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Bank Hipoteczny

SELECTED FINANCIAL DATA RELATING TO THE FINANCIAL STATEMENTS



SELECTED FINANCIAL DATA	in PLN '000		in EUR '000	
	period from 01.01.2021 to 30.06.2021	period from 01.01.2020 to 30.06.2020	period from 01.01.2021 to 30.06.2021	period from 01.01.2020 to 30.06.2020
Net interest income	152,660	173,238	33,572	39,006
Net fee and commission income	(3,649)	(1,283)	(802)	(289)
Operating profit	55,857	59,955	12,284	13,499
Profit before tax	55,857	59,955	12,284	13,499
Net profit	33,877	35,474	7,450	7,987
Net comprehensive income	(19,466)	62,603	(4,281)	14,096
Net cash from/used in operating activities	986,010	(1,563,299)	216,839	(351,991)
Net cash from/used in investing activities	(250,339)	11,087	(55,053)	2,496
Net cash from/used in financing activities	(735,684)	1,552,204	(161,789)	349,493
Total net cash flows	(13)	(8)	(3)	(2)

SELECTED FINANCIAL DATA	in PLN '000		in EUR '000	
	as at 30.06.2021	as at 31.12.2020	as at 30.06.2021	as at 31.12.2020
Total assets	26,350,204	27,310,492	5,828,660	5,918,023
Total equity	2,073,739	2,093,205	458,711	453,585
Share capital	1,611,300	1,611,300	356,419	349,159
Number of shares (in thousands)	1,611,300	1,611,300	1,611,300	1,611,300
Book value per share (in PLN/EUR)	1.29	1.30	0.28	0.28
Diluted number of shares (in thousands)	1,611,300	1,611,300	1,611,300	1,611,300
Diluted book value per share (in PLN/EUR)	1.29	1.30	0.28	0.28
Total capital ratio (TCR)	19.9%	18.7%	19.9%	18.7%
Common equity Tier 1 (CET1)	1,985,042	1,933,805	439,091	419,044
Own funds	1,985,042	1,933,805	439,091	419,044

Selected financial statement items have been translated to EUR at the following foreign exchange rates		
items of the income statement, statement of comprehensive income and statement of cash flows items - the average of the NBP exchange rates prevailing as at the last day of each month of the period	01.01.2021 - 30.06.2021	01.01.2020 - 30.06.2020
	4.5472	4.4413
items of the statement of financial position - the average NBP exchange rate as at the last day of the period	30.06.2021	31.12.2020
	4.5208	4.6148

Condensed interim
financial statements
of PKO Bank Hipoteczny SA
for the six-month period ended
30 June 2021



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INCOME STATEMENT

INCOME STATEMENT	Note	2nd quarter 01.04.2021 - 30.06.2021	2 quarters cumulative 01.01.2021 - 30.06.2021	2nd quarter 01.04.2020 - 30.06.2020	2 quarters cumulatively 01.01.2020 - 30.06.2020
Interest income and income similar to interest income, including:	3	124,856	251,246	198,269	429,664
Interest income recognized under the effective interest rate method		123,238	248,034	197,583	428,563
Income similar to interest income on instruments measured at fair value through profit or loss		1,618	3,212	686	1,101
Interest expenses and expenses similar to interest expenses	3	(48,150)	(98,586)	(109,448)	(256,426)
Net interest income		76,706	152,660	88,821	173,238
Fee and commission income	4	1,952	3,890	1,852	4,693
Fee and commission expense	4	(3,610)	(7,539)	(2,923)	(5,976)
Net fee and commission income		(1,658)	(3,649)	(1,071)	(1,283)
Net gain/(loss) on financial instruments measured at fair value through profit or loss		16	33	15	29
Net foreign exchange gains / (losses)	5	(137)	14	(39)	5,594
Net income / (expense) on modification		157	350	(1,364)	(1,524)
Net allowance for expected credit losses	6	(1,530)	(1,448)	(5,262)	(19,575)
Other operating income		134	247	117	208
Other operating expenses		(67)	(136)	(149)	(333)
Net other operating income and expenses		67	111	(32)	(125)
Administrative expenses	7	(12,407)	(24,764)	(12,216)	(25,967)
Regulatory charges	8	(109)	(24,628)	(312)	(25,248)
Tax on certain financial institutions		(21,110)	(42,822)	(22,587)	(45,184)
Operating profit		39,995	55,857	45,953	59,955
Profit before tax		39,995	55,857	45,953	59,955
Corporate income tax	9	(15,738)	(21,980)	(19,481)	(24,481)
Net profit		24,257	33,877	26,472	35,474



STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME	Note	2nd quarter 01.04.2021 - 30.06.2021	2 quarters cumulative 01.01.2021 - 30.06.2021	2nd quarter 01.04.2020 - 30.06.2020	2 quarters cumulatively 01.01.2020 - 30.06.2020
Net profit		24,257	33,877	26,472	35,474
Other comprehensive income		(30,299)	(53,343)	66,369	27,129
Items which may be reclassified to profit or loss		(30,299)	(53,343)	66,369	27,129
Cash flow hedges (gross)		(31,810)	(63,840)	71,442	33,897
Deferred income tax		6,044	12,130	(13,574)	(6,440)
Cash flow hedges (net)	10	(25,766)	(51,710)	57,868	27,457
Remeasurement of financial assets measured at fair value through other comprehensive income (gross)		(5,596)	(2,016)	10,494	(405)
Deferred income tax		1,063	383	(1,993)	77
Remeasurement of financial assets measured at fair value through other comprehensive income (net)		(4,533)	(1,633)	8,501	(328)
Total net comprehensive income		(6,042)	(19,466)	92,841	62,603



STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION	Note	30.06.2021	31.12.2020
ASSETS			
Cash and balances with the Central Bank		13	21
Amounts due from banks		18	23
measured at amortized cost		18	23
Derivative hedging instruments	10	827,683	1,154,692
Securities	11	1,492,452	1,241,821
measured at fair value through other comprehensive income		1,492,452	1,241,821
Loans and advances to customers	12, 13	24,021,109	24,902,659
measured at amortized cost		24,021,109	24,902,659
Intangible assets		481	1,050
Property, plant and equipment		3,196	3,747
Other assets		5,252	6,479
TOTAL ASSETS		26,350,204	27,310,492
LIABILITIES AND EQUITY			
Liabilities			
Amounts due to banks	14	4,138,327	3,575,133
measured at amortized cost		4,138,327	3,575,133
Derivative hedging instruments	10	702	541
Amounts due to customers		7,219	6,641
measured at amortized cost		7,219	6,641
Liabilities in respect of mortgage covered bonds issued	15	15,946,557	17,205,554
measured at amortized cost		15,946,557	17,205,554
Liabilities in respect of bonds issued	16	4,084,626	4,337,081
measured at amortized cost		4,084,626	4,337,081
Other liabilities	17	59,439	38,428
Current income tax liabilities		5,221	4,055
Deferred income tax provision		34,094	49,634
Provisions	18	280	220
TOTAL LIABILITIES		24,276,465	25,217,287
Equity			
Share capital	19	1,611,300	1,611,300
Supplementary capital		332,263	250,733
Accumulated other comprehensive income		96,299	149,642
Retained earnings		-	-
Net profit for the period		33,877	81,530
TOTAL EQUITY		2,073,739	2,093,205
TOTAL LIABILITIES AND EQUITY		26,350,204	27,310,492
Total capital ratio (TCR)	33	19.9%	18.7%
Book value (in PLN '000)		2,073,739	2,093,205
Number of shares (in thousands)	19	1,611,300	1,611,300
Book value per share (in PLN)		1.29	1.30
Diluted number of shares (in thousands)		1,611,300	1,611,300
Diluted book value per share (in PLN)		1.29	1.30

STATEMENT OF CHANGES IN EQUITY

FOR THE PERIOD ENDED 30 JUNE 2021	Note	Share capital	Supplementary capital	Accumulated other comprehensive income	including:		Retained earnings	Net profit for the period	Total equity
					Cash flow hedges	Financial assets measured at fair value through other comprehensive income			
1 January 2021		1,611,300	250,733	149,642	141,186	8,456	-	81,530	2,093,205
Transfer from retained earnings		-	-	-	-	-	81,530	(81,530)	-
Transfer from profit to equity		-	81,530	-	-	-	(81,530)	-	-
Total comprehensive income, including:		-	-	(53,343)	(51,710)	(1,633)	-	33,877	(19,466)
Net profit		-	-	-	-	-	-	33,877	33,877
Other comprehensive income		-	-	(53,343)	(51,710)	(1,633)	-	-	(53,343)
30 June 2021	19	1,611,300	332,263	96,299	89,476	6,823	-	33,877	2,073,739

FOR THE PERIOD ENDED 30 JUNE 2020	Note	Share capital	Supplementary capital	Accumulated other comprehensive income	including:		Retained earnings	Net profit for the period	Total equity
					Cash flow hedges	Financial assets measured at fair value through other comprehensive income			
1 January 2020		1,611,300	161,563	137,990	134,421	3,569	-	89,170	2,000,023
Transfer from retained earnings		-	-	-	-	-	89,170	(89,170)	-
Transfer from profit to equity		-	89,170	-	-	-	(89,170)	-	-
Total comprehensive income, including:		-	-	27,129	27,457	(328)	-	35,474	62,603
Net profit		-	-	-	-	-	-	35,474	35,474
Other comprehensive income		-	-	27,129	27,457	(328)	-	-	27,129
30 June 2020	19	1,611,300	250,733	165,119	161,878	3,241	-	35,474	2,062,626



STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS	Note	01.01.2021 - 30.06.2021	01.01.2020 - 30.06.2020
Cash flows from operating activities			
Profit before tax		55,857	59,955
Corporate income tax paid		(23,842)	(27,032)
Total adjustments:		953,995	(1,596,222)
Amortization and depreciation		1,247	1,482
Interest recognized in cash flows from investing activities and cash flows from financing activities		75,307	158,913
Change in:			
derivative financial instruments (asset)		327,009	(584,856)
loans and advances to customers (gross)		880,162	320,628
securities measured at fair value through other comprehensive income		709	249
other assets and right-of-use assets		1,135	2,267
amounts due to banks		(40,762)	(2,126,027)
derivative financial instruments (liability)		161	(45,271)
amounts due to customers		579	(120)
liabilities in respect of mortgage covered bonds issued		(258,996)	577,143
liabilities in respect of bonds issued		8,186	25,496
allowances for expected credit losses and provisions		1,448	19,384
other liabilities, excluding liabilities in respect of unregistered issues of own shares		21,650	20,594
Other adjustments (including changes in the measurement of derivative instruments recognized in other comprehensive income)		(63,840)	33,896
Net cash from/used in operating activities		986,010	(1,563,299)
Cash flows from investing activities			
Inflows from investing activities		174,688	360,978
Redemption securities measured at fair value through other comprehensive income		174,688	360,978
Outflows on investing activities		(425,027)	(349,891)
Acquisition of securities measured at fair value through other comprehensive income		(424,992)	(349,865)
Purchase of intangible assets and property, plant and equipment		(35)	(26)
Net cash from/used in investing activities		(250,339)	11,087
Cash flows from financing activities			
Redemption of mortgage-covered bonds issued		(1,000,000)	-
Proceeds from issue of bonds		3,691,859	2,483,627
Redemption of bonds issued		(3,952,500)	(4,011,500)
Inflows related to overdraft facilities		2,729,040	10,745,077
Outflows related to overdraft facilities		(2,185,084)	(7,493,327)
Inflows related to term loans		60,000	-
Repayment of interest on mortgage covered bonds issued, bonds issued and loans obtained		(78,360)	(170,997)
Payments of lease liabilities (IFRS 16)		(639)	(676)
Net cash from/used in financing activities		(735,684)	1,552,204
Total net cash flows		(13)	(8)
Cash and cash equivalents at the beginning of the period		44	51
Cash and cash equivalents at the end of the period	23	31	43



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NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS

1. GENERAL INFORMATION

BANKING ACTIVITIES

PKO Bank Hipoteczny Spółka Akcyjna ("PKO Bank Hipoteczny SA", "Bank") with its registered office in Warsaw ul. Puławska 15, 02-515 Warsaw is entered in the Register of Businesses of the National Court Register (KRS) maintained by the District Court in Warsaw, 13th Business Department of the National Court Register with the reference number KRS 0000528469. The Bank was entered in the Register of Businesses on 24 October 2014. The Bank was assigned the statistical number REGON 222181030. Its share capital as at 30 June 2021 was PLN 1,611,300,000 and it was fully paid up.

PKO Bank Hipoteczny is a specialized bank that operates on the basis of the Polish Covered Bonds and Mortgage Banks Act dated 29 August 1997, the Banking Law of 29 August 1997, the Commercial Companies Code and other generally applicable provisions of the law, the principles of good banking practice and the Bank's Articles of Association.

The Bank specializes in granting residential mortgage loans for individuals. The Bank also acquires receivables in respect of such loans from PKO Bank Polski SA. The Bank acquires loans for its portfolio based on strategic cooperation with PKO Bank Polski SA.

The Bank's principal objective, in terms of financing, is to issue mortgage covered bonds which are to serve as the primary source of long-term financing for residential mortgage loans.

INDICATION AS TO WHETHER THE BANK IS A PARENT OR SIGNIFICANT INVESTOR AND WHETHER IT PREPARES CONSOLIDATED FINANCIAL STATEMENTS

PKO Bank Hipoteczny SA is not a parent or a significant investor in associates and jointly controlled entities. Therefore, PKO Bank Hipoteczny SA does not prepare consolidated financial statements.

The Parent of PKO Bank Hipoteczny SA is PKO Bank Polski SA, in which the State Treasury holds a 29.43% share in the share capital. PKO Bank Polski SA prepares consolidated financial statements for the PKO Bank Polski Group.

