

## Covered Bond Programme - Monthly Investor Report

As per the relevant Cut-off Date 30.09.2021

Asset Coverage Test		PASS
A =		1'970'884'147
B =		514'956
C =		0
X =		0
Z =		5'548'018
<b>Total:</b>	<b>A + B + C - X - Z</b>	<b>1'965'851'084</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		16.4%
Excess Overcollateralisation*		4.5%

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

Interest Coverage Coverage Test		PASS
Interest from Pool		109'575'345
Expenses		-3'558'950
<b>Cover Pool Revenues (Amount A)</b>		<b>106'016'395</b>
Net Interest from/to Swaps		-22'559'284
Interests on Covered Bonds		-58'630'432
<b>Interest Amount (Amount B)</b>		<b>-81'189'716</b>
<b>Total</b>		<b>24'826'680</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)	514'955.58
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>714'955.58</b>

**Mortgage Portfolio Summary**

	Residential Mortgages
Total of Property Loan Balance	2'189'871'274
Average Loan Balance of Property	369'038
Number of Property Loans	5'934
WA Remaining Terms (in years):	3.80
WA LTV (in %):	43.8%

Remaining Terms	Residential Mortgages		
	Number of Contracts	Amount	% of Total
up to 1 year	1'472	400'468'655.50	18.3%
1 - 2 years	1'298	339'553'972.75	15.5%
2 - 3 years	880	237'245'195.25	10.8%
3 - 4 years	1'055	276'289'505.75	12.6%
4 - 5 years	899	245'900'780.50	11.2%
5 - 6 years	601	175'883'883.95	8.0%
6 - 7 years	503	161'410'564.00	7.4%
7 - 8 years	428	124'043'182.50	5.7%
8 - 9 years	382	122'284'029.50	5.6%
9 - 10 years	335	104'714'504.25	4.8%
> 10 years	3	2'077'000.00	0.1%
> 10 years	-	-	0.0%
<b>Total</b>	<b>7'856</b>	<b>2'189'871'273.95</b>	<b>100%</b>

Current Loan to Value	Residential Mortgages		
	Number of Properties	Amount	% of Total
<= 10%	223	23'776'529.00	1.1%
10 - 20%	697	129'442'911.95	5.9%
20 - 30%	1'054	298'152'704.25	13.6%
30 - 40%	1'218	444'861'150.25	20.3%
40 - 50%	1'170	480'996'438.75	22.0%
50 - 60%	903	434'129'195.00	19.8%
60 - 70%	543	305'687'420.25	14.0%
70 - 80%	126	72'824'924.50	3.3%
80 - 90%	-	-	0.0%
90 - 95%	-	-	0.0%
95 - 100%	-	-	0.0%
> 100%	-	-	0.0%
<b>Total</b>	<b>5'934</b>	<b>2'189'871'273.95</b>	<b>100%</b>

Total Balance by Property	Residential Mortgages		
	Number of Properties	Amount	% of Total
<= 100'000	515	39'470'716.50	1.8%
100 - 200'000	1'168	192'544'260.70	8.8%
200 - 300'000	1'226	323'214'431.00	14.8%
300 - 400'000	1'086	389'007'801.75	17.8%
400 - 500'000	781	358'053'236.25	16.4%
500 - 600'000	441	245'806'586.50	11.2%
600 - 700'000	263	172'116'460.25	7.9%
700 - 800'000	128	97'283'175.00	4.4%
800 - 900'000	88	74'794'572.25	3.4%
900'000 - 1 Mio.	77	74'512'310.50	3.4%
1 - 1.1 Mio.	40	42'327'244.50	1.9%
1.1 - 1.2 Mio.	39	45'289'346.00	2.1%
1.2 - 1.3 Mio.	18	22'598'416.00	1.0%
1.3 - 1.4 Mio.	18	24'553'862.00	1.1%
1.4 - 1.5 Mio.	16	23'473'160.00	1.1%
1.5 - 2 Mio.	14	23'646'194.75	1.1%
2 - 3 Mio.	13	30'653'000.00	1.4%
3 - 4 Mio.	2	6'204'000.00	0.3%
4 - 5 Mio.	1	4'322'500.00	0.2%
> 5 Mio.	-	-	0.0%
<b>Total</b>	<b>5'934</b>	<b>2'189'871'273.95</b>	<b>100%</b>

Interest Rate Type	Residential Mortgages		
	Number of Contracts	Amount	% of Total
Fixed	7'856	2'189'871'273.95	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>7'856</b>	<b>2'189'871'273.95</b>	<b>100%</b>

W&P - Property Region	Residential Mortgages		
	Number of Properties	Amount	% of Total
Berne	180	61'043'501.25	2.8%
Central Switzerland	315	130'276'418.25	5.9%
E. Switzerland	317	105'261'289.20	4.8%
Lake Geneva Area	1642	722'511'251.50	33.0%
N.W. Switzerland	810	296'102'552.00	13.5%
S. Switzerland	1110	303'619'269.25	13.9%
W. Switzerland	750	260'578'126.50	11.9%
Zürich	810	310'478'866.00	14.2%
<b>Total</b>	<b>5'934</b>	<b>2'189'871'273.95</b>	<b>100%</b>

Property Type	Residential Mortgages		
	Number of Properties	Amount	% of Total
Condominium	2'607	828'991'567.20	37.9%
Holiday Home	335	77'026'556.50	3.5%
Single Family Home	2'992	1'283'853'150.25	58.6%
Other	-	-	0.0%
<b>Total</b>	<b>5'934</b>	<b>2'189'871'273.95</b>	<b>100%</b>

Arrears	Residential Mortgages		
	Number of Contracts	Amount	% of Total
Not in arrears	7'855	2'189'868'760.70	100.0%
<= 3 months in arrears	1	2'513.25	0.0%
> 3 months in arrears	-	-	0.0%
<b>Total</b>	<b>7'856</b>	<b>2'189'871'273.95</b>	<b>100%</b>