

Covered Bond Programme - Monthly Investor Report

As per the relevant Cut-off Date 30.04.2022

Asset Coverage Test

PASS

| | | |
|---|--------------------------|----------------------------------|
| A = | | 2'009'886'177 |
| B = | | 531'840 |
| C = | | 0 |
| X = | | 0 |
| Z = | | 642'970 |
| Total: | A + B + C - X - Z | 2'009'775'048 |
| Method Used for Calculating "A" | | Arrears Adjusted Current Balance |
| Asset Percentage used | | 90% |
| Amount Outstanding of the Covered Bonds | | 93'184'000 |
| Available Overcollateralisation | | 2296.6% |
| Excess Overcollateralisation* | | 2056.8% |

*) overcollateralisation above the requirement of the Asset Coverage Test

Interest Coverage Coverage Test

PASS

| | |
|---------------------------------------|--------------------|
| Interest from Pool | 11'174'3258 |
| Expenses | -8'811'654 |
| Cover Pool Revenues (Amount A) | 102'931'604 |
| Net Interest from/to Swaps | 0 |
| Interests on Covered Bonds | -4'563'021 |
| Interest Amount (Amount B) | -4'563'021 |
| Total | 98'368'583 |

Notes:

Detail of Outstanding Covered Bonds

| Series | Currency | Notional Outstanding | FX Rate | CH Equivalent | Maturity | Coupon Rate | ISIN CODE |
|----------------------------|----------|----------------------|---------|-------------------|------------|-------------|---------------|
| Series 8 - 2011 - 15.09.23 | NOK | 700'000'000.00 | 0.13312 | 93'184'000 | 15.09.2023 | 2.450* | Private Plcmt |
| Total / Average | | | | 93'184'000 | | | |

*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) | 531'840.41 |
| 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 |
| Total | 731'840.41 |

Mortgage Portfolio Summary

| | Residential Mortgages |
|----------------------------------|-----------------------|
| Total of Property Loan Balance | 2'233'206'863 |
| Average Loan Balance of Property | 369'614 |
| Number of Property Loans | 6'042 |
| WA Remaining Terms (in years): | 3.92 |
| WA LTV (in %): | 42.7% |

| | Residential Mortgages | | |
|-----------------|-----------------------|-------------------------|-------------|
| Remaining Terms | Number of Contracts | Amount | % of Total |
| up to 1 year | 1'591 | 422'407'466.30 | 18.9% |
| 1 - 2 years | 1'021 | 268'981'559.65 | 12.0% |
| 2 - 3 years | 1'001 | 268'757'513.75 | 12.0% |
| 3 - 4 years | 1'124 | 294'085'967.50 | 13.2% |
| 4 - 5 years | 849 | 242'396'410.00 | 10.9% |
| 5 - 6 years | 603 | 187'246'843.20 | 8.4% |
| 6 - 7 years | 499 | 152'659'719.75 | 6.8% |
| 7 - 8 years | 418 | 130'111'355.25 | 5.8% |
| 8 - 9 years | 573 | 184'122'377.50 | 8.2% |
| 9 - 10 years | 245 | 80'090'650.00 | 3.6% |
| > 10 years | 4 | 2'347'000.00 | 0.1% |
| > 10 years | - | - | 0.0% |
| Total | 7'928 | 2'233'206'862.90 | 100% |

| | Residential Mortgages | | |
|-----------------------|-----------------------|-------------------------|-------------|
| Current Loan to Value | Number of Properties | Amount | % of Total |
| <= 10% | 246 | 27'756'476.50 | 1.2% |
| 10 - 20% | 741 | 143'267'337.95 | 6.4% |
| 20 - 30% | 1'166 | 341'625'875.80 | 15.3% |
| 30 - 40% | 1'270 | 467'881'613.60 | 21.0% |
| 40 - 50% | 1'186 | 503'458'883.00 | 22.5% |
| 50 - 60% | 864 | 417'051'726.30 | 18.7% |
| 60 - 70% | 461 | 264'117'158.40 | 11.8% |
| 70 - 80% | 108 | 68'047'791.35 | 3.0% |
| 80 - 90% | - | - | 0.0% |
| 90 - 95% | - | - | 0.0% |
| 95 - 100% | - | - | 0.0% |
| > 100% | - | - | 0.0% |
| Total | 6'042 | 2'233'206'862.90 | 100% |

