

Oberoesterreichische Landesbank AG

Primary Credit Analyst:

Gabriel Zwicklhuber, Frankfurt + 49(0)6933999169; gabriel.zwicklhuber@spglobal.com

Secondary Contacts:

Cihan Duran, CFA, Frankfurt + 49 69 3399 9177; cihan.duran@spglobal.com

Michal Selbka, Frankfurt + 49 693 399 9300; michal.selbka@spglobal.com

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SACP	bbb+	+	Support	+3	+	Additional Factors	0
Anchor	a-		ALAC Support	0		Issuer Credit Rating A+ / Negative / A-1	
Business Position	Weak	-2	GRE Support	+3			
Capital and Earnings	Strong	+1	Group Support	0			
Risk Position	Adequate	0	Sovereign Support	0			
Funding	Average	0					
Liquidity	Adequate						

Credit Highlights

Key strengths	Key risks
Important role for, and very strong link with, the State of Upper Austria, the bank's 51% owner.	Low operating profitability and efficiency.
Low-risk business model and strong capitalization.	The loan portfolio's concentration in one region, with a focus on public-sector-related lending and the promotion of subsidized housing.

Austria-based Oberoesterreichische Landesbank AG (Hypo OÖ) runs a concentrated-but-conservative business model.

The bank operates primarily in its core region of Upper Austria with a modest market share of around 1.5% nationwide. It targets primarily low-risk sectors, including public-sector-related lending and the promotion of subsidized housing. As a result, the bank's nonperforming loan ratio of 0.7% at end-2020 is among the lowest in Austria, which helps balance its regional and sector concentration.

Hypo OÖ faces risks in light of its low profitability and weak operating efficiency. Its new strategy specifically targets performance improvements under its new CEO. Following return on equity of 2.0%-3.5% and cost-to-income ratios of 75%-80% over the past four years, the strategy could bring financial performance closer to domestic peers'. However, we expect tangible improvements only in the medium term, and believe a competitive market environment and increased need to digitalization pose challenges to revenue and cost targets.

We project Hypo OÖ's solid capitalization will remain a strength through 2023. The strong capitalization is underpinned by our expectation that the risk-adjusted capital (RAC) ratio will remain comfortably above 10% over the next 24 months. Asset quality has remained stable despite the pandemic's effects, and we project the cost of risk will hover around 10 basis points through 2022.

We expect Hypo OÖ's important role for and very strong link to Upper Austria will continue to support its franchise and creditworthiness. The bank is 51% owned by Upper Austria (AA+/Negative/A-1+) and has an important role in the state-supported real estate promotion business. In the event of financial stress, we believe there is a high likelihood that Upper Austria would provide sufficient extraordinary support. We reflect this in the three-notch uplift we incorporate in our 'A+' long-term issuer credit rating on Hypo OÖ. As a result, a downgrade to the state would very

likely lead to a downgrade to the bank.

Outlook: Negative

Our negative outlook on Hypo OÖ reflects that on Upper Austria, and our view of increasing profitability pressure in both the Austrian banking system and at the bank.

Downside scenario

We could lower our ratings within the next two years if Austrian banking industry risk increased, or if we expected our RAC ratio for Hypo OÖ to deteriorate toward or below 10% due to, for example, increased credit losses or lower operating profitability. In addition, a downgrade to Upper Austria would trigger a negative rating action on the bank. While less likely, a change in Hypo OÖ's role for or link with the state could also lead us to reassess the bank's status as a GRE and result in a downgrade.

Upside scenario

We could revise the outlook on Hypo OÖ to stable within the next two years if:

- We revised the outlook on Upper Austria to stable; and
- Structural profitability pressures for the Austrian banking industry eased.

An outlook revision to stable would be subject to the bank executing its strategy to improve core profitability in the medium term, ensuring meaningful loss-absorbing buffers and supporting the sustainability of its business model.

Key Metrics

Oberoesterreichische Landesbank AG--Key Ratios And Forecasts*

	--Fiscal year-ended Dec. 31--				
(%)	2019a	2020a	2021f	2022f	2023f
Growth in operating revenue	(1.4)	6.0	10.6-13.0	(2.0)-(2.5)	3.5-4.2
Growth in customer loans	(2.1)	0.5	2.2-2.7	3.1-3.8	3.1-3.8
Net interest income/average earning assets (NIM)	0.8	0.8	0.8-0.9	0.8-0.9	0.8-0.9
Cost to income ratio	79.6	76.6	68.1-71.6	71.1-74.8	69.9-73.4
Return on average common equity	2.8	2.0	3.3-3.7	2.6-2.9	2.9-3.2
Return on assets	0.2	0.1	0.2-0.2	0.2-0.2	0.2-0.2
New loan loss provisions/average customer loans	0.0	0.1	0.1-0.1	0.1-0.1	0.1-0.1
Gross nonperforming assets/customer loans	0.8	0.0	1.0-1.1	0.9-1.0	0.7-0.8
Risk-adjusted capital ratio	11.7	12.0	11.6-12.2	11.5-12.1	11.5-12.1

All figures are S&P Global Ratings-adjusted. a--Actual. e--Estimate. f--Forecast. NIM--Net interest margin.

