



KBC Bank NV
Issuer
Havenlaan 12
1080 Brussels Belgium
t: 00 32 2 429 50 42
f: 00 32 2 429 1715
email:structured_products@kbc.be
https://www.kbc.com/covered_bonds

KBC Bank NV
Euro 17.500.000.000
Residential Mortgage Covered Bonds Programme

Investor Report

Reporting period: 1/11/2024 - 30/11/2024
Reporting date: 12/12/2024

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	59,68%	0,00%	497,64%
Current Outstanding Balance per Borrower	123.804	0	1.011.869
Seasoning (in months)	66	8	353
Remaining Term (in months)	190	0	304
Average Interest Rate	2,01%		

1.2 Monthly Information

	Current period 1/11/2024 - 30/11/2024	Previous period 1/10/2024 - 31/10/2024
Collections on Residential Mortgage Loans	189.962.684	199.860.973
Principal Redemptions on Residential Mortgage Loans	125.890.413	126.949.200
Interest Payments on Residential Mortgage Loans	32.858.691	33.094.916
Prepayments (partial and full) on Residential Mortgage Loans	31.018.036	39.550.777
Penalties Proceeds on Residential Mortgage Loans	195.544	266.080
Balance of the Registered Cash Account	894.341.769	704.379.085
Principal Balance of the Residential Mortgage Loans	19.792.228.044	19.949.175.384
Value of the Residential Mortgage Loans (as defined in Royal Decree Art. 6§2)	18.379.458.108	18.506.453.972

1.3 Prepayment Information

	Current period 1/11/2024 - 30/11/2024	Previous period 1/10/2024 - 31/10/2024
Monthly Prepayments as a % of Principal Balance of Residential Mortgage loans	0,16%	0,20%
Annualised Prepayment Rate	1,85%	2,33%

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	227.590	99,11	19.608.379.871	99,07	
< 1 month	1.803	0,79	160.535.812	0,81	
< 2 months	89	0,04	7.921.152	0,04	
< 3 months	26	0,01	3.148.998	0,02	
< 4 months	38	0,02	4.120.283	0,02	
< 5 months	17	0,01	1.072.524	0,01	
< 6 months	20	0,01	1.614.689	0,01	
> 6 months	52	0,02	5.434.715	0,03	
Total	229.635,00		19.792.228.044		

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

	Current period 1/11/2024 - 30/11/2024	Previous period 1/10/2024 - 31/10/2024
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	43.323.053,46
FLEMISH COMMUNITY 23 3,25% 050433	BE0002934157	68.000.000,00	70.008.008,72

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	A2	Stable	P-1
S&P	A+	Stable	A1

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	17/10/2024	21/10/2024	30/10/2024	24/10/2024	08/03/2024	26/03/2024
Accrual End Date	17/10/2025	21/10/2025	30/10/2025	24/10/2025	08/03/2025	26/03/2025
Next Interest Payment Date	17/10/2025	21/10/2025	30/10/2025	24/10/2025	10/03/2025	26/03/2025
Isin	BE0002591692	BE0002683648	BE0002690718	BE0002696772	BE0002707884	BE0002882638
Current rating (Moody/Fitch)	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA
Number of notes	500	10000	20000	10000	10000	25000
Issued Nominal Amount	50.000.000	1.000.000.000	2.000.000.000	1.000.000.000	1.000.000.000	2.500.000.000
Outstanding Nominal Amount	50.000.000	1.000.000.000	2.000.000.000	1.000.000.000	1.000.000.000	2.500.000.000
Issue date	27/03/2018	12/02/2020	24/03/2020	29/04/2020	03/06/2020	21/09/2022

