

Covered Bond Programme - Monthly Investor Report

As per the relevant Cut-off Date 31.12.2016

Asset Coverage Test

PASS

A =		7'285'355'966
B =		1'799'669'226
C =		0
X =		0
Z =		99'619'942
Total:	A + B + C - X - Z	8'985'405'250
Method Used for Calculating "A"		Arrears Adjusted Current Balance
Asset Percentage used		86%
Amount Outstanding of the Covered Bonds		6'799'996'028
Available Overcollateralisation		24.6%
Excess Overcollateralisation*		32.1%

*) overcollateralisation above the requirement of the Asset Coverage Test

Interest Coverage Coverage Test

PASS

Interest from Pool	1'446'471'906
Expenses	-12'722'953
Cover Pool Revenues (Amount A)	1'433'748'953
Net Interest from/to Swaps	219'924'676
Interests on Covered Bonds	-584'450'854
Interest Amount (Amount B)	-364'526'177
Total	1'069'222'776

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 7 - 2011 - 15.03.19	NOK	300'000'000.00	0.13312	39'936'000	15.03.2019	2.200*	Private Plcmt
Series 8 - 2011 - 15.09.23	NOK	700'000'000.00	0.13312	93'184'000	15.09.2023	2.450*	Private Plcmt
Series 9 - 2012 - 10.01.17	EUR	1'500'000'000.00	1.2167	1'825'050'000	10.01.2017	2.250	XS0728789578
Series 11 - 2012 - 30.03.17	USD	361'060'000.00	0.9038	326'326'028	30.03.2017	2.250	XS0765656276
Series 14 - 2014 - 16.04.21	EUR	1'000'000'000.00	1.218	1'218'000'000	16.04.2021	1.375	XS1057841980
Total / Average				6'799'996'028			

*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	A1	A+
Servicer	UBS Switzerland AG	n/a	A+
	UBS AG	A1	A+
Calculation Agent	UBS AG, London Branch	A1	A+
Covered Bond Swap Provider	UBS AG, London Branch	A1	A+
Mortgage Pool Swap Provider	UBS AG, London Branch	A1	A+
Account Bank	UBS Switzerland AG	n/a	A+
	UBS AG	A1	A+

Balance of Programme Accounts

	CHF
General (bank and safekeeping account)	200'063.66
Cover Pool (bank and safekeeping account)	1'799'469'162.00
Swap Collateral (bank and safekeeping account)	0.00
Share Capital Bank Account (i.e. no safekeeping account)	200'000.00
Total	1'799'869'225.66

Mortgage Portfolio Summary

	Residential Mortgages
Total of Property Loan Balance	8'472'364'625
Average Loan Balance of Property	411'020
Number of Property Loans	20'613
WA Remaining Terms (in years):	3.45
WA LTV (in %):	49.9%

Residential Mortgages			
Remaining Terms	Number of Contracts	Amount	% of Total
No termination date	10'900	2'533'964'342.25	29.9%
up to 1 year	4'330	1'166'027'533.60	13.8%
1 - 2 years	3'018	787'960'344.25	9.3%
2 - 3 years	2'832	784'294'767.15	9.3%
3 - 4 years	3'115	909'415'429.20	10.7%
4 - 5 years	2'599	781'521'967.05	9.2%
5 - 6 years	2'081	613'928'695.70	7.2%
6 - 7 years	1'264	348'302'344.00	4.1%
7 - 8 years	689	183'297'550.75	2.2%
8 - 9 years	689	197'818'906.00	2.3%
9 - 10 years	582	163'343'745.50	1.9%
> 10 years	4	2'489'000.00	0.0%
Total	32'103	8'472'364'625.45	100%