Anchor: 'a-' For Banks Operating Only In Austria

We use our Banking Industry Country Risk Assessment (BICRA) economic risk and industry risk scores to determine the anchor. The 'a-' anchor reflects Hypo OÖ's operations and domicile in Austria.

Our economic risk assessment is based on Austria's highly competitive and diverse economy, with strong economic fundamentals, high integration in Western European economies, and strong ties to Eastern and Southeastern Europe. While there are risks to our baseline scenario due to the pandemic's economic effects, we expect that a slow phaseout of government support to the private sector amid the recovery over 2021-2022 will support households' and corporates' financial health. Nonperforming loans (NPLs) are likely to rise throughout 2021 as fiscal support measures are gradually withdrawn, but we believe that the residual impact on the banking system will be manageable.

We consider that Austria's prudential regulatory standards are in line with EU's and that banks' funding conditions remain comfortable, reflecting a high share of customer deposits. However, moderate overcapacity and structural impediments in the banking sector result in ultra-low lending margins and cost inefficiencies, which remains the weakest spot in our assessment and pose risk to long-term stability, as reflected in the negative trend on the banking industry risk.

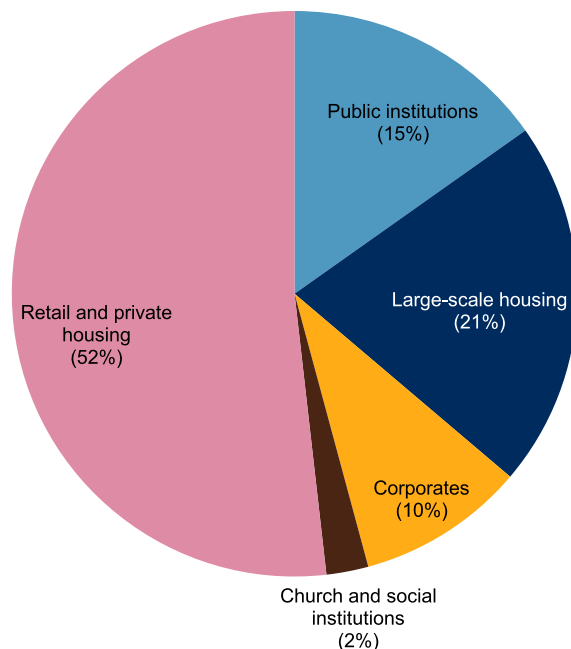
Business Position: A Concentrated Business Model With Low Operating Efficiency

We think Hypo OÖ's business model, with its regional concentration on low-margin subsidized housing and public-sector lending, accompanied by one of the lowest efficiencies among peers, makes the bank more sensitive to downside scenarios than more diversified, stronger performing peers.

Hypo OÖ is characterized by a clear focus on real estate, which accounts for more than 70% of its €7.8 billion balance sheet. It executes subsidized housing programs on behalf of its home state Upper Austria, and has a strong position in the local public housing niche and mortgage lending (see chart 1).

Chart 1**More Than 70% of HYPO OÖ's Loan Volume Relates To The Housing Sector**

Breakdown of customer loans as of Dec. 31, 2020



Source: Hypo OÖ, S&P Global Ratings.

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Following years of subdued profitability and a stagnant loan book, Hypo OÖ announced its updated strategy in April 2021. It includes a target cost-to-income ratio of 60% by 2025 (according to the bank's definition), compared to 79% in 2020. Among other measures, Hypo OÖ focuses on growing higher-margin small and midsize enterprise (SME) lending. While we don't believe this will materially change the bank's business focus, tangible progress toward this goal could support the rating. However, we believe a competitive market environment in SME lending and increased need to digitalization pose challenges to revenue and cost targets.

