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KBC Bank NV
Euro 17.500.000.000
Residential Mortgage Covered Bonds Programme

Investor Report

Reporting period: 1/11/2025 - 30/11/2025
Reporting date: 2/12/2025

Cover Asset Details

1. Cover Assets - Residential Mortgage Loans

All cover assets are denominated in EURO

1.1 Summary Of Characteristics: Stratification tables below for more details

	Weighted Average	Minimum	Maximum
Current Loan to Value	58,29%	0,00%	623,27%
Current Outstanding Balance per Borrower	126.256	0	972.475
Seasoning (in months)	71	8	350
Remaining Term (in months)	188	0	335
Average Interest Rate	2,09%		

1.2 Monthly Information

	Current period 1/11/2025 - 30/11/2025	Previous period 1/10/2025 - 31/10/2025
Collections on Residential Mortgage Loans	190.313.362	204.993.305
Principal Redemptions on Residential Mortgage Loans	123.418.286	124.733.311
Interest Payments on Residential Mortgage Loans	34.307.473	34.717.856
Prepayments (partial and full) on Residential Mortgage Loans	32.364.783	45.219.766
Penalties Proceeds on Residential Mortgage Loans	222.820	322.372
Balance of the Registered Cash Account	887.978.261	728.133.563
Principal Balance of the Residential Mortgage Loans	19.750.068.753	19.905.851.252
Value of the Residential Mortgage Loans (as defined in Royal Decree Art. 6§2)	18.413.412.948	18.542.734.108

1.3 Prepayment Information

	Current period 1/11/2025 - 30/11/2025	Previous period 1/10/2025 - 31/10/2025
Monthly Prepayments as a % of Principal Balance of Residential Mortgage loans	0,16%	0,23%
Annualised Prepayment Rate	1,93%	2,67%

1.4 Performance Data

Delinquency Statistics (Arrears Data)				
Status	Nr of Loans	% of Number of Loans Outstanding	Outstanding Balance of all Delinquent Loans	% of Outstanding Balance of the Loans
Current	219.238	99,03	19.543.591.948	98,95
< 1month	1.891	0,85	181.404.731	0,92
< 2 months	95	0,04	8.239.975	0,04
< 3 months	34	0,02	3.216.244	0,02
< 4 months	21	0,01	2.601.063	0,01
< 5 months	23	0,01	2.251.506	0,01
< 6 months	14	0,01	1.115.236	0,01
> 6 months	63	0,03	7.648.050	0,04
Total	221.379,00		19.750.068.753	

2. Cover Assets: Exposure on Financial Institutions

All cover assets are denominated in EURO

2.1 Cash

	Current period	Previous period
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	1/11/2025 - 30/11/2025	1/10/2025 - 31/10/2025
Outstanding Balance	0	0

3.1 Bonds (Liquid Assets)

All cover assets are denominated in EURO

Description	ISIN	Nominal Amount	Market Value
FLEMISH COMMUNITY 20 0,01% 230627	BE0002718998	46.000.000,00	44.454.310,30
FLEMISH COMMUNITY 23 3,25% 050433	BE0002934157	68.000.000,00	68.769.646,44

4. Cover Assets: Derivatives Contracts

All cover assets are denominated in EURO

Counterparty	Period	Notional Amount	Market Value
		0,00	0,00

Liability Details

1. Rating KBC Bank NV

	LT-Rating	Outlook	ST-Rating
Fitch	A+	Stable	F1
Moody's	A1	Stable	P-1
S&P	A+	Positive	A-1

