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|  Investment vehicle Building society savings ("Bausparen") |  Investment region Germany |  Terms and Conditions Depends on respective tariff |  Asset class Building society savings |
|  Maturity On allocation |  Repayment of capital On allocation or six months after cancellation |  Risk class  | |

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|---|--|---|
| 1. PROVIDER | <p>Wüstenrot Bausparkasse AG, Wüstenrotstraße 1, 71638 Ludwigsburg, Germany</p> <p>UniCredit Bank GmbH exclusively brokers Wüstenrot Bausparkasse AG building society savings account products. Wüstenrot Bausparkasse approval is required for conclusion of the contract.</p> <p>Upon concluding the loan agreement, you have a right of revocation permitted under German law.</p> |  |
| 2. INVESTOR GROUP | Risk-averse investors, real estate financiers | |
| 3. PRODUCT DETAILS | "Bausparen" is a combined savings and loan product. | |
|  Product type | Wüstenrot Wohnsparen Building society savings ("Bausparen") | |
| General description of how the product works / disbursement profile | <p>The saver enters into a building savings contract with a specified amount of savings. The building savings contract has two phases. During the savings phase, the saver provides the building society with funds, which bear interest. He thereby builds up equity. As soon as the minimum contractually agreed savings balance has been reached and kept in the account for a sufficient period of time, the contract will reach maturity. Upon allocation, the credit balance can be disbursed to the saver. Additionally – subject to a successful collateral and credit assessment – the saver will be entitled to be granted a building society loan for building projects relating to residential properties, which loan will amount to the difference between the target amount of the savings and the actual savings balance. As the debit interest rates for the loan are fixed at the beginning of the contract, they are independent of any interest rate fluctuations affecting the capital market.</p> | |
| Accessibility / Factors determining the market price (during the term of the contract) | <p>Credit balance: Upon allocation under the building savings contract, the saver is granted access to the savings balance in his account. Prior to allocation of the funds, the saver may cancel the building savings contract at any time subject to six months prior notice. In this case, the saver ceases to be entitled to the building society loan.</p> <p>Loan: Subsequent to allocation, the saver may withdraw funds from the building society loan (subject to successful collateral and credit assessment).</p> | |



4. KEY FIGURES



Wüstenrot Wohnsparen is available in a variety of tariffs:

Minimum target amount of savings

- Kompakt EUR 10,000
- Komfort EUR 10,000
- Premium EUR 10,000
- Spezial EUR 250,000
- Trend EUR 10,000

Annual credit balance interest:

- Kompakt 0.2 %
- Komfort 0.01 %
- Premium 0.01 %
- Spezial 0.01 %
- Trend min. 0.2 %, max. 4.0 %*

* The savings balance will bear interest of at least 0.2 % annually. In addition, you will receive a special interest rate, which, however, will lapse if you cancel the building savings contract within the first seven years of the contract. The special interest rate will also lapse if the building society grants a loan with the purpose of providing pre-financing or interim financing for payments under the building savings contract. The percentage of the special interest rate is based on the current yield and is re-determined annually on 30 November for the duration of the calendar year. The percentage of the special interest rate corresponds to the current yield minus 0.7 percentage points but may not exceed 3.80 %.

The regular monthly savings scheme instalment for the “Komfort” tariff option is 6 ‰ “Modernisierung” (modernisation) or 3 ‰ “Niedrige Rate” (low rate) of the target amount of savings. For all other tariff options the instalment is 5 ‰.

“KOMPAKT” TARIFF OPTION

Savings phase

| | |
|---|------------|
| Minimum target amount of savings | EUR 10,000 |
| Maximum target amount of savings | EUR 60,000 |
| Minimum savings balance (of the target amount of savings) | 50 % |

Loan phase

| | |
|--|----------------------|
| (Fixed) debit interest p. a. | 1.75 % |
| Monthly interest and repayment instalment, based on the target amount of savings (final instalment can be correspondingly lower) | 5 ‰ |
| Maximum duration of the repayment period for the building society loan | 9 years, 5 months |
| Effective annual interest rate (from allocation) in accordance with the German Price Disclosure Regulation (PangV) | 2.49 % |
| Costs | see item 7 |
| Options for changing interest rates | none |

REPRESENTATIVE EXAMPLE OF “KOMPAKT” WOHNSPAREN

| | |
|--|----------------------|
| Target amount of savings | EUR 30,000 |
| Net loan amount | EUR 14,860 |
| (Fixed) debit interest p. a. | 1.75 % |
| Contract fee | EUR 300 |
| Option price | EUR 0 |
| Loan fee | EUR 297 |
| Effective annual interest rate from allocation | 2.49 % |
| Monthly interest and repayment instalment | EUR 150 |
| Final instalment | EUR 135 |
| Number of instalments | 110 |
| Duration of the building society loan | 9 years, 3 months |
| Total of interest and repayment instalments | EUR 16,485 |