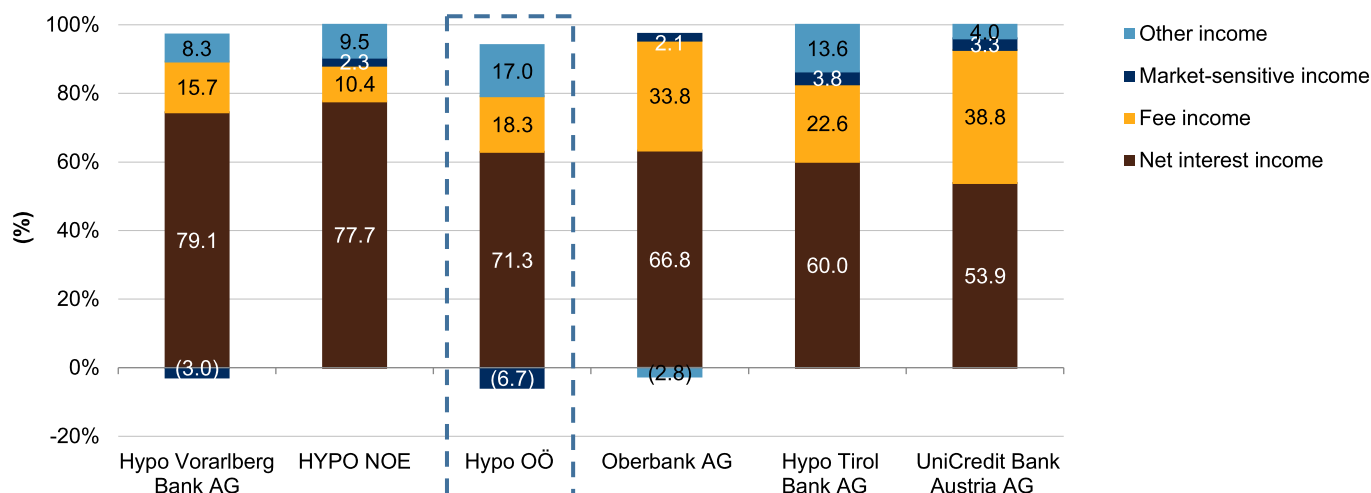
The ratings on Hypo OÖ also reflect benefits from having Upper Austria and Raiffeisenlandesbank Oberösterreich (RLB OÖ) as shareholders (51% and 41%, respectively), since this helps the bank maintain a relatively stable, local customer base. Furthermore, RLB OÖ provides Hypo OÖ with additional information technology infrastructure.

Given Hypo OÖ's reliance on interest income, we see the bank as more sensitive to prolonged low interest rates than peers with higher revenue diversification (see chart 2). However, Hypo OÖ's net interest margins have remained comparatively stable, if low.

Chart 2

Hypo OÖ Relies Heavily On Net Interest Income

Breakdown of operating revenue in 2020



The selected peer group only includes rated Austrian banks which are focused predominantly on the Austrian market. Source: S&P Global Ratings.

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Capital And Earnings: Low Dividends Support Strong Capitalization

We view Hypo OÖ's capital and earnings as strong because we expect that the bank's RAC ratio will remain comfortably above our 10% threshold over our 24-month outlook horizon. The RAC ratio was 11.9% at year-end 2020, and we project it will remain between 11.5%-12.0% through 2023. Hypo OÖ also has a comfortable margin in its regulatory capital requirements with a consolidated common equity tier 1 ratio of 14.2% against a requirement of 9.4% at mid-year 2021.

Hypo OÖ operates on tight margins and reports only low returns (see chart 3), but we expect the bank's low-risk business profile will continue to support low risk costs of around 10 basis points (bps) or less and relatively stable core operating performance--factors that we deem critical in maintaining the rating. We also view Hypo OÖ's moderate dividend policy, with payouts of about €3 million per year, as favorable to support gradual but sustainable internal capital accumulation. We continue to view Hypo OÖ as having good quality of capital because our total adjusted capital (TAC) comprises solely common equity.