Expected Maturity Date	29/03/2038	12/02/2030	24/03/2025	29/04/2027	03/12/2025	21/09/2026
Legal Maturity date	29/03/2039	12/02/2031	24/03/2026	29/04/2028	03/12/2026	21/09/2027
Rate type	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed
Interest rate	1,52	0,04	0,05	0,25	0	2,375
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	0,05	0,25	0	2,375
Accrual Start Date	27/03/2024	12/02/2024	24/03/2024	29/04/2024	03/12/2023	21/09/2024
Accrual End Date	27/03/2025	12/02/2025	24/03/2025	29/04/2025	03/12/2024	21/09/2025
Next Interest Payment Date	27/03/2025	12/02/2025	24/03/2025	29/04/2025	03/12/2024	22/09/2025
Isin	BE0002924059	BE0002937184	BE0002948298	BE0002967488	BE0390134972	
Current rating (Moody/Fitch)	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	
Number of notes	10000	10000	7500	10000	10000	
Issued Nominal Amount	1.000.000.000	1.000.000.000	750.000.000	1.000.000.000	1.000.000.000	
Outstanding Nominal Amount	1.000.000.000	1.000.000.000	750.000.000	1.000.000.000	1.000.000.000	
Issue date	22/02/2023	26/04/2023	30/05/2023	28/09/2023	04/06/2024	
Expected Maturity Date	22/02/2027	28/04/2031	30/05/2028	28/09/2026	04/06/2030	
Legal Maturity date	22/02/2028	28/04/2032	30/05/2029	28/09/2027	04/06/2031	
Rate type	Fixed	Fixed	Fixed	Fixed	Fixed	
Interest rate	3,125	3,295	3,25	3,75	3,124	
Margin	NA	NA	NA	NA	NA	
Fixing rate	NA	NA	NA	NA	NA	
Payment frequency	1y	1y	1y	1y	1y	
Applicable Interest Rate	3,125	3,295	3,25	3,75	3,124	
Accrual Start Date	22/02/2024	26/04/2024	30/05/2024	28/09/2024	04/06/2024	
Accrual End Date	22/02/2025	26/04/2025	30/05/2025	28/09/2025	04/06/2025	
Next Interest Payment Date	24/02/2025	28/04/2025	30/05/2025	29/09/2025	04/06/2025	

Tests Details

1. Coverage Tests

1.1 Asset Coverage Test (Residential Mortgages loans)	Minimum Ratio	Current period 1/11/2024 - 30/11/2024	Previous period 1/10/2024 - 31/10/2024
- Cover Test Royal Decree Art.5§1	85,00%	138,46%	138,01%
- Issuer undertaking	110,00%	138,46%	138,01%

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

1.2 Over-collateralisation Test	Minimum Ratio	Current period 1/11/2024 - 30/11/2024	Previous period 1/10/2024 - 31/10/2024
- Cover Test Royal Decree Art.5§2	105,00%	139,28%	138,83%

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 1/11/2024 - 30/11/2024	Previous period 1/10/2024 - 31/10/2024
Moody's	110,50%	148,61%	148,37%
Fitch	104,00%	148,61%	148,37%

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	22.434.799.688	-15.059.489.298	7.375.310.390

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	190.357.948	-102.279.863	88.078.085
Capital redemptions	1.412.715.008	0	1.412.715.008
Costs	0	-7.332.084	-7.332.084
Cash	894.341.769	0	894.341.769
Other (liquidity buffer)	113.331.062	0	113.331.062
Total	2.610.745.788	-109.611.947	2.501.133.840

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	113.331.062	31.650.000	81.681.062

Covered Bonds Pool November 2024**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
159.868	229.635	18.379.458.108	19.792.228.044	123.804

Table Origination date

Origination date	Outstanding balance	% Outstanding balance
1995	1.793	0,00
1996	11.337	0,00
1997	39.410	0,00
1998	78.762	0,00
1999	665.384	0,00
2000	526.598	0,00
2001	1.021.458	0,01
2002	3.274.776	0,02
2003	21.470.595	0,11
2004	28.804.739	0,15
2005	85.320.840	0,43
2006	43.960.214	0,22
2007	22.134.257	0,11
2008	29.892.232	0,15
2009	291.732.310	1,47
2010	400.251.955	2,02
2011	155.234.796	0,78
2012	223.786.499	1,13
2013	182.613.191	0,92
2014	766.129.679	3,87
2015	1.024.552.200	5,18
2016	1.179.033.533	5,96

2017	581.028.761	2,94
2018	1.107.980.207	5,60
2019	3.074.163.861	15,53
2020	2.912.062.336	14,71
2021	2.921.794.827	14,76
2022	2.828.924.835	14,29
2023	1.727.318.188	8,73
2024	178.418.470	0,90
Total	19.792.228.044	100,00

Table Final maturity date

Final maturity date	Outstanding balance	% Outstanding balance
2018 - 2022	17.926	0,00
2023 - 2027	310.713.960	1,57
2028 - 2032	2.037.298.774	10,29
> 2032	17.444.197.384	88,14
Total	19.792.228.044	100,00

