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KBC Bank NV
Euro 17.500.000.000
Residential Mortgage Covered Bonds Programme

Investor Report

Reporting period: 01/12/2025 - 31/12/2025
Reporting date: 09/01/2026

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	61.85%	0.00%	65430.67%
Current Outstanding Balance per Borrower	128,493	0	976,630
Seasoning (in months)	70	3	351
Remaining Term (in months)	190	0	334
Average Interest Rate	2.13%		

1.2 Monthly Information

	Current period 01/12/2025 - 31/12/2025	Previous period 01/11/2025 - 30/11/2025
Collections on Residential Mortgage Loans	208,423,760	190,313,362
Principal Redemptions on Residential Mortgage Loans	125,139,090	123,418,286
Interest Payments on Residential Mortgage Loans	34,976,032	34,307,473
Prepayments (partial and full) on Residential Mortgage Loans	47,984,445	32,364,783
Penalties Proceeds on Residential Mortgage Loans	324,194	222,820
Balance of the Registered Cash Account	182,492,923	887,978,261
Principal Balance of the Residential Mortgage Loans	20,730,720,131	19,750,068,753
Value of the Residential Mortgage Loans (as defined in Royal Decree Art. 6§2)	19,237,827,443	18,413,412,948

1.3 Prepayment Information

	Current period 01/12/2025 - 31/12/2025	Previous period 01/11/2025 - 30/11/2025
Monthly Prepayments as a % of Principal Balance of Residential Mortgage loans	0.24%	0.16%
Annualised Prepayment Rate	2.88%	1.93%

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	226,977	99.31	20,576,850,856	99.26
< 1 month	1,360	0.60	130,514,409	0.63
< 2 months	63	0.03	6,298,970	0.03
< 3 months	45	0.02	4,147,393	0.02
< 4 months	19	0.01	1,423,353	0.01
< 5 months	17	0.01	2,238,991	0.01
< 6 months	17	0.01	1,858,847	0.01
> 6 months	65	0.03	7,387,314	0.04
Total	228,563.00		20,730,720,131	

2. Cover Assets: Exposure on Financial Institutions*All cover assets are denominated in EURO***2.1 Cash**

	Current period 01/12/2025 - 31/12/2025	Previous period 01/11/2025 - 30/11/2025
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	44,520,608.72
FLEMISH COMMUNITY 23 3,25% 050433	BE0002934157	68,000,000.00	68,120,786.36

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	BE0002882638	BE0002924059	BE0002937184
Current rating (Moody/Fitch)	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA
Number of notes	500	10000	10000	25000	10000	10000
Issued Nominal Amount	50,000,000	1,000,000,000	1,000,000,000	2,500,000,000	1,000,000,000	1,000,000,000
Outstanding Nominal Amount	50,000,000	1,000,000,000	1,000,000,000	2,500,000,000	1,000,000,000	1,000,000,000
Issue date	27/03/2018	12/02/2020	29/04/2020	21/09/2022	22/02/2023	26/04/2023

Expected Maturity Date	29/03/2038	12/02/2030	29/04/2027	21/09/2026	22/02/2027	28/04/2031
Legal Maturity date	29/03/2039	12/02/2031	29/04/2028	21/09/2027	22/02/2028	28/04/2032
Rate type	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed
Interest rate	1.52	0.04	0.25	2.375	3.125	3.295
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	2.375	3.125	3.295
Accrual Start Date	27/03/2025	12/02/2025	29/04/2025	21/09/2025	22/02/2025	26/04/2025
Accrual End Date	27/03/2026	12/02/2026	29/04/2026	21/09/2026	22/02/2026	26/04/2026
Next Interest Payment Date	27/03/2026	12/02/2026	29/04/2026	21/09/2026	23/02/2026	27/04/2026
Isin	BE0002948298	BE0002967488	BE0390134972	BE0390183490	BE0390204700	BE0390271402
Current rating (Moody/Fitch)	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	/AAA
Number of notes	7500	10000	10000	12500	7500	10000
Issued Nominal Amount	750,000,000	1,000,000,000	1,000,000,000	1,250,000,000	750,000,000	1,000,000,000
Outstanding Nominal Amount	750,000,000	1,000,000,000	1,000,000,000	1,250,000,000	750,000,000	1,000,000,000
Issue date	30/05/2023	28/09/2023	04/06/2024	23/01/2025	14/03/2025	27/11/2025
Expected Maturity Date	30/05/2028	28/09/2026	04/06/2030	24/11/2031	15/03/2032	29/11/2032
Legal Maturity date	30/05/2029	28/09/2027	04/06/2031	24/11/2032	15/03/2033	29/11/2033
Rate type	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed
Interest rate	3.25	3.75	3.124	2.917	3.03	2.851
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	3.25	3.75	3.124	2.917	3.03	2.851
Accrual Start Date	30/05/2025	28/09/2025	04/06/2025	24/11/2025	14/03/2025	27/11/2025
Accrual End Date	30/05/2026	28/09/2026	04/06/2026	24/11/2026	14/03/2026	27/11/2026
Next Interest Payment Date	01/06/2026	28/09/2026	04/06/2026	24/11/2026	16/03/2026	27/11/2026

