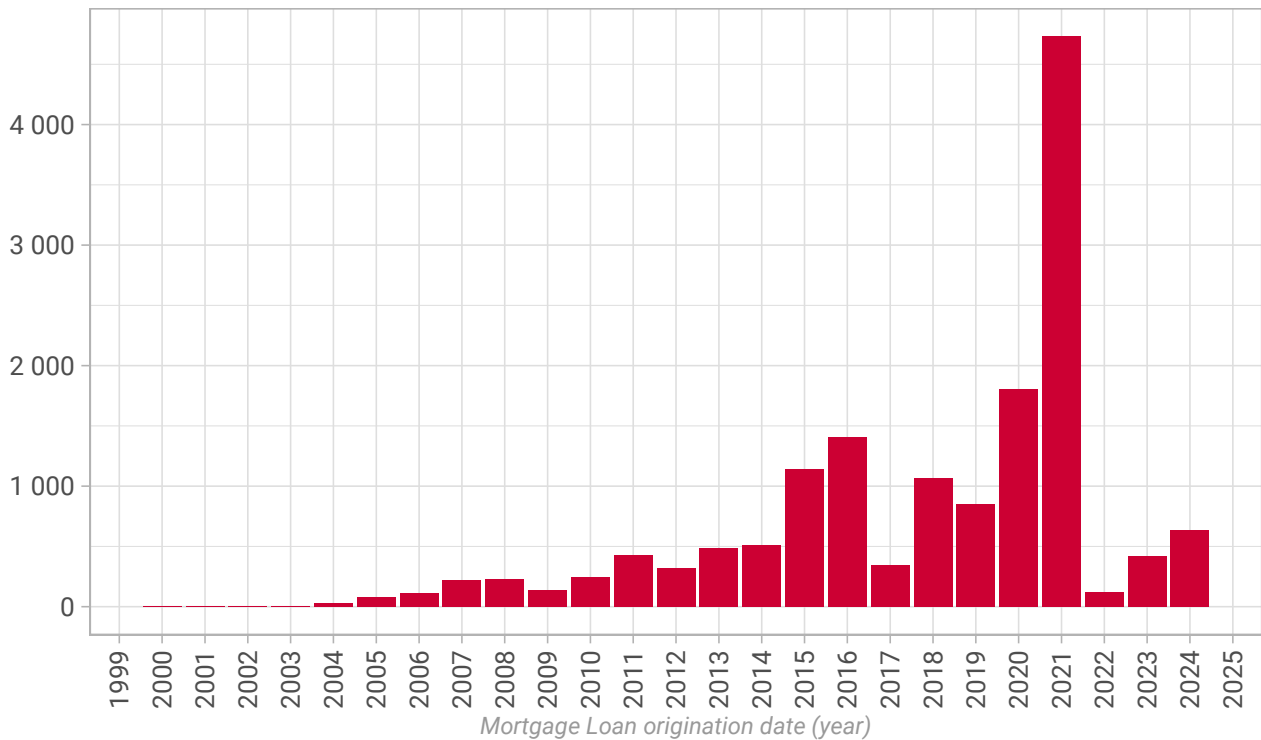
## Mortgage Loans Interest Rate Reset Profile

