

Final Terms dated 30 January 2013

Belfius Bank as Issuer

Issue of EUR 75,000,000

Belfius Mortgage Pandbrieven 2.735% due 4 February 2032

under the EUR 10,000,000,000

Belgian Mortgage Pandbrieven Programme

Series n°7

Tranche n°1

UniCredit Bank AG

as Dealer

PART A - CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions set forth in the Base Prospectus dated 8 November 2012 which constitutes a base prospectus for the purposes of the Prospectus Directive (Directive 2003/71/EC) (and amendments thereto, including the 2010 Prospectus Directive Amending Directive (Directive 2010/73/EU) as implemented in any Member State of the European Economic Area which has implemented the Prospectus Directive) (the “**Prospectus Directive**”). This document constitutes the Final Terms of the Mortgage Pandbrieven described herein for the purposes of Article 5.4 of the Prospectus Directive and must be read in conjunction with such Base Prospectus. Full information on the Issuer and the offer of the Mortgage Pandbrieven is only available on the basis of the combination of these Final Terms and the Base Prospectus. The Base Prospectus is available for inspection during normal business hours at the office of the Fiscal Agent and the office of the Issuer.

1	Issuer:	Belfius Bank
2	(i) Series Number:	7
	(ii) Tranche Number:	1
3	Specified Currency or Currencies:	Euro (€)
4	Aggregate Nominal Amount:	
	(i) Series:	€75,000,000
	(ii) Tranche:	€75,000,000
5	Issue Price:	100% of the Aggregate Nominal Amount
6	(i) Specified Denomination:	€100,000
	(ii) Calculation Amount:	€100,000
7	(i) Issue Date:	4 February 2013
	(ii) Interest Commencement Date:	Issue Date
8	Maturity Date:	4 February 2032
9	Extended Maturity Date:	4 February 2033
10	Interest Basis:	
	(i) Period to (but excluding) Maturity Date	2.735% Fixed Rate (further particulars specified below)
	(ii) Period from Maturity Date (including) to Extended Maturity Date (excluding)	2.735% Fixed Rate (further particulars specified below)
11	Redemption/Payment Basis:	Redemption at par
12	Change of Interest or Redemption/Payment Basis:	Interest will accrue on an annual Fixed Rate basis until the Maturity Date payable annually and accrue on an annual Fixed Rate basis payable monthly thereafter.
13	Noteholder Put/Issuer Call:	Not applicable
14	(i) Status of the Mortgage Pandbrieven:	“ <i>Belgische pandbrieven/Lettres de gage belges</i> ”.

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|------|--|-----------------|
| (ii) | Date Board approval for issuance of Mortgage Pandbrieven obtained: | 7 November 2012 |
| 15 | Method of distribution: | Non-syndicated |

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

16 Fixed Rate Mortgage Pandbrief Provisions

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|-------|---|--|
| (I) | To Maturity Date | Applicable |
| (II) | From Maturity Date up to Extended Maturity Date | Applicable |
| (i) | Rate(s) of Interest: | |
| (a) | To Maturity Date | 2.735% per annum payable annually in arrears |
| (b) | From Maturity Date up to Extended Maturity Date | 2.735% per annum payable monthly in arrears |
| (ii) | Interest Payment Date(s): | |
| (a) | To Maturity Date | Each 4 February, from and including 4 February 2014 up to and including 4 February 2032 adjusted in accordance with the specified Business Day Convention |
| (b) | From Maturity Date up to Extended Maturity Date | 4th in each month, from and including 4 March 2032 up to and including the Extension Payment Date on which the Mortgage Pandbrieven are redeemed in full or the Extended Maturity Date, or on any other date on which payment is made in accordance with condition 3 (j) (i) E whichever occurs earlier, subject in each case to adjustment in accordance with the specified Business Day Convention |
| (iii) | Fixed Coupon Amount(s): | |
| (a) | To Maturity Date | €2,735 per Calculation Amount |
| (b) | From Maturity Date up to Extended Maturity Date | €227.92 per Calculation Amount |
| (iv) | Broken Amount(s): | |
| (a) | To Maturity Date | Not Applicable |
| (b) | From Maturity Date up to Extended Maturity Date | Not Applicable |
| (v) | Day Count Fraction: | |
| (a) | To Maturity Date | Actual/Actual (ICMA), unadjusted meaning that for the determination of Interest Accrual Period, adjustments to the Interest Payment Dates, in accordance with the specified Business Day Convention, will not be taken into account. |
| (b) | From Maturity Date up to Extended Maturity Date | Actual/Actual (ICMA), unadjusted meaning that for the determination of Interest Accrual Period, adjustments to the Interest Payment Dates, in accordance with the specified Business Day Convention, will not be taken into account |
| (vi) | Determination Dates: | |