Tests Details

1. Coverage Tests

1.1 Asset Coverage Test (Residential Mortgages loans)

	Minimum Ratio	Current period 01/12/2025 - 31/12/2025	Previous period 01/11/2025 - 30/11/2025
- Cover Test Royal Decree Art.5§1	85.00%	139.51%	129.37%
- Issuer undertaking	110.00%	139.51%	129.37%

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

1.2 Over-collateralisation Test

	Minimum Ratio	Current period 01/12/2025 - 31/12/2025	Previous period 01/11/2025 - 30/11/2025
- Cover Test Royal Decree Art.5§2	105.00%	140.33%	130.13%

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 01/12/2025 - 31/12/2025	Previous period 01/11/2025 - 30/11/2025
Moody's	110.50%	150.24%	138.32%
Fitch	104.00%	150.24%	138.32%

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	22,883,291,031	-15,415,058,626	7,468,232,405

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	210,831,683	-154,916,370	55,915,314
Capital redemptions	1,472,558,317	0	1,472,558,317
Costs	0	-7,525,754	-7,525,754
Cash	182,492,923	0	182,492,923
Other (liquidity buffer)	112,641,395	0	112,641,395
Total	1,978,524,319	-162,442,124	1,816,082,195

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	112,641,395	41,075,000	71,566,395

Covered Bonds Pool December 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
161,337	228,563	19,237,827,443	20,730,720,131	128,493

Table Origination date

Origination date	Outstanding balance	% Outstanding balance
1996	4,020	0.00
1997	20,411	0.00
1998	47,882	0.00
1999	420,613	0.00
2000	300,533	0.00
2001	853,868	0.00
2002	2,284,068	0.01
2003	16,821,599	0.08
2004	23,729,121	0.11
2005	68,096,333	0.33
2006	35,006,063	0.17
2007	18,918,200	0.09
2008	24,921,496	0.12
2009	259,421,132	1.25
2010	352,720,970	1.70
2011	132,968,675	0.64
2012	185,809,742	0.90
2013	149,814,749	0.72
2014	662,764,750	3.20
2015	903,919,007	4.36
2016	1,083,698,328	5.23
2017	566,535,523	2.73

2018	1,034,738,220	4.99
2019	2,778,411,435	13.40
2020	2,677,091,534	12.91
2021	2,739,018,220	13.21
2022	2,750,336,163	13.27
2023	1,875,280,503	9.05
2024	1,473,514,143	7.11
2025	913,252,829	4.41
Total	20,730,720,131	100.00

Table Final maturity date

Final maturity date	Outstanding balance	% Outstanding balance
2023 - 2027	130,619,406	0.63
2028 - 2032	1,688,208,063	8.14
> 2032	18,911,892,663	91.23
Total	20,730,720,131	100.00

Table Initial maturity in months

Initial maturity in months	Outstanding balance	% Outstanding balance
0 - 71	14,029,230	0.07
72-107	70,592,718	0.34
108-143	685,982,202	3.31
144-179	859,640,429	4.15
180-215	2,201,211,208	10.62
216-251	5,403,380,953	26.06
252-287	842,317,587	4.06
288-323	10,167,195,581	49.04
324-360	396,557,639	1.91
> 360	89,812,585	0.43