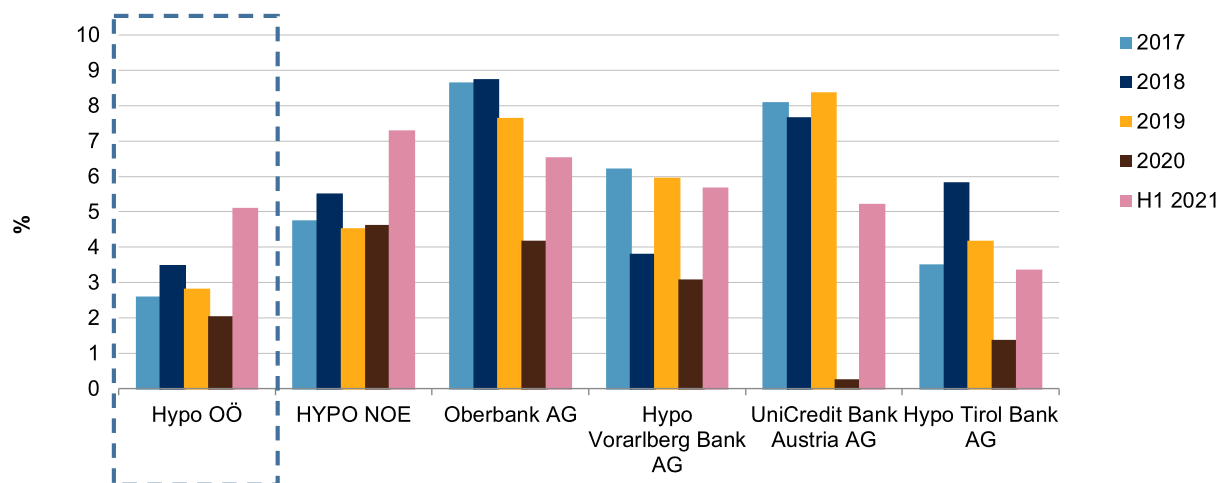
We expect Hypo OÖ's annual earnings will improve to €12 million-€20 million over 2021-2023, from €9 million in 2020, driven by expected loan growth of 2.5%-3.5% per year, stable lending margins and low risk costs of 7-10 bps. We incorporate risk weighted asset growth to be slightly higher than loan growth in our projections, reflecting a moderate shift towards higher-risk SME lending. Still, we expect Hypo OÖ's profitability--as reflected by return on

average equity--to remain low in the forecast period and stand at 2.5%-3.5% compared with 6.0%-7.0% for the domestic average.

Chart 3

Net Releases In Provisions Drive Net Income, But Structural Profitability Remains Among The Weakest In Austria

Return on average common equity (%)



Source: S&P Global Ratings.

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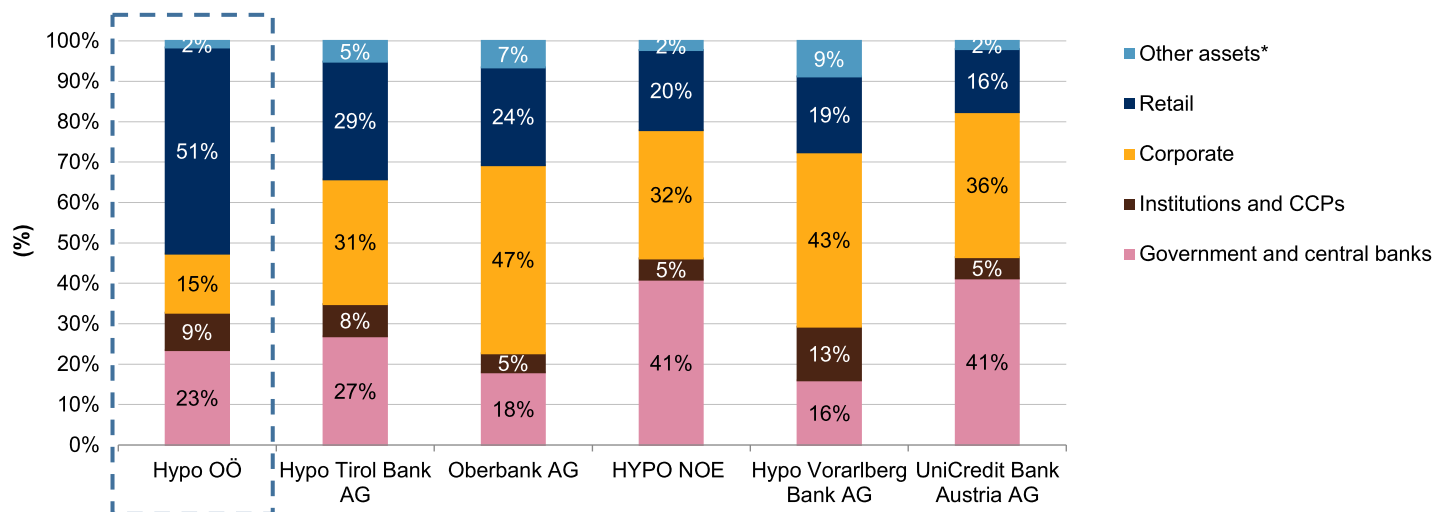
Risk Position: The Business Strategy Is Risk-Averse, But Some Concentration Remains

Hypo OÖ's risk position is a neutral factor to our rating, and on par with that of banks with similar business models operating in Austria or countries with a similar economic risk environment. Our view balances the bank's geographic concentration with our expectation that Hypo OÖ will continue to focus on low-risk products, such as small secured homeowner loans, mortgage loans to public-benefit housing associations with historically very low default risk, and public-sector loans (see chart 4). Although Hypo OÖ's updated strategy will likely result in somewhat higher exposure to SMEs, we expect this to be a gradual process and don't expect a significant shift in the bank's risk profile. As a result, we believe the RAC ratio will continue to adequately reflect Hypo OÖ's main risks.