INFORMATION ON THE COMPOSITION OF THE BANK'S SUPERVISORY BOARD AND MANAGEMENT BOARD

The following table presents the composition of the Supervisory Board of PKO Bank Hipoteczny SA during the period covered by the condensed interim financial statements:

No.	Name and surname	Position	Date of appointment to the Supervisory Board	Date of dismissal / resignation / end of term
1	Jan Emeryk Rościszewski	Chairman of the Supervisory Board	13.04.2021	-
2	Jakub Papierski	Chairman of the Supervisory Board	06.10.2014	13.04.2021
3	Paweł Metrycki	Deputy Chairman of the Supervisory Board	30.03.2019	-
4	Justyna Borkiewicz	Member of the Supervisory Board	28.10.2016	07.07.2021
5	Lucyna Kopińska	Member of the Supervisory Board	01.09.2019	-
6	Piotr Kwiecień	Member of the Supervisory Board (independent)	18.10.2017	-
7	Jadwiga Lesisz	Member of the Supervisory Board (independent)	01.09.2019	-
8	Dariusz Odzioba	Member of the Supervisory Board	01.09.2019	-
9	Ilona Wołyniec	Member of the Supervisory Board	30.03.2019	-

The following changes in the composition of the Supervisory Board took place in the period covered by the condensed interim financial statements:

- On 6 April 2021, Mr Jakub Papierski submitted his resignation as member of the Bank's Supervisory Board effective as of the date of the Ordinary General Shareholders' Meeting approving the financial statements for the financial year ended 31 December 2020.
- On 13 April 2021, the Ordinary Shareholders Meeting of the Bank appointed Mr Jan Emeryk Rościszewski to the Supervisory Board for a joint four-year term of office.



The following table presents the composition of the Management Board of PKO Bank Hipoteczny SA during the period covered by the condensed interim financial statements:

No.	Name and surname	Position	Date of appointment	Date of dismissal / resignation / end of term
1	Paulina Strugała	President of the Management Board	16.04.2018	-
2	Daniel Goska	Vice-President of the Management Board	01.10.2020	-
3	Piotr Kochanek	Vice-President of the Management Board	01.01.2019	-

BASIS FOR THE PREPARATION OF THE CONDENSED INTERIM FINANCIAL STATEMENTS.

The condensed interim financial statements of PKO Bank Hipoteczny SA cover the six-month period ended 30 June 2021 and contain comparative data:

- for the six-month and three-month periods ended 30 June 2020 in respect of the income statement and statement of comprehensive income;
- for the six months ended 30 June 2021 in respect of the statement of cash flows and the statement of changes in equity;
- as at 31 December 2020 in respect of the statement of financial position.

The financial data is presented in thousands of Polish zlotys (PLN), rounded to a thousand, unless otherwise indicated. Therefore, there might be differences resulting from rounding the amounts to full thousands.

1.1 STATEMENT OF COMPLIANCE

The condensed interim financial statements have been prepared in accordance with the going concern principle and the requirements of International Accounting Standard 34, "Interim Financial Reporting", as endorsed by the European Union.

Except for the specific principles of taxation relating to interim periods referred to in Note 2.4 Income tax in the interim financial statements, the accounting policies and calculation methods used in the preparation of these condensed interim financial statements are consistent with the policies applied in the financial year ended 31 December 2020 and they are described in the financial statements of PKO Bank Hipoteczny SA for the year ended 31 December 2020.

The condensed interim financial statements for the six months ended 30 June 2021 do not contain all the information and disclosures that are required in the annual financial statements and they should be read together with the annual financial statements of PKO Bank Hipoteczny SA for the year ended 31 December 2020 prepared in accordance with the International Financial Reporting Standards as endorsed by the European Union.

1.2 REPRESENTATIONS OF THE MANAGEMENT BOARD

The Management Board hereby represents that according to its best knowledge the financial statements and the comparative data have been prepared in accordance with the applicable accounting policies and give a true, fair and clear view of the Bank's financial position and results of operations.

1.3 APPROVAL OF THE FINANCIAL STATEMENT

These condensed interim financial statement, having been reviewed with an opinion issued by the Audit and Finance Committee of the Supervisory Board and reviewed by the Supervisory Board on 10 August 2021 were approved by the Bank's Management Board for publication on 10 August 2021.

2. CHANGES IN ACCOUNTING POLICIES, ESTIMATES

2.1 NEW STANDARDS AND AMENDMENTS TO THE PUBLISHED STANDARDS AND INTERPRETATIONS WHICH BECAME BINDING AS OF 1 JANUARY 2021

2.1.1. AMENDMENTS RELATING TO THE IBOR REFORM

At stage I, amendments to IFRS 9 *Financial Instruments*, IAS 39 *Financial Instruments and IFRS 7 Financial Instruments: Disclosures* published in 2019 modified some detailed requirements concerning hedge accounting, mainly in order to prevent the expected interest rates reform (IBOR reform) from effectively ending hedge accounting. The key exemptions resulting from the amendment concern:



- the “highly probable” requirement for cash flows;
- the risk components;
- prospective assessments;
- retrospective effectiveness testing (for IAS 39);
- reclassifications of the cash flow hedge reserve.

In view of the above, the Bank did not take into account the impact of uncertainty relating to IBOR benchmarks after 31 December 2021 in its tests of effectiveness performed as part of the prospective verification of the effectiveness of hedging relationships.

In 2020, the International Accounting Standards Board published stage II amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16. The amendments relate to, among other things, the accounting treatment of cash flow changes, hedge accounting and disclosures associated with the IBOR reform.

The IBOR reform may affect all the hedging relationships applied by the Bank. The measurement of derivative hedging instruments and its impact on other comprehensive income is presented in Note 9 to these financial statements. Detailed information on the nature and nominal amounts of amounts designated as derivative hedging instruments as at 31 December 2020 is presented in Note 18 “Derivative hedging instruments” of the financial statements of PKO Bank Hipoteczny SA for the year ended 31 December 2020. Since the Bank has material financial assets and financial liabilities based on variable IBOR rates, an analysis of the impact of the amended standards on the financial statements has not yet been completed.

2.1.2. OTHER CHANGES

The Bank does not identify any new standards or amendments to standards or interpretations which have been published and endorsed by the European Union, but are not binding for annual periods beginning on 1 January 2021, but which will have a material impact on the financial statements.

2.2 NEW STANDARDS AND INTERPRETATIONS, AND AMENDMENTS THERETO, WHICH HAVE BEEN PUBLISHED AND HAVE BEEN ENDORSED BY THE EUROPEAN UNION, BUT ARE NOT YET BINDING AND HAVE NOT BEEN APPLIED BY THE BANK

The Bank does not identify any new standards or amendments to standards or interpretations, which have been published and endorsed by the European Union, but are not binding for annual periods beginning on 1 January 2021 and have not been applied to the financial statements, but which will have a material impact on the financial statements.

2.3 NEW STANDARDS AND INTERPRETATIONS, AND AMENDMENTS THERETO, WHICH HAVE BEEN PUBLISHED BUT HAVE NOT BEEN ENDORSED BY THE EUROPEAN UNION

Amendments to:

- IAS 1 *Presentation of Financial Statements*, with respect to the classification of liabilities as current and non-current, and the obligation to disclose significant information relating to the accounting policies which were defined in the standard;
- IAS 8 *Accounting Policies, Changes in Accounting Estimates and Errors*, with respect to the definition of estimates;
- IAS 37 *Provisions, Contingent Liabilities and Contingent Assets* with respect to the clarification on the costs that an entity considers when analysing whether a contract is onerous;
- IFRS 16 *Leases* in connection with the COVID-19 pandemic, and the introduction of IFRS 17 *Insurance Contracts* will not have a material effect on the Bank’s financial statements.

2.4 INCOME TAX IN THE INTERIM FINANCIAL STATEMENTS

In the interim financial statements, income tax is determined in accordance with IAS 34. The income tax expense for the interim period is calculated using the tax rate that would be applicable to the expected profit before tax for the whole year, i.e. using the estimated average annual effective income tax rate applicable to income before tax in the interim period.

The calculation of the average annual effective income tax rate requires the use of a forecast of the income before tax for the whole financial year and the permanent differences between the carrying amounts of assets and liabilities for accounting and tax purposes.



NOTES TO THE INCOME STATEMENT

3. INTEREST INCOME AND EXPENSES

INTEREST INCOME AND INCOME SIMILAR TO INTEREST INCOME	2nd quarter 01.04.2021 - 30.06.2021	2 quarters cumulative 01.01.2021 - 30.06.2021	2nd quarter 01.04.2020 - 30.06.2020	2 quarters cumulatively 01.01.2020 - 30.06.2020
Interest income recognized under the effective interest rate method, including:	123,238	248,034	197,583	428,563
on financial instruments measured at amortized cost, including:	122,093	245,691	191,846	416,727
loans and advances to customers	122,089	245,683	191,829	416,679
amounts due from banks and on mandatory reserve	4	8	17	48
on instruments measured at fair value through other comprehensive income, including:	1,145	2,343	5,737	11,836
debt securities	1,145	2,343	5,737	11,836
Income similar to interest income on instruments measured at fair value through profit or loss, including:	1,618	3,212	686	1,101
hedging IRS transactions (net)	1,618	3,212	686	1,101
Total	124,856	251,246	198,269	429,664
including: interest income on impaired financial instruments	178	378	230	469

INTEREST EXPENSES AND EXPENSES SIMILAR TO INTEREST EXPENSES	2nd quarter 01.04.2021 - 30.06.2021	2 quarters cumulative 01.01.2021 - 30.06.2021	2nd quarter 01.04.2020 - 30.06.2020	2 quarters cumulatively 01.01.2020 - 30.06.2020
Interest expense on financial instruments measured at amortized cost, including:	(37,813)	(78,602)	(71,755)	(165,543)
loans received and overdraft facility used	(6,630)	(13,309)	(20,678)	(45,607)
liabilities in respect of the purchase of receivables	(359)	(719)	(1,933)	(5,629)
mortgage covered bonds issued	(26,078)	(53,919)	(36,552)	(80,695)
bonds issued	(4,735)	(10,627)	(12,560)	(33,545)
lease liabilities	(11)	(28)	(32)	(67)
Expenses similar to interest expense on instruments measured at fair value through profit or loss, including:	(10,337)	(19,984)	(37,693)	(90,883)
hedging CIRS transactions (net)	(10,337)	(19,984)	(37,693)	(90,883)
Total	(48,150)	(98,586)	(109,448)	(256,426)



4. FEE AND COMMISSION INCOME AND EXPENSE

FEE AND COMMISSION INCOME	2nd quarter 01.04.2021 - 30.06.2021	2 quarters cumulative 01.01.2021 - 30.06.2021	2nd quarter 01.04.2020 - 30.06.2020	2 quarters cumulatively 01.01.2020 - 30.06.2020
Fees for property valuation	88	226	127	544
Fees for property inspection	290	669	351	925
Commission for full or partial prepayment of loans	1,366	2,556	1,028	2,370
Other	208	439	346	854
Total	1,952	3,890	1,852	4,693

FEE AND COMMISSION EXPENSE	2nd quarter 01.04.2021 - 30.06.2021	2 quarters cumulative 01.01.2021 - 30.06.2021	2nd quarter 01.04.2020 - 30.06.2020	2 quarters cumulatively 01.01.2020 - 30.06.2020
Preparation by property valuers of appraisal reports on Property Value for Mortgage Lending Purposes (MLV)	(219)	(408)	(185)	(390)
Expenses related to bond issue programmes	(1,392)	(2,983)	(529)	(1,217)
Expenses related to credit lines	(1,223)	(2,496)	(997)	(1,793)
Expenses related to mortgage covered bond issue programmes	(200)	(411)	(306)	(582)
Loan insurance costs	(510)	(1,107)	(835)	(1,846)
Commissions for other operating services	(56)	(121)	(53)	(130)
Costs of debt collection and intermediation in selling collateral	(10)	(13)	(18)	(18)
Total	(3,610)	(7,539)	(2,923)	(5,976)

5. NET FOREIGN EXCHANGE GAINS / (LOSSES)

NET FOREIGN EXCHANGE GAINS / (LOSSES)	2nd quarter 01.04.2021 - 30.06.2021	2 quarters cumulative 01.01.2021 - 30.06.2021	2nd quarter 01.04.2020 - 30.06.2020	2 quarters cumulatively 01.01.2020 - 30.06.2020
Result on revaluation	(129)	14	(34)	517
Gain/(loss) on derivative instruments (CIRS, FX-Forward) before designation to hedge accounting	(12)	(11)	(5)	(4)
Gain/loss on derivative instruments (CIRS, FX-Forward) related to hedge ineffectiveness	4	11	-	5,081
Total	(137)	14	(39)	5,594

The Bank concludes and maintains CIRS and FX Forward derivative instruments solely for hedging purposes.



