

## Covered Bond Programme - Monthly Investor Report

As per the relevant Cut-off Date 30.06.2019

### Asset Coverage Test

PASS

A =		4'954'793'188
B =		285'550
C =		0
X =		0
Z =		41'017'288
<b>Total:</b>	<b>A + B + C - X - Z</b>	<b>4'914'061'450</b>
Method Used for Calculating "A"		Arrears Adjusted Current Balance
Asset Percentage used		90%
Amount Outstanding of the Covered Bonds		4'608'684'000
Available Overcollateralisation		19.5%
Excess Overcollateralisation*		6.6%

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

### Interest Coverage Coverage Test

PASS

Interest from Pool	825'371'830
Expenses	-9'321'120
<b>Cover Pool Revenues (Amount A)</b>	<b>816'050'710</b>
Net Interest from/to Swaps	34'018'538
Interests on Covered Bonds	-254'354'607
<b>Interest Amount (Amount B)</b>	<b>-220'336'069</b>
<b>Total</b>	<b>595'714'641</b>

Notes:

### Detail of Outstanding Covered Bonds

Series	Currency	Notional Outstanding	FX Rate	CH Equivalent	Maturity	Coupon Rate	ISIN CODE
Series 2 - 2009 - 02.12.19	EUR	1'000'000'000.00	1.51	1'510'000'000	02.12.2019	3.875	XS0470204172
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
Series 14 - 2014 - 16.04.21	EUR	1'000'000'000.00	1.218	1'218'000'000	16.04.2021	1.375	XS1057841980
<b>Total / Average</b>				<b>4'608'684'000</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)	285'550.19
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>485'550.19</b>

**Mortgage Portfolio Summary**

		Residential Mortgages		
Total of Property Loan Balance		5'505'325'764		
Average Loan Balance of Property		389'730		
Number of Property Loans		14'126		
WA Remaining Terms (in years):		3.32		
WA LTV (in %):		48.8%		

  

		Residential Mortgages		
Remaining Terms	Number of Contracts	Amount	% of Total	
No termination date	7'666	1'882'301'697.50	34.2%	
up to 1 year	2'190	604'732'891.55	11.0%	
1 - 2 years	2'573	770'742'628.65	14.0%	
2 - 3 years	2'344	688'931'312.00	12.5%	
3 - 4 years	1'722	472'262'040.25	8.6%	
4 - 5 years	1'013	263'413'712.00	4.8%	
5 - 6 years	641	175'714'288.50	3.2%	
6 - 7 years	637	169'409'650.00	3.1%	
7 - 8 years	642	191'125'330.45	3.5%	
8 - 9 years	541	154'248'717.25	2.8%	
9 - 10 years	439	132'443'496.00	2.4%	
> 10 years	-	-	0.0%	
<b>Total</b>	<b>20'408</b>	<b>5'505'325'764.15</b>	<b>100%</b>	

  

		Residential Mortgages		
Current Loan to Value	Number of Properties	Amount	% of Total	
<= 10%	489	38'989'720.20	0.7%	
10 - 20%	1'305	229'576'245.85	4.2%	
20 - 30%	1'902	489'062'845.45	8.9%	
30 - 40%	2'586	898'553'329.80	16.3%	
40 - 50%	2'684	1'122'631'009.80	20.4%	
50 - 60%	2'404	1'168'029'690.50	21.2%	
60 - 70%	1'893	1'045'624'991.50	19.0%	
70 - 80%	861	512'515'931.05	9.3%	
80 - 90%	2	342'000.00	0.0%	
90 - 95%	-	-	0.0%	
95 - 100%	-	-	0.0%	
> 100%	-	-	0.0%	
<b>Total</b>	<b>14'126</b>	<b>5'505'325'764.15</b>	<b>100%</b>	

  

		Residential Mortgages		
Total Balance by Property	Number of Properties	Amount	% of Total	
<= 100'000	1'453	105'781'842.15	1.9%	
100 - 200'000	2'528	410'360'697.05	7.5%	
200 - 300'000	2'622	684'791'109.15	12.4%	
300 - 400'000	2'358	845'134'831.75	15.4%	
400 - 500'000	1'818	833'857'681.75	15.1%	
500 - 600'000	1'201	667'683'443.50	12.1%	
600 - 700'000	745	487'950'407.75	8.9%	
700 - 800'000	402	304'926'901.75	5.5%	
800 - 900'000	279	238'891'575.00	4.3%	
900'000 - 1 Mio.	209	200'747'214.25	3.6%	
1 - 1.1 Mio.	120	127'359'820.25	2.3%	
1.1 - 1.2 Mio.	116	135'132'266.50	2.5%	
1.2 - 1.3 Mio.	67	84'424'201.00	1.5%	
1.3 - 1.4 Mio.	44	59'521'235.50	1.1%	
1.4 - 1.5 Mio.	62	90'569'973.55	1.6%	
1.5 - 2 Mio.	62	107'317'123.25	1.9%	
2 - 3 Mio.	24	58'596'390.00	1.1%	
3 - 4 Mio.	9	31'189'050.00	0.6%	
4 - 5 Mio.	7	31'090'000.00	0.6%	
> 5 Mio.	-	-	0.0%	
<b>Total</b>	<b>14'126</b>	<b>5'505'325'764.15</b>	<b>100%</b>	

  

		Residential Mortgages		
Interest Rate Type	Number of Contracts	Amount	% of Total	
Fixed	12'742	3'623'024'066.65	65.8%	
Libor 1M	17	15'673'950.00	0.3%	
Libor 3M	7'372	1'807'281'584.00	32.8%	
Libor 6M	256	55'213'988.50	1.0%	
Portfolio 2Y	15	2'323'175.00	0.0%	
Portfolio 3Y	3	747'500.00	0.0%	
Portfolio 5Y	1	350'000.00	0.0%	
Variable	2	711'500.00	0.0%	
<b>Total</b>	<b>20'408</b>	<b>5'505'325'764.15</b>	<b>100%</b>	

  

		Residential Mortgages		
W&P - Poperty Region	Number of Properties	Amount	% of Total	
Berne	451	171'719'432.50	3.1%	
Central Switzerland	912	382'160'390.25	6.9%	
E. Switzerland	870	330'216'049.45	6.0%	
Lake Geneva Area	3402	1'562'271'333.85	28.4%	
N.W. Switzerland	2058	811'986'622.30	14.7%	
S. Switzerland	2936	814'575'381.80	14.8%	
W. Switzerland	1533	556'358'203.75	10.1%	
Zürich	1964	876'038'350.25	15.9%	
<b>Total</b>	<b>14'126</b>	<b>5'505'325'764.15</b>	<b>100%</b>	

  

		Residential Mortgages		
Property Type	Number of Properties	Amount	% of Total	
Condominium	5'977	1'996'387'979.35	36.3%	
Holiday Home	1'258	305'236'108.20	5.5%	
Single Family Home	6'891	3'203'701'676.60	58.2%	
Other	-	-	0.0%	
<b>Total</b>	<b>14'126</b>	<b>5'505'325'764.15</b>	<b>100%</b>	

  

		Residential Mortgages		
Arrears	Number of Contracts	Amount	% of Total	
Not in arrears	20'400	5'502'470'343.65	99.9%	
<= 3 months in arrears	8	2'855'420.50	0.1%	
> 3 months in arrears	-	-	0.0%	
<b>Total</b>	<b>20'408</b>	<b>5'505'325'764.15</b>	<b>100%</b>	