	(a) To Maturity Date	4th February in each year
	(b) From Maturity Date up to Extended Maturity Date	4th in each month, from and including 4 March 2032 up to and including the Extension Payment Date on which the Mortgage Pandbrieven are redeemed in full or the Extended Maturity Date, or on any other date on which payment is made in accordance with condition 3 (j) (i) E whichever occurs earlier, subject in each case to adjustment in accordance with the specified Business Day Convention
	(vii) Other terms relating to the method of calculating interest for Fixed Rate Mortgage Pandbrieven:	Not Applicable
17	Floating Rate Mortgage Pandbrief Provisions	Not Applicable
18	Zero Coupon Mortgage Pandbrief Provisions	Not Applicable

PROVISIONS RELATING TO REDEMPTION

19	Issuer Call	Not Applicable
20	Noteholder Put	Not Applicable
21	Final Redemption Amount of each Mortgage Pandbrief	€100,000 per Calculation Amount
22	Early Redemption Amount Early Redemption Amount(s) of each Mortgage Pandbrief payable on redemption for illegality or for taxation reasons or other early redemption and/or the method of calculating the same (if required or if different from that set out in the Conditions):	As set out in the Conditions

GENERAL PROVISIONS APPLICABLE TO THE MORTGAGE PANDBRIEVEN

23	Form of Mortgage Pandbrieven:	Dematerialised Mortgage Pandbrieven
24	Financial centre(s) or other special provisions relating to payment dates:	The Following Business Day Convention will apply TARGET
25	Redenomination, renominatisation and reconventioning provisions:	Not Applicable
26	Consolidation provisions:	Not Applicable
27	Other final terms:	Not Applicable

DISTRIBUTION

28	(I) If syndicated, names of Managers:	Not Applicable
	(II) Stabilising Manager(s) (if any):	Not Applicable
29	If non-syndicated, name and address of Dealer:	UniCredit Bank AG Arabellastrasse 12

		81925 Munich
		Germany
30	Additional Selling Restrictions:	Not Applicable
31	U.S. Selling Restrictions:	Reg. S Compliance Category 2; TEFRA not applicable

Purpose of Final Terms

These Final Terms comprise the final terms required for issuance of the Mortgage Pandbrieven described herein pursuant to the EUR 10,000,000,000 Belgian Mortgage Pandbrieven Programme of Belfius Bank SA/NV as Issuer.

Responsibility

The Issuer accepts responsibility for the information contained in these Final Terms.

Signed on behalf of the Issuer:

By:
Duly authorised

PART B - OTHER INFORMATION

1 LISTING AND ADMISSION TO TRADING

- (i) Admission to trading: Application has been made for the Mortgage Pandbrieven to be listed on the official list of Euronext Brussels and admitted to trading on the Regulated Market of Euronext Brussels with effect from the Issue Date.
- (ii) Estimate of total expenses related to admission to trading: € 9.400

2 RATINGS

- Ratings: The Mortgage Pandbrieven to be issued are expected to be rated:
Standard & Poor's Rating Services: AAA negative outlook
Fitch France S.A.S.: AAA stable outlook
Standard & Poor's Rating Services and Fitch France S.A.S. are established in the EU and registered under Regulation (EC) No 1060/2009, as amended by Regulation (EU) No 513/2011 (the "CRA Regulation").

3 LEGAL ADVISERS

Not Applicable

4 INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE

"So far as the Issuer is aware, no person involved in the offer of the Mortgage Pandbrieven has an interest material to the offer."

5 REASONS FOR THE OFFER, ESTIMATED NET PROCEEDS AND TOTAL EXPENSES

- (i) Reasons for the offer: See "Use of Proceeds" wording in Base Prospectus

6 *Fixed Rate Mortgage Pandbrieven only* - YIELD

- Indication of yield: 2.735% Calculated as on the Issue Date. As set out above, the yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.

7 OPERATIONAL INFORMATION

- Intended to be held in a manner which would allow Eurosystem eligibility: Yes
Note that the designation "yes" simply means that the Mortgage Pandbrieven are intended upon issuance to be deposited in accordance with the rules of the relevant clearing system (where applicable) and does not necessarily mean that the Mortgage Pandbrieven will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issuance or at any or all times during their life. Such recognition will depend upon

satisfaction of the Eurosystem eligibility criteria.

ISIN Code:	BE0002426014
Common Code:	088256000
Any clearing system(s) other than the clearing system operated by the National Bank of Belgium, Euroclear Bank SA/NV and Clearstream Banking S.A. and the relevant identification number(s):	Not Applicable
Delivery:	Delivery against payment
Names and addresses of additional Paying Agent(s) (if any):	Not Applicable
Name and address of Calculation Agent (if any):	Belfius Bank Bd Pacheco 4 B 1000 Brussels (Belgium)