6. NET ALLOWANCE FOR EXPECTED CREDIT LOSSES

NET ALLOWANCES FOR EXPECTED CREDIT LOSSES	Note	2nd quarter 01.04.2021 - 30.06.2021	2 quarters cumulative 01.01.2021 - 30.06.2021	2nd quarter 01.04.2020 - 30.06.2020	2 quarters cumulatively 01.01.2020 - 30.06.2020
Net allowances for loans and advances to customers	13	(1,510)	(1,436)	(5,339)	(19,640)
Net provisions for financial commitments related to residential loans not drawn in full	18	(20)	(12)	77	65
Total		(1,530)	(1,448)	(5,262)	(19,575)

7. ADMINISTRATIVE EXPENSES

ADMINISTRATIVE EXPENSES	2nd quarter 01.04.2021 - 30.06.2021	2 quarters cumulative 01.01.2021 - 30.06.2021	2nd quarter 01.04.2020 - 30.06.2020	2 quarters cumulatively 01.01.2020 - 30.06.2020
Employee benefits	(3,976)	(7,810)	(3,458)	(7,579)
Overheads	(7,807)	(15,707)	(8,066)	(16,906)
Amortization and depreciation, including:	(624)	(1,247)	(692)	(1,482)
property, plant and equipment	(29)	(57)	(36)	(88)
right-of-use assets, including:	(305)	(609)	(320)	(632)
real estate	(250)	(496)	(266)	(524)
cars	(55)	(113)	(54)	(108)
intangible assets	(290)	(581)	(336)	(762)
Total	(12,407)	(24,764)	(12,216)	(25,967)

EMPLOYEE BENEFITS	2nd quarter 01.04.2021 - 30.06.2021	2 quarters cumulative 01.01.2021 - 30.06.2021	2nd quarter 01.04.2020 - 30.06.2020	2 quarters cumulatively 01.01.2020 - 30.06.2020
Wages and salaries, including:	(3,345)	(6,574)	(2,941)	(6,378)
provisions for disability and retirement benefits	(48)	(48)	(15)	(15)
costs of contributions to the Employee Pension Plan	(89)	(158)	(71)	(148)
Salary surcharges	(528)	(1,092)	(425)	(1,017)
Other employee benefits	(103)	(144)	(92)	(184)
Total	(3,976)	(7,810)	(3,458)	(7,579)



OVERHEADS	2nd quarter 01.04.2021 - 30.06.2021	2 quarters cumulative 01.01.2021 - 30.06.2021	2nd quarter 01.04.2020 - 30.06.2020	2 quarters cumulatively 01.01.2020 - 30.06.2020
Services relating to supporting operations under the Outsourcing Agreement	(972)	(1,965)	(1,036)	(1,969)
Servicing of loans granted and receivables purchased under the Outsourcing Agreement	(5,390)	(10,830)	(5,761)	(12,121)
External services under other contracts	(620)	(1,243)	(555)	(1,204)
IT costs	(392)	(789)	(439)	(842)
Life- and non-life insurance costs	(114)	(227)	(97)	(194)
Costs related to short-term lease contracts	-	-	-	-
Costs related to lease contracts for low-value assets (other than short-term), non-deductible VAT expenses and service charges	(195)	(367)	(117)	(353)
Other	(124)	(286)	(61)	(223)
Total	(7,807)	(15,707)	(8,066)	(16,906)

8. REGULATORY CHARGES

REGULATORY CHARGES	2nd quarter 01.04.2021 - 30.06.2021	2 quarters cumulative 01.01.2021 - 30.06.2021	2nd quarter 01.04.2020 - 30.06.2020	2 quarters cumulatively 01.01.2020 - 30.06.2020
Contribution and payments to the Bank Guarantee Fund (BGF), including:	-	(21,053)	-	(22,507)
resolution fund	-	(21,053)	-	(22,507)
Payments to the Polish Financial Supervision Authority (PFSA)	-	(3,324)	-	(2,129)
Payments to the Borrowers Support Fund (potential)	(11)	(22)	(122)	(243)
Other taxes and charges	(98)	(229)	(190)	(369)
Total	(109)	(24,628)	(312)	(25,248)



9. CORPORATE INCOME TAX

INCOME TAX EXPENSE	2nd quarter 01.04.2021 - 30.06.2021	2 quarters cumulative 01.01.2021 - 30.06.2021	2nd quarter 01.04.2020 - 30.06.2020	2 quarters cumulatively 01.01.2020 - 30.06.2020
Current income tax expense	(13,400)	(25,008)	(9,221)	(17,766)
Deferred income tax due to temporary differences	(2,338)	3,028	(10,260)	(6,715)
Income tax reported in the income statement	(15,738)	(21,980)	(19,481)	(24,481)
Income tax reported in other comprehensive income due to temporary differences	7,107	12,513	(15,567)	(6,363)
Total	(8,631)	(9,467)	(35,048)	(30,844)

RECONCILIATION OF THE EFFECTIVE TAX RATE	2nd quarter 01.04.2021 - 30.06.2021	2 quarters cumulative 01.01.2021 - 30.06.2021	2nd quarter 01.04.2020 - 30.06.2020	2 quarters cumulatively 01.01.2020 - 30.06.2020
Profit / (loss) before income tax	39,995	55,857	45,953	59,955
Corporate income tax calculated at the statutory tax rate in force in Poland (19%)	(7,599)	(10,613)	(8,731)	(11,391)
Effect of permanent differences between profit before income tax and taxable income, including:	(4,026)	(12,116)	(4,324)	(12,786)
tax on certain financial institutions	(4,011)	(8,136)	(4,292)	(8,585)
fees to the BGF	-	(4,000)	-	(4,276)
PFRON (State Disabled Persons Fund) costs	(5)	(9)	(4)	(7)
impact of tax costs under Article 15cb of the CIT Act (internal financing)	-	48	-	143
impact of other permanent differences	(10)	(19)	(28)	(61)
Impact of applying the annual effective tax rate in the interim financial statements	(4,113)	749	(6,426)	(304)
Effect of other differences between profit before income tax and taxable income, including adjustments to previous periods	-	-	-	-
Income tax reported in the income statement	(15,738)	(21,980)	(19,481)	(24,481)
Effective tax rate	39.35%	39.35%	42.39%	40.83%

The Bank's approach to the calculation of the tax charge is to use the tax rate that would be applicable to the expected profit before tax for the whole year, i.e. using the estimated average annual effective income tax rate applicable to income before tax in the interim period.

The calculation of the average annual effective income tax rate requires the use of a forecast of the income before tax for the whole financial year and the permanent differences between the carrying amounts of assets and liabilities for accounting and tax purposes.

The forecast annual effective tax rate used to calculate the income tax expense in the first half of 2021 was 39.35%.



NOTES TO THE STATEMENT OF FINANCIAL POSITION

10. DERIVATIVE HEDGING INSTRUMENTS

As regards hedging strategies, the Bank did not introduce any changes in the six-month period ended 30 June 2021.

CARRYING AMOUNT / FAIR VALUE OF DERIVATIVES USED AS CASH FLOW HEDGES	30.06.2021		31.12.2020	
	Assets	Liabilities	Assets	Liabilities
IRS	13,622	-	15,203	-
CIRS	814,005	-	1,139,378	-
FX forward	56	702	111	541
Total	827,683	702	1,154,692	541

The Bank concludes and maintains derivative instruments exclusively for hedging purposes.

CHANGE IN OTHER COMPREHENSIVE INCOME ON CASH FLOW HEDGES AND THE INEFFECTIVE PORTION OF CASH FLOW HEDGES	2nd quarter 01.04.2021 - 30.06.2021	2 quarters cumulative 01.01.2021 - 30.06.2021	2nd quarter 01.04.2020 - 30.06.2020	2 quarters cumulatively 01.01.2020 - 30.06.2020
Accumulated other comprehensive income on cash flow hedges at the beginning of the period, gross	142,274	174,304	128,408	165,953
Gains / (Losses) recognized in other comprehensive income during the period	(427,940)	(341,587)	(205,200)	520,507
Amounts transferred from other comprehensive income to the income statement during the period	396,130	277,747	276,642	(486,610)
- interest income	(1,618)	(3,212)	(686)	(1,101)
- interest expense	10,337	19,984	37,693	90,883
- net foreign exchange gains/(losses)	387,411	260,975	239,635	(576,392)
Accumulated other comprehensive income on cash flow hedges as at the end of the period, gross	110,464	110,464	199,850	199,850
Tax effect	(20,988)	(20,988)	(37,972)	(37,972)
Accumulated other comprehensive income on cash flow hedges at the end of the period, net	89,476	89,476	161,878	161,878
Ineffective portion of cash flow hedges recognized in the income statement	21	45	15	5,110
Impact on other comprehensive income during the period, gross	(31,810)	(63,840)	71,442	33,897
Deferred tax on cash flow hedges	6,044	12,130	(13,574)	(6,440)
Impact on other comprehensive income during the period, net	(25,766)	(51,710)	57,868	27,457



11. SECURITIES

SECURITIES	30.06.2021	31.12.2020
Measured at fair value through other comprehensive income, including:	1,492,452	1,241,821
issued by the State Treasury, PLN Treasury bonds	1,067,453	1,241,821
NBP bills	424,999	-
Total	1,492,452	1,241,821

12. LOANS AND ADVANCES TO CUSTOMERS

LOANS AND ADVANCES TO CUSTOMERS	30.06.2021	31.12.2020
Measured at amortized cost		
Residential loans, gross, including:	24,100,532	24,980,694
loans granted	11,972,232	12,261,768
receivables acquired	12,128,300	12,718,926
Allowances for expected credit losses	(79,423)	(78,035)
Loans and advances to customers, net	24,021,109	24,902,659

Based on the Framework Agreement for the Sale of Receivables signed with PKO Bank Polski SA on 17 November 2015, in the six-month period ended 30 June 2021 the Bank purchased residential mortgage loan receivables portfolios amounting to PLN 157,984 thousand, and in the six-month period ended 30 June 2020, amounting to PLN 154,001 thousand. The purchase price was determined on an arm's length basis, based on valuation made by an independent expert. The receivables purchased were recognized in the Bank's books of account on the transfer dates set in the Receivables Sale Agreements, on which the Bank acquired the rights to the cash flows from individual portfolios, and assumed all related liability for costs and economic risks in the constituent receivables. The purchase of the receivable portfolios was financed with a liability the nature of which is described in Note 14 "Amounts due to banks". The Bank ultimately refinances the purchased receivable portfolios primarily through the issue of mortgage covered bonds.

Loans granted and receivables purchased that have been entered in the Bank's cover pool represent collateral for mortgage covered bonds issued by the Bank, as described in Note 15 "Liabilities in respect of mortgage covered bonds issued".

Information about exposure to credit risk for loans and advances to customers granted measured at amortized cost is described in Note 13 "Expected credit losses".

Information about the quality of the loan portfolio is presented in note 27.4 "Loans and advances to customers and impairment".

13. EXPECTED CREDIT LOSSES

GROSS FINANCIAL ASSETS AND ALLOWANCES FOR EXPECTED CREDIT LOSSES AND THE NOMINAL AMOUNT OF LOAN COMMITMENTS AND PROVISIONS

FINANCIAL ASSETS AND ALLOWANCES FOR EXPECTED CREDIT LOSSES AS AT 30 JUNE 2021	Assets with no significant increase in credit risk since initial recognition, gross (Stage 1)	Allowances for expected credit losses (Stage 1)	Assets with a significant increase in credit risk since initial recognition, but not credit-impaired, gross (Stage 2)	Allowances for expected credit losses (Stage 2)	Credit-impaired assets and purchased or originated credit-impaired assets, gross (Stage 3 and POCI)	Allowances for expected credit losses (Stage 3 and POCI)	Total gross amount	Total allowances for expected credit losses
Measured at fair value through other comprehensive income								
securities	1,492,452	-	-	-	-	-	1,492,452	-
issued by the State Treasury, PLN Treasury bonds	1,067,453	-	-	-	-	-	1,067,453	-
NBP bills	424,999	-	-	-	-	-	424,999	-
Total	1,492,452	-	-	-	-	-	1,067,452	-
Measured at amortized cost								
amounts due from banks	18	-	-	-	-	-	18	-
loans and advances to customers	22,191,206	(9,832)	1,861,262	(50,435)	48,064	(19,156)	24,100,532	(79,423)
residential loans	22,191,206	(9,832)	1,861,262	(50,435)	48,064	(19,156)	24,100,532	(79,423)
loans granted	10,762,064	(5,444)	1,189,237	(33,344)	20,931	(7,481)	11,972,232	(46,269)
receivables acquired	11,429,142	(4,388)	672,025	(17,091)	27,133	(11,675)	12,128,300	(33,154)
other financial assets	129	-	-	-	-	-	129	-
Total	22,191,353	(9,832)	1,861,262	(50,435)	48,064	(19,156)	24,100,679	(79,423)

As at 30 June 2021, the Bank had purchased or originated credit-impaired assets (POCI) of PLN 56 thousand, gross. The increase in credit-impaired assets largely due to applying a new definition of default starting from 1 January 2021, is described in Note 25.

LOAN COMMITMENTS AND PROVISIONS AS AT 30 JUNE 2021	Nominal amount of loan commitments with no significant increase in credit risk since initial recognition (Stage 1)	Provisions for loan commitments (Stage 1)	Nominal amount of loan commitments with a significant increase in credit risk since initial recognition, but not credit-impaired (Stage 2)	Provisions for loan commitments (Stage 2)	Nominal amount of credit-impaired loan commitments (Stage 3)	Provisions for loan commitments (Stage 3)	Total nominal amount	Total provisions for loan commitments
Loan commitments	74,293	(26)	559	(37)	-	-	74,852	(63)

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CONDENSED INTERIM FINANCIAL STATEMENTS
OF PKO BANK HIPOTECZNY SA
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2021
(IN PLN THOUSANDS)



FINANCIAL ASSETS AND ALLOWANCES FOR EXPECTED CREDIT LOSSES AS AT 31 DECEMBER 2020	Assets with no significant increase in credit risk since initial recognition, gross (Stage 1)	Allowances for expected credit losses (Stage 1)	Assets with a significant increase in credit risk since initial recognition, but not credit-impaired, gross (Stage 2)	Allowances for expected credit losses (Stage 2)	Credit-impaired assets, gross (Stage 3)	Allowances for expected credit losses (Stage 3)	Total gross amount	Total allowances for expected credit losses
Measured at fair value through other comprehensive income								
securities	1,241,821	-	-	-	-	-	1,241,821	-
issued by the State Treasury, PLN Treasury bonds	1,241,821	-	-	-	-	-	1,241,821	-
Total	1,241,821	-	-	-	-	-	1,241,821	-
Measured at amortized cost								
amounts due from banks	23	-	-	-	-	-	23	-
loans and advances to customers	23,079,938	(9,651)	1,874,060	(55,822)	26,696	(12,562)	24,980,694	(78,035)
residential loans	23,079,938	(9,651)	1,874,060	(55,822)	26,696	(12,562)	24,980,694	(78,035)
loans granted	11,082,641	(5,200)	1,168,965	(35,723)	10,162	(4,694)	12,261,768	(45,617)
receivables acquired	11,997,297	(4,451)	705,095	(20,099)	16,534	(7,868)	12,718,926	(32,418)
other financial assets	31	-	-	-	-	-	31	-
Total	23,079,992	(9,651)	1,874,060	(55,822)	26,696	(12,562)	24,980,748	(78,035)

As at 31 December 2020, the Bank had no purchased or originated credit-impaired assets (POCI).