2. Covered Bond Issuance

All issuances are in EURO

Isin	BE0002444199	BE0002445204	BE0002449248	BE0002500750	BE0002583616	BE0002590686
Current rating (Moody/Fitch)	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA
Number of notes	500	500	700	5000	7500	2000
Issued Nominal Amount	50.000.000	50.000.000	70.000.000	500.000.000	750.000.000	200.000.000
Outstanding Nominal Amount	50.000.000	50.000.000	70.000.000	500.000.000	750.000.000	200.000.000
Issue date	17/10/2013	21/10/2013	30/10/2013	24/10/2017	08/03/2018	26/03/2018
Expected Maturity Date	17/10/2033	23/10/2028	30/10/2034	25/10/2027	09/03/2026	26/03/2038
Legal Maturity date	17/10/2034	23/10/2029	30/10/2035	25/10/2028	09/03/2027	26/03/2039
Rate type	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed
Interest rate	3	2,89	3,025	0,75	0,75	1,52
Margin	NA	NA	NA	NA	NA	NA
Fixing rate	NA	NA	NA	NA	NA	NA
Payment frequency	1y	1y	1y	1y	1y	1y
Applicable Interest Rate	3	2,89	3,025	0,75	0,75	1,52
Accrual Start Date	17/10/2025	21/10/2025	30/10/2025	24/10/2025	08/03/2025	26/03/2025
Accrual End Date	17/10/2026	21/10/2026	30/10/2026	24/10/2026	08/03/2026	26/03/2026
Next Interest Payment Date	19/10/2026	21/10/2026	30/10/2026	26/10/2026	09/03/2026	26/03/2026
Isin	BE0002591692	BE0002683648	BE0002696772	BE0002707884	BE0002882638	BE0002924059
Current rating (Moody/Fitch)	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA
Number of notes	500	10000	10000	10000	25000	10000
Issued Nominal Amount	50.000.000	1.000.000.000	1.000.000.000	1.000.000.000	2.500.000.000	1.000.000.000
Outstanding Nominal Amount	50.000.000	1.000.000.000	1.000.000.000	1.000.000.000	2.500.000.000	1.000.000.000
Issue date	27/03/2018	12/02/2020	29/04/2020	03/06/2020	21/09/2022	22/02/2023
Expected Maturity Date	29/03/2038	12/02/2030	29/04/2027	03/12/2025	21/09/2026	22/02/2027
Legal Maturity date	29/03/2039	12/02/2031	29/04/2028	03/12/2026	21/09/2027	22/02/2028

Rate type	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed
Interest rate	1,52	0,04	0,25	0	2,375	3,125
Margin	NA	NA	NA	NA	NA	NA
Fixing rate	NA	NA	NA	NA	NA	NA
Payment frequency	1y	1y	1y	1y	1y	1y
Applicable Interest Rate	1,52	0,04	0,25	0	2,375	3,125
Accrual Start Date	27/03/2025	12/02/2025	29/04/2025	03/12/2024	21/09/2025	22/02/2025
Accrual End Date	27/03/2026	12/02/2026	29/04/2026	03/12/2025	21/09/2026	22/02/2026
Next Interest Payment Date	27/03/2026	12/02/2026	29/04/2026	03/12/2025	21/09/2026	23/02/2026
Isin	BE0002937184	BE0002948298	BE0002967488	BE0390134972	BE0390183490	BE0390204700
Current rating (Moody/Fitch)	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA
Number of notes	10000	7500	10000	10000	12500	7500
Issued Nominal Amount	1.000.000.000	750.000.000	1.000.000.000	1.000.000.000	1.250.000.000	750.000.000
Outstanding Nominal Amount	1.000.000.000	750.000.000	1.000.000.000	1.000.000.000	1.250.000.000	750.000.000
Issue date	26/04/2023	30/05/2023	28/09/2023	04/06/2024	23/01/2025	14/03/2025
Expected Maturity Date	28/04/2031	30/05/2028	28/09/2026	04/06/2030	24/11/2031	15/03/2032
Legal Maturity date	28/04/2032	30/05/2029	28/09/2027	04/06/2031	24/11/2032	15/03/2033
Rate type	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed
Interest rate	3,295	3,25	3,75	3,124	2,917	3,03
Margin	NA	NA	NA	NA	NA	NA
Fixing rate	NA	NA	NA	NA	NA	NA
Payment frequency	1y	1y	1y	1y	1y	1y
Applicable Interest Rate	3,295	3,25	3,75	3,124	2,917	3,03
Accrual Start Date	26/04/2025	30/05/2025	28/09/2025	04/06/2025	24/11/2025	14/03/2025
Accrual End Date	26/04/2026	30/05/2026	28/09/2026	04/06/2026	24/11/2026	14/03/2026
Next Interest Payment Date	27/04/2026	01/06/2026	28/09/2026	04/06/2026	24/11/2026	16/03/2026
Isin	BE0390271402					
Current rating (Moody/Fitch)	/AAA					
Number of notes	10000					
Issued Nominal Amount	1.000.000.000					
Outstanding Nominal Amount	1.000.000.000					
Issue date	27/11/2025					
Expected Maturity Date	29/11/2032					
Legal Maturity date	29/11/2033					
Rate type	Fixed					
Interest rate	2,851					
Margin	NA					

