

Covered Bond Programme - Monthly Investor Report

As per the relevant Cut-off Date 31.10.2022

Asset Coverage Test

PASS

A =		394'994'268
B =		554'498
C =		0
X =		0
Z =		405'350
Total:	A + B + C - X - Z	395'143'416
Method Used for Calculating "A"		Arrears Adjusted Current Balance
Asset Percentage used		90%
Amount Outstanding of the Covered Bonds		93'184'000
Available Overcollateralisation		371.0%
Excess Overcollateralisation*		324.0%

*) overcollateralisation above the requirement of the Asset Coverage Test

Interest Coverage Test

PASS

Interest from Pool		4'439'771
Expenses		-227'718
Cover Pool Revenues (Amount A)		4'212'053
Net Interest from/to Swaps		0
Interests on Covered Bonds		-2'302'421
Interest Amount (Amount B)		-2'302'421
Total		1'909'632

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)	554'498.19
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
Total	754'498.19

Mortgage Portfolio Summary

	Residential Mortgages
Total of Property Loan Balance	438'882'520
Average Loan Balance of Property	318'261
Number of Property Loans	1'379
WA Remaining Terms (in years):	4.36
WA LTV (in %):	38.8%

Residential Mortgages			
Remaining Terms	Number of Contracts	Amount	% of Total
up to 1 year	172	50'703'580.50	11.6%
1 - 2 years	97	29'922'303.50	6.8%
2 - 3 years	394	97'585'530.00	22.2%
3 - 4 years	233	60'856'753.45	13.9%
4 - 5 years	105	31'300'556.00	7.1%
5 - 6 years	76	28'468'839.00	6.5%
6 - 7 years	62	16'991'440.00	3.9%
7 - 8 years	202	68'977'775.00	15.7%
8 - 9 years	142	46'306'555.00	10.6%
9 - 10 years	28	7'769'188.00	1.8%
9 - 10 years	-	-	-
> 10 years	-	-	-
Total	1'511	438'882'520.45	100%

Residential Mortgages			
Current Loan to Value	Number of Properties	Amount	% of Total
<= 10%	76	7'783'839.00	1.8%
10 - 20%	232	45'306'749.00	10.3%
20 - 30%	282	74'928'662.00	17.1%
30 - 40%	319	109'375'638.00	24.9%
40 - 50%	268	102'588'995.50	23.4%
50 - 60%	123	56'433'662.50	12.9%
60 - 70%	65	34'232'899.45	7.8%
70 - 80%	14	8'232'075.00	1.9%
80 - 90%	-	-	-
90 - 95%	-	-	-
95 - 100%	-	-	-
> 100%	-	-	-
Total	1'379	438'882'520.45	100%

Residential Mortgages			
Total Balance by Property	Number of Properties	Amount	% of Total
<= 100'000	174	13'544'369.00	3.1%
100 - 200'000	321	52'283'392.00	11.9%
200 - 300'000	305	80'554'947.00	18.4%
300 - 400'000	251	90'239'940.00	20.6%
400 - 500'000	146	66'470'190.95	15.1%
500 - 600'000	76	42'007'744.00	9.6%
600 - 700'000	36	23'390'006.50	5.3%
700 - 800'000	24	18'314'750.00	4.2%
800 - 900'000	10	8'469'000.00	1.9%
900'000 - 1 Mio.	14	13'601'327.00	3.1%
1 - 1.1 Mio.	4	4'303'125.00	1.0%
1.1 - 1.2 Mio.	5	5'823'375.00	1.3%
1.2 - 1.3 Mio.	4	5'028'800.00	1.1%
1.3 - 1.4 Mio.	4	5'434'554.00	1.2%
1.4 - 1.5 Mio.	1	1'500'000.00	0.3%
1.5 - 2 Mio.	3	4'845'000.00	1.1%
3 - 4 Mio.	1	3'072'000.00	0.7%
3 - 4 Mio.	-	-	-
4 - 5 Mio.	-	-	-
> 5 Mio.	-	-	-
Total	1'379	438'882'520.45	100%

Residential Mortgages			
Interest Rate Type	Number of Contracts	Amount	% of Total
Fixed	1'511	438'882'520.45	100.0%
Libor 1M	-	-	-
Libor 3M	-	-	-
Libor 6M	-	-	-
Portfolio 2Y	-	-	-
Portfolio 3Y	-	-	-
Portfolio 5Y	-	-	-
Variable	-	-	-
Total	1'511	438'882'520.45	100%

Residential Mortgages			
W&P - Property Region	Number of Properties	Amount	% of Total
Berne	37	10'764'025.00	2.5%
Central Switzerland	65	20'313'250.00	4.6%
E. Switzerland	69	20'305'950.00	4.6%
Lake Geneva Area	385	146'535'673.00	33.4%
N.W. Switzerland	180	61'558'606.50	14.0%
S. Switzerland	295	67'516'558.50	15.4%
W. Switzerland	171	52'118'327.00	11.9%
Zürich	177	59'770'130.45	13.6%
Total	1'379	438'882'520.45	100%

Residential Mortgages			
Property Type	Number of Properties	Amount	% of Total
Condominium	632	178'579'227.00	40.7%
Holiday Home	96	21'453'849.00	4.9%
Single Family Home	651	238'849'444.45	54.4%
Other	-	-	-
Total	1'379	438'882'520.45	100%

Residential Mortgages			
Arrears	Number of Contracts	Amount	% of Total
Not in arrears	1'509	438'384'455.00	99.9%
<= 3 months in arrears	2	498'065.45	0.1%
> 3 months in arrears	-	-	-
Total	1'511	438'882'520.45	100%