LOAN COMMITMENTS AND PROVISIONS AS AT 31 December 2020	Nominal amount of loan commitments with no significant increase in credit risk since initial recognition (Stage 1)	Provisions for loan commitments (Stage 1)	Nominal amount of loan commitments with a significant increase in credit risk since initial recognition, but not credit-impaired (Stage 2)	Provisions for loan commitments (Stage 2)	Nominal amount of credit-impaired loan commitments (Stage 3)	Provisions for loan commitments (Stage 3)	Total nominal amount	Total provisions for loan commitments
Loan commitments	114,179	(36)	1,277	(15)	-	-	115,456	(51)

CHANGES IN ALLOWANCES FOR EXPECTED CREDIT LOSSES

CHANGES IN ALLOWANCES FOR EXPECTED CREDIT LOSSES ON FINANCIAL ASSETS FOR THE PERIOD FROM 1 JANUARY 2021 TO 30 JUNE 2021	As at 01.01.2021	Increase due to granting and purchase of loans	Changes due to changes in credit risk (net), including total repayment	Changes due to non-substantial modification, net	Decrease due to derecognition	Changes due to lengthening the loss recognition horizon from 12 months to lifetime	Changes due to shortening the loss recognition horizon from lifetime to 12 months	Change due to partial write-off or reversal	Transfers to Stage 1 (S1)	Transfers to Stage 2 (S2)	Transfers to Stage 3 and POCI (S3 and POCI)	Other changes	As at 30.06.2021
Measured at fair value through other comprehensive income													
securities (S1)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-
Measured at amortized cost													
amounts due from banks (S1)	-	-	-	-	-	-	-	-	-	-	-	-	-
loans and advances to customers	78,035	157	(2,732)	625	(46)	21,704	(18,272)	(48)					79,423
residential loans	78,035	157	(2,732)	625	(46)	21,704	(18,272)	(48)					79,423
Stage 1	9,651	105	788	131	(9)	21,704	-	(1)	1,386	(22,989)	(934)	-	9,832
Stage 2	55,822	52	(1,409)	456	(37)	-	(18,261)	(10)	(1,386)	23,940	(8,732)	-	50,435
Stage 3 and POCI	12,562	-	(2,111)	38	-	-	(11)	(37)	-	(951)	9,666	-	19,156
other financial assets (S1)	-	-	-	-	-	-	-	-					-
Total	78,035	157	(2,732)	625	(46)	21,704	(18,272)	(48)					79,423

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CONDENSED INTERIM FINANCIAL STATEMENTS
OF PKO BANK HIPOTECZNY SA
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2021
(IN PLN THOUSANDS)



CHANGES IN ALLOWANCES FOR EXPECTED CREDIT LOSSES ON FINANCIAL ASSETS FOR THE PERIOD FROM 1 JANUARY 2020 TO 30 JUNE 2020	As at 01.01.2020	Increase due to granting and purchase of loans	Changes due to changes in credit risk (net), including total repayment	Changes due to non-substantial modification, net	Decrease due to derecognition	Changes due to lengthening the loss recognition horizon from 12 months to lifetime	Changes due to shortening the loss recognition horizon from lifetime to 12 months	Change due to partial write-off or reversal	Transfers to Stage 1 (S1)	Transfers to Stage 2 (S2)	Transfers to stage 3 (S3)	Other changes	As at 30.06.2020
Measured at fair value through other comprehensive income													
securities (S1)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-
Measured at amortized cost													
amounts due from banks (S1)	-	-	-	-	-	-	-	-	-	-	-	-	-
loans and advances to customers	42,726	311	1,951	59	(171)	31,347	(13,857)	(206)					62,160
residential loans	42,726	311	1,951	59	(171)	31,347	(13,857)	(206)					62,160
Stage 1	9,333	151	6,272	55	(11)	31,347	-	(3)	1,090	(36,637)	(116)	-	11,481
Stage 2	25,895	160	(5,044)	(18)	(160)	-	(13,429)	(2)	(1,090)	36,771	(3,150)	-	39,933
Stage 3	7,498	-	723	22	-	-	(428)	(201)	-	(134)	3,266	-	10,746
other financial assets (S1)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	42,726	311	1,951	59	(171)	31,347	(13,857)	(206)					62,160



CALCULATION OF ESTIMATES

The Bank performed a simulation of a change in allowances for expected credit losses resulting from a deterioration or improvement in the risk parameters.

ESTIMATED CHANGE IN ALLOWANCES FOR EXPECTED CREDIT LOSSES DUE TO A DETERIORATION OR IMPROVEMENT IN THE RISK PARAMETERS, INCLUDING: ¹	30.06.2021		31.12.2020	
	scenario +10%	scenario -10%	scenario +10%	scenario -10%
changes in probability of default	8,549	(11,856)	10,125	(12,807)
changes in rates of recovery	(21,472)	21,477	(17,034)	17,045

¹ in plus - an increase in allowances, in minus - a decrease in allowances

14. AMOUNTS DUE TO BANKS

AMOUNTS DUE TO BANKS	30.06.2021	31.12.2020
Measured at amortized cost		
overdraft within the limit available	2,756	14,275
liability related to overdraft facilities	3,767,293	3,222,246
liability related to term loans	209,826	149,864
liability in respect of the purchase of receivables	158,452	188,748
Total	4,138,327	3,575,133

LIABILITIES IN RESPECT OF LOANS

LENDER	Effective date of agreement	Maturity date	Amount of loan granted as at 30 June 2021	Amount of loan drawn as at 30 June 2021	Liability as at 30 June 2021
PKO Bank Polski SA	29.10.2015	29.10.2022	2,000,000	2,000,000	189
PKO Bank Polski SA	02.02.2017	03.02.2023	2,000,000	2,000,000	1,767,094
PKO Bank Polski SA	10.07.2019	01.07.2025	4,000,000	4,000,000	2,000,010
PKO Bank Polski SA ¹⁾	10.09.2020	10.09.2026	300,000	300,000	209,826
Other bank 1	10.06.2019	14.06.2022	150,000	150,000	-
Total			8,450,000	8,450,000	3,977,119

LENDER	Effective date of agreement	Maturity date	Amount of loan granted as at 31 December 2020	Amount of loan drawn as at 31 December 2020	Liability as at 31 December 2020
PKO Bank Polski SA	29.10.2015	29.10.2022	2,000,000	2,000,000	621,517
PKO Bank Polski SA	02.02.2017	03.02.2023	2,000,000	2,000,000	-
PKO Bank Polski SA	10.07.2019	01.07.2022	2,500,000	2,500,000	2,450,726
PKO Bank Polski SA ¹⁾	10.09.2020	10.09.2026	300,000	300,000	149,864
Other bank 1	10.06.2019	13.06.2021	150,000	150,000	150,003
Total			6,950,000	6,950,000	3,372,110

¹⁾ The period during which the tranches may be used expires on 10 September 2021. Liabilities related to individual tranches are due within 5 years after the date of making a tranche available.



LIABILITY IN RESPECT OF THE PURCHASE OF RECEIVABLES

The line "Liability in respect of the purchase of receivables" represents the liability arising from the purchases of residential mortgage loans portfolios from PKO Bank Polski SA, as specified in Note 12 "Loans and advances to customers". The repayment date of the liability resulting from the purchase of receivables is agreed by the parties each time in the Receivables Sales Agreement. For receivables acquired in 2021 and 2020, the parties agreed that the payment would be due no later than 18 months from the date of transfer. If the liability is not settled within 1 month from the date of transfer the price is increased by interest. The Bank ultimately refinances the purchased receivable portfolios primarily through the issue of mortgage covered bonds. The liability resulting from the purchase of receivables at 30 June 2021 concerns portfolios purchased in the first quarter of 2021, whereas as at 31 December 2020 the liability concerned portfolios purchased in the third quarter of 2020.

15. LIABILITIES IN RESPECT OF MORTGAGE COVERED BONDS ISSUED

LIABILITIES IN RESPECT OF MORTGAGE COVERED BONDS ISSUED	30.06.2021	31.12.2020
Measured at amortized cost		
mortgage-covered bonds, including issued under:		
International Mortgage Covered Bonds Issue Programme	15,946,557	17,205,554
National Mortgage Covered Bonds Issue Programme	12,584,473	12,847,883
	3,362,084	4,357,671
Total	15,946,557	17,205,554

In the six-month period ended 30 June 2021, the Bank did not issue any mortgage covered bonds and redeemed two issues of mortgage covered bonds totalling PLN 1,000,000 thousand.

In the six-month period ended 30 June 2020, the Bank did not issue and did not redeem any mortgage covered bonds.

Domestic issues of mortgage covered bonds are listed on the parallel market of the Warsaw Stock Exchange (WSE) and on BondSpot, and issues of foreign mortgage covered bonds are listed on the Luxembourg Stock Exchange and the Warsaw Stock Exchange (the WSE parallel market).

As at 30 June 2021 and as at 31 December 2019, the PLN- and EUR-denominated mortgage covered bonds issued were rated by Moody's Investors Service at Aa1, i.e. the highest achievable by Polish securities. The limit for the ratings is the Polish country ceiling for debt instruments which is currently at the level of Aa1.

The total nominal value of the issued mortgage covered bonds as at 30 June 2021 amounted to PLN 15,918,303 thousand and PLN 17,179,529 as at 31 December 2020.

SECURITY FOR MORTGAGE COVERED BONDS

The mortgage covered bonds are secured with loans secured with the highest priority mortgage entered in the Land and Mortgage Register. Additionally, the mortgage covered bonds may also be issued based on the Bank's own funds:

- invested in securities issued or guaranteed by the National Bank of Poland, the European Central Bank, the governments and central banks of the Member States of the European Union, the Organization for Economic Cooperation and Development, excluding countries that are restructuring or have restructured their foreign debt in the past 5 years;
- deposited with the National Bank of Poland;
- held in cash.

The nominal value of loans entered in the Bank's cover pool and representing collateral for the mortgage covered bonds issued as at 30 June 2021 amounted to PLN 22,660,221 million, whereas the nominal value of additional collateral in the form of PLN-denominated securities issued by the State Treasury amounted to PLN 170,000 thousand. As at 31 December 2020, these amounted to PLN 23,106,628 thousand and PLN 250,000 thousand respectively. The Bank's mortgage covered bonds cover pool also included CIRS and FX-Forward transactions hedging the currency and interest rate risk of mortgage covered bonds denominated in EUR and IRS transactions hedging the interest rate risk of fixed rate mortgage covered bonds denominated in PLN.

In the six-month period ended 30 June 2021 and in prior years, the Bank's covered bonds cover pool did not include asset-backed securities (ABS) which do not meet the requirements described in paragraph 1 of Art. 80 of the Guideline



(EU) 2015/510 of the European Central Bank of 19 December 2014 on the implementation of the Eurosystem monetary policy framework (ECB/2014/60) (recast).

16. LIABILITIES IN RESPECT OF BONDS ISSUED

LIABILITIES IN RESPECT OF BONDS ISSUED	30.06.2021	31.12.2020
Measured at amortized cost		
bonds, including bonds issued under:	4,084,626	4,337,081
Bond Issue Programme	3,919,507	3,771,812
Public Bond Issue Programme	165,119	214,969
an individual agreement	-	350,300
Total	4,084,626	4,337,081

BOND ISSUE PROGRAMME

In the six-month period ended 30 June 2021, as part of the Bond Issue Programme, the Bank issued bonds with a total nominal value of PLN 3,699,000 thousand (i.e. 7,398 bonds of PLN 500,000 nominal value each) and redeemed bonds with a total nominal value of PLN 3,552,500 thousand (i.e. 7,105 bonds of PLN 500,000 nominal value each). In the six-month period ended 30 June 2020, these amounted to PLN 2,148,000 thousand (i.e. 4,296 bonds of PLN 500,000 nominal value each) and PLN 3,500,000 (i.e. 1,020 bonds of PLN 100,000 nominal value each and 6,796 bonds of PLN 500,000 nominal value each).

The above-mentioned issues of bonds are governed by the Bond Issue Programme Agreement concluded with PKO Bank Polski SA. According to the said agreement, the maximum nominal value of bonds issued and not yet redeemed is PLN 6,000,000 thousand. At the same time, pursuant to the Underwriting Agreement concluded, PKO Bank Polski SA as the Underwriter is obliged to take up the issuer's bonds up to the amount of PLN 2,000,000 thousand.

As at June 2021, the Bank's liability in respect of bonds issued as part of the Bond Issue Programme had a nominal value of PLN 3,923,000 thousand, and as at 31 December 2019 its nominal value was PLN 3,776,500 thousand. As at 30 June 2021 and as at 31 December 2020, PKO Bank Polski SA did not hold any bonds under the underwriting Agreement.

PUBLIC BOND ISSUE PROGRAMME

In the six-month period ended 30 June 2021, the Bank did not issue any bonds under the Public Bond Issue Programme but redeemed bonds with a total nominal value of PLN 50,000 (i.e. 500,000 bonds of PLN 100 nominal value each). In the six-month period ended 30 June 2020, the Bank did not issue any bonds as part of this programme, but redeemed bonds with a total nominal value of PLN 161,500 (i.e. 1,615 bonds of PLN 100,000 nominal value each).

As at 30 June 2021, the Bank's liability in respect of bonds issued as part of the Public Bond Issue Programme amounted to PLN 165,000 thousand (at nominal value, of which bonds issued under the underwriting agreement with the PKO Bank Polski Brokerage Office amounted to PLN 0. As at 31 December 2020, these amounts were PLN 215,000 thousand and PLN 0 thousand, respectively.

The bonds issued under the Public Bond Issue Programme are admitted to trading on the regulated market of the Warsaw Stock Exchange.

OTHER ISSUES OF UNSECURED BONDS (BASED ON INDIVIDUAL AGREEMENTS)

In the six-month period ended 30 June 2021, the Bank did not issue unsecured bonds under an individual agreement.

On 24 February 2021, PKO Bank Hipoteczny SA redeemed unsecured bonds with a nominal value of PLN 350,000 thousand (i.e. 350 bonds of a nominal value of PLN 1,000,000 each), and therefore, as at 31 March 2021, the Bank's liability in respect of the aforesaid bonds totalled PLN 0 (as at 31 December 2020 it was PLN 350,000 thousand).



17. OTHER LIABILITIES

OTHER LIABILITIES	30.06.2021	31.12.2020
Expenses to be paid *	10,016	9,331
Liabilities in respect of contribution to the Bank Guarantee Fund (BGF), including:	35,131	14,581
the contribution to the resolution fund accrued by BGF / payable to BGF	21,053	-
maintained in the form of payments commitments to the resolution fund	14,077	14,581
Deferred commissions and costs relating to loans granted, in the part corresponding to unpaid principal and adjustments of deferred commission income on loans granted	1,426	588
Other liabilities, including:	9,762	10,303
sundry creditors*	2,346	2,218
settlements with the state budget, including:	7,416	8,085
liabilities in respect of tax on certain financial institutions	7,074	7,380
Lease liabilities *	3,104	3,625
Total	59,439	38,428
including liabilities marked with * above	15,466	15,174

* This symbol designates financial liabilities.

