

Final Terms

MiFID II Product Governance / Eligible Counterparties and Professional Investors Only Target Market – Solely for the purposes of each manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in Directive 2014/65/EU (as amended, "**MiFID II**"); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes (a "**Distributor**") should take into consideration the manufacturers' target market assessment; however, a Distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturers' target market assessment) and determining appropriate distribution channels.

UK MIFIR Product Governance / Eligible Counterparties and Professional Investors Only Target Market – Solely for the purposes of each manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook (COBS), and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of UK domestic law by virtue of the European Union (Withdrawal) Act 2018 (UK MiFIR); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes (a "**Distributor**") should take into consideration the manufacturers' target market assessment; however, a Distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (UK MiFIR Product Governance Rules) is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturers' target market assessment) and determining appropriate distribution channels.

PROHIBITION OF SALES TO EEA RETAIL INVESTORS – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area ("**EEA**"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of MiFID II; or (ii) a customer within the meaning of Directive (EU) 2016/97 (as amended, the "**Insurance Distribution Directive**"), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently, no key information document required by Regulation (EU) No 1286/2014 (as amended, the "**PRIIPs Regulation**") for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

PROHIBITION OF SALES TO RETAIL INVESTORS IN THE UNITED KINGDOM - The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom ("**UK**"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of UK domestic law by virtue of the European Union (Withdrawal) Act 2018 ("**EUWA**"); or (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000, as amended (the "**FSMA**") and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of UK domestic law by virtue of the EUWA; or (iii) not a qualified investor as defined in Article 2 of Regulation (EU) 2017/1129 as it forms part of UK domestic law by virtue of the EUWA. Consequently, no key information document required by Regulation (EU) No 1286/2014 as it forms part of UK domestic law by virtue of the EUWA (the "**UK PRIIPs Regulation**") for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

EUR 45,000,000 3.40 per cent. Covered Bonds due March 2039

(the "Notes")

Series: 9, Tranche 1

issued pursuant to the

Debt Issuance Programme

dated 27 April 2022

of

Bausparkasse Wüstenrot Aktiengesellschaft

Issue Price: 99.68 per cent.

Issue Date: 31 March 2023

Important Notice

These Final Terms have been prepared for the purpose of Article 8 of the Regulation (EU) 2017/1129, as amended (Prospectus Regulation) and must be read in conjunction with the base prospectus dated 27 April 2022 (the "**Prospectus**") and the supplements dated 24 June 2022 and 21 November 2022 pertaining to the Debt Issuance Programme of of Bausparkasse Wüstenrot Aktiengesellschaft (the "**Issuer**"). The Prospectus and any supplements thereto are available for viewing in electronic form on the Issuer's website ("www.wuestenrot.at"). Full information on the Issuer and the Notes is only available on the basis of the combination of the Prospectus, any supplements thereto and these Final Terms.

PART I. – TERMS AND CONDITIONS OF THE NOTES

This Part I. of the Final Terms shall be read in conjunction with the set of Terms and Conditions of the Notes that applies to Notes with a fixed interest rate (the "**Terms and Conditions**") and that is set forth in this Prospectus as Option I. Capitalised terms not otherwise defined in these Final Terms shall have the meanings specified in the Terms and Conditions of the Notes when used in these Final Terms.

All references in this Part I. of the Final Terms to sections and paragraphs are to sections and paragraphs of the Terms and Conditions of the Notes.

The blanks in the provisions of the Terms and Conditions of the Notes, which are applicable to the Notes shall be deemed to be completed by the information contained in these Final Terms as if such information were inserted in the blanks of such provisions. All provisions in the Terms and Conditions of the Notes corresponding to items in these Final Terms which are either not selected or completed or which are deleted shall be deemed to be deleted from the Terms and Conditions of the Notes applicable to the Notes.

CURRENCY, DENOMINATION, FORM, CERTAIN DEFINITIONS (§ 1)

Currency and Denomination

Specified Currency	Euro (" EUR ")
Aggregate Principal Amount	EUR 45,000,000
Aggregate Principal Amount in words	Euro forty-five million
Specified Denomination	EUR 100,000

Global Note

- non-digital Global Note
- digital Global Note

Clearing System

- OeKB CSD GmbH, Strauchgasse 1-3, 1010 Vienna, Austria ("**OeKB**"), also for Clearstream Banking, S.A., Luxembourg, 42 Avenue J.F. Kennedy, 1855 Luxembourg, Grand Duchy of Luxembourg ("**CBL**") and Euroclear Bank SA/NV, 1 Boulevard du Roi Albert II, 1210 Brussels, Belgium ("**Euroclear**") as account holders in OeKB
- other Clearing System

STATUS (§ 2)

- Covered Bonds - mortgage Pfandbriefe
- Preferred Senior Eligible Notes
- Non-Preferred Senior Eligible Notes
- Subordinated Notes

INTEREST (§ 3)

Notes with a fixed interest rate (Option I)

Interest Commencement Date	31 March 2023
Rate of Interest	3.40 per cent. <i>per annum</i>
<input type="checkbox"/> Short or long first or last Interest Period	
Regular interest payments	annually