Table Initial maturity in months

Initial maturity in months	Outstanding balance	% Outstanding balance
0 - 71	13.777.931	0,07
72-107	86.839.637	0,44
108-143	828.572.925	4,19
144-179	971.152.740	4,91
180-215	2.262.158.007	11,43
216-251	5.220.325.558	26,38
252-287	844.023.968	4,26
288-323	9.042.484.891	45,69
324-360	426.504.849	2,15

> 360	96.387.538	0,49
Total	19.792.228.044	100,00

Table Seasoning in months

Seasoning in months	Outstanding balance	% Outstanding balance
0 - 12	363.805.435	1,84
13 - 24	1.905.470.754	9,63
25 - 36	2.831.281.062	14,31
37 - 48	3.201.640.203	16,18
49 - 60	3.167.463.598	16,00
61 - 72	2.473.770.496	12,50
73 - 84	939.411.398	4,75
85 - 96	595.945.890	3,01
97 -108	1.135.416.175	5,74
109 -	3.178.023.034	16,06
Total	19.792.228.044	100,00

Table Interest rate

Interest rate	Outstanding balance	% Outstanding balance
Interest rate < 2,5	14.670.683.257	74,12
2.5 < Interest Rate <= 3.0	1.812.001.549	9,16
3.0 < Interest Rate <= 3.5	1.701.804.238	8,60
3.5 < Interest Rate <= 4.0	649.508.090	3,28
4.0 < Interest Rate <= 4.5	306.558.575	1,55
4.5 < Interest Rate <= 5.0	312.192.476	1,58
5.0 < Interest Rate <= 5.5	244.374.483	1,23
5.5 < Interest Rate <= 6.0	84.148.788	0,43
6.0 < Interest Rate <= 6.5	10.071.049	0,05
6.5 < Interest Rate <= 7.0	738.852	0,00

Interest Rate > 7.0	146.687	0,00
Total	19.792.228.044	100,00

Table Interest rate review code

Interest rate review code	Outstanding balance	% Outstanding balance
No review	17.433.977.144	88,08
1 y / 1 y	781.361.808	3,95
3 y / 3 y	1.053.885.673	5,32
5 y / 5 y	461.695.179	2,33
10 y / 5 y	54.946.882	0,28
15 y / 5 y	425.594	0,00
20 y / 5 y	5.935.765	0,03
Total	19.792.228.044	100,00

Table Principal payment type

Principal payment type	Outstanding balance	% Outstanding balance
Linear	81.894.939	0,41
Annuity	19.710.333.105	99,59
Total	19.792.228.044	100,00

Table Principal payment frequency

Principal payment frequency	Outstanding balance	% Outstanding balance
Monthly	19.792.228.044	100,00
Total	19.792.228.044	100,00

Table Loan purpose

Loan purpose	Outstanding balance	% Outstanding balance
Purchase	14.174.789.502	71,62
Remortgage	4.074.392.447	20,59
Renovation	567.056.550	2,87
Construction	956.256.637	4,83
Other	19.732.909	0,10
Total	19.792.228.044	100,00

Table Employment type

Employment type	Outstanding balance	% Outstanding balance
Employed	17.874.706.186	90,31
Unemployed	101.116.704	0,51
Self employed	1.816.405.154	9,18
Total	19.792.228.044	100,00

Table Current loan to value

Current loan to value	Outstanding balance	% Outstanding balance
Current Loan To Value <= 10%	396.053.140	2,00
10% < CLTV <= 20%	849.343.897	4,29
20% < CLTV <= 30%	1.324.206.170	6,69
30% < CLTV <= 40%	1.800.278.203	9,10
40% < CLTV <= 50%	2.183.066.341	11,03
50% < CLTV <= 60%	2.602.134.191	13,15
60% < CLTV <= 70%	3.016.182.504	15,24
70% < CLTV <= 80%	3.819.082.367	19,30
80% < CLTV <= 90%	2.668.409.543	13,48
90% < CLTV <= 100%	656.982.479	3,32

100% < CLTV <= 110%	181.592.259	0,92
110% < CLTV <= 120%	121.678.630	0,61
120% < CLTV <= 130%	73.829.373	0,37
130% < CLTV <= 140%	55.892.030	0,28
140% < CLTV <=150%	24.577.326	0,12
150% < CLTV	18.919.592	0,10
Total	19.792.228.044	100,00

