Key Information Document

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

Product

Product name (ISIN):	**KMU s Wohnbauanleihe 2015-2026/01 (AT000B116579)**
Issuer:	s Wohnbaubank AG (part of Erste Group) www.swohnbaubank.at/de/ueber_die_s-wohnbaubank/kontakt Call +43 (0)5 0100 - 29156 for more information Trustor: Erste Bank der oesterreichischen Sparkassen AG
Finanzmarktaufsicht (FMA) is responsible for supervising s Wohnbaubank AG in relation to this Key Information Document.	
This PRIIP is authorised in Austria.	
Created:	2/7/2024

What is this product?

TYPE

You invest into a debt obligation of the category Convertible Bond. As a trustor, Erste Bank der oesterreichischen Sparkassen AG is liable to the issuer (trustee) for the interest payments and the redemption at maturity.

TERM

This product has a fixed term until 1/16/2026.

OBJECTIVES

The aim of the product is to provide you regular interest payments. The product has a rising return and a fixed maturity. Redemption at maturity will be 100% of the nominal amount.
The security can be converted into participation rights on the respective interest payment date.
If you purchase the product during the term, you must pay accrued interest pro rata.

Issue Date:	12/16/2015		
Maturity Date:	1/16/2026		
Principal Amount:	100.00 EUR		
Interest Payment:	**Start date**	**End date**	**Interest rate**
	12/18/2015	1/16/2020	0.40% p.a.
	1/16/2020	1/16/2026	1.40% p.a.
Interest Payment:	yearly, starting on 1/18/2016		

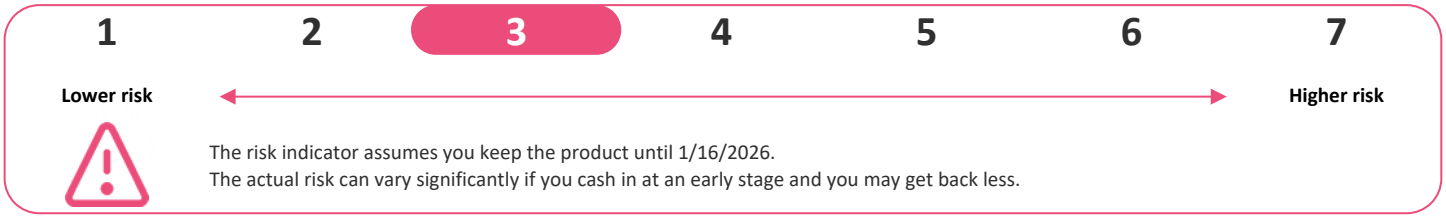
The issuer is entitled to terminate the product with immediate effect, if an extraordinary tax event occurs. In this case, the redemption amount may possibly be significantly below the purchase price, but at least 100% of the principal amount. You also bear the risk that the product will be called in at a time unfavourable to you, and you may only be able to reinvest the redemption amount on less favourable terms.

INTENDED RETAIL INVESTOR

This product is targeted for retail investors who emphasize a full capital protection and prefer a short-term investment horizon. The retail investor has basic knowledge and/or experience with financial products. The retail investor puts emphasis on regular payments.

What are the risks and what could I get in return?

RISK INDICATOR



The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because the issuer and the trustor are not able to pay you.
We have classified this product as 3 out of 7, which is a medium-low risk class.
This rates the potential losses from future performance at a very low level, and poor market conditions are unlikely to impact the issuer's and trustor's capacity to pay you.
You are entitled to receive back at least 100% of your capital. Any amount over this, and any additional return, depends on future market performance and is uncertain.
However, this protection against future market performance will not apply if you cash-in before maturity.
If the issuer and trustor are not able to pay you what is owed, you could lose your entire investment.

PERFORMANCE SCENARIOS

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted. The scenarios shown are illustrations based on results from the past and on certain assumptions. Markets could develop very differently in the future.

Recommended Holding Period:	1/16/2026
Example investment:	10,000 EUR

Scenarios		**If you exit after 1 year**	**If you exit on 1/16/2026**
Minimum	**There is no minimum guaranteed return if you exit before 1/16/2026. You could lose some or all of your investment.**		
Stress	**What you might get back after cost**	**10,269 EUR**	**10,569 EUR**
	Average return each year	2.7%	2.9%
Unfavourable	**What you might get back after cost**	**10,269 EUR**	**10,569 EUR**
	Average return each year	2.7%	2.9%
Moderate	**What you might get back after cost**	**10,269 EUR**	**10,569 EUR**
	Average return each year	2.7%	2.9%
Favourable	**What you might get back after cost**	**10,269 EUR**	**10,569 EUR**
	Average return each year	2.7%	2.9%

The stress scenario shows what you might get back in extreme market circumstances.
The scenarios shown above represent possible outcomes, which have been calculated based on simulations using the reference asset(s) past performance over up to 5 past years.
The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

What happens if the issuer and the trustor are unable to pay out?

This product is not covered by any deposit guarantee scheme. You are exposed to the risk that the trustor may not be able to fulfil its obligations to the issuer and the issuer its obligations to you arising from this product in the event of an insolvency (inability to pay, over-indebtedness) or from an official order ("bail-in regime"). A total loss of your invested capital is possible.

What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

COSTS OVER TIME

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest and how long you hold the product. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.
We have assumed:

- In the first year you would get back the amount that you invested (0.0% annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario.
- 10,000 EUR is invested.

	If you exit after 1 year	**If you exit on 1/16/2026**
Total costs	118 EUR	59 EUR
Annual cost impact (*)	1.2%	0.3% each year

(*) This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 3.2% before costs and 2.9% after costs.
We may share part of the costs with the person selling you the product to cover the services they provide to you.

COMPOSITION OF COSTS

One-off costs upon entry or exit		**If you exit after 1 year**
Entry costs	0.6% of the amount you pay in when entering this investment.	59 EUR
Exit costs	0.6% of your investment before it is paid out to you. These costs only apply if you exit before maturity.	59 EUR
Ongoing costs taken each year		
Management fees and other administrative or operating costs	0.0% of the value of your investment each year. This is an estimate based on actual costs over the last year.	0 EUR

How long should I hold it and can I take money out early?

Recommended Holding Period: until 1/16/2026

The product is designed for staying invested until maturity date. The redemption of 100.00% in terms of face value only applies to the end of maturity. The price is subject to fluctuations during the life of the product, which may result in losses. It is possible to sell the product during the respective trading hours at the given stock exchanges where this security is listed.

How can I complain?

In case of any complaint regarding the person advising on or selling the product please contact the relevant contact person at your bank. Any complaint regarding the product or the conduct of the manufacturer can be submitted to s Wohnbaubank AG, Am Belvedere 1, 1100 Wien. You are also welcome to send an e-mail to swohnbaubank@erstebank.at or use the website www.swohnbaubank.at/de/ueber_die_s-wohnbaubank/kontakt.

Other relevant information

The information contained in the Final Terms and in the Base Prospectus including supplements, which have been approved by the Austrian Financial Market Authority (FMA), are the sole binding legal basis for this security. For more detailed information on this security - in particular on the product features and the risks associated with an investment - you should read them. All documents can be requested from the issuer s Wohnbaubank AG, Am Belvedere 1, 1100 Wien and are also available on the website www.swohnbaubank.at.