Chart 4

Hypo OÖ's Large Retail Portfolio Reflects Its Subsidized Mortgage Lending Activities

Credit risk exposure of rated Austrian banks



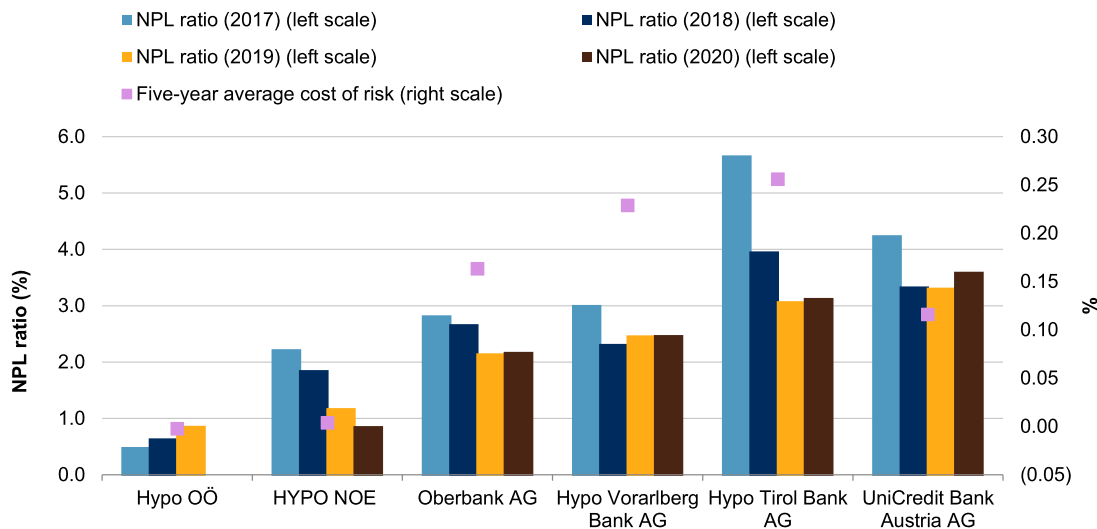
Other assets include securitization and other assets. Exposure refers to exposure at default. The selected peer group only includes rated Austrian banks that focus predominantly on the Austrian market. Data as of Dec. 31, 2020. Source: S&P Global Ratings.

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Across Austria, we expect NPLs to rise as fiscal support eases, unemployment rises, and corporate and retail borrowers with unsustainable debt become more evident. This will likely be so for Hypo OÖ too, although we believe the bank will be less affected than most domestic peers thanks to the composition of its loan book with low exposures to corporates and SMEs, and strong asset quality metrics entering the pandemic (see chart 5). Indeed, the bank posted a NPL ratio of 0.7% at end-2020, measured as stage 3 loans as well as stage 1 and 2 loans that are overdue by more than 90 days.

Chart 5
We Expect Hypo OÖ's Low Risk Business Model Will Continue To Support Its Asset Quality

Nonperforming loan (NPL) ratio and cost of risk (%)



NPL ratio is defined as gross nonperforming assets divided by customer loans. Cost of risk is defined as new loan loss provisions as % of average customer loans. The selected peer group only includes rated Austrian banks, which focus predominantly on the Austrian market. From 2019, Hypo OÖ's NPLs comprise stage 3 loans and stage 1 and 2 loans that are overdue by more than 90 days. Source: S&P Global Ratings. Copyright © 2021 by Standard & Poor's Financial Services LLC. All rights reserved.

Given that large parts of Hypo OÖ's loan book are collateralized by real estate, its risk profile heavily depends on developments in the local housing sector in Upper Austria. Growth in real housing prices of 2%-6% has been elevated in recent years nationwide, and this is likely to continue in the medium term. Still, compared with international levels, we consider the risk of a sharp correction in house prices in Austria low, mitigating concentrations in the bank's loan book to mortgages and real-estate backed loans.

Funding And Liquidity: Matched Funding And A Conservative Liquidity Policy Are Reinforced By Strong Customer Confidence

We expect Hypo OÖ's link with the state and its matched asset-liability profile will continue to support its solid funding profile. We believe the bank's ownership by Upper Austria materially reduces its sensitivity to market confidence. We saw this, for example, with COVID-19, which had no significant impact on the group's funding and liquidity situation.