Fixing rate	NA
Payment frequency	1y
Applicable Interest Rate	2,851
Accrual Start Date	27/11/2025
Accrual End Date	27/11/2026
Next Interest Payment Date	27/11/2026

Tests Details

1. Coverage Tests

1.1 Asset Coverage Test (Residential Mortgages loans)

	Minimum Ratio	Current period 1/11/2025 - 30/11/2025	Previous period 1/10/2025 - 31/10/2025
- Cover Test Royal Decree Art.5§1	85,00%	129,37%	138,44%
- Issuer undertaking	110,00%	129,37%	138,44%

Ratio Value of the Residential Mortgage Loans/ Nominal amount of Covered Bonds Issued

1.2 Over-collateralisation Test

	Minimum Ratio	Current period 1/11/2025 - 30/11/2025	Previous period 1/10/2025 - 31/10/2025
- Cover Test Royal Decree Art.5§2	105,00%	130,13%	139,26%

Ratio Value of the Cover Assets / Nominal amount of Covered Bonds Issued

1.3 Rating agencies over-collateralisation Ratio

	Required level for current rating	Current period 1/11/2025 - 30/11/2025	Previous period 1/10/2025 - 31/10/2025
Moody's	110,50%	138,32%	148,23%
Fitch	104,00%	138,32%	148,23%

Ratio of Nominal amount of Cover Assets / Nominal amount of Covered Bonds Issued

1.4 Amortisation Test

	Proceeds on Cover Assets	Payments on Covered Bonds	Total Surplus (+) / Deficit (-)
- Cover Test Royal Decree Art.5§3	22.498.872.209	-16.410.520.479	6.088.351.730

The sum of interest, principal and other revenues of the cover assets must at least be the interest, principal and costs relating to the covered bonds

2. Liquidity Tests

All amounts are in EURO

2.1 Liquidity Test

- Liquidity Test Royal Decree Art.7§1	Proceeds on Cover Assets	Payments on Covered Bonds	Total Surplus (+) / Deficit (-)
Interests	197.356.652	-99.167.808	98.188.844
Capital redemptions	1.410.606.178	0	1.410.606.178
Costs	0	-7.326.903	-7.326.903
Cash	887.978.261	0	887.978.261
Other (liquidity buffer)	113.223.957	0	113.223.957
Total	2.609.165.048	-106.494.711	2.502.670.337

inflows /outflows in the next 180 days

2.2 Covered Bonds Interest Payment Test

	Liquid Bonds Step 1	Interest payment on Covered Bonds within 3 months	Total Surplus (+) / Deficit (-)
- Issuer Undertaking	113.223.957	31.650.000	81.573.957

Covered Bonds Pool November 2025**Pool summary 1**

All Covered Assets are denominated in EURO

Number of borrowers	Number of loans	Value of loans	Total Outstanding balance	Average outstanding balance / borrower
156.429	221.379	18.413.412.948	19.750.068.753	126.256