As at 30 June 2021 and 31 December 2020, the Bank had no overdue contractual liabilities.

18. PROVISIONS

PROVISIONS FOR THE PERIOD FROM 1 JANUARY 2021 TO 30 JUNE 2021	Provision for disability and retirement benefits	Provisions for loan commitments	Total
As at 1 January 2021, including:	169	51	220
Short-term provision	-	51	51
Long-term provision	169	-	169
Set-up/reassessment of provisions	48	31	79
Release/utilization	-	(19)	(19)
As at 30 June 2021, including:	217	63	280
Short-term provision	-	63	63
Long-term provision	217	-	217

PROVISIONS FOR THE PERIOD FROM 1 JANUARY 2020 TO 30 JUNE 2020	Provision for disability and retirement benefits	Provisions for loan commitments	Total
As at 1 January 2020, including:	154	140	294
Short-term provision	-	140	140
Long-term provision	154	-	154
Set-up/reassessment of provisions	15	49	64
Release/utilization	-	(114)	(114)
As at 30 June 2020, including:	169	75	244
Short-term provision	-	75	75
Long-term provision	169	-	169

19. EQUITY AND SHAREHOLDING STRUCTURE OF THE BANK



EQUITY	30.06.2021	31.12.2020
Share capital	1,611,300	1,611,300
Supplementary capital	332,263	250,733
Accumulated other comprehensive income, including:	96,299	149,642
cash flow hedges	89,476	141,186
measurement of financial assets measured at fair value through other comprehensive income	6,823	8,456
Net profit for the period	33,877	81,530
Total equity	2,073,739	2,093,205

SHAREHOLDING STRUCTURE

Series	Type of shares	Number of shares	Nominal value of 1 share (in PLN)	Series value at nominal value (in PLN)	Date of passing the resolution by the GSM	Issue date	Date of registration in the National Court Register
A	ordinary registered	300,000,000	1	300,000,000	06.10.2014	06.10.2014	24.10.2014
B	ordinary registered	200,000,000	1	200,000,000	14.03.2016	07.04.2016	22.04.2016
C	ordinary registered	200,000,000	1	200,000,000	01.07.2016	15.07.2016	28.07.2016
D	ordinary registered	100,000,000	1	100,000,000	28.10.2016	18.11.2016	01.12.2016
E	ordinary registered	150,000,000	1	150,000,000	21.03.2017	04.04.2017	12.04.2017
F	ordinary registered	150,000,000	1	150,000,000	28.06.2017	04.07.2017	11.09.2017
G	ordinary registered	100,000,000	1	100,000,000	18.10.2017	20.10.2017	16.11.2017
H	ordinary registered	95,000,000	1	95,000,000	13.08.2018	17.08.2018	08.10.2018
I	ordinary registered	100,000,000	1	100,000,000	19.12.2018	21.12.2018	21.02.2019
J	ordinary registered	131,500,000	1	131,500,000	07.03.2019	19.03.2019	16.05.2019
K	ordinary registered	84,800,000	1	84,800,000	27.06.2019	01.07.2019	20.08.2019
Total		1,611,300,000		1,611,300,000			

PKO Bank Polski SA was the Bank's sole shareholder as at 30 June 2021 and 31 December 2020.

The Bank's share capital amounts to PLN 1,611,300,000 and comprises 1,611,300,000 (one billion six hundred and eleven million three hundred thousand) ordinary registered shares with a nominal value of PLN 1 (one zloty) each. The PKO Bank Hipoteczny SA shares are non-preference shares and have been paid up in full.

The Bank did not pay dividend in the six-month period ended 30 June 2011 or in 2020.



OTHER NOTES

20. CONTINGENT LIABILITIES GRANTED AND RECEIVED

20.1 CONTRACTUAL COMMITMENTS

As at 30 June 2021 and 31 December 2020 the Bank had no contractual commitments relating to the purchase of intangible assets and property, plant and equipment.

20.2 LOAN COMMITMENTS

LOAN COMMITMENTS (CONTINGENT)	30.06.2021	31.12.2020
Relating to residential loans not drawn in full (nominal value)	74,852	115,456
provision for residential loans not drawn in full	(63)	(51)
Total, net	74,789	115,405
including irrevocable loan commitments	-	-

20.3 GUARANTEE COMMITMENTS GRANTED

PKO Bank Hipoteczny SA does not grant guarantee commitments.

20.4 CONTINGENT LIABILITIES RECEIVED

CONTINGENT COMMITMENTS RECEIVED AT NOMINAL VALUE	30.06.2021	31.12.2020
Contingent commitments received		
financial	4,473,802	3,577,757
guarantees	2,000,000	2,000,000
Total	6,473,802	5,577,757

Contingent liabilities received of a financial nature represent initiated and available loans, while guarantee commitments received represent the available guarantees to underwrite bonds issued.

RIGHT TO SELL OR PLEDGE COLLATERAL ESTABLISHED FOR THE BANK

As at 30 June 2021 and 31 December 2020 no collateral was established for the Bank, which the Bank would be entitled to sell or re-pledge, in the event of fulfilling all obligations by the owner of the collateral.

21. LEGAL CLAIMS

As at 30 June 2021 and 31 December 2020 there were no legal claims.



22. INFORMATION ABOUT LEASES

LEASE – LESSEE

LEASE AMOUNTS RECOGNIZED IN THE INCOME STATEMENT - LESSEE	2nd quarter 01.04.2021 - 30.06.2021	2 quarters cumulative 01.01.2021 - 30.06.2021	2nd quarter 01.04.2020 - 30.06.2020	2 quarters cumulatively 01.01.2020 - 30.06.2020
Amortization of the right-of-use assets	(305)	(609)	(320)	(632)
real estate	(250)	(496)	(266)	(524)
cars	(55)	(113)	(54)	(108)
Interest expense	(11)	(28)	(32)	(67)
Costs related to short-term lease contracts	-	-	-	-
Costs related to lease contracts for low-value assets (other than short-term), non-deductible VAT expenses and service charges	(195)	(367)	(117)	(353)
Total	(511)	(1,004)	(469)	(1,052)

LEASES – LESSOR

The Bank does not conclude contracts in which it acts as the lessor.

23. NOTES TO THE STATEMENT OF CASH FLOWS

Cash and cash equivalents	30.06.2021	31.12.2020
Cash and balances with Central Bank	13	21
Amounts due from banks - current accounts	18	23
Total	31	44

As at 30 June 2021 and 31 December 2020 there were no cash and cash equivalents with restricted availability for use.

INTEREST INCOME – RECEIVED	01.01.2021 - 30.06.2021	01.01.2020 - 30.06.2020
From operating activities		
Interest received on loans and advances to customers	256,354	431,578
Interest received on CIRS transactions	37,902	35,743
Interest received on IRS transactions	-	-
Interest received on deposits	-	16
Other interest received	8	32
From investing activities		
Interest received on securities measured at fair value through other comprehensive income	3,052	12,965
Total	297,316	480,334



INTEREST EXPENSE – PAID	01.01.2021 - 30.06.2021	01.01.2020 - 30.06.2020
From operating activities		
Interest paid on CIRS transactions	50,916	136,460
Interest paid on IRS transactions	1,369	3,797
Interest paid for extending overdraft limits	46	23
Interest paid on liabilities in respect of purchase of receivables	583	37,809
Other interest paid	0	-
From financing activities		
Interest paid on loans	12,151	46,753
Interest paid on mortgage covered bonds issued	51,650	79,075
Discount and interest paid on bonds issued	14,558	45,169
Interest paid on lease contracts	28	67
Total	131,301	349,153

24. RELATED PARTY TRANSACTIONS

24.1 TRANSACTIONS WITH THE STATE TREASURY AND ITS RELATED ENTITIES

Since the State Treasury holds 29.43% of the share capital of PKO Bank Polski SA, PKO Bank Hipoteczny SA (which is a part of the PKO Bank Polski SA Group) is a related entity of the State Treasury.

The Bank concludes the following transactions with the State Treasury and its related entities:

- purchases of Treasury bonds issued by the State Treasury and NBP bills, which are described in Note 11 “Securities”;
- purchases of goods and services from related entities of the State Treasury as part of the Bank’s operating activities, which are immaterial individually and cumulatively from the financial statements perspective.

24.2 RELATED PARTY TRANSACTIONS - CAPITAL LINKS

PKO Bank Polski SA and PKO Bank Polski SA Group entities are the Bank’s related parties.

Details of transactions with related parties with capital links were presented in Note 35.1 of the PKO Bank Hipoteczny SA financial statements for the year ended 31 December 2020.

Furthermore, in the six-month period ended 30 June 2021:

- On 15 March 2021, the Bank concluded with PKO Bank Polski SA Annex No. 9 to the Bond Issue Programme Agreement of 30 September 2015, based on which the amount of the Programme was increased from PLN 4,000,000 thousand to PLN 6,000,000 thousand.
- As a result of signing an annex to the agreement of 10 July 2019 on 23 June 2021, the lending period was extended until 1 July 2025. The limit amounts to PLN 4,000,000 thousand.

AS AT 30 JUNE 2021

ENTITY	ASSETS	
	Receivables	including derivatives
PKO Bank Polski SA	827,825	827,683
Total	827,825	827,683

This document is a translation of a document originally issued in Polish.

The only binding version is the original Polish version.

**CONDENSED INTERIM FINANCIAL STATEMENTS
OF PKO BANK HIPOTECZNY SA
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2021
(IN PLN THOUSANDS)**



Bank Hipoteczny

ENTITY	LIABILITIES				
	Loans and overdraft	Acquisition of receivables	Mortgage covered bonds and bonds	Other liabilities	including derivatives
PKO Bank Polski SA	3,980,057	158,452	27,069	6,966	702
PKO BP Finat Sp. z o.o.	-	-	-	22	-
PKO Leasing SA	-	-	-	254	-
Prime Car Management SA	-	-	-	61	-
PKO Towarzystwo Ubezpieczeń SA	-	-	97,514	-	-
PKO Życie Towarzystwo Ubezpieczeń SA	-	-	61,879	-	-
PKO VC -fizan	-	-	20,951	-	-
NEPTUN - fizan	-	-	29,994	-	-
Bankowe Towarzystwo Kapitałowe SA	-	-	15,960	-	-
Total	3,980,057	158,452	253,367	7,303	702

ENTITY	Loan commitments	Contingent commitments received
PKO Bank Polski SA	-	6,323,802
Total	-	6,323,802

FOR THE PERIOD FROM 1 JANUARY 2021 TO 30 JUNE 2021

ENTITY	Total revenues	including interest and commissions	Total costs	including interest and commissions	Net income / (expense) from financial instruments measured at fair value	Net foreign exchange gains / (losses)
PKO Bank Polski SA	3,298	3,212	54,213	40,384	33	(260,900)
PKO BP Finat Sp. z o.o.	-	-	103	-	-	-
PKO Leasing SA	-	-	151	3	-	-
Prime Car Management SA	-	-	15	0	-	-
PKO Towarzystwo Ubezpieczeń SA	-	-	1,356	1,356	-	-
PKO Życie Towarzystwo Ubezpieczeń SA	-	-	192	192	-	-
PKO VC -fizan	-	-	49	49	-	-
NEPTUN - fizan	-	-	54	54	-	-
Bankowe Towarzystwo Kapitałowe SA	-	-	68	68	-	-
Total	3,298	3,212	56,201	42,106	33	(260,900)



AS AT 31 DECEMBER 2020

ENTITY	ASSETS	
	Receivables	including derivatives
PKO Bank Polski SA	1,154,740	1,154,692
Total	1,154,740	1,154,692

ENTITY	LIABILITIES				
	Loans and overdraft	Acquisition of receivables	Mortgage covered bonds and bonds	Other liabilities	including derivatives
PKO Bank Polski SA	3,236,523	188,748	19,338	7,212	541
PKO BP Finat Sp. z o.o.	-	-	-	17	-
PKO Leasing SA	-	-	-	359	-
Prime Car Management SA	-	-	-	72	-
PKO Towarzystwo Ubezpieczeń SA	-	-	97,458	-	-
PKO Życie Towarzystwo Ubezpieczeń SA	-	-	116,885	-	-
PKO VC -fizan	-	-	20,969	-	-
NEPTUN - fizan	-	-	29,995	-	-
Bankowe Towarzystwo Kapitałowe SA	-	-	24,934	-	-
Total	3,236,523	188,748	309,579	7,660	541

ENTITY	Loan commitments	Contingent commitments received
PKO Bank Polski SA	-	5,577,757
Total	-	5,577,757



FOR THE PERIOD FROM 1 JANUARY 2020 TO 30 JUNE 2020

ENTITY	Total revenues	including interest and commissions	Total costs	including interest and commissions	Net income / (expense) from financial instruments measured at fair value	Net foreign exchange gains / (losses)
PKO Bank Polski SA	1,230	1,116	160,696	145,549	29	581,555
PKO BP Finat Sp. z o.o.	-	-	101	-	-	-
PKO Leasing SA	-	-	168	6	-	-
PKO Towarzystwo Ubezpieczeń SA	-	-	2,450	2,450	-	-
PKO Życie Towarzystwo Ubezpieczeń SA	-	-	577	577	-	-
PKO VC -fizan	-	-	323	323	-	-
Total	1,230	1,116	164,315	148,905	29	581,555

24.3 RELATED-PARTY TRANSACTIONS – PERSONAL LINKS

As at 30 June 2021, 15 entities were related to the Bank through key management personnel of PKO Bank Hipoteczny SA or close relatives of key management personnel, whereas at 31 December 2020 it was 9 entities. In the aforementioned periods, the Bank had an active agreement with and made payments for the purchases of goods to only one of these entities.

24.4 BENEFITS FOR PKO BANK HIPOTECZNY SA KEY MANAGEMENT PERSONNEL

COST OF REMUNERATION OF THE BANK'S MANAGEMENT BOARD AND SUPERVISORY BOARD	01.01.2021 - 30.06.2021	01.01.2020 - 30.06.2020
The Bank's Management Board¹⁾		
Short-term employee benefits ²⁾	884	873
Post-employment benefits	119	-
Long-term benefits ³⁾	179	182
Share-based payments settled in cash ⁴⁾	179	182
Total	1,361	1,237
The Bank's Supervisory Board (independent Supervisory Board members)		
Short-term employee benefits ²⁾	69	69
Total	69	69

¹⁾ Including the Management Board members who no longer perform their functions.