Table Loan to mortgage inscription

Loan to mortgage inscription	Outstanding balance	% Outstanding balance
LTM <= 10%	108.967.596	0,55
10% < LTM <= 20%	144.140.705	0,73
20% < LTM <= 30%	266.185.066	1,34
30% < LTM <= 40%	410.592.862	2,07
40% < LTM <= 50%	609.649.238	3,08
50% < LTM <= 60%	882.509.605	4,46
60% < LTM <= 70%	1.033.190.470	5,22
70% < LTM <= 80%	997.602.548	5,04
80% < LTM <= 90%	906.353.869	4,58
90% < LTM <= 100%	799.751.872	4,04
100% < LTM <= 110%	634.651.932	3,21
110% < LTM <= 120%	659.438.118	3,33
120% < LTM <= 130%	686.296.811	3,47
130% < LTM <= 140%	720.136.696	3,64
140% < LTM <=150%	883.545.864	4,46
150% < LTM <=160%	1.175.960.081	5,94
160% < LTM <=170%	1.989.680.982	10,05
170% < LTM <=180%	2.275.799.454	11,50
180% < LTM <=190%	1.914.214.002	9,67
190% < LTM <=200%	1.116.849.907	5,64
200% < LTM <=250%	586.952.758	2,97

250% < LTM <=300%	602.079.462	3,04
350% < LTM <=400%	221.669.026	1,12
400% < LTM <=450%	96.682.723	0,49
450% < LTM <=500%	54.874.629	0,28
500% < LTM	14.451.768	0,07
Total	19.792.228.044	100,00

Table Occupancy Type

Occupancy Type	Outstanding balance	% Outstanding balance
Owner occupied	16.176.412.568	81,73
Buy to let	811.839.987	4,10
Other	2.803.975.489	14,17
Total	19.792.228.044	100,00

Table IFRS 9 Stage

IFRS 9 Stage	Outstanding balance	% Outstanding balance
Stage 1	19.228.097.788	97,15
Stage 2	513.080.543	2,59
Stage 3	51.049.714	0,26
Total	19.792.228.044	100,00

Table Provincie

Provincie	Outstanding balance	% Outstanding balance
Onbekend	56.870.231	0,29
Brussels Hoofdstedelijk gew	1.396.269.628	7,05
Waals Brabant	193.872.072	0,98
Vlaams Brabant	3.464.757.799	17,51

Antwerpen	5.528.039.704	27,93
Limburg	2.327.448.191	11,76
Luik	348.152.999	1,76
Namen	27.409.040	0,14
Henegouwen	107.473.067	0,54
Luxemburg	23.377.365	0,12
West-Vlaanderen	2.667.154.896	13,48
Oost-Vlaanderen	3.651.403.052	18,45
Total	19.792.228.044	100,00

Table Region

Region	Outstanding balance	% Outstanding balance
1. Flanders	17.695.673.873	89,41
2. Brussels	1.396.269.628	7,05
3. Wallonie	700.284.543	3,54
Total	19.792.228.044	100,00