Total	20,730,720,131	100.00
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Table Seasoning in months

Seasoning in months	Outstanding balance	% Outstanding balance
0 - 12	996,367,423	4.81
13 - 24	1,539,808,373	7.43
25 - 36	1,924,324,918	9.28
37 - 48	2,722,208,472	13.13
49 - 60	2,897,633,319	13.98
61 - 72	2,937,481,216	14.17
73 - 84	2,328,028,614	11.23
85 - 96	968,789,831	4.67
97 -108	565,127,099	2.73
109 -	3,850,950,867	18.58
Total	20,730,720,131	100.00

Table Interest rate

Interest rate	Outstanding balance	% Outstanding balance
Interest rate < 2,5	13,375,290,427	64.52
2.5 < Interest Rate <= 3.0	3,080,258,625	14.86
3.0 < Interest Rate <= 3.5	2,555,129,536	12.33
3.5 < Interest Rate <= 4.0	1,014,582,745	4.89
4.0 < Interest Rate <= 4.5	467,140,591	2.25
4.5 < Interest Rate <= 5.0	184,604,922	0.89
5.0 < Interest Rate <= 5.5	45,153,375	0.22
5.5 < Interest Rate <= 6.0	7,476,100	0.04
6.0 < Interest Rate <= 6.5	1,048,077	0.01
6.5 < Interest Rate <= 7.0	35,734	0.00
Total	20,730,720,131	100.00

Table Interest rate review code

Interest rate review code	Outstanding balance	% Outstanding balance
No review	18,709,553,138	90.25
1 y / 1 y	687,246,083	3.32
3 y / 3 y	902,560,041	4.35
5 y / 5 y	382,831,924	1.85
10 y / 5 y	42,857,177	0.21
15 y / 5 y	383,346	0.00
20 y / 5 y	5,288,422	0.03
Total	20,730,720,131	100.00

Table Principal payment type

Principal payment type	Outstanding balance	% Outstanding balance
Linear	63,731,831	0.31
Annuity	20,666,988,300	99.69
Total	20,730,720,131	100.00

Table Principal payment frequency

Principal payment frequency	Outstanding balance	% Outstanding balance
Monthly	20,730,720,131	100.00
Total	20,730,720,131	100.00

Table Loan purpose

Loan purpose	Outstanding balance	% Outstanding balance
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Purchase	15,748,253,101	75.97
Remortgage	3,644,203,727	17.58
Renovation	467,894,142	2.26
Construction	854,476,316	4.12
Other	15,892,845	0.08
Total	20,730,720,131	100.00

Table Employment type

Employment type	Outstanding balance	% Outstanding balance
Employed	18,860,499,266	90.98
Unemployed	106,836,828	0.52
Self employed	1,763,384,038	8.51
Total	20,730,720,131	100.00

Table Current loan to value

Current loan to value	Outstanding balance	% Outstanding balance
Current Loan To Value <= 10%	352,131,352	1.70
10% < CLTV <= 20%	912,085,857	4.40
20% < CLTV <= 30%	1,439,360,411	6.94
30% < CLTV <= 40%	1,953,912,781	9.43
40% < CLTV <= 50%	2,406,365,073	11.61
50% < CLTV <= 60%	2,814,994,851	13.58
60% < CLTV <= 70%	3,391,379,560	16.36
70% < CLTV <= 80%	3,796,762,378	18.31
80% < CLTV <= 90%	2,455,716,904	11.85
90% < CLTV <= 100%	653,030,211	3.15
100% < CLTV <= 110%	183,263,800	0.88
110% < CLTV <= 120%	100,238,309	0.48
120% < CLTV <= 130%	68,362,554	0.33

130% < CLTV <= 140%	49,654,995	0.24
140% < CLTV <=150%	34,422,925	0.17
150% < CLTV	119,038,169	0.57
Total	20,730,720,131	100.00