²⁾ Short-term employee benefits comprise remuneration, social insurance contributions, employee pension plans, other benefits and the provision for not deferred variable remuneration components, which have been or will be settled within 12 months of the end of a reporting period;

³⁾ Long-term benefits comprise provisions for deferred variable remuneration components granted in cash, which will be payable after 12 months from the end of a reporting period;

⁴⁾ Share-based payments settled in cash comprise cost of accruals for deferred variable remuneration components granted in the form of financial instruments, i.e. phantom shares. Phantom shares are converted into cash after the retention period.

LOANS AND ADVANCES GRANTED BY THE BANK TO ITS MANAGEMENT

In the first half of 2021 and in 2020, no loans or advances were granted to the Bank's management.

Under the Framework Agreement for the Sale of Receivables entered into with PKO Bank Polski SA on 17 November 2015, the Bank purchased portfolios of residential mortgage loans comprising loans granted to members of the Bank's management. As at 30 June 2021 their carrying amount was PLN 192 thousand, and as at 31 December 2020 it was PLN 1,166 thousand. The interest rate and repayment terms are consistent with the arm's length principle.



25. FAIR VALUE OF FINANCIAL ASSETS AND LIABILITIES

25.1 CATEGORIES OF FAIR VALUE MEASUREMENT OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES MEASURED AT FAIR VALUE IN THE STATEMENT OF FINANCIAL POSITION

The classification of financial instruments and the methods for determining their fair value are described in the financial statements of PKO Bank Hipoteczny SA for the year ended 31 December 2020.

ASSETS AND LIABILITIES MEASURED AT FAIR VALUE AS AT 30 JUNE 2021	Note	Carrying amount	Level 1	Level 2	Level 3
			Prices quoted on active markets	Measurement techniques based on observable market data	Other measurement techniques
Derivative hedging instruments	10	827,683	-	827,683	-
CIRS		814,005	-	814,005	-
FX forward		56	-	56	-
IRS		13,622	-	13,622	-
Securities	11	1,492,452	1,492,452	-	-
measured at fair value through other comprehensive income		1,492,452	1,492,452	-	-
Total financial assets measured at fair value		2,320,135	1,492,452	827,683	-
Derivative hedging instruments	10	702	-	702	-
CIRS		-	-	-	-
FX forward		702	-	702	-
IRS		-	-	-	-
Total financial liabilities measured at fair value		702	-	702	-

ASSETS AND LIABILITIES MEASURED AT FAIR VALUE AS AT 31 DECEMBER 2020	Note	Carrying amount	Level 1	Level 2	Level 3
			Prices quoted on active markets	Measurement techniques based on observable market data	Other measurement techniques
Derivative hedging instruments	10	1,154,692	-	1,154,692	-
CIRS		1,139,378	-	1,139,378	-
FX forward		111	-	111	-
IRS		15,203	-	15,203	-
Securities	11	1,241,821	1,241,821	-	-
measured at fair value through other comprehensive income		1,241,821	1,241,821	-	-
Total financial assets measured at fair value		2,396,513	1,241,821	1,154,692	-
Derivative hedging instruments	10	541	-	541	-
CIRS		-	-	-	-
FX forward		541	-	541	-
IRS		-	-	-	-
Total financial liabilities measured at fair value		541	-	541	-

In the six-month period ended 30 June 2021 there were no changes to the measurement techniques and input data for the respective levels of the fair value hierarchy. The measurement techniques have been described in detail in the financial statements of PKO Bank Hipoteczny SA for the year ended 31 December 2020.

In the six-month period ended 30 June 2021 and in 2020, there were no transfers between the different levels of fair value hierarchy.



25.2 FINANCIAL ASSETS AND LIABILITIES NOT PRESENTED AT FAIR VALUE IN THE STATEMENT OF FINANCIAL POSITION

The fair value measurement methods and assumptions used in the estimation of fair value of financial instruments which are not presented at fair value have been described in the financial statements of PKO Bank Hipoteczny SA for the year ended 31 December 2020.

FINANCIAL ASSETS AND LIABILITIES NOT PRESENTED AT FAIR VALUE AS AT 30 JUNE 2021	fair value hierarchy level	measurement method	30.06.2021	
			carrying amount	fair value
Cash and balances with the Central Bank	N/A	amount of consideration due	13	13
Amounts due from banks	2	discounted cashflows	18	18
Loans and advances to customers, including:			24,021,109	23,393,216
residential loans	3	discounted cashflows	24,021,109	23,393,216
Other financial assets	3	amount of consideration due taking into account impairment	129	129
Amounts due to banks	2	discounted cashflows	4,138,327	4,138,327
Amounts due to customers	2	discounted cashflows	7,219	7,219
Liabilities in respect of mortgage covered bonds issued	1	quotation on the regulated market	15,946,557	16,174,017
Liabilities in respect of bonds issued, including issued under:			4,084,626	4,084,611
Public Bond Issue Programme	1	quotation on the regulated market	165,119	165,104
Bond Issue Programme and an individual agreement	2	discounted cashflows	3,919,507	3,919,507
Other financial liabilities	3	amount of consideration due	15,466	15,466

FINANCIAL ASSETS AND LIABILITIES NOT PRESENTED AT FAIR VALUE AS AT 31 DECEMBER 2020	fair value hierarchy level	measurement method	31.12.2020	
			carrying amount	fair value
Cash and balances with the Central Bank	N/A	amount of consideration due	21	21
Amounts due from banks	2	discounted cashflows	23	23
Loans and advances to customers, including:			24,902,659	24,072,854
residential loans	3	discounted cashflows	24,902,659	24,072,854
Other financial assets	3	amount of consideration due taking into account impairment	31	31
Amounts due to banks	2	discounted cashflows	3,575,133	3,575,133
Amounts due to customers	2	discounted cashflows	6,641	6,641
Liabilities in respect of mortgage covered bonds issued	1	quotation on the regulated market	17,205,554	17,478,010
Liabilities in respect of bonds issued, including issued under:			4,337,081	4,337,362
Public Bond Issue Programme	1	quotation on the regulated market	214,969	215,250
Bond Issue Programme and an individual agreement	2	discounted cashflows	4,122,112	4,122,112
Other financial liabilities	3	amount of consideration due	15,174	15,174

OPERATING SEGMENTS

In the six-month period ended 30 June 2021 and in 2020, the Bank did not analyse its operations by segments due to the specific nature of its operations.



OBJECTIVES AND PRINCIPLES OF RISK MANAGEMENT

26. RISK MANAGEMENT AT PKO BANK HIPOTECZNY SA

Risk management at PKO Bank Hipoteczny SA is aimed at ensuring the financial stability of the Bank, safeguarding the value and security of the mortgage covered bonds issued and guaranteeing the safety of funds resulting from the issue of bonds and the other sources of financing of the Bank's operations. The assumed level of risk plays an important role in the planning process.

The risk management at PKO Bank Hipoteczny SA was described in detail in the financial statements of PKO Bank Hipoteczny SA for the year ended 31 December 2020. In the six-month period ended 30 June 2021, the following changes were introduced to the risk management principles:

- As of 1 January 2021, the Bank started applying a new definition of default in accordance with Guidelines EBA/GL/2016/07 of 18 January 2017 on the application of the definition of default as defined in Article 178 of Regulation (EU) No. 575/2013 using the materiality thresholds in line with the Regulation of the Minister of Finance, Investments and Development of 3 October 2019 on the materiality level of overdue loan liabilities.
- As of 31 March 2021, the Bank included the derivative instruments risk on the list of risk types identified in the Bank, whereas the Bank concludes derivative transactions solely in order to hedge risks related to its operations, in particular interest rate risk and foreign exchange risk. The Bank manages the derivative instruments risk as part of managing other types of risks, including credit risk, interest rate risk, foreign exchange risk and liquidity risk. The purpose of managing the derivative instruments risk is to limit losses relating to derivative transactions, mainly resulting from the potential ineffectiveness of hedging strategies by taking appropriate, i.e. consistent with the management of other risks, positions in such instruments and by implementing appropriate procedures and controls specific for derivative instruments.
- As of 31 March 2021 the Bank introduced an economic capital sensitivity measure to the interest rate risk limits system. The sensitivity measure is calculated assuming a parallel shift in yield curves of 100 b.p. The former sensitivity measure was based on the Basis Point Value, i.e. "BPV". The change made allows for more accurate accounting for automatic options embedded in particular transactions consisting of setting interest rate floors.
- In accordance with Regulation (EU) 2019/876 of the European Parliament and of the Council of 20 May 2019 (CRR II), the Bank has implemented the EU long-term liquidity standard in the form of the Net Stable Funding Ratio (NSFR), which applies to banks from 28 June 2021. At the same time, in accordance with the provisions of Article 94(2) of the Act on Macroprudential Supervision, the provisions of PFSA Resolution No. 386/2008 of 17 December 2008 with regard to long-term liquidity standards (i.e. M3 and M4) expired on that date.
- Starting from 30 June 2021, the Bank has made changes to comply with the revised Recommendation S of the Polish Financial Supervision Authority. As regards the assessment of a customer's creditworthiness, the most important modifications include: the reduction from 30 to 25 years of the maximum term used in the calculation of a customer's creditworthiness, the introduction of an additional income buffer used to determine a customer's net income, the replacement of the Dtl (*debt to income*) indicator with DStI (*debt service to income*). DStI is an indicator expressing the ratio of the total annual cost of servicing credit and non-credit financial liabilities (from which a retail customer cannot withdraw, i.e. resulting from, among other things, legal provisions or having a permanent and irrevocable character) to the total annual income of the retail customer. The Bank has also introduced a limit on the target share (in terms of value) of loans bearing a periodic fixed 5-year interest rate in the Bank's loan portfolio.



27. CREDIT RISK MANAGEMENT

27.1 MAXIMUM EXPOSURE TO CREDIT RISK

The following table presents the maximum exposure to credit risk with respect to financial instruments covered by the provisions of IFRS 7 to which the requirements of IFRS 9 relating to impairment do not apply.

MAXIMUM EXPOSURE TO CREDIT RISK	30.06.2021	31.12.2020
Derivative hedging instruments	827,683	1,154,692
Balance sheet exposure - total	827,683	1,154,692

27.2 AMOUNTS DUE FROM BANKS

AMOUNTS DUE FROM BANKS	30.06.2021	31.12.2020
Amounts not overdue, not impaired (counterparty rating A2)	18	23
Total, gross	18	23
Allowances for expected credit losses	-	-
Total, net	18	23

27.3 SECURITIES

SECURITIES	30.06.2021	31.12.2020
Issued by the State Treasury, PLN Treasury bonds (rating A)	1,067,453	1,241,821
NBP bills	424,999	-
Total, gross	1,492,452	1,241,821
Allowances for expected credit losses	-	-
Total, net	1,492,452	1,241,821

27.4 LOANS AND ADVANCES TO CUSTOMERS AND IMPAIRMENT

PKO Bank Hipoteczny SA performs monthly reviews of credit exposures in order to identify those that are at risk of impairment or whose credit risk has increased significantly since the initial recognition, to measure the impairment of credit exposures and to set up provisions for expected credit losses.

The loan portfolio is characterized by a low level of exposure to impairment. At 30 June 2021, 231 impaired loans were recognized, and their share in the total loan portfolio amount was 0.20%, whereas as at 31 December 2020, 130 impaired loans were recognized, and their share in the total loan portfolio amount was 0.11%. The increase in the share of impaired loans in the six-month period ended 30 June 2021 is mainly due to the application, as of 1 January 2021, of the new definition of default in line with Guidelines EBA/GL/2016/07.



LOANS AND ADVANCES TO CUSTOMERS	30.06.2021	31.12.2020
Loans not overdue, not impaired	23,937,790	24,839,142
Loans overdue, not impaired	114,678	114,856
Loans impaired	48,064	26,696
Total, gross	24,100,532	24,980,694
Allowances for loans not overdue, not impaired	(44,268)	(53,140)
Allowances for loans overdue, not impaired	(15,999)	(12,333)
Allowances for impaired loans	(19,156)	(12,562)
Total, net	24,021,109	24,902,659

LOANS AND ADVANCES TO CUSTOMERS, NOT IMPAIRED	30.06.2021	31.12.2020
not overdue	23,937,790	24,839,142
up to 30 days overdue	95,721	103,767
from 31 to 60 days overdue	13,470	9,187
from 61 to 90 days overdue	5,487	1,902
Total, gross	24,052,468	24,953,998

In calculating the value of allowances for expected credit losses, the Bank considers the impact of macroeconomic scenarios on the respective parameters (PD, LGD). The tables below present forecasts of the main macroeconomic indices adopted as at 30 June 2021 and 31 December 2020, and the respective probabilities of occurrence assumed.

Scenario as at 30.06.2021	base			optimistic			pessimistic		
	75%			5%			20%		
probability	2021	2022	2023	2021	2022	2023	2021	2022	2023
GDP growth y/y	5.0	4.1	3.0	10.2	9.2	3.0	(0.1)	(1.0)	3.0
Unemployment rate	3.1	3.0	2.8	2.4	1.9	2.8	5.0	6.9	2.8
WIBOR 3M	0.2	0.5	2.4	0.5	2.0	2.4	-	(0.4)	2.4
Real estate price index	98.4	103.0	102.5	102.8	114.2	102.5	94.2	92.8	102.5

Scenario as at 31.12.2020	base			optimistic			pessimistic		
	75%			5%			20%		
probability	2021	2022	2023	2021	2022	2023	2021	2022	2023
GDP growth y/y	5.4	4.7	3.0	9.9	7.0	3.0	0.8	2.4	3.0
Unemployment rate	5.9	4.5	3.7	5.2	3.4	3.7	8.0	5.6	3.7
WIBOR 3M	0.2	1.0	2.4	1.9	2.9	2.4	(0.2)	0.3	2.4
Real estate price index	99.5	102.9	102.5	103.3	103.4	102.5	96.1	99.5	102.5

Due to the COVID-19 pandemic, in 2020 the Bank allowed customers to suspend up to 6 principal or principal-and-interest instalments on the terms and conditions adopted by the banking sector in cooperation with the Polish Bank Association. Taking advantage of the aforementioned moratorium does not automatically change the classification of exposures to exposures under restructuring, unless they were classified as such previously. Throughout the period of the moratorium and afterwards, the Bank will assess the probability of default by debtors covered by the moratorium in accordance with the standard procedures, taking into account in particular the repayment delays occurring after the



suspension period. The moratorium was offered until 30 September 2020, therefore, up until 31 March 2021, the Bank continued suspending instalments for its customers who took advantage of this option when it was offered.

