

KBC Home Loan Schedule of Rates and Charges No. 647
applicable with effect from 01/04/2024

KBC Bank

This schedule constitutes an integral part of prospectus No. 21 of 01/01/2024

1. Monthly (re)payment (principal and interest)**

a. Rate of interest subject to annual review

Maximum fluctuation margins (*) +3 % (0,2466%) to -3 % (0,2466%)		
Term	Debet interest rate	
	per annum-real terms	monthly
<=10 years	5,77 %	0,4686 %
<=15 years	5,87 %	0,4765 %
<=20 years	5,95 %	0,4828 %
<=25 years	5,99 %	0,4860 %

b. Rate of interest subject to review every three years

Maximum fluctuation margins (*) +2 % (0,1652%) to - unlimited		
Term	Debet interest rate	
	per annum-real terms	monthly
<=10 years	4,88 %	0,3978 %
<=15 years	4,95 %	0,4034 %
<=20 years	4,99 %	0,4066 %
<=25 years	5,04 %	0,4106 %

c. Rate of interest subject to review every five years

Maximum fluctuation margins (*) +2 % (0,1652%) to - unlimited		
Term	Debet interest rate	
	per annum-real terms	monthly
<=10 years	4,70 %	0,3835 %
<=15 years	4,75 %	0,3875 %
<=20 years	4,80 %	0,3915 %
<=25 years	4,84 %	0,3947 %

d. Fixed rate of interest

Term	Debet interest rate	
	per annum-real terms	monthly
<= 5 years	4,74 %	0,3867 %
> 5 and <= 10 years	4,64 %	0,3787 %
> 10 and <= 15 years	4,64 %	0,3787 %
> 15 and <= 20 years	4,72 %	0,3851 %
> 20 and <= 25 years	4,74 %	0,3867 %

2. Lump-sum repayment of principal at maturity of the loan and monthly interest payments (bullet)**

Fixed rate of interest

Term	Debet interest rate	
	per annum-real terms	monthly
> 12 m. and <= 10 years	4,88 %	0,3978 %

3. One-off repayment of principal and interest at maturity of the loan (bridging)**

Term	Debet interest rate (per annum-real terms)
12 months	7,53 %

*A fall in interest rates can never result in a negative rate of interest and any increase is always limited to twice the original rate.

** Calculation of the APR based on a representative example, see point 4

4. Annual percentage rate of charge (APR): representative examples

The annual percentage rate of charge (APR) incorporates all costs associated with the loan expressed as an annual percentage. The total amount to be repaid includes the principal, the interest, a loan origination fee and notary public's fees.

The APR is calculated on the following assumptions:

- Loan is drawn down immediately and in full, one month after being taken out for monthly repayments and bullets. For bridging loans, the loan is drawn down immediately and in full and the principal and interest is repaid after 12 months
- Interest rate does not change for the entire term of the loan
- Notary public's fees are those charged for establishing a mortgage in the full amount of the loan
- Applicable loan origination fee of 350 euros
- No appraisal charges

Method of repayment	Amount of the loan	Debet interest rate	Term	Monthly repayment	Total cost of the loan (principal + interest)	APR	Total amount to be repaid
Monthly repayments							
- Fixed rate of interest	€ 170 000	4,72 %	240 months	€ 1.086,66	€ 260.797,49	5,06 %	€ 275.937,16
- Rate of interest reviewed every 3 years	€ 170 000	4,99 %	240 months	€ 1.110,62	€ 266.545,19	5,33 %	€ 282.880,98
Bullet	€ 170 000	4,88 %	60 months	€ 676,26	€ 210.575,60	5,52 %	€ 219.377,77
Bridging	€ 170 000	7,53 %	12 months	-	€ 182.801,00	10,50 %	€ 188.158,97

5. Interest rate discount

The following individual reductions will be granted if the borrowers meet the following conditions, i.e.:

- take out credit-linked life insurance with KBC Insurance for the amount of the loan: - 0.15%;
 - take out an insurance policy in their own name (KBC Home Insurance) with KBC Insurance that covers the risk of damage (caused by fire, for instance) to the building structure of the real property/ies serving as real security or the real property for which the loan is being taken out. If the insured property is an apartment where the risk of damage to the building is covered by a managing agent or other insurance policy not in their own name, the borrowers must take out KBC Home Insurance in their own name to cover the risk of damage to the contents of the property that has been provided by way of security or that was financed by the loan; - 0.15%;
 - arrange for their earnings (wages, income-substitution benefits, etc.) to be paid into a current account held at KBC Bank: - 0.05%.
- If the borrowers meet all of these conditions, they will receive a total reduction of 0.35%.

A conditional rate discount cannot be granted if the home loan is to be used to repay early and in full a current loan at the bank.

6. Energy discount

Upon taking out the loan and/or within the first seven years of applying for the loan, the borrower is entitled to an energy discount of:

- 0.05% if they can submit a valid, B-rated EPC certificate for the property to be financed.
- 0.10% if they can submit a valid, A-rated EPC certificate for the property to be financed, though the total maximum energy discount on the loan granted can never exceed 0.10%, even if a valid, B-rated EPC certificate had been previously submitted.

The energy discount does not apply to:

- Home loans financing the purchase of a building plot
- Home loans with a reviewable or variable interest rate
- Home loans with a lump-sum repayment of principal and interest at maturity (bridging loan)
- Home loans intended for making early repayment in full of a current loan with KBC Bank
- KBC Home Loans taken out with KBC Bank before 13 December 2022

7. Reference index

The reference index for 03/2024 is composed as follows :

- Index A : 0,2880
- Index C : 0,2330
- Index E : 0,2181

Reference index A applies to the annual review of interest rates, reference index C applies to the review every 3 years and reference index E to the review every 5 years.

8. Rate review for credit subject to Royal Decree 225

Upon the review of credit and loan agreements subject to Royal Decree 225, the following base interest rates will apply:

Formula	remaining term to maturity	nominal annual interest rate
3-3-3	<=15 y	5,84 %
5-5-5	<=10 y	5,60 %
	<=15 y	5,65 %
	<=20 y	5,69 %

9. Rate increases

Increase	real annual rate of interest
percentage loan > 90 % of the value appraised by the bank	+ 0,20 %
amount of loan < 25.000 euro	+ 0,25 %
special risks	+ 0,50 %
investment property	+ 0,20 %
financing loan by own bank	+ 0,65 %

10. Charges

1. Administration fee

a. Administration fee of 350 euros

- for a new loan file
- for refinancing an existing loan at another financial institution

b. Administration fee of 245 euros

- for a bridging loan without a mortgage being created

c. Administration fee of 175 euros

- for refinancing an existing loan at KBC Bank
- if, at the request of the applicant and after an earlier offer had been accepted, a new loan offer has to be drawn up
- for a modification to an existing home loan

d. Administration fee of 50 euros

- for duplicates

2. Appraisal charges

a. Appraisal charges of single-family properties

Appraisal charges are based on the property's estimated open market value, plus the cost of any planned and/or required work to be done. The following charges (including 21% VAT) apply to single-family properties with a market value of:

- up to 750 000 euros: 225 euros
- up to 1 million euros: 350 euros
- up to 1,5 million euros: 450 euros
- up to 2 million euros: 675 euros
- over 2 million euros or in the case of a special building: after offer

b. Appraisal charges for non-residential properties

- up to 10 million euros: 2.000 euros (excluding 21% VAT)
- over 10 million euros: after offer

3. Commitment fee

If the amount of credit is not drawn down in full within a period of five months from the commencement of the home loan, the borrowers will owe a commitment fee of 0,1652% a month upon expiry of that period. This fee is calculated on the portion of the credit not drawn down and is payable at the end of each calendar month.