

## Covered Bond Programme - Monthly Investor Report

As per the relevant Cut-off Date 31.03.2022

### Asset Coverage Test

PASS

A =		1'957'196'639
B =		528'564
C =		0
X =		0
Z =		846'308
<b>Total:</b>	<b>A + B + C - X - Z</b>	<b>1'956'878'896</b>
Method Used for Calculating "A"		Arrears Adjusted Current Balance
Asset Percentage used		90%
Amount Outstanding of the Covered Bonds		1'880'684'000
Available Overcollateralisation		15.6%
Excess Overcollateralisation*		4.1%

\*) overcollateralisation above the requirement of the Asset Coverage Test

### Interest Coverage Coverage Test

PASS

Interest from Pool	105'642'270
Expenses	-8'811'654
<b>Cover Pool Revenues (Amount A)</b>	<b>96'830'616</b>
Net Interest from/to Swaps	0
Interests on Covered Bonds	-58'630'432
<b>Interest Amount (Amount B)</b>	<b>-58'630'432</b>
<b>Total</b>	<b>38'200'184</b>

Notes:

### Detail of Outstanding Covered Bonds

Series	Currency	Notional Outstanding	FX Rate	CH Equivalent	Maturity	Coupon Rate	ISIN CODE
Series 4 - 2010 - 08.04.22	EUR	1'250'000'000.00	1.43	1'787'500'000	08.04.2022	4.000	XS0500331557
Series 8 - 2011 - 15.09.23	NOK	700'000'000.00	0.13312	93'184'000	15.09.2023	2.450*	Private Plcmt
<b>Total / Average</b>				<b>1'880'684'000</b>			

\*Inflation Linked Accreting Notes: coupon rate x (Index Final/Index Initial), paid on the Initial Notional Amount

### Transaction Parties

Role	Name	Ratings Moody's	Ratings Fitch
Issuer	UBS AG, London Branch	Aa3	AA-
Servicer	UBS Switzerland AG	n/a	AA-
	UBS AG	Aa3	AA-
Calculation Agent	UBS AG, London Branch	Aa3	AA-
Series 1 Covered Bond Swap Provider	UBS AG, London Branch	Aa3	AA-
Series 2 Covered Bond Swap Provider	UBS AG, London Branch	Aa3	AA-
Mortgage Pool Swap Provider	UBS AG, London Branch	Aa3	AA-
Account Bank	UBS Switzerland AG	n/a	AA-
	UBS AG	Aa3	AA-

### Balance of Programme Accounts

	CHF
General (bank and safekeeping account)	528'564.44
Cover Pool (bank and safekeeping account)	0.00
Swap Collateral (bank and safekeeping account)	0.00
Share Capital Bank Account (i.e. no safekeeping account)	200'000.00
<b>Total</b>	<b>728'564.44</b>

**Mortgage Portfolio Summary**

	<b>Residential Mortgages</b>
Total of Property Loan Balance	2'174'662'932
Average Loan Balance of Property	366'228
Number of Property Loans	5'938
WA Remaining Terms (in years):	3.88
WA LTV (in %):	42.5%

Remaining Terms	<b>Residential Mortgages</b>		
	Number of Contracts	Amount	% of Total
up to 1 year	1'535	410'212'051.65	18.9%
1 - 2 years	1'053	279'695'192.75	12.9%
2 - 3 years	922	245'344'180.75	11.3%
3 - 4 years	1'106	287'701'857.75	13.2%
4 - 5 years	847	242'495'663.00	11.2%
5 - 6 years	577	176'773'876.45	8.1%
6 - 7 years	484	152'192'756.00	7.0%
7 - 8 years	400	120'235'954.50	5.5%
8 - 9 years	556	176'230'649.00	8.1%
9 - 10 years	241	81'433'750.50	3.7%
> 10 years	4	2'347'000.00	0.1%
> 10 years	-	-	0.0%
<b>Total</b>	<b>7'725</b>	<b>2'174'662'932.35</b>	<b>100%</b>

