

## Covered Bond Programme - Monthly Investor Report

As per the relevant Cut-off Date 31.08.2023

### Asset Coverage Test

PASS

A =		1'026'725'880
B =		559'022
C =		0
X =		0
Z =		18'637
<b>Total:</b>	<b>A + B + C - X - Z</b>	<b>1'027'266'266</b>
Method Used for Calculating "A"		Arrears Adjusted Current Balance
Asset Percentage used		90%
Amount Outstanding of the Covered Bonds		93'184'000
Available Overcollateralisation		1124.3%
Excess Overcollateralisation*		1002.4%

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

### Interest Coverage Test

PASS

Interest from Pool		3'617'981
Expenses		-54'856
<b>Cover Pool Revenues (Amount A)</b>		<b>3'563'125</b>
Net Interest from/to Swaps		0
Interests on Covered Bonds		-2'302'421
<b>Interest Amount (Amount B)</b>		<b>-2'302'421</b>
<b>Total</b>		<b>1'260'704</b>

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
<b>Total / Average</b>				<b>93'184'000</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	A+
Servicer	UBS Switzerland AG	n/a	A+
	UBS AG	Aa3	A+
Calculation Agent	UBS AG, London Branch	Aa3	A+
Mortgage Pool Swap Provider	UBS AG, London Branch	Aa3	A+
Account Bank	UBS Switzerland AG	n/a	A+
	UBS AG	Aa3	A+

### Balance of Programme Accounts

	CHF
General (bank and safekeeping account)	529'022.29
Cover Pool (bank and safekeeping account)	30'000.00
Swap Collateral (bank and safekeeping account)	0.00
Share Capital Bank Account (i.e. no safekeeping account)	200'000.00
<b>Total</b>	<b>759'022.29</b>

**Mortgage Portfolio Summary**

	Residential Mortgages
Total of Property Loan Balance	1'140'806'534
Average Loan Balance of Property	381'796
Number of Property Loans	2'988
WA Remaining Terms (in years):	4.03
WA LTV (in %):	41.7%

	Residential Mortgages		
Remaining Terms	Number of Contracts	Amount	% of Total
up to 1 year	439	122'845'167.50	10.8%
1 - 2 years	714	190'667'158.00	16.7%
2 - 3 years	613	171'236'948.50	15.0%
3 - 4 years	470	136'964'480.30	12.0%
4 - 5 years	377	119'198'757.75	10.4%
5 - 6 years	266	79'388'658.50	7.0%
6 - 7 years	335	111'641'546.00	9.8%
7 - 8 years	375	130'329'319.05	11.4%
8 - 9 years	159	50'393'078.50	4.4%
9 - 10 years	98	27'766'419.65	2.4%
> 10 years	1	375'000.00	0.0%
<b>Total</b>	<b>3'847</b>	<b>1'140'806'533.75</b>	<b>100%</b>

	Residential Mortgages		
Current Loan to Value	Number of Properties	Amount	% of Total
<= 10%	130	13'784'189.00	1.2%
10 - 20%	416	83'648'603.30	7.3%
20 - 30%	631	186'479'893.65	16.3%
30 - 40%	669	254'810'475.00	22.3%
40 - 50%	548	244'559'337.50	21.4%
50 - 60%	356	199'875'800.05	17.5%
60 - 70%	172	103'720'769.50	9.1%
70 - 80%	66	53'927'465.75	4.7%
80 - 90%	-	-	-
90 - 95%	-	-	-
95 - 100%	-	-	-
> 100%	-	-	-
<b>Total</b>	<b>2'988</b>	<b>1'140'806'533.75</b>	<b>100%</b>

	Residential Mortgages		
Total Balance by Property	Number of Properties	Amount	% of Total
<= 100'000	259	20'350'038.50	1.8%
100 - 200'000	592	97'075'515.95	8.5%
200 - 300'000	584	154'009'144.50	13.5%
300 - 400'000	560	201'658'392.00	17.7%
400 - 500'000	395	180'380'326.50	15.8%
500 - 600'000	228	126'793'724.30	11.1%
600 - 700'000	103	67'500'077.50	5.9%
700 - 800'000	83	62'922'944.00	5.5%
800 - 900'000	43	36'848'621.00	3.2%
900'000 - 1 Mio.	36	34'838'968.00	3.1%
1 - 1.1 Mio.	21	22'426'444.50	2.0%
1.1 - 1.2 Mio.	22	25'538'083.75	2.2%
1.2 - 1.3 Mio.	13	16'515'996.00	1.4%
1.3 - 1.4 Mio.	10	13'655'193.00	1.2%
1.4 - 1.5 Mio.	6	8'721'400.00	0.8%
1.5 - 2 Mio.	22	37'864'664.25	3.3%
2 - 3 Mio.	7	16'772'000.00	1.5%
3 - 4 Mio.	1	3'090'000.00	0.3%
4 - 5 Mio.	3	13'845'000.00	1.2%
> 5 Mio.	-	-	-
<b>Total</b>	<b>2'988</b>	<b>1'140'806'533.75</b>	<b>100%</b>

	Residential Mortgages		
Interest Rate Type	Number of Contracts	Amount	% of Total
Fixed	3'847	1'140'806'533.75	100.0%
Libor 1M	-	-	-
Libor 3M	-	-	-
Libor 6M	-	-	-
Portfolio 2Y	-	-	-
Portfolio 3Y	-	-	-
Portfolio 5Y	-	-	-
Variable	-	-	-
<b>Total</b>	<b>3'847</b>	<b>1'140'806'533.75</b>	<b>100%</b>

	Residential Mortgages		
W&P - Property Region	Number of Properties	Amount	% of Total
Berne	94	33'875'400.80	3.0%
Central Switzerland	162	56'653'462.50	5.0%
E. Switzerland	144	50'936'492.50	4.5%
Lake Geneva Area	876	413'516'044.80	36.2%
N.W. Switzerland	392	149'248'230.50	13.1%
S. Switzerland	572	160'458'375.00	14.1%
W. Switzerland	368	127'292'430.15	11.2%
Zürich	380	148'826'097.50	13.0%
<b>Total</b>	<b>2'988</b>	<b>1'140'806'533.75</b>	<b>100%</b>

	Residential Mortgages		
Property Type	Number of Properties	Amount	% of Total
Condominium	1'321	433'480'590.00	38.0%
Holiday Home	176	40'377'030.80	3.5%
Single Family Home	1'491	666'948'912.95	58.5%
Other	-	-	-
<b>Total</b>	<b>2'988</b>	<b>1'140'806'533.75</b>	<b>100%</b>

	Residential Mortgages		
Arrears	Number of Contracts	Amount	% of Total
Not in arrears	3'846	1'140'405'493.75	100.0%
<= 3 months in arrears	1	401'040.00	0.0%
> 3 months in arrears	-	-	-
<b>Total</b>	<b>3'847</b>	<b>1'140'806'533.75</b>	<b>100%</b>