| | Residential Mortgages | | |
|---------------------------|-----------------------|-------------------------|-------------|
| Total Balance by Property | Number of Properties | Amount | % of Total |
| <= 100'000 | 522 | 40'195'049.00 | 1.8% |
| 100 - 200'000 | 1'182 | 194'328'765.00 | 8.7% |
| 200 - 300'000 | 1'278 | 337'043'170.05 | 15.1% |
| 300 - 400'000 | 1'111 | 399'062'553.10 | 17.9% |
| 400 - 500'000 | 790 | 361'983'390.95 | 16.2% |
| 500 - 600'000 | 431 | 240'090'561.80 | 10.8% |
| 600 - 700'000 | 258 | 169'029'164.25 | 7.6% |
| 700 - 800'000 | 130 | 98'497'349.00 | 4.4% |
| 800 - 900'000 | 90 | 76'623'964.25 | 3.4% |
| 900'000 - 1 Mio. | 79 | 76'833'865.00 | 3.4% |
| 1 - 1.1 Mio. | 41 | 43'429'058.25 | 1.9% |
| 1.1 - 1.2 Mio. | 37 | 43'087'665.00 | 1.9% |
| 1.2 - 1.3 Mio. | 21 | 26'508'856.00 | 1.2% |
| 1.3 - 1.4 Mio. | 19 | 25'813'155.00 | 1.2% |
| 1.4 - 1.5 Mio. | 16 | 23'427'450.00 | 1.0% |
| 1.5 - 2 Mio. | 20 | 33'828'096.25 | 1.5% |
| 2 - 3 Mio. | 15 | 36'111'750.00 | 1.6% |
| 3 - 4 Mio. | 1 | 3'088'000.00 | 0.1% |
| 4 - 5 Mio. | 1 | 4'225'000.00 | 0.2% |
| > 5 Mio. | - | - | 0.0% |
| Total | 6'042 | 2'233'206'862.90 | 100% |

| | Residential Mortgages | | |
|--------------------|-----------------------|-------------------------|-------------|
| Interest Rate Type | Number of Contracts | Amount | % of Total |
| Fixed | 7'928 | 2'233'206'862.90 | 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% |
| Total | 7'928 | 2'233'206'862.90 | 100% |

| | Residential Mortgages | | |
|-----------------------|-----------------------|-------------------------|-------------|
| W&P - Property Region | Number of Properties | Amount | % of Total |
| Berne | 190 | 61'765'773.75 | 2.8% |
| Central Switzerland | 316 | 128'325'295.00 | 5.7% |
| E. Switzerland | 317 | 106'073'130.20 | 4.7% |
| Lake Geneva Area | 1707 | 756'904'937.65 | 33.9% |
| N.W. Switzerland | 816 | 302'583'873.90 | 13.5% |
| S. Switzerland | 1124 | 306'168'189.75 | 13.7% |
| W. Switzerland | 757 | 259'732'645.40 | 11.6% |
| Zürich | 815 | 311'653'017.25 | 14.0% |
| Total | 6'042 | 2'233'206'862.90 | 100% |

| | Residential Mortgages | | |
|--------------------|-----------------------|-------------------------|-------------|
| Property Type | Number of Properties | Amount | % of Total |
| Condominium | 2'671 | 852'468'383.60 | 38.2% |
| Holiday Home | 346 | 80'841'809.15 | 3.6% |
| Single Family Home | 3'025 | 1'299'896'670.15 | 58.2% |
| Other | - | - | 0.0% |
| Total | 6'042 | 2'233'206'862.90 | 100% |

| | Residential Mortgages | | |
|------------------------|-----------------------|-------------------------|-------------|
| Arrears | Number of Contracts | Amount | % of Total |
| Not in arrears | 7'909 | 2'226'762'041.20 | 99.7% |
| <= 3 months in arrears | 19 | 6'444'821.70 | 0.3% |
| > 3 months in arrears | - | - | 0.0% |
| Total | 7'928 | 2'233'206'862.90 | 100% |