Table Loan to mortgage inscription

Loan to mortgage inscription	Outstanding balance	% Outstanding balance
LTM <= 10%	59,928,387	0.29
10% < LTM <= 20%	155,739,311	0.75
20% < LTM <= 30%	299,689,382	1.45
30% < LTM <= 40%	442,535,722	2.13
40% < LTM <= 50%	665,064,694	3.21
50% < LTM <= 60%	893,979,333	4.31
60% < LTM <= 70%	995,308,132	4.80
70% < LTM <= 80%	919,137,928	4.43
80% < LTM <= 90%	833,068,698	4.02
90% < LTM <= 100%	918,454,233	4.43
100% < LTM <= 110%	664,037,320	3.20
110% < LTM <= 120%	680,461,154	3.28
120% < LTM <= 130%	742,977,634	3.58
130% < LTM <= 140%	855,699,794	4.13
140% < LTM <=150%	1,070,070,658	5.16
150% < LTM <=160%	1,636,015,326	7.89
160% < LTM <=170%	2,136,959,602	10.31
170% < LTM <=180%	1,818,714,704	8.77
180% < LTM <=190%	1,803,805,930	8.70
190% < LTM <=200%	1,271,288,788	6.13
200% < LTM <=250%	669,736,980	3.23
250% < LTM <=300%	715,372,342	3.45
350% < LTM <=400%	261,876,678	1.26
400% < LTM <=450%	117,516,565	0.57

450% < LTM <=500%	65,158,245	0.31
500% < LTM	38,122,590	0.18
Total	20,730,720,131	100.00

Table Occupancy Type

Occupancy Type	Outstanding balance	% Outstanding balance
Owner occupied	17,140,823,896	82.68
Buy to let	841,780,034	4.06
Other	2,748,116,201	13.26
Total	20,730,720,131	100.00

Table IFRS 9 Stage

IFRS 9 Stage	Outstanding balance	% Outstanding balance
Stage 1	20,293,897,540	97.89
Stage 2	390,706,493	1.88
Stage 3	46,116,098	0.22
Total	20,730,720,131	100.00

Table Provincie

Provincie	Outstanding balance	% Outstanding balance
Onbekend	7,932,304	0.04
Brussels Hoofdstedelijk gew	1,545,029,516	7.45
Waals Brabant	201,207,607	0.97
Vlaams Brabant	3,658,328,877	17.65
Antwerpen	5,802,736,480	27.99
Limburg	2,418,080,014	11.66
Luik	356,417,710	1.72

Namen	29,663,013	0.14
Henegouwen	110,990,939	0.54
Luxemburg	24,061,007	0.12
West-Vlaanderen	2,731,962,359	13.18
Oost-Vlaanderen	3,844,310,306	18.54
Total	20,730,720,131	100.00

Table Region

Region	Outstanding balance	% Outstanding balance
1. Flanders	18,463,350,339	89.06
2. Brussels	1,545,029,516	7.45
3. Wallonie	722,340,276	3.48
Total	20,730,720,131	100.00

