

Covered Bond Programme - Monthly Investor Report

As per the relevant Cut-off Date 30.04.2023

Asset Coverage Test

PASS

A =		626'640'049
B =		545'138
C =		0
X =		0
Z =		177'050
Total:	A + B + C - X - Z	627'008'138
Method Used for Calculating "A"		Arrears Adjusted Current Balance
Asset Percentage used		90%
Amount Outstanding of the Covered Bonds		93'184'000
Available Overcollateralisation		647.2%
Excess Overcollateralisation*		572.9%

*) overcollateralisation above the requirement of the Asset Coverage Test

Interest Coverage Test

PASS

Interest from Pool		4'048'267
Expenses		-133'048
Cover Pool Revenues (Amount A)		3'915'219
Net Interest from/to Swaps		0
Interests on Covered Bonds		-2'302'421
Interest Amount (Amount B)		-2'302'421
Total		1'612'798

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	2.45*	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)	545'138.34
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	745'138.34

Mortgage Portfolio Summary

	Residential Mortgages
Total of Property Loan Balance	696'266'721
Average Loan Balance of Property	347'092
Number of Property Loans	2'006
WA Remaining Terms (in years):	4.24
WA LTV (in %):	40.3%

Residential Mortgages			
Remaining Terms	Number of Contracts	Amount	% of Total
up to 1 year	271	72'033'891.00	10.3%
1 - 2 years	351	90'914'310.50	13.1%
2 - 3 years	515	129'447'175.00	18.6%
3 - 4 years	261	77'297'796.25	11.1%
4 - 5 years	208	65'010'404.00	9.3%
5 - 6 years	143	43'698'752.25	6.3%
6 - 7 years	156	47'260'865.00	6.8%
7 - 8 years	342	118'630'817.25	17.0%
8 - 9 years	109	36'642'623.00	5.3%
9 - 10 years	52	14'955'087.15	2.1%
> 10 years	1	375'000.00	0.1%
> 10 years	-	-	-
Total	2'409	696'266'721.40	100%

Residential Mortgages			
Current Loan to Value	Number of Properties	Amount	% of Total
<= 10%	102	11'251'114.00	1.6%
10 - 20%	297	58'589'723.00	8.4%
20 - 30%	425	120'004'779.15	17.2%
30 - 40%	467	169'473'887.50	24.3%
40 - 50%	362	150'999'406.00	21.7%
50 - 60%	212	104'791'203.75	15.1%
60 - 70%	105	55'453'131.00	8.0%
70 - 80%	36	25'703'477.00	3.7%
80 - 90%	-	-	-
90 - 95%	-	-	-
95 - 100%	-	-	-
> 100%	-	-	-
Total	2'006	696'266'721.40	100%

Residential Mortgages			
Total Balance by Property	Number of Properties	Amount	% of Total
<= 100'000	213	16'503'100.00	2.4%
100 - 200'000	432	70'163'445.15	10.1%
200 - 300'000	419	110'951'992.00	15.9%
300 - 400'000	369	132'960'196.00	19.1%
400 - 500'000	250	113'838'297.25	16.3%
500 - 600'000	134	74'544'649.50	10.7%
600 - 700'000	62	40'543'443.75	5.8%
700 - 800'000	47	35'611'060.50	5.1%
800 - 900'000	21	17'910'375.00	2.6%
900'000 - 1 Mio.	15	14'460'021.00	2.1%
1 - 1.1 Mio.	6	6'408'325.00	0.9%
1.1 - 1.2 Mio.	12	13'978'866.25	2.0%
1.2 - 1.3 Mio.	4	5'051'400.00	0.7%
1.3 - 1.4 Mio.	7	9'518'650.00	1.4%
1.4 - 1.5 Mio.	3	4'421'250.00	0.6%
1.5 - 2 Mio.	6	9'831'150.00	1.4%
2 - 3 Mio.	3	7'419'500.00	1.1%
3 - 4 Mio.	1	3'056'000.00	0.4%
4 - 5 Mio.	2	9'095'000.00	1.3%
> 5 Mio.	-	-	-
Total	2'006	696'266'721.40	100%

Residential Mortgages			
Interest Rate Type	Number of Contracts	Amount	% of Total
Fixed	2'409	696'266'721.40	100.0%
Libor 1M	-	-	-
Libor 3M	-	-	-
Libor 6M	-	-	-
Portfolio 2Y	-	-	-
Portfolio 3Y	-	-	-
Portfolio 5Y	-	-	-
Variable	-	-	-
Total	2'409	696'266'721.40	100%

Residential Mortgages			
W&P - Poperty Region	Number of Properties	Amount	% of Total
Berne	58	18'328'561.00	2.6%
Central Switzerland	111	37'017'215.00	5.3%
E. Switzerland	104	34'048'858.50	4.9%
Lake Geneva Area	556	235'829'534.50	33.9%
N.W. Switzerland	266	96'560'790.00	13.9%
S. Switzerland	408	103'095'824.00	14.8%
W. Switzerland	246	81'336'477.65	11.7%
Zürich	257	90'049'460.75	12.9%
Total	2'006	696'266'721.40	100%

Residential Mortgages			
Property Type	Number of Properties	Amount	% of Total
Condominium	917	279'352'974.75	40.1%
Holiday Home	135	30'303'578.00	4.4%
Single Family Home	954	386'610'168.65	55.5%
Other	-	-	-
Total	2'006	696'266'721.40	100%

Residential Mortgages			
Arrears	Number of Contracts	Amount	% of Total
Not in arrears	2'407	695'815'080.15	99.9%
<= 3 months in arrears	2	451'641.25	0.1%
> 3 months in arrears	-	-	-

Total	2'409	696'266'721.40	100%
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