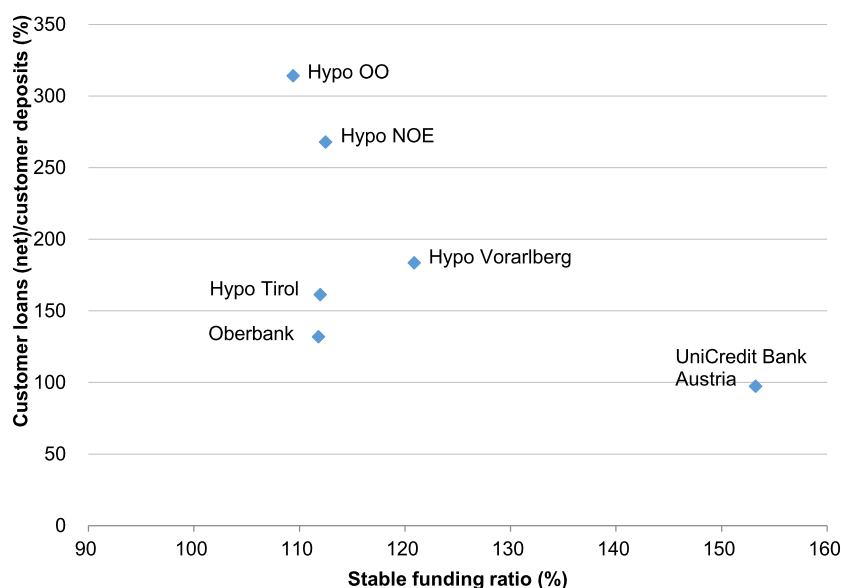
Market issuances made up about 76% of Hypo OÖ's funding base at year-end 2020, and we believe the bank will remain primarily wholesale funded and reliant on the capital market. However, most of the wholesale funding is long term and relates to covered bond placements, which we regard as a stable and reliable source of funding in Austria, so we view Hypo OÖ's overall funding structure to be in line with that of more retail funding-oriented domestic peers.

This is supported by the bank's S&P Global Ratings stable funding ratio (SFR), typically around 109%, which is about average among European peers (see chart 6).

Chart 6

Hypo OÖ's Funding Profile Is In Line With Domestic Peers

Key funding and liquidity metrics as of Dec. 31, 2020



The selected peer group only includes rated Austrian banks which are focussed predominantly on the Austrian market. Source: S&P Global Ratings.

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Hypo OÖ's regulatory liquidity coverage ratio of 165.7% at year-end 2020 remained comfortably above the 100% minimum and we expect that our broad liquid assets-to-short-term wholesale funding (BLAST) ratio will also remain very comfortably above 100%. This ratio models capacity to absorb contractual funding outflows within a one-year horizon, but not other contingent outflows. While the bank's solid BLAST ratio indicates a strong liquidity buffer, we consider Hypo OÖ to be in line with the system average and think that it could operate for more than six months without access to market funding in an adverse scenario.

Support: A High Likelihood Of Extraordinary Support From Upper Austria

Our long-term issuer credit rating on Hypo OÖ is three notches higher than the SACP because we see a high likelihood of the bank receiving timely and sufficient extraordinary support from the government of Upper Austria if needed. We expect Upper Austria will remain both supportive of Hypo OÖ and a long-term shareholder of the bank. We base our assessment on the bank's:

- Important role as one of Upper Austria's largest GREs, implying that a default of Hypo OÖ could tarnish the state's reputation in the capital markets; and
- Very strong link with the government of Upper Austria. We do not expect changes to the bank's prominent role in the state-supported real estate promotion business or to the state's majority stake in Hypo OÖ over the next two years.

The bank's other major strategic shareholder, RLB OÖ, also demonstrates support. However, we think the uplift from the GRE status will remain the strongest rating factor for the foreseeable future.

Environmental, Social, And Governance

We see ESG credit factors for Hypo OÖ as broadly in line with those of the industry and Austrian peers and not a rating differentiator, in our view. We acknowledge Hypo OÖ's increasing focus on green lending, and believe the bank's ownership and business model, with a focus on real estate and public lending, supports these efforts. We also expect Hypo OÖ to maintain low exposure to assets with material physical climate risks and transition risks, as well as socially controversial industries. The bank also issued its first green and sustainable housing bonds in third-quarter 2021, which account for about 4% of its total funding base, and we expect more issuances considering the demand from investors.

Group Structure, Rated Subsidiaries, And Hybrids

We rate Hypo OÖ's nondeferrable senior subordinated debt 'BBB-', two notches downward from our assessment of the bank's SACP, which indicates our view of a bank's credit risk without extraordinary support from the government. We believe that by notching from the SACP assessment, instead of from the long-term issuer credit rating, we better capture the risk of increased uncertainty of government support for subordinated debt issues.