“KOMFORT” TARIFF OPTION

| Savings phase | | |
|--|-------------------|--|
| Minimum target amount of savings | | EUR 10,000 |
| Minimum savings balance (of the target amount of savings) | | 40 % |
| Loan phase | | |
| (Fixed) debit interest p. a. | 0.45 % | 1.95 % |
| Monthly interest and repayment instalment, based on the target amount of savings (final instalment can be correspondingly lower) | 10 ‰ | 3.5 ‰ |
| Maximum duration of the repayment period for the building society loan | 5 years, 3 months | 17 years, 2 months |
| Effective annual interest rate (from allocation) in accordance with the German Price Disclosure Regulation (PangV) | 1.99 % | 2.38 % |
| Costs | | see item 7 |
| Options for changing interest rates | | yes; the building society must agree to any change to a lower loan interest rate |

REPRESENTATIVE EXAMPLE OF “KOMFORT” WOHNSPAREN

| | |
|--|-------------------|
| Target amount of savings | EUR 50,000 |
| Net loan amount | EUR 30,000 |
| (Fixed) debit interest p. a. | 0.45 % |
| Contract fee | EUR 500 |
| Option price | EUR 300 |
| Loan fee | EUR 600 |
| Effective annual interest rate from allocation | 1.99 % |
| Monthly interest and repayment instalment | EUR 500 |
| Final instalment | EUR 497 |
| Number of instalments | 62 |
| Duration of the building society loan | 5 years, 3 months |
| Total of interest and repayment instalments | EUR 30,997 |

“PREMIUM” TARIFF OPTION

| Savings phase | | | | |
|--|--|---------------------|--|--------------------|
| Minimum target amount of savings | EUR 10,000 | | | |
| Minimum savings balance (of the target amount of savings) | 0% at a fixed annual debit interest rate of 2.25 % / 2.00 % | | 40% at a fixed annual debit interest rate of 1.50 % / 1.25 % | |
| Loan phase | Building society savings < EUR 100,000 | | Building society savings ≥ EUR 100,000 | |
| (Fixed) debit interest p.a. | 1.5 % | 2.25 % | 1.25 % | 2.00 % |
| Monthly interest and repayment instalment, based on the target amount of savings (final instalment can be correspondingly lower) | 4–8 ‰ | | | |
| Maximum duration of the repayment period for the building society loan | 14 years | 17 years, 11 months | 13 years, 9 months | 17 years, 6 months |
| Effective annual interest rate (from allocation) in accordance with the German Price Disclosure Regulation (PangV) | 1.85 – 2.20 % | 2.54 – 2.84 % | 1.59 – 1.93 % | 2.29 – 2.58 % |
| Costs | see item 7 | | | |
| Options for changing interest rates | yes; the building society must agree to any change to a lower loan interest rate | | | |

REPRESENTATIVE EXAMPLES OF “PREMIUM” WOHNSPAREN

| | Example 1 | Example 2 |
|--|---------------------|------------------|
| Target amount of savings | EUR 100,000 | EUR 100,000 |
| Net loan amount | EUR 60,000 | EUR 70,000 |
| (Fixed) debit interest p.a. | 1.25 % | 2.00 % |
| Contract fee | EUR 1,000 | EUR 1,000 |
| Option price | EUR 600 | EUR 600 |
| Loan fee | 0 | 0 |
| Effective annual interest rate from allocation | 1.68 % | 2.44 % |
| Monthly interest and repayment instalment | EUR 500 | EUR 600 |
| Final instalment | EUR 335 | EUR 318 |
| Number of instalments | 129 | 131 |
| Duration of the building society loan | 10 years, 10 months | 11 years |
| Total of interest and repayment instalments | EUR 64,335 | EUR 78,318 |

“SPEZIAL” TARIFF OPTION

| Savings phase | |
|--|--------------------|
| Minimum target amount of savings | EUR 250,000 |
| Minimum savings balance (of the target amount of savings) | 40 % |
| Loan phase | |
| (Fixed) debit interest p. a. | 1.60 % |
| Monthly interest and repayment instalment, based on the target amount of savings (final instalment can be correspondingly lower) | 4.5 – 8 ‰ |
| Maximum duration of the repayment period for the building society loan | 12 years, 5 months |
| Effective annual interest rate (from allocation) in accordance with the German Price Disclosure Regulation (PangV) | 1.99 – 2.30 % |
| Costs | see item 7 |
| Options for changing interest rates | none |