Table Balance detail

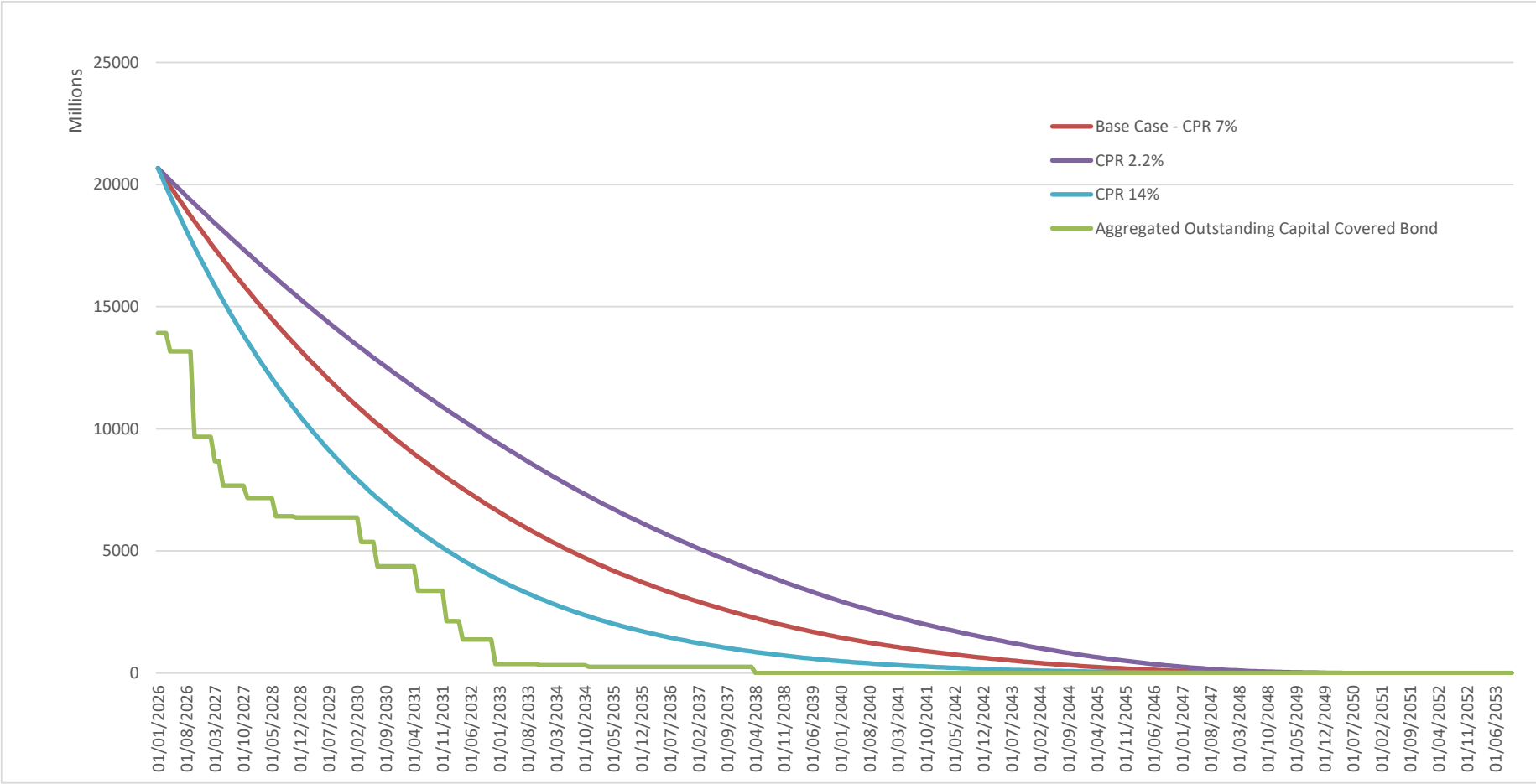
Balance detail	Outstanding balance	% Outstanding balance
0 - 25.000	720,490,611	3.48
25.000 - 50.000	1,321,227,581	6.37
50.000 - 75.000	1,635,192,274	7.89
75.000 - 100.000	1,775,513,259	8.56
100.000 - 125.000	1,768,240,921	8.53
125.000 - 150.000	1,827,165,011	8.81
150.000 - 175.000	1,821,105,206	8.78
175.000 - 200.000	1,715,580,028	8.28
200.000 - 300.000	4,977,747,904	24.01
300.000 - 400.000	2,143,504,764	10.34
400.000 - 500.000	648,240,968	3.13
500.000 - 600.000	226,986,640	1.09
600.000 - 800.000	118,961,551	0.57

800.000 - 1.000.000	30,763,413	0.15
Total	20,730,720,131	100.00

Table Current loan to value indexed

Current loan to value indexed	Outstanding balance	% Outstanding balance
CLTVi <= 10%	823,823,131	3.97
10% < CLTVi <= 20%	1,819,030,431	8.77
20% < CLTVi <= 30%	2,534,616,499	12.23
30% < CLTVi <= 40%	2,937,738,038	14.17
40% < CLTVi <= 50%	3,071,753,858	14.82
50% < CLTVi <= 60%	2,919,151,959	14.08
60% < CLTVi <= 70%	2,715,819,894	13.10
70% < CLTVi <= 80%	2,086,755,796	10.07
80% < CLTVi <= 90%	1,363,582,004	6.58
90% < CLTVi <= 100%	347,755,025	1.68
100% < CLTVi <= 110%	35,980,265	0.17
110% < CLTVi <= 120%	20,720,618	0.10
120% < CLTVi <= 130%	15,200,132	0.07
130% < CLTVi <= 140%	11,632,838	0.06
140% < CLTVi <= 150%	10,495,601	0.05
150% < CLTVi	16,664,041	0.08
Total	20,730,720,131	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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