Table Balance detail

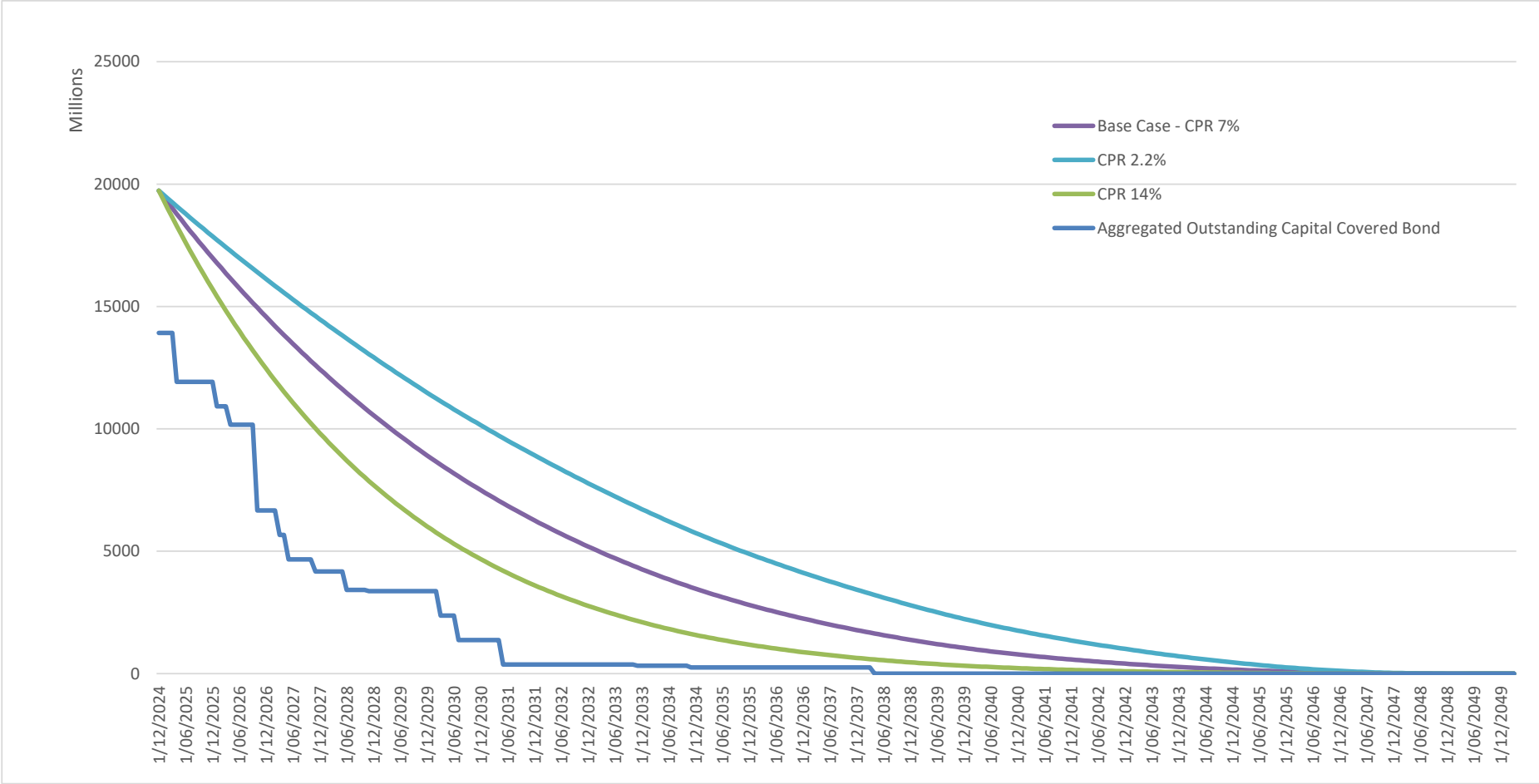
Balance detail	Outstanding balance	% Outstanding balance
0 - 25.000	747.233.038	3,78
25.000 - 50.000	1.314.271.955	6,64
50.000 - 75.000	1.649.625.633	8,33
75.000 - 100.000	1.765.716.357	8,92
100.000 - 125.000	1.747.577.796	8,83
125.000 - 150.000	1.771.453.823	8,95
150.000 - 175.000	1.760.302.901	8,89
175.000 - 200.000	1.606.508.707	8,12
200.000 - 300.000	4.633.770.303	23,41
300.000 - 400.000	1.883.167.189	9,51

400.000 - 500.000	576.157.864	2,91
500.000 - 600.000	206.954.878	1,05
600.000 - 800.000	104.092.910	0,53
800.000 - 1.000.000	25.394.692	0,13
Total	19.792.228.044	100,00

Table Current loan to value indexed

Current loan to value indexed	Outstanding balance	% Outstanding balance
CLTVi <= 10%	821.978.072	4,15
10% < CLTVi <= 20%	1.688.160.864	8,53
20% < CLTVi <= 30%	2.367.993.342	11,96
30% < CLTVi <= 40%	2.778.971.684	14,04
40% < CLTVi <= 50%	2.913.676.224	14,72
50% < CLTVi <= 60%	2.803.837.671	14,17
60% < CLTVi <= 70%	2.648.927.927	13,38
70% < CLTVi <= 80%	2.053.833.795	10,38
80% < CLTVi <= 90%	1.350.635.660	6,82
90% < CLTVi <= 100%	315.402.137	1,59
100% < CLTVi <= 110%	17.995.140	0,09
110% < CLTVi <= 120%	12.572.779	0,06
120% < CLTVi <= 130%	4.513.428	0,02
130% < CLTVi <= 140%	4.350.699	0,02
140% < CLTVi <= 150%	1.401.095	0,01
150% < CLTVi	7.977.528	0,04
Total	19.792.228.044	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: $1 - (1 - \text{monthly percentage})^{12}$

Disclaimer

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