

## Covered Bond Programme - Monthly Investor Report

As per the relevant Cut-off Date 30.11.2022

### Asset Coverage Test

PASS

A =		398'939'855
B =		576'316
C =		0
X =		0
Z =		368'077
<b>Total:</b>	<b>A + B + C - X - Z</b>	<b>399'148'094</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		375.7%
Excess Overcollateralisation*		328.3%

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

### Interest Coverage Test

PASS

Interest from Pool		4'541'565
Expenses		-227'718
<b>Cover Pool Revenues (Amount A)</b>		<b>4'313'847</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>2'011'426</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	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)	576'316.27
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>776'316.27</b>

**Mortgage Portfolio Summary**

	Residential Mortgages
Total of Property Loan Balance	443'266'505
Average Loan Balance of Property	316'619
Number of Property Loans	1'400
WA Remaining Terms (in years):	4.35
WA LTV (in %):	38.8%

	Residential Mortgages		
Remaining Terms	Number of Contracts	Amount	% of Total
up to 1 year	166	47'680'769.50	10.8%
1 - 2 years	105	31'021'002.50	7.0%
2 - 3 years	424	103'315'530.00	23.3%
3 - 4 years	206	55'792'845.00	12.6%
4 - 5 years	117	35'106'761.00	7.9%
5 - 6 years	76	28'045'389.00	6.3%
6 - 7 years	62	17'188'188.00	3.9%
7 - 8 years	221	75'449'027.00	17.0%
8 - 9 years	126	42'403'355.00	9.6%
9 - 10 years	28	7'263'638.00	1.6%
9 - 10 years	-	-	-
> 10 years	-	-	-
<b>Total</b>	<b>1'531</b>	<b>443'266'505.00</b>	<b>100%</b>

	Residential Mortgages		
Current Loan to Value	Number of Properties	Amount	% of Total
<= 10%	78	7'933'839.00	1.8%
10 - 20%	238	46'171'649.00	10.4%
20 - 30%	287	75'690'412.00	17.1%
30 - 40%	324	110'575'288.00	24.9%
40 - 50%	267	102'365'995.50	23.1%
50 - 60%	127	58'764'412.50	13.3%
60 - 70%	65	33'567'834.00	7.6%
70 - 80%	14	8'197'075.00	1.8%
80 - 90%	-	-	-
90 - 95%	-	-	-
95 - 100%	-	-	-
> 100%	-	-	-
<b>Total</b>	<b>1'400</b>	<b>443'266'505.00</b>	<b>100%</b>

	Residential Mortgages		
Total Balance by Property	Number of Properties	Amount	% of Total
<= 100'000	177	13'678'569.00	3.1%
100 - 200'000	332	54'126'467.00	12.2%
200 - 300'000	305	80'451'447.00	18.1%
300 - 400'000	256	92'024'040.00	20.8%
400 - 500'000	149	67'846'300.50	15.3%
500 - 600'000	76	42'016'494.00	9.5%
600 - 700'000	35	22'731'256.50	5.1%
700 - 800'000	24	18'314'750.00	4.1%
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.	-	-	-
<b>Total</b>	<b>1'400</b>	<b>443'266'505.00</b>	<b>100%</b>

	Residential Mortgages		
Interest Rate Type	Number of Contracts	Amount	% of Total
Fixed	1'531	443'266'505.00	100.0%
Libor 1M	-	-	-
Libor 3M	-	-	-
Libor 6M	-	-	-
Portfolio 2Y	-	-	-
Portfolio 3Y	-	-	-
Portfolio 5Y	-	-	-
Variable	-	-	-
<b>Total</b>	<b>1'531</b>	<b>443'266'505.00</b>	<b>100%</b>

	Residential Mortgages		
W&P - Property Region	Number of Properties	Amount	% of Total
Berne	37	10'764'025.00	2.4%
Central Switzerland	67	21'200'700.00	4.8%
E. Switzerland	70	20'565'950.00	4.6%
Lake Geneva Area	388	146'661'248.00	33.1%
N.W. Switzerland	180	61'495'381.50	13.9%
S. Switzerland	302	68'853'958.50	15.5%
W. Switzerland	177	54'195'427.00	12.2%
Zürich	179	59'529'815.00	13.4%
<b>Total</b>	<b>1'400</b>	<b>443'266'505.00</b>	<b>100%</b>

	Residential Mortgages		
Property Type	Number of Properties	Amount	% of Total
Condominium	639	180'108'977.00	40.6%
Holiday Home	101	22'149'649.00	5.0%
Single Family Home	660	241'007'879.00	54.4%
Other	-	-	-
<b>Total</b>	<b>1'400</b>	<b>443'266'505.00</b>	<b>100%</b>

	Residential Mortgages		
Arrears	Number of Contracts	Amount	% of Total
Not in arrears	1'531	443'266'505.00	100.0%
<= 3 months in arrears	-	-	-
> 3 months in arrears	-	-	-
<b>Total</b>	<b>1'531</b>	<b>443'266'505.00</b>	<b>100%</b>