Key Statistics

Table 1

Oberoesterreichische Landesbank AG--Key Figures					
	--Year ended Dec. 31--				
(Mil. €)	2021*	2020	2019	2018	2017
Adjusted assets	7,788.5	7,824.5	7,767.4	7,769.4	7,755.2
Customer loans (gross)	5,438.1	5,471.9	5,444.1	5,561.8	5,666.7
Adjusted common equity	474.6	461.9	449.1	383.8	365.6
Operating revenues	48.3	79.5	75.0	76.1	73.9
Noninterest expenses	33.6	60.9	59.7	59.0	57.8
Core earnings	12.1	9.9	13.0	16.3	12.5

*Data as of June 30.

Table 2

Oberösterreichische Landesbank AG--Business Position					
		--Year ended Dec. 31--			
(%)	2021*	2020	2019	2018	2017
Total revenues from business line (currency in millions)	48.3	79.5	75.0	76.1	73.9
Commercial & retail banking/total revenues from business line	100.0	100.0	100.0	100.0	100.0
Return on average common equity	5.1	2.0	2.8	3.5	2.6

*Data as of June 30.

Table 3

Oberösterreichische Landesbank AG--Capital And Earnings					
		--Year ended Dec. 31--			
(%)	2021*	2020	2019	2018	2017
Tier 1 capital ratio	14.2	14.8	14.0	14.3	14.7
S&P Global Ratings' RAC ratio before diversification	N/A	12.0	11.7	13.0	12.0
S&P Global Ratings' RAC ratio after diversification	N/A	7.4	7.3	7.3	6.6
Adjusted common equity/total adjusted capital	100.0	100.0	100.0	100.0	100.0
Net interest income/operating revenues	60.8	71.3	75.7	60.0	68.0
Fee income/operating revenues	17.3	18.3	18.1	18.7	19.8
Market-sensitive income/operating revenues	7.3	(6.7)	(3.6)	0.9	(8.9)
Cost to income ratio	69.5	76.6	79.6	77.6	78.2
Preprovision operating income/average assets	0.4	0.2	0.2	0.2	0.2
Core earnings/average managed assets	0.3	0.1	0.2	0.2	0.2

*Data as of June 30.

Table 4

Oberösterreichische Landesbank AG--Risk-Adjusted Capital Framework Data					
(Mil. €)	Exposure	Basel III RWA	Average Basel III RW(%)	S&P Global Ratings RWA	Average S&P Global Ratings RW (%)
Credit risk					
Government and central banks	1,736.0	25.0	1.4	45.1	2.6
Of which regional governments and local authorities	910.0	0.0	0.0	32.8	3.6
Institutions and CCPs	680.0	112.5	16.5	116.0	17.1
Corporate	1,086.0	1,075.0	99.0	865.2	79.7
Retail	3,765.0	1,437.5	38.2	1,072.1	28.5
Of which mortgage	3,302.0	1,125.0	34.1	766.8	23.2
Securitization	0.0	0.0	0.0	0.0	0.0
Other assets	123.0	112.5	91.5	121.6	98.9
Total credit risk	7,390.0	2,762.5	37.4	2,219.9	30.0
Credit valuation adjustment					
Total credit valuation adjustment	--	62.5	--	172.4	--
Market risk					
Equity in the banking book	177.4	150.0	84.5	1,315.6	741.5

Table 4

Oberösterreichische Landesbank AG--Risk-Adjusted Capital Framework Data (cont.)					
Trading book market risk	--	0.0	--	0.0	--
Total market risk	--	150.0	--	1,315.6	--
Operational risk					
Total operational risk	--	137.5	--	153.8	--
	Exposure	Basel III RWA	Average Basel II RW (%)	S&P Global Ratings RWA	% of S&P Global Ratings RWA
Diversification adjustments					
RWA before diversification	--	3,112.5	--	3,861.7	100.0
Total diversification/ concentration adjustments	--	--	--	2,391.6	61.9
RWA after diversification	--	3,112.5	--	6,253.3	161.9
		Tier 1 capital	Tier 1 ratio (%)	Total adjusted capital	S&P Global Ratings RAC ratio (%)
Capital ratio					
Capital ratio before adjustments		458.2	14.7	461.9	12.0
Capital ratio after adjustments†		458.2	14.8	461.9	7.4

*Exposure at default. §Securitization exposure includes the securitization tranches deducted from capital in the regulatory framework. †Exposure and S&P Global Ratings' risk-weighted assets for equity in the banking book include minority equity holdings in financial institutions.