Table Origination date

Origination date	Outstanding balance	% Outstanding balance
1996	4.459	0,00
1997	16.254	0,00
1998	49.315	0,00
1999	400.554	0,00
2000	304.928	0,00
2001	761.101	0,00
2002	2.230.576	0,01
2003	16.640.439	0,08
2004	23.149.195	0,12
2005	67.340.631	0,34
2006	33.797.397	0,17
2007	18.491.318	0,09
2008	24.649.287	0,12
2009	256.918.014	1,30
2010	348.491.782	1,76
2011	133.224.243	0,67
2012	187.805.587	0,95
2013	150.215.492	0,76
2014	657.757.813	3,33
2015	889.534.797	4,50
2016	1.026.179.900	5,20
2017	515.720.457	2,61

2018	999.602.350	5,06
2019	2.796.961.422	14,16
2020	2.686.730.977	13,60
2021	2.744.238.395	13,89
2022	2.743.829.809	13,89
2023	1.830.427.592	9,27
2024	1.289.775.003	6,53
2025	304.819.667	1,54
Total	19.750.068.753	100,00

Table Final maturity date

Final maturity date	Outstanding balance	% Outstanding balance
2023 - 2027	137.409.866	0,70
2028 - 2032	1.672.154.302	8,47
> 2032	17.940.504.585	90,84
Total	19.750.068.753	100,00

Table Initial maturity in months

Initial maturity in months	Outstanding balance	% Outstanding balance
0 - 71	10.775.673	0,05
72-107	68.607.240	0,35
108-143	664.814.669	3,37
144-179	846.677.153	4,29
180-215	2.119.591.902	10,73
216-251	5.139.767.094	26,02
252-287	817.071.928	4,14
288-323	9.603.988.655	48,63
324-360	390.108.661	1,98
> 360	88.665.776	0,45

Total	19.750.068.753	100,00
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Table Seasoning in months

Seasoning in months	Outstanding balance	% Outstanding balance
0 - 12	442.047.283	2,24
13 - 24	1.410.923.993	7,14
25 - 36	1.930.520.599	9,77
37 - 48	2.734.771.251	13,85
49 - 60	2.999.072.327	15,19
61 - 72	2.912.481.324	14,75
73 - 84	2.243.625.943	11,36
85 - 96	843.534.425	4,27
97 -108	525.375.864	2,66
109 -	3.707.715.741	18,77
Total	19.750.068.753	100,00

Table Interest rate

Interest rate	Outstanding balance	% Outstanding balance
Interest rate < 2,5	13.244.153.549	67,06
2.5 < Interest Rate <= 3.0	2.556.555.801	12,94
3.0 < Interest Rate <= 3.5	2.271.014.824	11,50
3.5 < Interest Rate <= 4.0	970.562.251	4,91
4.0 < Interest Rate <= 4.5	449.171.945	2,27
4.5 < Interest Rate <= 5.0	203.328.424	1,03
5.0 < Interest Rate <= 5.5	46.703.382	0,24
5.5 < Interest Rate <= 6.0	7.534.052	0,04
6.0 < Interest Rate <= 6.5	1.008.163	0,01
6.5 < Interest Rate <= 7.0	36.362	0,00
Total	19.750.068.753	100,00

Table Interest rate review code

Interest rate review code	Outstanding balance	% Outstanding balance
No review	17.752.245.280	89,88
1 y / 1 y	675.470.928	3,42
3 y / 3 y	896.296.238	4,54
5 y / 5 y	378.261.136	1,92
10 y / 5 y	42.086.436	0,21
15 y / 5 y	390.579	0,00
20 y / 5 y	5.318.156	0,03
Total	19.750.068.753	100,00

Table Principal payment type

Principal payment type	Outstanding balance	% Outstanding balance
Linear	62.442.535	0,32
Annuity	19.687.626.218	99,68
Total	19.750.068.753	100,00

Table Principal payment frequency

Principal payment frequency	Outstanding balance	% Outstanding balance
Monthly	19.750.068.753	100,00
Total	19.750.068.753	100,00

Table Loan purpose

Loan purpose	Outstanding balance	% Outstanding balance
Purchase	14.800.596.932	74,94
Remortgage	3.605.170.410	18,25
Renovation	479.474.786	2,43
Construction	848.401.441	4,30
Other	16.425.183	0,08
Total	19.750.068.753	100,00