Current Loan to Value	<b>Residential Mortgages</b>		
	Number of Properties	Amount	% of Total
<= 10%	242	27'228'829.00	1.3%
10 - 20%	736	142'118'376.95	6.5%
20 - 30%	1'149	330'270'955.00	15.2%
30 - 40%	1'249	461'334'818.75	21.2%
40 - 50%	1'161	490'172'095.00	22.5%
50 - 60%	849	407'240'226.00	18.7%
60 - 70%	454	257'402'175.15	11.8%
70 - 80%	98	58'895'456.50	2.7%
80 - 90%	-	-	0.0%
90 - 95%	-	-	0.0%
95 - 100%	-	-	0.0%
> 100%	-	-	0.0%
<b>Total</b>	<b>5'938</b>	<b>2'174'662'932.35</b>	<b>100%</b>

Total Balance by Property	<b>Residential Mortgages</b>		
	Number of Properties	Amount	% of Total
<= 100'000	524	40'884'309.90	1.9%
100 - 200'000	1'184	195'154'171.45	9.0%
200 - 300'000	1'251	329'442'595.75	15.1%
300 - 400'000	1'071	384'530'946.25	17.7%
400 - 500'000	781	357'916'655.00	16.5%
500 - 600'000	431	239'963'140.00	11.0%
600 - 700'000	254	166'136'872.25	7.6%
700 - 800'000	124	94'030'792.25	4.3%
800 - 900'000	89	75'844'114.25	3.5%
900'000 - 1 Mio.	72	70'038'515.00	3.2%
1 - 1.1 Mio.	37	39'140'195.00	1.8%
1.1 - 1.2 Mio.	35	40'735'665.00	1.9%
1.2 - 1.3 Mio.	17	21'400'706.00	1.0%
1.3 - 1.4 Mio.	18	24'456'458.00	1.1%
1.4 - 1.5 Mio.	16	23'427'450.00	1.1%
1.5 - 2 Mio.	18	30'035'596.25	1.4%
2 - 3 Mio.	13	31'111'750.00	1.4%
3 - 4 Mio.	2	6'188'000.00	0.3%
4 - 5 Mio.	1	4'225'000.00	0.2%
> 5 Mio.	-	-	0.0%
<b>Total</b>	<b>5'938</b>	<b>2'174'662'932.35</b>	<b>100%</b>

Interest Rate Type	<b>Residential Mortgages</b>		
	Number of Contracts	Amount	% of Total
Fixed	7'725	2'174'662'932.35	100.0%
Libor 1M	-	-	0.0%
Libor 3M	-	-	0.0%
Libor 6M	-	-	0.0%
Portfolio 2Y	-	-	0.0%
Portfolio 3Y	-	-	0.0%
Portfolio 5Y	-	-	0.0%
Variable	-	-	0.0%
<b>Total</b>	<b>7'725</b>	<b>2'174'662'932.35</b>	<b>100%</b>

W&P - Property Region	<b>Residential Mortgages</b>		
	Number of Properties	Amount	% of Total
Berne	183	60'145'433.75	2.8%
Central Switzerland	311	127'534'295.00	5.9%
E. Switzerland	315	103'597'130.20	4.8%
Lake Geneva Area	1669	725'054'196.75	33.3%
N.W. Switzerland	798	292'543'663.00	13.5%
S. Switzerland	1116	303'393'713.75	14.0%
W. Switzerland	750	258'493'499.40	11.9%
Zürich	796	303'901'000.50	14.0%
<b>Total</b>	<b>5'938</b>	<b>2'174'662'932.35</b>	<b>100%</b>

Property Type	<b>Residential Mortgages</b>		
	Number of Properties	Amount	% of Total
Condominium	2'623	829'524'229.60	38.1%
Holiday Home	340	80'389'191.50	3.7%
Single Family Home	2'975	1'264'749'511.25	58.2%
Other	-	-	0.0%
<b>Total</b>	<b>5'938</b>	<b>2'174'662'932.35</b>	<b>100%</b>

Arrears	<b>Residential Mortgages</b>		
	Number of Contracts	Amount	% of Total
Not in arrears	7'724	2'174'661'978.95	100.0%
<= 3 months in arrears	1	953.40	0.0%
> 3 months in arrears	-	-	0.0%
<b>Total</b>	<b>7'725</b>	<b>2'174'662'932.35</b>	<b>100%</b>