‡Adjustments to Tier 1 ratio are additional regulatory requirements (e.g. transitional floor or Pillar 2 add-ons). RWA--Risk-weighted assets. RW--Risk weight. RAC--Risk-adjusted capital. Sources: Company data as of Dec. 31 2020, S&P Global Ratings.

Table 5

Oberösterreichische Landesbank AG--Risk Position					
	--Year ended Dec. 31--				
(%)	2021*	2020	2019	2018	2017
Growth in customer loans	(1.2)	0.5	(2.1)	(1.9)	1.3
Total diversification adjustment/S&P Global Ratings' RWA before diversification	N/A	61.9	61.6	76.5	80.7
Total managed assets/adjusted common equity (x)	16.4	16.9	17.3	20.2	21.2
New loan loss provisions/average customer loans	(0.0)	0.1	(0.0)	(0.1)	0.0
Net charge-offs/average customer loans	N.M.	0.0	0.0	0.0	0.0
Gross nonperforming assets/customer loans + other real estate owned	N/A	0.7	0.3	0.6	0.5
Loan loss reserves/gross nonperforming assets	N/A	32.4	43.3	27.7	44.1

*Data as of June 30. N/A--Not applicable. N.M.--Not meaningful.

Table 6

Oberösterreichische Landesbank AG--Funding And Liquidity					
	--Year ended Dec. 31--				
(%)	2021*	2020	2019	2018	2017
Core deposits/funding base	25.4	24.3	24.5	24.5	24.5
Customer loans (net)/customer deposits	300.6	314.3	311.7	316.6	324.1
Long-term funding ratio	90.3	90.2	89.8	91.2	91.2
Stable funding ratio	107.7	109.4	108.4	108.9	106.7
Short-term wholesale funding/funding base	10.4	10.4	10.8	9.3	9.4

Table 6

Oberoesterreichische Landesbank AG--Funding And Liquidity (cont.)					
	--Year ended Dec. 31--				
(%)	2021*	2020	2019	2018	2017
Broad liquid assets/short-term wholesale funding (x)	1.4	1.4	1.3	1.5	1.3
Net broad liquid assets/short-term customer deposits	19.1	20.5	16.2	20.5	10.9
Short-term wholesale funding/total wholesale funding	13.9	13.8	14.3	12.3	12.4
Narrow liquid assets/3-month wholesale funding (x)	1.8	1.8	1.6	1.7	1.5

*Data as of June 30.

Related Criteria

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- Criteria | Financial Institutions | General: Risk-Adjusted Capital Framework Methodology, July 20, 2017
- Methodology For Linking Long-Term And Short-Term Ratings, April 7, 2017
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- Principles Of Credit Ratings, Feb. 16, 2011

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- Easing Economic Risks And Structural Profitability Issues Prompt Rating Actions On Seven Austrian Banks, June 24, 2021
- Oberoesterreichische Landesbank AG 'A+/A-1' Ratings Affirmed; Outlook Remains Negative, Nov. 24, 2020
- State Of Upper Austria Outlook Revised To Negative On Risks To Budgetary Performance; 'AA+/A-1+' Ratings Affirmed, Nov. 20, 2020

Anchor Matrix										
Industry Risk	Economic Risk									
	1	2	3	4	5	6	7	8	9	10
1	a	a	a-	bbb+	bbb+	bbb	-	-	-	-
2	a	a-	a-	bbb+	bbb	bbb	bbb-	-	-	-
3	a-	a-	bbb+	bbb+	bbb	bbb-	bbb-	bb+	-	-
4	bbb+	bbb+	bbb+	bbb	bbb	bbb-	bb+	bb	bb	-
5	bbb+	bbb	bbb	bbb	bbb-	bbb-	bb+	bb	bb-	b+
6	bbb	bbb	bbb-	bbb-	bbb-	bb+	bb	bb	bb-	b+
7	-	bbb-	bbb-	bb+	bb+	bb	bb	bb-	b+	b+
8	-	-	bb+	bb	bb	bb	bb-	bb-	b+	b
9	-	-	-	bb	bb-	bb-	b+	b+	b+	b
10	-	-	-	-	b+	b+	b+	b	b	b-

Ratings Detail (As Of November 26, 2021)*

Oberoesterreichische Landesbank AG

Issuer Credit Rating	A+/Negative/A-1
Senior Secured	AA+/Stable
Subordinated	BBB-

Issuer Credit Ratings History

29-Apr-2020	A+/Negative/A-1
11-Jun-2018	A+/Stable/A-1
13-Jun-2017	A+/Negative/A-1
16-Dec-2016	A/Stable/A-1

Sovereign Rating

Austria	AA+/Stable/A-1+
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