REPRESENTATIVE EXAMPLES OF “SPEZIAL” WOHNSPAREN“

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|--|------------------|
| Target amount of savings | EUR 250,000 |
| Net loan amount | EUR 150,000 |
| (Fixed) debit interest p. a. | 1.60 % |
| Contract fee | EUR 2,500 |
| Option price | EUR 1,500 |
| Loan fee | EUR 0 |
| Effective annual interest rate from allocation | 2.31 % |
| Monthly interest and repayment instalment | EUR 1,500 |
| Final instalment | EUR 1,262 |
| Number of instalments | 108 |
| Duration of the building society loan | 9 years, 1 month |
| Total of interest and repayment instalments | EUR 161,762 |

“TREND” TARIFF OPTION

Savings phase

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|---|------------|
| Minimum target amount of savings | EUR 10,000 |
| Minimum savings balance (of the target amount of savings) | 40 % |

Loan phase



| | |
|--|------------------------------------|
| (Fixed) debit interest p. a. | dependent on credit interest rate* |
| Monthly interest and repayment instalment, based on the target amount of savings (final instalment can be correspondingly lower) | 5 ‰ |
| Maximum duration of the repayment period for the building society loan | dependent on debit interest rate |
| Effective annual interest rate (from allocation) in accordance with the German Price Disclosure Regulation (PangV) | dependent on debit interest rate |
| Costs | see item 7 |
| Options for changing interest rates | none |

* The debit interest rate is determined based on the average credit interest rate during the entire savings phase. 2.49 percentage points are added to the average credit interest rate calculated in accordance with § 11 (1) of the general terms and conditions for building savings contracts

REPRESENTATIVE EXAMPLES OF “TREND” WOHNSPAREN

| | |
|--|--------------------|
| Target amount of savings | EUR 20,000 |
| Net loan amount | EUR 12,000 |
| (Fixed) debit interest p. a. | 3.91 % |
| Contract fee | 200 EUR |
| Option price | 0 EUR |
| Loan fee | 240 EUR |
| Effective annual interest rate from allocation | 4.58 % |
| Monthly interest and repayment instalment | EUR 100 |
| Final instalment | EUR 24 |
| Number of instalments | 159 |
| Duration of the building society loan | 13 years, 4 months |
| Total of interest and repayment instalments | EUR 15,824 |

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| Youth bonus | Youth bonus of up to EUR 200 The saver must be below the age of 25 at the end of the calendar year in which he concludes the building savings contract. Only one contract with a youth bonus is permissible per saver. The youth bonus can be granted for all tariff options (except “Spezial” tariff option) – by re-crediting the contract fee to the account up to the maximum amount of EUR 200, if the building savings contract is allocated and the contract term is between 7 and 15 years. |
| Generation building society savings | The fee for assigning the contract to a relative (in accordance with Section 15 of the German Fiscal Code) needs not be paid if the saver is over the age of 50 when the contract is concluded. |
| Services | Annual statement of account |