Table Employment type

Employment type	Outstanding balance	% Outstanding balance
Employed	17.944.222.347	90,86
Unemployed	102.272.423	0,52
Self employed	1.703.573.983	8,63
Total	19.750.068.753	100,00

Table Current loan to value

Current loan to value	Outstanding balance	% Outstanding balance
Current Loan To Value <= 10%	389.040.217	1,97
10% < CLTV <= 20%	887.917.109	4,50
20% < CLTV <= 30%	1.399.867.482	7,09
30% < CLTV <= 40%	1.896.253.991	9,60
40% < CLTV <= 50%	2.311.300.490	11,70
50% < CLTV <= 60%	2.697.075.664	13,66
60% < CLTV <= 70%	3.252.674.962	16,47
70% < CLTV <= 80%	3.680.829.661	18,64
80% < CLTV <= 90%	2.247.145.466	11,38
90% < CLTV <= 100%	561.680.937	2,84

100% < CLTV <= 110%	165.441.950	0,84
110% < CLTV <= 120%	95.205.438	0,48
120% < CLTV <= 130%	64.666.044	0,33
130% < CLTV <= 140%	49.553.427	0,25
140% < CLTV <=150%	19.569.680	0,10
150% < CLTV	31.846.237	0,16
Total	19.750.068.753	100,00

Table Loan to mortgage inscription

Loan to mortgage inscription	Outstanding balance	% Outstanding balance
LTM <= 10%	102.765.200	0,52
10% < LTM <= 20%	151.750.088	0,77
20% < LTM <= 30%	290.269.842	1,47
30% < LTM <= 40%	430.574.309	2,18
40% < LTM <= 50%	644.959.498	3,27
50% < LTM <= 60%	880.352.406	4,46
60% < LTM <= 70%	972.771.497	4,93
70% < LTM <= 80%	902.951.733	4,57
80% < LTM <= 90%	824.745.201	4,18
90% < LTM <= 100%	838.291.861	4,24
100% < LTM <= 110%	643.508.563	3,26
110% < LTM <= 120%	663.672.905	3,36
120% < LTM <= 130%	706.499.403	3,58
130% < LTM <= 140%	832.909.870	4,22
140% < LTM <=150%	1.007.598.966	5,10
150% < LTM <=160%	1.613.903.059	8,17
160% < LTM <=170%	2.113.960.152	10,70
170% < LTM <=180%	1.840.155.126	9,32
180% < LTM <=190%	1.739.184.896	8,81
190% < LTM <=200%	927.398.485	4,70
200% < LTM <=250%	576.123.074	2,92

250% < LTM <=300%	642.446.698	3,25
350% < LTM <=400%	226.589.555	1,15
400% < LTM <=450%	105.209.053	0,53
450% < LTM <=500%	48.438.323	0,25
500% < LTM	23.038.989	0,12
Total	19.750.068.753	100,00

Table Occupancy Type

Occupancy Type	Outstanding balance	% Outstanding balance
Owner occupied	16.358.776.382	82,83
Buy to let	795.688.300	4,03
Other	2.595.604.070	13,14
Total	19.750.068.753	100,00

Table IFRS 9 Stage

IFRS 9 Stage	Outstanding balance	% Outstanding balance
Stage 1	19.334.017.979	97,89
Stage 2	371.054.083	1,88
Stage 3	44.996.691	0,23
Total	19.750.068.753	100,00

Table Provincie

Provincie	Outstanding balance	% Outstanding balance
Onbekend	52.788.617	0,27
Brussels Hoofdstedelijk gew	1.435.350.193	7,27
Waals Brabant	191.863.464	0,97
Vlaams Brabant	3.480.830.954	17,62

Antwerpen	5.504.753.101	27,87
Limburg	2.304.829.617	11,67
Luik	341.853.017	1,73
Namen	28.328.259	0,14
Henegouwen	105.650.415	0,53
Luxemburg	22.756.456	0,12
West-Vlaanderen	2.612.923.153	13,23
Oost-Vlaanderen	3.668.141.506	18,57
Total	19.750.068.753	100,00