Moreover, on 24 June 2020 the Bank gave customers the possibility to suspend the performance of a loan agreement based on the Act on subsidization of interest on bank loans granted to provide liquidity to entrepreneurs affected by COVID-19 and a simplified arrangement approval procedure due to COVID-19 of 19 June 2020 (the "Shield 4.0"). By 30 June 2021, a total of 24 loan agreements were subject to the statutory moratorium. As at 30 June 2021, there were 2 such loans totalling PLN 1,015 thousand.

LOAN PORTFOLIO AND FINANCIAL LIABILITIES GRANTED BY PD RANGE

The PD parameter presented in the following tables defines the probability of default over a 12-month horizon:

LOANS AND ADVANCES TO CUSTOMERS		30.06.2021			
PD RANGE	Stage 1	Stage 2	Stage 3 and POCI	Total, gross	
<0.01%	681	-	-	681	
0.01% - 0.02%	653,469	47	-	653,516	
0.02% - 0.05%	5,421,121	2,661	-	5,423,782	
0.05% - 0.1%	5,466,339	3,111	-	5,469,450	
0.1% - 0.3%	7,843,517	262,477	-	8,105,994	
0.3% - 1.0%	2,544,576	1,029,354	-	3,573,930	
1.0% - 10%	261,503	418,132	-	679,635	
10% - 99.99%	-	145,480	-	145,480	
100%	-	-	48,064	48,064	
Total gross amount	22,191,206	1,861,262	48,064	24,100,532	

LOANS AND ADVANCES TO CUSTOMERS		31.12.2020			
PD RANGE	Stage 1	Stage 2	Stage 3	Total, gross	
<0.01%	10,867	-	-	10,867	
0.01% - 0.02%	1,303,648	836	-	1,304,484	
0.02% - 0.05%	6,469,842	5,407	-	6,475,249	
0.05% - 0.1%	5,508,591	3,375	-	5,511,966	
0.1% - 0.3%	7,591,281	411,563	-	8,002,844	
0.3% - 1.0%	2,009,449	931,096	-	2,940,545	
1.0% - 10%	186,260	380,439	-	566,699	
10% - 99.99%	-	141,344	-	141,344	
100%	-	-	26,696	26,696	
Total gross amount	23,079,938	1,874,060	26,696	24,980,694	



FINANCIAL LIABILITIES GRANTED		30.06.2021		
PD RANGE	Stage 1	Stage 2	Stage 3	Total
<0.01%	-	-	-	-
0.01% - 0.02%	2,698	-	-	2,698
0.02% - 0.05%	14,353	-	-	14,353
0.05% - 0.1%	11,899	-	-	11,899
0.1% - 0.3%	40,665	-	-	40,665
0.3% - 1.0%	4,269	289	-	4,558
1.0% - 10%	409	220	-	629
10% - 99.99%	-	50	-	50
100%	-	-	-	-
Total nominal amount	74,293	559	-	74,852

FINANCIAL LIABILITIES GRANTED		31.12.2020		
PD RANGE	Stage 1	Stage 2	Stage 3	Total
<0.01%	665	-	-	665
0.01% - 0.02%	8,607	-	-	8,607
0.02% - 0.05%	32,522	-	-	32,522
0.05% - 0.1%	42,772	-	-	42,772
0.1% - 0.3%	24,824	634	-	25,458
0.3% - 1.0%	4,160	435	-	4,595
1.0% - 10%	629	208	-	837
10% - 99.99%	-	-	-	-
100%	-	-	-	-
Total nominal amount	114,179	1,277	-	115,456

27.5 FORBEARANCE PRACTICES

EXPOSURES SUBJECT TO FORBEARANCE IN THE LOAN PORTFOLIO	30.06.2021	31.12.2020
Gross loans and advances to customers, including: subject to forbearance	24,100,532 6,901	24,980,694 6,201
Allowances for expected credit losses, of which: on loans and advances subject to forbearance	(79,423) (1,348)	(78,035) (1,174)
Net loans and advances to customers, including: subject to forbearance	24,021,109 5,553	24,902,659 5,027

28. CONCENTRATION RISK MANAGEMENT

The following table presents the loans and advances exposure concentrations measured with the share of largest exposures in the Bank's total loan portfolio.



GROSS LOANS AND ADVANCES TO CUSTOMERS – CONCENTRATION RATIO	30.06.2021	31.12.2020
10 largest exposures	0.05%	0.05%
20 largest exposures	0.10%	0.09%
50 largest exposures	0.22%	0.21%
100 largest exposures	0.41%	0.40%

29. RESIDUAL RISK MANAGEMENT

The following tables present the concentration ratio for the portfolio of loans and advances measured in terms of LTV based on market valuation and the value of these portfolios.

GROSS LOANS BY LTV BASED ON MARKET VALUATION - SHARE	30.06.2021	31.12.2020
below 50%	54%	47%
51% - 60%	24%	24%
61% - 70%	16%	18%
71% - 80%	6%	9%
81% - 90%	0%	2%
more than 90%	0%	0%
Total	100%	100%
Average LTV based on market valuation	47%	50%

GROSS LOANS BY LTV BASED ON MARKET VALUATION - AMOUNT	30.06.2021	31.12.2020
below 50%	12,978,406	11,767,792
51% - 60%	5,670,183	5,960,726
61% - 70%	3,807,245	4,521,396
71% - 80%	1,553,908	2,341,902
81% - 90%	89,970	388,878
more than 90%	820	-
Total, gross	24,100,532	24,980,694

The following table presents the concentration ratio for the portfolio of loans and advances by geographical region in which the real estate put up as collateral for the loan is located.

GROSS LOANS AND ADVANCES TO CUSTOMERS - BY GEOGRAPHICAL REGION	30.06.2021	31.12.2020
Warsaw region	22.0%	22.1%
Wrocław region	11.9%	12.4%
Gdańsk region	11.4%	11.3%
Poznań region	10.4%	10.9%
Katowice region	9.7%	9.8%
Kraków region	8.2%	8.1%
Szczecin region	7.3%	7.3%
Łódź region	7.3%	6.8%
Lublin region	6.3%	5.9%
Białystok region	5.5%	5.4%
Total	100.0%	100.0%



30. LIQUIDITY RISK MANAGEMENT

30.1 LIQUIDITY RISK MEASUREMENT AND ASSESSMENT

The Bank applies the following liquidity risk measures:

- contractual, adjusted and stress-test liquidity gap;
- liquidity surplus and survival horizon with no external support;
- regulatory liquidity measures:
 - M3 – Non-liquid assets to own funds;
 - M4 – Non-liquid assets and assets with limited liquidity to own funds and stable external funds ratio;
 - LCR (liquidity coverage ratio) - the coverage ratio of net outflows up to 1 month;
 - NSFR – net stable funding ratio;
- the concentration of funding sources;
- coverage ratio of long-term assets with long-term funding;
- liquidity stress tests.

The adjusted liquidity gaps as at 30 June 2021 and as at 31 December 2020 are presented below.

LIQUIDITY GAP 30.06.2021	on demand	0-1 month	1-3 months	3 - 6 months	6 - 12 months	12-24 months	24 - 60 months	over 60 months
Adjusted periodic gap	2,233,842	1,181,385	(13,898)	(1,043,387)	(3,907,608)	(7,988,520)	(7,079,518)	16,617,704
Adjusted cumulative periodic gap	2,233,842	3,415,227	3,401,329	2,357,942	(1,549,666)	(9,538,186)	(16,617,704)	-

As at 30 June 2021, in the ranges of up to 6 months, the cumulative adjusted liquidity gap was positive, which means the surplus of maturing assets increased by estimated inflows from the available overdraft limit over mature liabilities in the short and medium term.

LIQUIDITY GAP AS AT 31.12.2020	on demand	0-1 month	1-3 months	3 - 6 months	6 - 12 months	12-24 months	24 - 60 months	over 60 months
Adjusted periodic gap	3,378,527	934,217	(148,748)	(2,542,571)	(2,455,179)	(9,135,493)	(7,510,715)	17,479,962
Adjusted cumulative periodic gap	3,378,527	4,312,744	4,163,996	1,621,425	(833,754)	(9,969,247)	(17,479,962)	-

The liquidity surplus is determined taking account of outflows of funds under stress conditions.

The liquidity surplus consists of liquid assets (comprising the main part aimed at providing protection against the most acute crises and the supplementary part providing protection against less acute, but longer lasting crises) adjusted for net stress test flows (outflows less inflows) over a 30-day horizon.

SENSITIVITY MEASURE	30.06.2021	31.12.2020
Excess liquidity in the horizon of up to 1 month	2,895,152	3,829,808



The Bank monitors all liquidity standards specified in the PFSA Resolution 386/2008 dated 17 December 2008. The values of liquidity standards binding as at the end of the reporting periods ended 30 June 2021 and 31 December 2020 and the average, minimum and maximum values during the reporting periods are shown in the following table:

30.06.2021	as at the end of the period	average during the period	minimum for the period	maximum for the period	regulatory minimum ¹⁾
M3	550.17	500.49	461.93	550.71	>1.0
M4	1.08	1.06	1.05	1.08	>1.0

¹⁾ Due to entry into force of the standard for NSFR, regulatory limits for M3 and M4 ceased to apply as of 28 June 2021.

31.12.2020	as at the end of the period	average during the period	minimum for the period	maximum for the period	regulatory minimum
M3	472.97	401.68	308.74	496.70	>1.0
M4	1.08	1.05	1.03	1.08	>1.0

The liquidity coverage ratio (LCR) of net outflows up to 1 month is shown in the following table:

SENSITIVITY MEASURE	30.06.2021	31.12.2020
Liquidity coverage ratio up to 1 month (LCR)	2,447%	1,763%
LCR regulatory limit	100%	100%

The net stable funding ratio (NSFR) applicable from 28 June 2021 is presented in the table below:

SENSITIVITY MEASURE	30.06.2021	31.12.2020
Net stable funding ratio (NSFR)	101%	
NSFR regulatory limit	100%	

30.2 LIQUIDITY RISK CONTROL

The liquidity risk control consists of determining strategic tolerance limits appropriate to the scale and complexity of the Bank, and internal limits for short-, medium-, and long-term liquidity risk, which are monitored, and if overrun, the Bank initiates management actions.

30.3 LIQUIDITY RISK FORECASTING AND MONITORING

The liquidity risk exposure of PKO Bank Hipoteczny SA as at 30 June 2021 and 31 December 2020 was within the strategic and internal limits set. In the period ended 30 June 2021 and in the period ended 31 December 2020, the Bank did not exceed any of the liquidity standards nor any strategic or internal limits.

The Bank regularly reviews the business assumptions which may have a material effect on the projections of liquidity risk measures. Forecasts of the basic liquidity risk measures are prepared periodically and on an on-going basis and these are juxtaposed with the internal limits.



30.4 LIQUIDITY GAP IN THE PRESENTATION OF CONTRACTUAL CASH FLOWS

The liquidity gap in the presentation of contractual cash flows is a mismatch between the inflows and outflows classified in a given range. In the calculation of liquidity gap relating to cash flows, the Bank takes into account all instruments concluded as at the balance sheet date. An increase in the amount of loans granted or rolling over of financing for a consecutive period is not taken into account. It is assumed that the funds available under the existing credit lines will be utilized.

30.06.2021	on demand	0-1 month	1-3 months	3 - 6 months	6 - 12 months	12-24 months	24 - 60 months	over 60 months	Total
Inflows	31	569,192	265,844	399,623	800,811	1,745,370	5,622,245	21,775,237	31,178,353
securities	-	425,953	-	379	1,419	152,896	957,724	-	1,538,371
loans and advances to customers	-	143,239	265,844	399,244	799,392	1,592,474	4,664,521	21,775,237	29,639,951
other	31	-	-	-	-	-	-	-	31
Outflows	-	933,391	1,122,151	3,780,551	4,662,136	5,160,068	6,945,006	66,280	22,669,583
amounts due to banks	-	2,756	8,828	6,690	19,501	1,956,661	249,427	-	2,243,863
liabilities in respect of mortgage covered bonds issued	-	2,887	294,291	2,726,745	3,360,821	3,105,503	6,695,579	66,280	16,252,106
liabilities in respect of bonds issued	-	900,319	795,679	1,030,868	1,269,673	95,004	-	-	4,091,543
disbursement of loan commitments	-	20,210	23,353	16,248	12,141	2,900	-	-	74,852
other	-	7,219	-	-	-	-	-	-	7,219
Inflows/outflows due to initialled and available revolving current account loans	2,233,812	-	90,000	1,999,990	-	(2,233,812)	(1,999,990)	(90,000)	-
Inflows from derivative hedging instruments	-	-	26,784	2,720,405	2,748,913	2,558,170	4,692,419	6,278	12,752,969
Outflows on derivative hedging instruments	-	9,817	16,743	2,674,728	2,752,549	2,587,572	4,521,881	5,630	12,568,920
Periodic gap	2,233,843	(374,016)	(756,266)	(1,335,261)	(3,864,961)	(5,677,912)	(3,152,213)	21,619,605	8,692,819
Cumulative gap	2,233,843	1,859,827	1,103,561	(231,700)	(4,096,661)	(9,774,573)	(12,926,786)	8,692,819	



31.12.2020	on demand	0-1 month	1-3 months	3 - 6 months	6 - 12 months	12-24 months	24 - 60 months	over 60 months	Total
Inflows	44	318,928	270,486	407,983	818,516	1,777,452	5,348,444	23,226,022	32,167,875
securities	-	174,309	-	379	1,382	145,503	559,190	380,581	1,261,344
loans and advances to customers	-	144,619	270,486	407,604	817,134	1,631,949	4,789,254	22,845,441	30,906,487
other	44	-	-	-	-	-	-	-	44
Outflows	-	937,705	1,510,110	2,853,360	3,295,579	7,233,971	9,774,097	66,280	25,671,102
amounts due to banks	-	14,429	14,945	164,946	29,634	3,308,857	159,621	-	3,692,432
liabilities in respect of mortgage covered bonds issued	-	35,773	5,025	1,011,857	3,081,327	3,696,710	9,614,476	66,280	17,511,448
liabilities in respect of bonds issued	-	849,689	1,453,232	1,651,806	166,113	224,285	-	-	4,345,125
disbursement of loan commitments	-	31,173	36,908	24,751	18,505	4,119	-	-	115,456
other	-	6,641	-	-	-	-	-	-	6,641
Inflows/outflows due to initialled and available revolving current account loans	3,378,483		-	49,274	150,000	(1,427,757)	(2,000,000)	(150,000)	-
Inflows from derivative hedging instruments	-	32,776	946	7,345	2,804,112	3,076,443	7,130,769	6,278	13,058,669
Outflows on derivative hedging instruments	-	10,562	16,458	96,420	2,772,821	3,106,127	6,754,715	6,821	12,763,924
Periodic gap	3,378,527	(596,563)	(1,255,136)	(2,485,178)	(2,295,772)	(6,913,960)	(6,049,599)	23,009,199	6,791,518
Cumulative gap	3,378,527	2,781,964	1,526,828	(958,350)	(3,254,122)	(10,168,082)	(16,217,681)	6,791,518	

30.5 CONCENTRATION OF FUNDING SOURCES

The Bank recognizes the risk of concentration of funding sources, as an element of liquidity risk, determined by circumstances under which the funding structure becomes susceptible to the occurrence of individual events or single factors, such as sudden significant withdrawal of funds or insufficient access to new funding.