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| <p>5. OPPORTUNITIES</p> | <p>Securing a low-priced building society loan following allocation of funds.</p> | | | | | | | | | | | | | | |
| <p> 6. RISKS</p> | <p>At a glance:</p> <ul style="list-style-type: none"> • No price risk • No exposure to capital losses • No interest rate risk • No currency risk <p>“Bausparen” is a risk-averse product. The interest rates for the savings and loan phases are fixed upon conclusion of the contract and / or have fixed upper and lower limits. The saver is not exposed to any interest rate risk. “Bausparen” is very flexible. Under the Komfort, Premium and Spezial options, the saver can amend* the contract during the savings phase, subject to the building society’s agreement. Under the Kompakt tariff option, the contract can be split with the consent of the building society. Under the Trend tariff option, the contract cannot be amended. During the loan phase, the saver is allowed to make unscheduled repayments up to any amount without being charged a prepayment penalty.</p> <p>The following information does not contain any statement regarding the product provider’s creditworthiness but provides details on the effects of a possible bankruptcy of the product provider.</p> <p>Under the German Building Society Act, building societies are bound by law to invest their savers’ deposits only in home-ownership loans and low-risk investments. Prior to market launch, every building society savings tariff must be approved by the German Federal Financial Supervisory Authority (BaFin) which also verifies its economic viability. The deposits in, and interests on, building society savings accounts are guaranteed by Wüstenrot Bausparkasse AG’s membership in the Compensation Fund of German Banks (Entschädigungseinrichtung Deutscher Banken GmbH). To the extent that, in exceptional cases, deposits are excluded from protection by law, the saver will be informed of this in a statement, which must be signed by him separately.</p> <p>Legal consequences of any default in loan repayments: default interest and possible termination of contract by the building society.</p> <p>* Exception: Under the Komfort tariff option, contracts can be split without the consent of the building society with due consideration to the EUR 10,000 minimum target amount of savings.</p> | | | | | | | | | | | | | | |
| <p> 7. COSTS</p> | <table border="1"> <tr> <td data-bbox="209 1451 515 1503">Contract fee</td> <td data-bbox="515 1451 1487 1503">1 % of the target amount of savings</td> </tr> <tr> <td data-bbox="209 1503 515 1592">Account fee</td> <td data-bbox="515 1503 1487 1592">No account fee is due for all tariff options. Only with Wohn-Riester EUR 20 per year.</td> </tr> <tr> <td data-bbox="209 1592 515 1749">Loan fee</td> <td data-bbox="515 1592 1487 1749">No loan fee for the “Premium” or “Spezial” tariff options. 1 % of the initial loan amount under the “Komfort”/“Niedrige Rate” (low rate) tariff options and 2 % for all other tariff options. The loan fee is added to the building society loan and thus increases the loan debt.</td> </tr> <tr> <td data-bbox="209 1749 515 1839">Option price</td> <td data-bbox="515 1749 1487 1839">0.60 % of the target amount of savings under the Komfort, Premium and Spezial tariff options</td> </tr> <tr> <td data-bbox="209 1839 515 1928">Cancellation of the contract</td> <td data-bbox="515 1839 1487 1928">No cost as long as the six-month waiting period is observed</td> </tr> <tr> <td data-bbox="209 1928 515 2018">Advance payment charge</td> <td data-bbox="515 1928 1487 2018">2 % of the credit balance in case of premature disbursement</td> </tr> <tr> <td data-bbox="209 2018 515 2087">Client magazine</td> <td data-bbox="515 2018 1487 2087">EUR 1.90 per issue (optional). For new subscribers, the first four issues are free of charge.</td> </tr> </table> | Contract fee | 1 % of the target amount of savings | Account fee | No account fee is due for all tariff options. Only with Wohn-Riester EUR 20 per year. | Loan fee | No loan fee for the “Premium” or “Spezial” tariff options. 1 % of the initial loan amount under the “Komfort”/“Niedrige Rate” (low rate) tariff options and 2 % for all other tariff options. The loan fee is added to the building society loan and thus increases the loan debt. | Option price | 0.60 % of the target amount of savings under the Komfort, Premium and Spezial tariff options | Cancellation of the contract | No cost as long as the six-month waiting period is observed | Advance payment charge | 2 % of the credit balance in case of premature disbursement | Client magazine | EUR 1.90 per issue (optional). For new subscribers, the first four issues are free of charge. |
| Contract fee | 1 % of the target amount of savings | | | | | | | | | | | | | | |
| Account fee | No account fee is due for all tariff options. Only with Wohn-Riester EUR 20 per year. | | | | | | | | | | | | | | |
| Loan fee | No loan fee for the “Premium” or “Spezial” tariff options. 1 % of the initial loan amount under the “Komfort”/“Niedrige Rate” (low rate) tariff options and 2 % for all other tariff options. The loan fee is added to the building society loan and thus increases the loan debt. | | | | | | | | | | | | | | |
| Option price | 0.60 % of the target amount of savings under the Komfort, Premium and Spezial tariff options | | | | | | | | | | | | | | |
| Cancellation of the contract | No cost as long as the six-month waiting period is observed | | | | | | | | | | | | | | |
| Advance payment charge | 2 % of the credit balance in case of premature disbursement | | | | | | | | | | | | | | |
| Client magazine | EUR 1.90 per issue (optional). For new subscribers, the first four issues are free of charge. | | | | | | | | | | | | | | |

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| <p>8. TAX BENEFITS / GOVERNMENT SUBSIDIES</p> | <p>Building society savings are subsidised by the German government through both housing construction allowances granted on savings contributions and employee savings allowances paid for contributions to employees' savings schemes.</p> <p>They are subject to income thresholds and maximum payment amounts</p> <ul style="list-style-type: none"> • 9% employee savings allowance on payments of no more than EUR 470 per employee • 10% housing construction allowance on payments of no more than EUR 700 for single persons and EUR 1,400 for married couples / registered civil partners; income limits (taxable income) EUR 35,000 and EUR 70,000, respectively. |
| <p>9. FURTHER INFORMATION</p> | <p>Every saver will receive the following information when he signs the contract documents:</p> <ul style="list-style-type: none"> • General terms and conditions for building society savings accounts • European Standardised Information Sheet • Data Protection Information Sheet |
| <p>Taxation</p> | <p>Income from interest on the savings balance of the building society savings account is subject to capital gains tax (flat rate withholding tax) and, where applicable, church tax. For clarification of the tax effects in the individual case, please contact a tax advisor.</p> <p>It is possible to obtain an exemption form.</p> |
| <p>Further important information</p> | <p>Disclaimer: This product information sheet is intended for information purposes only. The conclusion of a building savings contract is subject to the applicable general terms and conditions for building society savings accounts and the provisions of the German Building Society Act.</p> |

Your HypoVereinsbank advisor will be happy to provide you with further information

As of February 2023