Table Region

Region	Outstanding balance	% Outstanding balance
1. Flanders	17.624.266.948	89,24
2. Brussels	1.435.350.193	7,27
3. Wallonie	690.451.611	3,50
Total	19.750.068.753	100,00

Table Balance detail

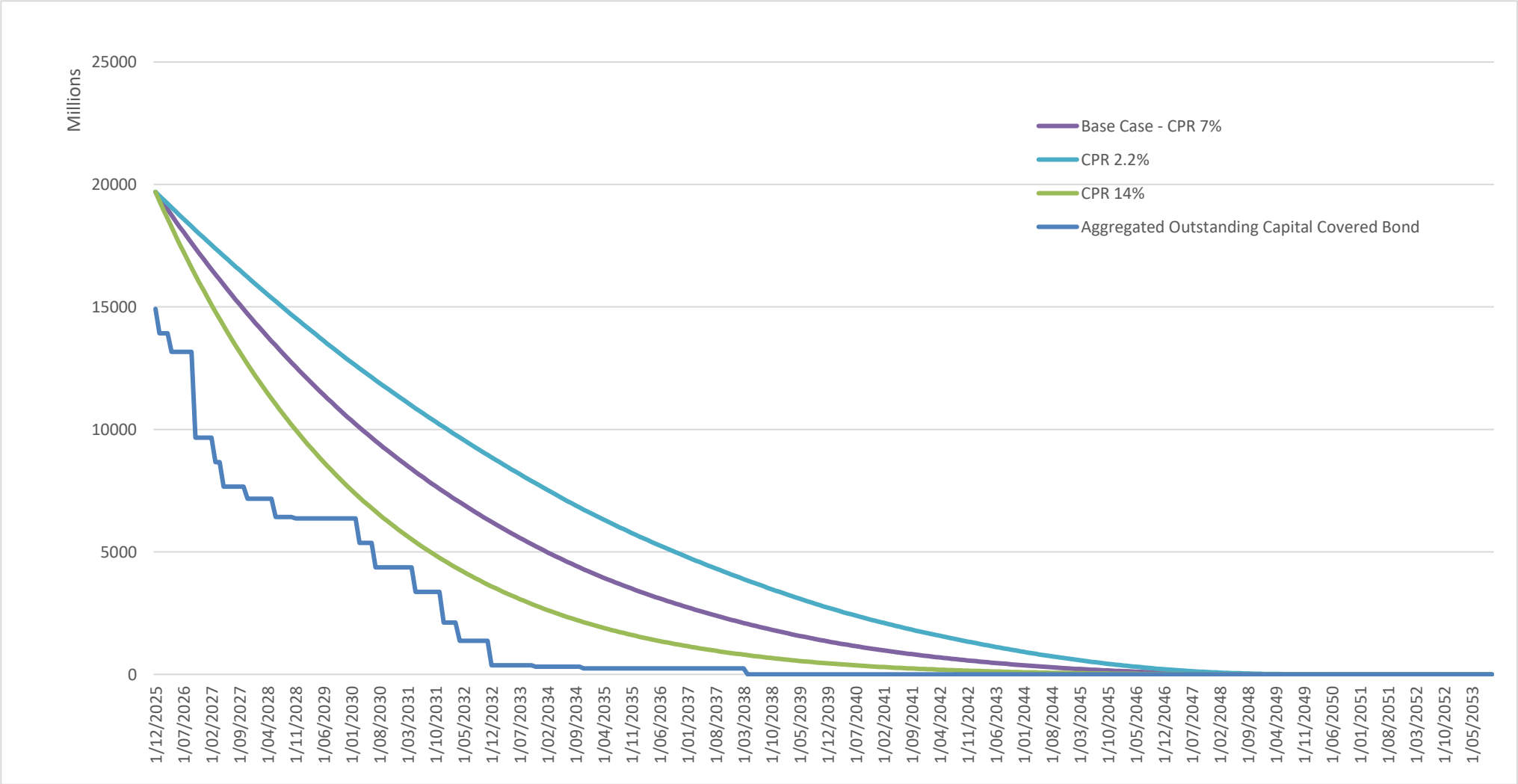
Balance detail	Outstanding balance	% Outstanding balance
0 - 25.000	706.040.255	3,57
25.000 - 50.000	1.287.050.760	6,52
50.000 - 75.000	1.587.619.849	8,04
75.000 - 100.000	1.718.873.728	8,70
100.000 - 125.000	1.708.858.678	8,65
125.000 - 150.000	1.763.106.446	8,93
150.000 - 175.000	1.757.151.127	8,90
175.000 - 200.000	1.640.911.056	8,31
200.000 - 300.000	4.731.279.515	23,96
300.000 - 400.000	1.934.561.091	9,80