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



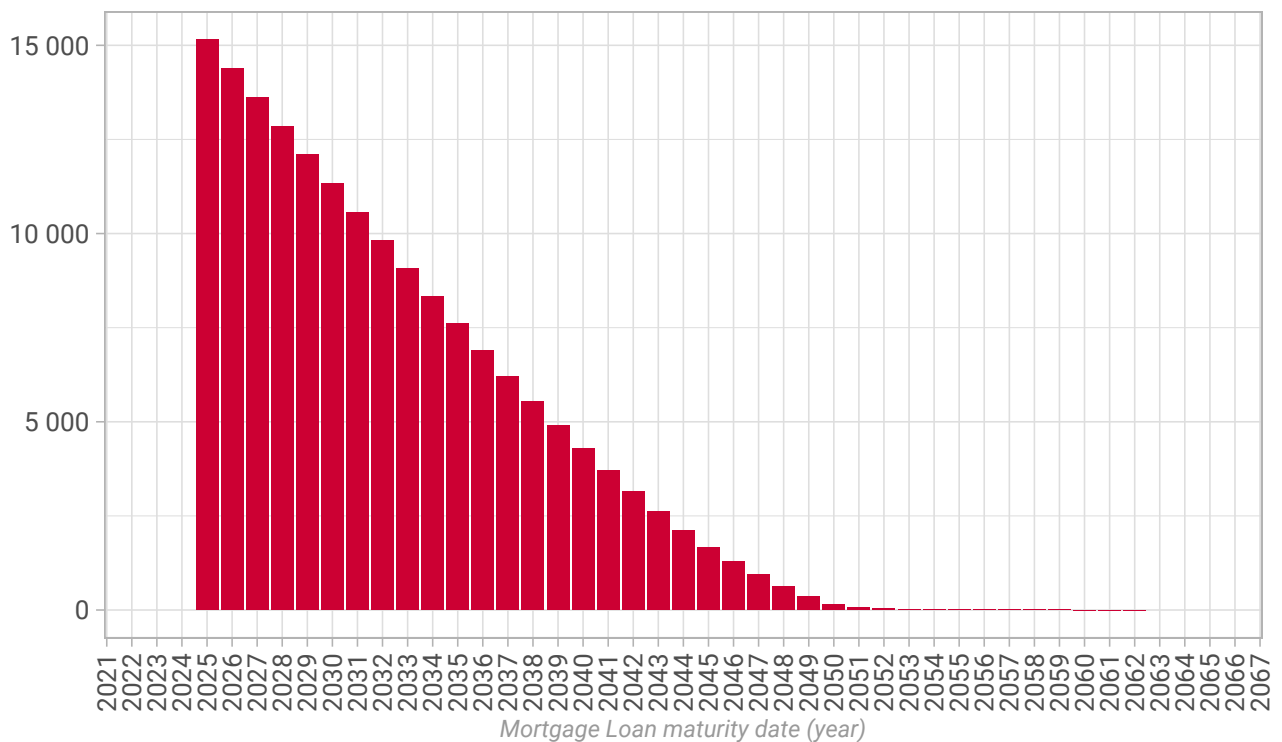
## Mortgage Loans Seasoning Profile

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



## Mortgage Loans Contractual Amortization Profile

Projected End of Year Mortgage Loan balance in CZK mln.



<b>Interest rate range</b>	<b>Number of loans</b>	<b>Balance</b>	<b>%</b>
0% - 2%	2 643	5 630 959 682	36.78%
2% - 3%	4 867	5 996 737 632	39.17%
3% - 5%	775	1 259 135 584	8.22%
5% - 7%	2 021	2 390 878 051	15.62%
more	42	31 375 379	0.20%
<b>Grand Total</b>	<b>10 348</b>	<b>15 309 086 328</b>	<b>100.00%</b>

<b>LTV range</b>	<b>Number of loans</b>	<b>Balance</b>	<b>%</b>
0% - 40%	3 695	2 558 731 275	16.71%
40% - 50%	1 242	1 817 798 477	11.87%
50% - 60%	1 455	2 495 204 463	16.30%
60% - 70%	1 643	3 251 333 911	21.24%
70% - 80%	2 313	5 186 018 202	33.88%
<b>Grand Total</b>	<b>10 348</b>	<b>15 309 086 328</b>	<b>100.00%</b>

<b>Nominal balance range</b>	<b>Number of loans</b>	<b>Balance</b>	<b>%</b>
0 - 1 000 000	4 976	2 455 165 976	16.04%
1 000 000 - 2 000 000	2 708	3 805 562 575	24.86%
2 000 000 - 3 000 000	1 279	3 017 492 678	19.71%
3 000 000 - 4 000 000	646	2 087 825 584	13.64%
4 000 000 - 5 000 000	339	1 412 158 610	9.22%
more	400	2 530 880 904	16.53%
<b>Grand Total</b>	<b>10 348</b>	<b>15 309 086 328</b>	<b>100.00%</b>

<b>Loan seasoning</b>	<b>Number of loans</b>	<b>Balance</b>	<b>%</b>
up to 12 months	200	631 092 189	4.12%
12 to 24 months	174	422 582 569	2.76%
24 to 36 months	55	122 676 272	0.80%
36 to 60 months	2 564	6 534 416 569	42.68%
60 months and more	7 355	7 598 318 730	49.63%
<b>Grand Total</b>	<b>10 348</b>	<b>15 309 086 328</b>	<b>100.00%</b>

<b>Residual life</b>	<b>Number of loans</b>	<b>Balance</b>	<b>%</b>
0 to 1 years	321	34 345 012	0.22%
1 to 2 years	493	71 077 723	0.46%
2 to 3 years	155	45 514 333	0.30%
3 to 4 years	171	73 267 377	0.48%
4 to 5 years	164	77 277 271	0.50%
5 to 10 years	1 340	940 101 746	6.14%
10 to 20 years	3 950	5 166 185 443	33.75%
20+ years	3 754	8 901 317 423	58.14%
<b>Grand Total</b>	<b>10 348</b>	<b>15 309 086 328</b>	<b>100.00%</b>