The table below presents the structure of the Bank's funding sources:

STRUCTURE OF THE BANK'S FINANCING	30.06.2021	31.12.2020
Mortgage covered bonds issued	60.5%	63.0%
Funds from the parent entity	15.7%	12.5%
Bonds issued	15.5%	15.9%
Equity	7.9%	7.7%
Other	0.4%	0.9%
Total	100.0%	100.0%

The share of funding raised from the parent entity amounted to 15.7% as at 30 June 2021 and 12.5% as at 31 December 2020. This share increased compared with the level at 31 December 2020 due to the redemption of mortgage covered bond issued maturing in the second quarter. The funding concentration risk is assessed as acceptable.

Seeking to reduce the concentration risk of funding sources, the Bank has implemented a system of internal limits, both short and long-term, taking into account the dates of mortgage covered bonds issues carried out by the Bank. In the six-month period ended 30 June 2021 and in 2020 none of these limits were exceeded.

31. INTEREST RATE RISK MANAGEMENT

The operations of PKO Bank Hipoteczny SA are exposed to interest rate risk, which is defined as the risk of loss on balance sheet items and off-balance sheet positions, sensitive to movements in the interest rates, as a result of changes in the market interest rates.

The aim of interest rate risk management is to limit any potential losses incurred due to changes in the market interest rates to an acceptable level by the proper shaping of the structure of the balance sheet items and off-balance sheet positions, among other things, in terms of the matching of the repricing periods.

31.1 INTEREST RATE RISK MEASUREMENT AND ASSESSMENT

In the process of interest rate risk management, the Bank uses the net interest income sensitivity (NIIS) measure, the Basis Point Value (BPV) measure, stress tests and repricing gap reports.

The net interest income sensitivity (NIIS) measure is a measure determining the change in net interest income arising from a sudden change in the interest rates while economic value of capital sensitivity is a measure illustrating the impact of such a change on the fair value of an item in the banking portfolio. The measures are calculated assuming a parallel shift in the yield curves of 100 b.p. up and down (more unfavourable of the aforesaid scenarios), and take into account the diversification of repricing dates for individual interest items in each subsequent time band.

SENSITIVITY MEASURE	30.06.2021	31.12.2020
Interest income sensitivity (NIIS) in PLN'000	(20,250)	(14,943)
Economic value of capital sensitivity, in PLN'000	(933)	(2,881)

The repricing gap report presented below includes assets and liabilities as financial liabilities granted which are sensitive to changes in interest rates. They do not include contingent liabilities which are insensitive to interest rate risk, the Bank's own funds, amounts due from banks in the form of current account balances.

30.06.2021	0-1 month	1-3 months	3-6 months	6-12 months	1-2 years	2-5 years	over 60 months	Total
Assets, including:	8,396,961	14,628,399	2,192,833	2,810	6,617	215,496	-	25,443,116
securities	1,187,000	-	303,000	-	-	-	-	1,490,000
loans and advances to customers	7,209,961	14,628,399	1,889,833	2,810	6,617	215,496	-	23,953,116
Liabilities	(4,567,454)	(4,955,484)	(3,672,480)	(3,539,480)	(2,504,523)	(4,843,820)	(60,000)	(24,143,241)
amounts due to banks	(2,002,954)	(1,923,984)	-	-	-	(210,000)	-	(4,136,938)
liabilities in respect of mortgage covered bonds issued	(1,530,000)	(1,765,000)	(2,712,480)	(2,712,480)	(2,504,523)	(4,633,820)	(60,000)	(15,918,303)
liabilities in respect of bonds issued	(1,034,500)	(1,266,500)	(960,000)	(827,000)	-	-	-	(4,088,000)
Derivative hedging instruments – assets	-	265,309	2,712,185	2,711,110	2,505,157	4,633,345	60,000	12,887,106
Derivative hedging instruments – liabilities	(4,232,131)	(7,956,851)	(1,232)	(8,201)	(1,282)	(4,422)	-	(12,204,119)
Periodic gap	(402,624)	1,981,373	1,231,306	(833,761)	5,969	599	-	1,982,862
Cumulative gap	(402,624)	1,578,749	2,810,055	1,976,294	1,982,263	1,982,862	1,982,862	



31.12.2020	0-1 month	1-3 months	3-6 months	6-12 months	1-2 years	2-5 years	over 60 months	Total
Assets, including:	8,463,404	15,282,116	2,127,482	2,811	6,285	183,319	-	26,065,417
securities	935,000	-	303,000	-	-	-	-	1,238,000
loans and advances to customers	7,528,404	15,282,116	1,824,482	2,811	6,285	183,319	-	24,827,417
Liabilities	(6,380,158)	(3,751,000)	(1,651,000)	(3,033,880)	(3,018,079)	(7,187,570)	(60,000)	(25,081,687)
amounts due to banks	(3,410,658)	-	-	-	-	(150,000)	-	(3,560,658)
liabilities in respect of mortgage covered bonds issued	(2,030,000)	(2,000,000)	-	(3,033,880)	(3,018,079)	(7,037,570)	(60,000)	(17,179,529)
liabilities in respect of bonds issued	(939,500)	(1,751,000)	(1,651,000)	-	-	-	-	(4,341,500)
Derivative hedging instruments – assets	519	-	1,960	3,033,888	3,016,986	7,037,393	60,000	13,150,746
Derivative hedging instruments – liabilities	(4,232,662)	(7,956,551)	(1,924)	(1,538)	(8,518)	(5,419)	-	(12,206,612)
Periodic gap	(2,148,897)	3,574,565	476,518	1,281	(3,326)	27,723	-	1,927,864
Cumulative gap	(2,148,897)	1,425,668	1,902,186	1,903,467	1,900,141	1,927,864	1,927,864	

32. FOREIGN EXCHANGERISK MANAGEMENT

The Bank's FX positions are presented in the following tables:

FOREIGN CURRENCY POSITION IN PLN '000	30.06.2021	31.12.2020
EUR	8	(18)
USD	2	3

The Bank's combined FX VaR for all currencies is presented in the following table:

SENSITIVITY MEASURE	30.06.2021	31.12.2020
10-day FX VaR at 99% confidence level in PLN '000	0.3	0.7

The foreign exchange risk exposure of PKO Bank Hipoteczny SA as at 30 June 2021 and 31 December 2020 was within the strategic and internal limits set.

33. CAPITAL ADEQUACY AND THE MANAGEMENT OF CAPITAL RISK

At 30 June 2021, the total capital ratio of the Bank amounted to 19.9% (as at 31 December 2020: 18.7%). If the temporary solutions resulting from the implementation of IFRS 9 and relating to the COVID-19 pandemic were not taken into account, the total capital ratio of the Bank would amount to 19.6% (as at 31 December 2020: 18.5%). As at 30 June 2021, all capital ratios were at safe levels, considerably higher than internal limits adopted in the Bank and external capital requirements.



33.1 OWN FUNDS FOR THE PURPOSE OF CAPITAL ADEQUACY

The Bank's own funds for capital adequacy purposes have been calculated in accordance with the Banking Law and the CRR with implementing legislation.

BANK'S OWN FUNDS	30.06.2021	31.12.2020
Share capital	1,611,300	1,611,300
Supplementary capital	332,263	250,733
Retained earnings	-	-
Net profit for the period	33,877	81,530
Accumulated other comprehensive income - cash flow hedges	89,476	141,186
Accumulated other comprehensive income - financial assets measured at fair value through other comprehensive income	6,823	8,456
Equity	2,073,739	2,093,205
Equity adjustments	(88,697)	(159,400)
Net profit for the period	(33,877)	(81,530)
Net profit for the first half of 2020 included by permission from the PFSA		35,475
Accumulated other comprehensive income - cash flow hedges	(89,476)	(141,186)
Intangible assets	(246)	(742)
Adjustment to assets measured at fair value (AVA)	(2,195)	(2,131)
Adjustment relating to the transitional period, including:	37,097	30,714
- due to IFRS 9 implementation	12,611	17,656
- due to COVID-19 pandemic	24,486	13,058
Own funds	1,985,042	1,933,805

The Bank's own funds consist entirely of common equity Tier 1 capital (CET 1). In determining its own funds, the Bank makes use of the transitional provisions following from the implementation of IFRS 9 and related to the COVID-19 pandemic.

As at 30 June 2021, the Bank's own funds, Tier 1 common equity capital and Tier 1 capital would have amounted to PLN 1,947,945 thousand without taking into account the transitional solution, and as at 31 December 2020 they would have amounted to PLN 1,903,091 thousand.

33.2 FINANCIAL LEVERAGE

The financial leverage ratio is monitored on a monthly basis, and the Bank recognizes a ratio in excess of 5% to be safe and not requiring further action.

LEVERAGE	30.06.2021	31.12.2020
Leverage ratio (LR)	7.8%	7.4%

As at 30 June 2021 and 31 December 2020, the Bank's financial leverage ratio was above the 3% level resulting from Regulation (EU) 2019/876 of the European Parliament and of the Council of 20 May 2019, which entered into force on 28 June 2021.

As at 30 June 2021, the leverage ratio, without taking account of the transitional solutions resulting from the implementation of IFRS 9 and relating to COVID-19, would have amounted to 7.6%, and as at 31 December 2020 it would have amounted to 7.3%.



33.3 REQUIREMENTS REGARDING OWN FUNDS (PILLAR I)

In accordance with the CRR Regulation, the Bank calculates requirements in respect of own funds for the following risk types:

- credit risk – according to the standardized approach;
- credit valuation adjustment (CVA) risk – according to the standardized approach;
- settlement and delivery risk – according to the standardized approach;
- operational risk – using the Basic Indicator Approach (BIA);
- market risk (foreign exchange risk only) – according to basic methods.

At 30 June 2021 and as at 31 December 2020, the own fund requirements in respect of the risk of credit valuation adjustment, settlement and delivery, and market risk were nil, therefore, the total requirement in respect of own funds comprised the requirements in respect of credit and operational risk.

OWN FUNDS REQUIREMENTS	30.06.2021	31.12.2020
Credit risk	752,232	790,074
Operational risk	44,320	35,171
Total own funds requirement	796,552	825,245
Common equity Tier 1 capital ratio (CET1)	19.9%	18.7%
Tier 1 capital ratio (T1);	19.9%	18.7%
Total capital ratio (TCR)	19.9%	18.7%

As at 30 June 2021 and 31 December 2020, the capital ratios were above the minimum regulatory requirements which amounted to, respectively:

- 10.5% for the total capital ratio;
- 8.5% for the tier 1 capital ratio;
- 7% for the common equity Tier 1 capital ratio.



EVENTS AFTER THE END OF THE REPORTING PERIOD

34. EVENTS AFTER THE END OF THE REPORTING PERIOD

RESIGNATION OF A SUPERVISORY BOARD MEMBER

On 7 July 2021, Ms Justyna Borkiewicz submitted her resignation as a Supervisory Board Member.

CHANGE OF THE BANK'S RATING

On 13 July 2021, Moody's Investors Service ("Moody's") announced changes in the ratings of PKO Bank Hipoteczny SA. The long-term issuer rating was upgraded from Baa1 to A3, the long-term counterparty risk assessment was upgraded from A3 to A2, the short-term counterparty risk assessment was upgraded from P-2 to P-1, the long-term counterparty risk opinion was upgraded from A3(cr) to A2(cr), and short-term counterparty risk opinion was upgraded from P-2(cr) to P-1(cr). The short-term issuer rating remains unchanged at P-2. The rating outlook is unchanged and is Stable.

Moody's informed that the change of the ratings was due to a change in their "Banks Methodology" which occurred on 9 July 2021.

The ratings assigned reflect Moody's reassessment of the mutual relations between the Bank and its parent, PKO Bank Polska SA, and Moody's conclusion that the risk of the parent company's assigning lower priority to the fulfilment of the Bank's obligations in relation to the fulfilment of its own obligations in the case of financial tensions occurring in the parent company or within the group was low.

Signatures of all Members of the Bank's Management Board

10.08.2021	Paulina Strugała	President of the Management Board	<i>Signed on Polish original</i> (signature)
10.08.2021	Daniel Goska	Vice-President of the Management Board	<i>Signed on Polish original</i> (signature)
10.08.2021	Piotr Kochanek	Vice-President of the Management Board	<i>Signed on Polish original</i> (signature)

Signature of the person responsible for the Bank's accounts

10.08.2021

Tomasz Rynkowski
Director, the Bank's Chief Accountant

Signed on Polish original
.....
(signature)