400.000 - 500.000	589.818.522	2,99
500.000 - 600.000	197.128.030	1,00
600.000 - 800.000	101.407.653	0,51
800.000 - 1.000.000	26.262.042	0,13
Total	19.750.068.753	100,00

Table Current loan to value indexed

Current loan to value indexed	Outstanding balance	% Outstanding balance
CLTVi <= 10%	837.798.285	4,24
10% < CLTVi <= 20%	1.762.306.241	8,92
20% < CLTVi <= 30%	2.444.433.767	12,38
30% < CLTVi <= 40%	2.846.263.318	14,41
40% < CLTVi <= 50%	2.941.186.558	14,89
50% < CLTVi <= 60%	2.770.579.861	14,03
60% < CLTVi <= 70%	2.623.187.863	13,28
70% < CLTVi <= 80%	1.970.464.123	9,98
80% < CLTVi <= 90%	1.207.415.213	6,11
90% < CLTVi <= 100%	291.799.754	1,48
100% < CLTVi <= 110%	20.506.441	0,10
110% < CLTVi <= 120%	11.485.648	0,06
120% < CLTVi <= 130%	7.973.016	0,04
130% < CLTVi <= 140%	4.016.044	0,02
140% < CLTVi <=150%	2.001.482	0,01
150% < CLTVi	8.651.139	0,04
Total	19.750.068.753	100,00

Amortisation Graph under different CPR scenario's



Definitions and Remarks

Amortisation Test

The interest and principal coverage test is done at the CPR/CDR and loss given default which is derived from a KBC proprietary risk model. Costs, Fees and Expenses Related to Covered Bonds are simulated based on the assumption of a fixed amount of EUR 5 million p.a. and 5 bp on the outstanding mortgage loan balance.

Liquidity Test

The Liquidity test is done at the CPR/CDR and loss given default which is derived from a KBC proprietary model. Costs, Fees and Expenses Related to Covered Bonds are simulated based on the assumption of a fixed amount of EUR 5 million p.a. and 5 bp on the outstanding mortgage loan balance.

Current Loan to Value

Current Loan to Current Value is defined as the ratio of the sum of the current balance of the residential mortgage loans divided by the sum of the non-indexed property values on which KBC was granted a first ranking mortgage inscription by the client.

Current Loan To Mortgage Inscription

Current Loan to Mortgage inscription is defined as the ratio of the sum of the current balance of the residential mortgage loans divided by the sum first ranking mortgage inscriptions excluding mandates by the client.

Interest Type

The interest type "Fixed" means that the interest rate of a loan is fixed during the entire life of the loan. The interest types "X/Y/Y" are interest types whereby the loan has a first fixed interest period of Y years followed by fixed interest periods of X years. A 10/5/5 is hence a loan that has an interest rate that is fixed during the first 10 years after which it will reset and have fixed interest periods of 5 year. The interest resets are legally defined in Belgium and are based on the OLO rates.

Prepayments

The monthly percentage is defined as: *Prepayments during the month / (Principal balance of Mortgage Loans at beginning of the calculation period)*
The annualised prepayment rate (CPR) is defined as: $1 - (1 - \text{monthly percentage})^{12}$

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