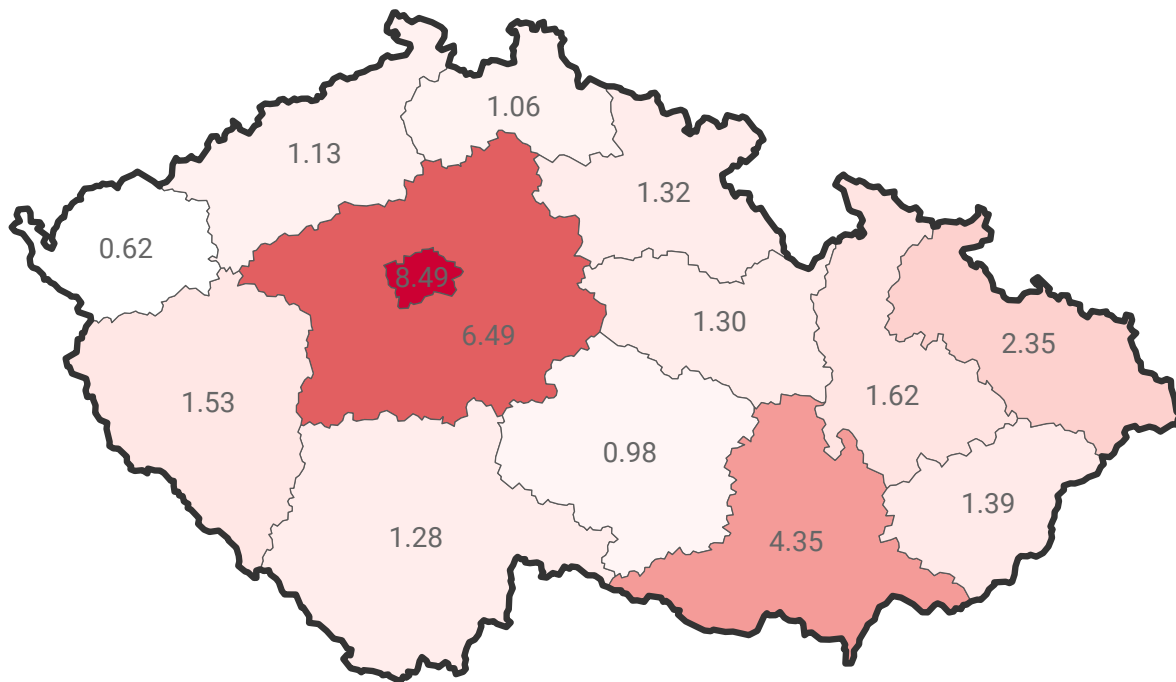
<b>Arrears</b>	<b>Number of loans</b>	<b>Balance</b>	<b>%</b>
no arrears	10 278	15 217 450 875	99.40%
1 to 30 days	62	84 072 517	0.55%
30 to 60 days	7	7 022 017	0.05%
60 to 90 days	1	540 919	0.00%
<b>Grand Total</b>	<b>10 348</b>	<b>15 309 086 328</b>	<b>100.00%</b>

## Geographical Concentration

<b>Region</b>	<b>Number of properties</b>	<b>Mortgaged Property Value</b>	<b>%</b>
Hlavní město Praha	2 298	8 490 199 935	25.04%
Jihomoravský kraj	1 658	4 352 939 006	12.84%
Jihočeský kraj	536	1 282 081 907	3.78%
Karlovarský kraj	383	616 977 676	1.82%
Kraj Vysočina	480	981 032 999	2.89%
Královéhradecký kraj	667	1 318 069 704	3.89%
Liberecký kraj	482	1 057 926 358	3.12%
Moravskoslezský kraj	1 245	2 347 066 297	6.92%
Olomoucký kraj	783	1 622 841 437	4.79%
Pardubický kraj	636	1 302 012 828	3.84%
Plzeňský kraj	756	1 527 302 827	4.50%
Středočeský kraj	2 179	6 491 189 112	19.14%
Zlínský kraj	608	1 394 800 335	4.11%
Ústecký kraj	697	1 127 131 846	3.32%
<b>Grand Total</b>	<b>13 408</b>	<b>33 911 572 267</b>	<b>100.00%</b>



## Mortgaged Property Value in CZK bln.



## Appraisal Methods

Method	Number of properties	Mortgaged Property Value	%
Usual price - internal valuation	10 309	26 958 012 527	79.50%
Usual price - external valuation	2 973	6 840 936 374	20.17%
Other internal valuation	107	65 669 755	0.194%
Model price (LuxPi)	12	23 755 794	0.0701%
Usual price - DTS	5	17 697 817	0.0522%
HYPO - employee mortgage loan - build-up	1	5 500 000	0.0162%
Preliminary valuation	1	0	0.00%
<b>Grand Total</b>	<b>13 408</b>	<b>33 911 572 267</b>	<b>100.00%</b>

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.