Residential Mortgages			
Current Loan to Value	Number of Properties	Amount	% of Total
<= 10%	604	50'862'668.35	0.6%
10 - 20%	1'767	314'306'730.20	3.7%
20 - 30%	2'679	692'386'284.10	8.2%
30 - 40%	3'711	1'318'449'667.30	15.6%
40 - 50%	3'968	1'690'139'370.95	19.9%
50 - 60%	3'748	1'885'216'255.15	22.3%
60 - 70%	2'891	1'643'801'740.55	19.4%
70 - 80%	1'068	718'881'445.35	8.5%
80 - 90%	163	141'905'963.50	1.7%
90 - 95%	12	14'014'500.00	0.2%
95 - 100%	2	2'400'000.00	0.0%
> 100%	-	-	0.0%
Total	20'613	8'472'364'625.45	100%

Residential Mortgages			
Total Balance by Property	Number of Properties	Amount	% of Total
<= 100'000	1'833	135'135'064.45	1.6%
100 - 200'000	3'432	555'118'713.80	6.6%
200 - 300'000	3'625	944'108'637.85	11.1%
300 - 400'000	3'440	1'232'522'705.60	14.5%
400 - 500'000	2'808	1'284'480'826.50	15.2%
500 - 600'000	1'951	1'083'630'182.75	12.8%
600 - 700'000	1'155	756'880'563.15	8.9%
700 - 800'000	727	550'685'089.60	6.5%
800 - 900'000	433	370'684'514.75	4.4%
900'000 - 1 Mio.	333	319'987'322.75	3.8%
1 - 1.1 Mio.	196	207'651'239.75	2.5%
1.1 - 1.2 Mio.	175	202'475'090.25	2.4%
1.2 - 1.3 Mio.	148	185'720'591.50	2.2%
1.3 - 1.4 Mio.	76	103'217'500.50	1.2%
1.4 - 1.5 Mio.	96	140'262'172.50	1.7%
1.5 - 2 Mio.	113	193'077'262.25	2.3%
2 - 3 Mio.	48	117'367'547.50	1.4%
3 - 4 Mio.	17	58'037'100.00	0.7%
4 - 5 Mio.	7	31'322'500.00	0.4%
> 5 Mio.	-	-	0.0%
Total	20'613	8'472'364'625.45	100%

Residential Mortgages			
Interest Rate Type	Number of Contracts	Amount	% of Total
Fixed	21'203	5'938'400'283.20	70.1%
Libor 1M	21	16'917'200.00	0.2%
Libor 3M	10'452	2'425'212'714.10	28.6%
Libor 6M	380	83'402'785.65	1.0%
Portfolio 2Y	32	5'119'017.50	0.1%
Portfolio 3Y	6	1'462'500.00	0.0%
Portfolio 5Y	1	350'000.00	0.0%
Variable	8	1'500'125.00	0.0%
Total	32'103	8'472'364'625.45	100%

Residential Mortgages			
W&P - Property Region	Number of Properties	Amount	% of Total
Berne	740	303'373'202.25	3.6%
Central Switzerland	1302	574'349'655.00	6.8%
E. Switzerland	1272	496'576'764.70	5.9%
Lake Geneva Area	5115	2'474'449'373.40	29.2%
N.W. Switzerland	3055	1'272'895'946.50	15.0%
S. Switzerland	4066	1'196'455'916.60	14.1%
W. Switzerland	2314	858'424'159.50	10.1%
Zürich	2749	1'295'839'607.50	15.3%
Total	20'613	8'472'364'625.45	100%

Residential Mortgages			
Property Type	Number of Properties	Amount	% of Total
Condominium	8'752	3'038'815'817.10	35.9%
Holiday Home	1'603	425'706'973.00	5.0%
Single Family Home	10'258	5'007'841'835.35	59.1%
Other	-	-	0.0%
Total	20'613	8'472'364'625.45	100%

Residential Mortgages			
Arrears	Number of Contracts	Amount	% of Total
Not in arrears	32'083	8'467'546'621.30	99.9%
<= 3 months in arrears	1	271.95	0.0%
> 3 months in arrears	19	4'817'732.20	0.1%
Total	32'103	8'472'364'625.45	100%