

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): Erste Group Index-Zertifikat Immoaktien Open End (AT0000A2TWP8)

Issuer: Erste Group Bank AG
www.erstegroup.com/imprint
Call +43 (0)5 0100 – 10100 for more information

Finanzmarktaufsicht (FMA) is responsible for supervising Erste Group Bank AG in relation to this Key Information Document.

This PRIIP is authorised in Austria and Germany.

Created: 31/03/2025

You are about to purchase a product that is not simple and may be difficult to understand.

What is this product?

TYPE

You invest into a bearer debt obligation of the category Investment Product (Index Certificate), which is subject to Austrian law and entitles the respective holder to receive amounts due from us as issuer.

TERM

This product has no fixed term.

OBJECTIVES

The aim of this product is to provide you with the possibility to gain exposure to the performance of the Underlying. The product has no fixed maturity ("open-end") and reflects the performance of the underlying.

The redemption at the respective payout amount can be demanded from the issuer during the term. The payout amount is the equivalent of the price of the underlying multiplied by the multiplier and the Management Factor. The Management Factor corresponds to the term-dependent conversion of the Management Fee.

Underlying:	SOLACTIVE ERSTE IMMOAKTIEN INDEX (DE000SLOEKT5)
Currency:	Euro
Issue Date:	29/11/2021
Maturity Date:	This product has no maturity date.
Multiplier:	0.01
Management Factor:	0.9673

The issuer may redeem the product at any time at the respective payout amount, provided it observes a certain period of notice.

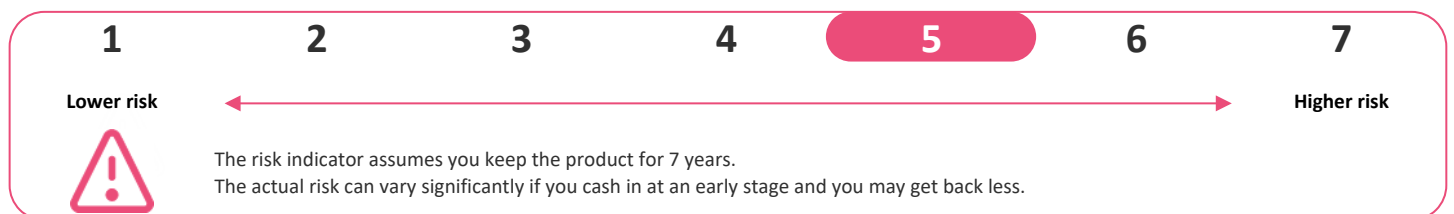
The issuer has an extraordinary right of termination and is entitled to terminate the product early for tax reasons as well as other extraordinary events (e.g. discontinuation of stock exchange listing or calculation of the underlying, impossibility to conduct necessary hedging transactions) at its market value. In this case, the redemption amount may possibly be significantly below the purchase price. You also bear the risk that the product will be terminated early at a time unfavourable for you and the amount repaid can only be reinvested at less favourable conditions.

INTENDED RETAIL INVESTOR

This product is targeted for retail investors who can bear losses up to the total loss of the invested capital and prefer a long-term investment horizon. The retail investor has sufficient knowledge and/or experience with financial products. The retail investor puts emphasis on capital growth.

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 we are not able to pay you.

We have classified this product as 5 out of 7, which is a medium-high risk class.

This rates the potential losses from future performance at a medium-high level, and poor market conditions are very unlikely to impact our capacity to pay you.

Be aware of currency risk. If the currency of the product is different from the currency of the country in which you live, you will receive payments in a different currency, so the final return you will get will depend on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

This product does not include any protection from future market performance so you could lose some or all of your investment. If we 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:

Example investment:

7 years

10,000 EUR

Scenarios		If you exit after 1 year	If you exit after 7 years
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	What you might get back after cost	2,140 EUR	700 EUR
	Average return each year	-78.6%	-31.7%
Unfavourable	What you might get back after cost	6,360 EUR	3,100 EUR
	Average return each year	-36.4%	-15.4%
Moderate	What you might get back after cost	8,870 EUR	7,450 EUR
	Average return each year	-11.3%	-4.1%
Favourable	What you might get back after cost	12,310 EUR	18,060 EUR
	Average return each year	23.1%	8.8%

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 Erste Group Bank AG is unable to pay out?

This product is not covered by any deposit guarantee scheme. You are exposed to the risk that Erste Group Bank AG may not be able to fulfil its obligations 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 after 7 years
Total costs	197 EUR	642 EUR
Annual cost impact (*)	2.0%	1.1% 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 -3.0% before costs and -4.1% 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	0.5% of the amount you pay in when entering this investment.	48 EUR
Exit costs	0.5% of your investment before it is paid out to you. These costs only apply if you exit before maturity.	48 EUR
Ongoing costs taken each year		
Management fees and other administrative or operating costs	1.0% of the value of your investment each year. This is an estimate based on actual costs over the last year.	100 EUR

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

Recommended Holding Period: 7 years

The product is designed for a long term investment. The actual holding period can differ based on market conditions. There is no other way to withdraw your money early than to sell the product via the exchange on which it is listed or over-the-counter. No fees or penalties will be charged by the Issuer for such a transaction, but an execution fee may be charged by your intermediary. If you sell the product you may get back less than you originally invested. In case of exceptional market situations or technical disruptions, it may be temporarily difficult or impossible to buy or sell the product.

How can I complain?

In case of any complaint regarding the person advising on or selling the product please connect with the relevant contact person at your bank or respective product distributor. Any complaint regarding the product or the conduct of the manufacturer can be submitted to Erste Group Bank AG - Ombudsstelle, Am Belvedere 1, 1100 Wien. You are also welcome to send an e-mail to ombudsstelle@erstegroup.com or use the website www.erstegroup.com/ombudsman.

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 Erste Group Bank AG, Am Belvedere 1, 1100 Wien and are also available on the website www.erstegroup.com/emissionen.