

Covered Bond Programme - Monthly Investor Report

As per the relevant Cut-off Date 30.09.2022

Asset Coverage Test

PASS

A =		429'330'299
B =		553'773
C =		0
X =		0
Z =		447'283
Total:	A + B + C - X - Z	429'436'788
Method Used for Calculating "A"		Arrears Adjusted Current Balance
Asset Percentage used		90%
Amount Outstanding of the Covered Bonds		93'184'000
Available Overcollateralisation		411.9%
Excess Overcollateralisation*		360.8%

*) overcollateralisation above the requirement of the Asset Coverage Test

Interest Coverage Test

PASS

Interest from Pool		4'763'658
Expenses		-284'648
Cover Pool Revenues (Amount A)		4'479'010
Net Interest from/to Swaps		0
Interests on Covered Bonds		-2'302'421
Interest Amount (Amount B)		-2'302'421
Total		2'176'589

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)	553'773.01
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	753'773.01

Mortgage Portfolio Summary

	Residential Mortgages
Total of Property Loan Balance	477'033'665
Average Loan Balance of Property	319'086
Number of Property Loans	1'495
WA Remaining Terms (in years):	4.37
WA LTV (in %):	39.4%

Residential Mortgages			
Remaining Terms	Number of Contracts	Amount	% of Total
up to 1 year	206	61'882'765.50	13.0%
1 - 2 years	95	28'996'526.50	6.1%
2 - 3 years	384	96'552'040.00	20.2%
3 - 4 years	283	70'965'200.00	14.9%
4 - 5 years	120	35'361'731.00	7.4%
5 - 6 years	87	32'653'989.00	6.8%
6 - 7 years	61	17'033'390.00	3.6%
7 - 8 years	179	59'881'030.00	12.6%
8 - 9 years	189	63'083'130.00	13.2%
9 - 10 years	36	10'623'863.00	2.2%
9 - 10 years	-	-	-
> 10 years	-	-	-
Total	1'640	477'033'665.00	100%

Residential Mortgages			
Current Loan to Value	Number of Properties	Amount	% of Total
<= 10%	76	7'580'839.00	1.6%
10 - 20%	244	46'755'289.00	9.8%
20 - 30%	302	80'353'337.00	16.8%
30 - 40%	347	118'590'498.00	24.9%
40 - 50%	279	105'586'525.50	22.1%
50 - 60%	147	67'233'292.50	14.1%
60 - 70%	84	41'879'509.00	8.8%
70 - 80%	16	9'054'375.00	1.9%
80 - 90%	-	-	-
90 - 95%	-	-	-
95 - 100%	-	-	-
> 100%	-	-	-
Total	1'495	477'033'665.00	100%

Residential Mortgages			
Total Balance by Property	Number of Properties	Amount	% of Total
<= 100'000	184	14'512'299.00	3.0%
100 - 200'000	349	56'516'057.00	11.8%
200 - 300'000	332	87'819'547.00	18.4%
300 - 400'000	270	97'256'395.00	20.4%
400 - 500'000	163	74'041'985.50	15.5%
500 - 600'000	81	44'754'744.00	9.4%
600 - 700'000	40	25'988'806.50	5.4%
700 - 800'000	26	19'831'250.00	4.2%
800 - 900'000	11	9'360'000.00	2.0%
900'000 - 1 Mio.	15	14'592'327.00	3.1%
1 - 1.1 Mio.	4	4'303'125.00	0.9%
1.1 - 1.2 Mio.	7	8'173'375.00	1.7%
1.2 - 1.3 Mio.	4	5'032'200.00	1.1%
1.3 - 1.4 Mio.	4	5'434'554.00	1.1%
1.4 - 1.5 Mio.	1	1'500'000.00	0.3%
1.5 - 2 Mio.	3	4'845'000.00	1.0%
3 - 4 Mio.	1	3'072'000.00	0.6%
3 - 4 Mio.	-	-	-
4 - 5 Mio.	-	-	-
> 5 Mio.	-	-	-
Total	1'495	477'033'665.00	100%

Residential Mortgages			
Interest Rate Type	Number of Contracts	Amount	% of Total
Fixed	1'640	477'033'665.00	100.0%
Libor 1M	-	-	-
Libor 3M	-	-	-
Libor 6M	-	-	-
Portfolio 2Y	-	-	-
Portfolio 3Y	-	-	-
Portfolio 5Y	-	-	-
Variable	-	-	-
Total	1'640	477'033'665.00	100%

Residential Mortgages			
W&P - Poperty Region	Number of Properties	Amount	% of Total
Berne	45	12'968'600.00	2.7%
Central Switzerland	74	25'098'700.00	5.3%
E. Switzerland	72	20'665'740.00	4.3%
Lake Geneva Area	416	156'742'928.00	32.9%
N.W. Switzerland	190	64'475'461.50	13.5%
S. Switzerland	317	72'798'138.50	15.3%
W. Switzerland	190	60'678'707.00	12.7%
Zürich	191	63'605'390.00	13.3%
Total	1'495	477'033'665.00	100%

Residential Mortgages			
Property Type	Number of Properties	Amount	% of Total
Condominium	675	190'303'417.00	39.9%
Holiday Home	103	23'693'024.00	5.0%
Single Family Home	717	263'037'224.00	55.1%
Other	-	-	-
Total	1'495	477'033'665.00	100%

Residential Mortgages			
Arrears	Number of Contracts	Amount	% of Total
Not in arrears	1'640	477'033'665.00	100.0%
<= 3 months in arrears	-	-	-
> 3 months in arrears	-	-	-
Total	1'640	477'033'665.00	100%