

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: 3,7% Monatsbonus s Wohnbausanleihe 2010-2023/1 | | |
|--|---|--|
| ISIN: AT000B073838 | Issuer: s Wohnbaubank AG Trustor: Erste Bank der oesterreichischen Sparkassen AG | www.swohnbaubank.at/de/ueber_die_s-wohnbaubank/kontakt |
| Call +43 (0)5 0100 - 29157 for more information | Regulator: Finanzmarktaufsicht (FMA) | Created: 1/23/2021 |

What is this product?

Type

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

Objectives

The aim of the product is to provide you regular interest payments. The product has a fixed interest rate 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 (accrued interest) pro rata.

| | |
|-------------------|--------------------------------|
| Issue Date: | 2/4/2010 |
| Maturity Date: | 4/27/2023 |
| Principal Amount: | 100.00 EUR |
| Interest Rate: | 3.70% p.a. |
| Interest Payment: | monthly, starting on 1/27/2010 |

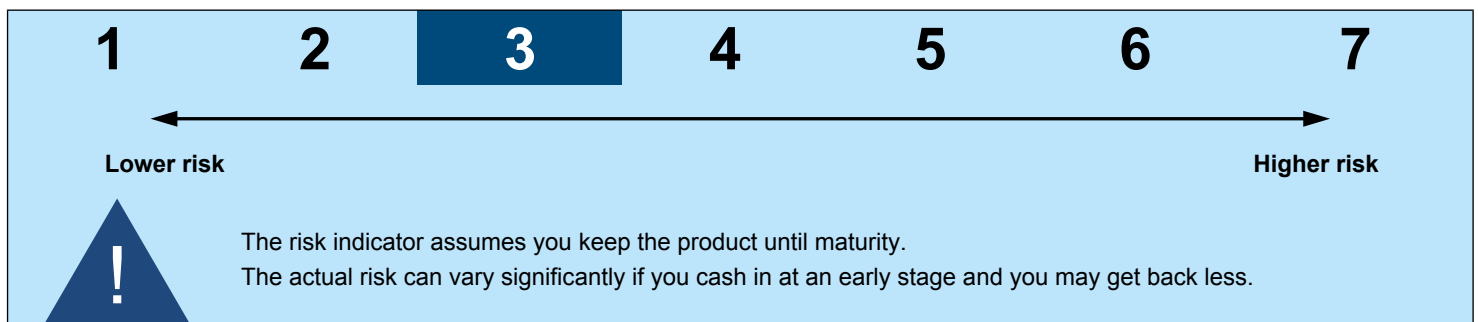
The issuer is entitled to terminate the product with immediate effect, if an extraordinary tax event occurs. In this case, the redemption amount (fair market price) may possibly be significantly below the purchase price. You also bear the risk that the product will be called in at a time unfavourable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

Intended retail investor

This product is aimed at retail investors who put emphasis on 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

Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes based on recent returns. Actual returns could be lower.

| Investment of 10,000 EUR Scenarios | | Holding period 1 year | 4/27/2023 (recommended holding period) |
|---------------------------------------|------------------------------------|--------------------------|--|
| Stress scenario | What you might get back after cost | 10,010.26 EUR | 10,035.83 EUR |
| | Average return each year | 0.10% | 0.15% |
| Unfavorable scenario | What you might get back after cost | 10,010.26 EUR | 10,035.83 EUR |
| | Average return each year | 0.10% | 0.15% |
| Moderate scenario | What you might get back after cost | 10,010.26 EUR | 10,035.83 EUR |
| | Average return each year | 0.10% | 0.15% |
| Favorable scenario | What you might get back after cost | 10,010.26 EUR | 10,035.83 EUR |
| | Average return each year | 0.10% | 0.15% |

This table shows the money you could get back until maturity, under different scenarios, assuming that you invest 10,000 EUR.

The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products.

The scenarios presented are an estimate of future performance based on evidence from the past on how the value of this investment varies, and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the product. The stress scenario shows what you might get back in extreme market circumstances, and it does not take into account the situation where the issuer and the trustor are not able to pay you.

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 Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs.

The amounts shown here are the cumulative costs of the product itself, for two different holding periods. They include potential early exit penalties. The figures assume you invest 10,000 EUR. The figures are estimates and may change in the future.

Costs over time

| Investment of 10,000 EUR Scenarios | Holding period 1 year | 4/27/2023 (recommended holding period) |
|---------------------------------------|-----------------------------|--|
| Total costs | 60.05 EUR | 30.03 EUR |
| Impact on return (RIY) per year | 0.61% | 0.14% |

The person selling you or advising you about this product may charge you other costs. If so, this person will provide you with information about these costs, and show you the impact that all costs will have on your investment over time.

Composition of costs

The table below shows:

- the impact per year of the different types of costs on the investment return you might get at the end of the recommended holding period;
- the meaning of the different cost categories.

| This table shows the impact on return per year | | | |
|--|---------------------|---------|---|
| One-off costs | Entry costs | 0.1364% | The impact of the costs already included in the price. |
| | Exit costs | 0.00% | The impact of the costs of exiting your investment when it matures. |
| Ongoing costs | Other ongoing costs | 0.00% | The impact of the costs that we take each year for managing your investments. |

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

Recommended Holding Period: until 4/27/2023

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 your bank.

Any complaint regarding the product or the content of the document can be submitted to s Wohnbaubank AG, Am Belvedere 1, 1100 Wien. You may also send an e-mail to swohnbaubank@erstebank.at or contact the following website: www.swohnbaubank.at/de/ueber_die_s-wohnbaubank/kontakt.

Other relevant information

The binding legal basis for this security are only the information presented in the Final Terms and the Base Prospectus including its official supplements, which have been drawn in accordance with § 8 Prospectus Regulation (EU) 2017/1129, the Commission Delegated Regulations (EU) 2019/980 and (EU) 2019/979 and the Austrian Capital Market Act and approved by the Austrian Financial Market Authority (FMA). To obtain full information on this security, in particular about the product characteristics and the risks associated with this investment, the Final Terms and, where appropriate, the base prospectus and its official appendices should be read. 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.