Interest Payment Date(s)	31 March in each year
First Interest Payment Date	31 March 2024
Last Interest Payment Date	31 March 2039
Day Count Fraction	
<input checked="" type="checkbox"/> Actual/Actual (ICMA) Determination Date(s)	one in each year (31 March)
<input type="checkbox"/> Actual/365 (Fixed)	
<input type="checkbox"/> Actual/360	
<input type="checkbox"/> 30/360, 360/360 or Bond Basis	
<input type="checkbox"/> 30E/360 or Eurobond Basis	
<input type="checkbox"/> Notes with a floating interest rate (Option II)	
<input type="checkbox"/> Notes with a fix to floating interest rate (Option III)	
PAYMENTS (§ 4)	
Business Day Convention	
<input type="checkbox"/> Modified Following Business Day Convention	
<input checked="" type="checkbox"/> Following Business Day Convention	
<input type="checkbox"/> Preceding Business Day Convention	
Payment Business Day	
<input type="checkbox"/> Business Days as defined in § 1 (6)	
<input type="checkbox"/> Relevant Financial Centres	
<input checked="" type="checkbox"/> TARGET	
Adjustment of Interest Periods	
<input type="checkbox"/> Adjusted	
<input checked="" type="checkbox"/> Unadjusted	
REDEMPTION (§ 5)	
Redemption on the Maturity Date	
Maturity Date	31 March 2039
Early Redemption at the Option of the Issuer	No
Early Redemption for Regulatory Reasons	No
Early Redemption for Reasons of Taxation	Yes
Minimum Notice Period	30 calendar days
Maximum Notice Period	90 calendar days
FISCAL AGENT AND PAYING AGENT (§ 6)	
<input checked="" type="checkbox"/> Fiscal Agent and Paying Agent	
<input checked="" type="checkbox"/> Erste Group Bank AG <input type="checkbox"/> Other	

- Additional or other Fiscal and/or Paying Agent(s) and specified office(s)
- Calculation Agent
 - Erste Group Bank AG
 - Other

MEETING OF HOLDERS, MODIFICATIONS AND WAIVER (§ 12)

- Applicable
- Not applicable

Appointment of a Joint Representative of the Holders

- by majority resolution of the Holders
- in the Terms and Conditions

LANGUAGE (§ 13)

- German
- English
- German and English (German language binding)
- German and English (English language binding)

PART II. – ADDITIONAL INFORMATION

ESSENTIAL INFORMATION

Interests of Natural and Legal Persons Involved in the Issue or the Offering

- As far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer, except that certain Managers and their affiliates may be customers of, and borrowers from the Issuer and its affiliates. In addition, certain Managers and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform services for the Issuer and its affiliates in the ordinary course of business.
- Other Interests, including conflicts of interest

Estimated net amount of the proceeds EUR 44,856,000

INFORMATION CONCERNING THE NOTES TO BE OFFERED OR ADMITTED TO TRADING

Security Codes

- ISIN AT0000A339Z1
- Common Code
- German Security Code (WKN) A3LFY8
- Any Other Security Code

Issue Yield 3.426 per cent. per annum in case there is no early redemption

Representation of debt security holders including an identification of the organisation representing the investors and provisions applying to such representation. Indication of where the public may have access to the contracts relating to these forms of representation Not applicable

Resolutions, authorisations and approvals by virtue of which the Notes will be created and/or issued The issue of the Notes was authorised pursuant to the decision of the Issuer's management board dated 23 May 2022 and the decision of the Issuer's supervisory board dated 9 June 2022.

The person asking for admission to trading Erste Group Bank AG
Am Belvedere 1
1100 Vienna
Austria
LEI code:
PQOH26KWDF7CG10L6792

PLACING AND UNDERWRITING

Method of Distribution

- Non-Syndicated
- Syndicated

Details with regard to the Manager (including the type of commitment)

- Manager Erste Group Bank AG
Am Belvedere 1
1100 Vienna

Austria

- Firm Commitment
- Without Firm Commitment
- Stabilising Manager Not applicable

INCLUSION, ADMISSION TO TRADING AND DEALING ARRANGEMENTS

Inclusion

Vienna - Vienna MTF	Yes
Expected Date of Admission	on or about 31 March 2023
Estimate of the total expenses related to the admission to trading	EUR 2,740

ADDITIONAL INFORMATION

Credit Rating

As at the date of these Final Terms the Notes have not been rated.
The Issuer reserves the right to apply for a credit rating in future.

Selling Restrictions

TEFRA C	Applicable
Additional Selling Restrictions	Not applicable

Eurosystem Eligibility of the Notes Intended

The Global Note is intended to be held in a manner which will allow Eurosystem eligibility.	Yes; note that the designation "Yes" simply means that the Notes are intended upon issue to be deposited with OeKB CSD GmbH (also for Euroclear Bank S.A./N.V. and Clearstream Banking, S.A. as accountholders in OeKB CSD GmbH) and does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.
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Signed on behalf of the Issuer

By:
Duly authorised

By:
Duly authorised