

## Covered Bond Programme - Monthly Investor Report

As per the relevant Cut-off Date 31.12.2017

### Asset Coverage Test

PASS

A =		5'007'755'800
B =		169'478
C =		0
X =		0
Z =		75'540'075
<b>Total:</b>	<b>A + B + C - X - Z</b>	<b>4'932'385'203</b>
Method Used for Calculating "A"		Arrears Adjusted Current Balance
Asset Percentage used		86%
Amount Outstanding of the Covered Bonds		4'648'620'000
Available Overcollateralisation		25.3%
Excess Overcollateralisation*		6.1%

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

### Interest Coverage Coverage Test

PASS

Interest from Pool	1'057'426'458
Expenses	-8'942'398
<b>Cover Pool Revenues (Amount A)</b>	<b>1'048'484'060</b>
Net Interest from/to Swaps	219'848'587
Interests on Covered Bonds	-463'646'857
<b>Interest Amount (Amount B)</b>	<b>-243'798'270</b>
<b>Total</b>	<b>804'685'790</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 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 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>4'648'620'000</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	A1	AA-
Servicer	UBS Switzerland AG	n/a	AA-
	UBS AG	A1	AA-
Calculation Agent	UBS AG, London Branch	A1	AA-
Series 1 Covered Bond Swap Provider	UBS AG, London Branch	A1	AA-
Series 2 Covered Bond Swap Provider	UBS AG, London Branch	A1	AA-
Mortgage Pool Swap Provider	UBS AG, London Branch	A1	AA-
Account Bank	UBS Switzerland AG	n/a	AA-
	UBS AG	A1	AA-

### Balance of Programme Accounts

	CHF
General (bank and safekeeping account)	169'478.41
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>369'478.41</b>

**Mortgage Portfolio Summary**

	Residential Mortgages
Total of Property Loan Balance	5'822'973'327
Average Loan Balance of Property	400'342
Number of Property Loans	14'545
WA Remaining Terms (in years):	3.49
WA LTV (in %):	51.4%

	Residential Mortgages		
Remaining Terms	Number of Contracts	Amount	% of Total
No termination date	7'717	1'864'110'306.15	32.0%
up to 1 year	2'272	590'924'622.75	10.1%
1 - 2 years	2'136	602'903'895.75	10.4%
2 - 3 years	2'458	717'618'025.75	12.3%
3 - 4 years	2'059	618'260'823.90	10.6%
4 - 5 years	1'994	575'316'957.50	9.9%
5 - 6 years	938	255'798'198.50	4.4%
6 - 7 years	553	147'675'654.25	2.5%
7 - 8 years	556	160'272'201.50	2.8%
8 - 9 years	469	129'335'495.00	2.2%
9 - 10 years	547	160'207'146.25	2.8%
> 10 years	2	550'000.00	0.0%
<b>Total</b>	<b>21'701</b>	<b>5'822'973'327.30</b>	<b>100%</b>

	Residential Mortgages		
Current Loan to Value	Number of Properties	Amount	% of Total
<= 10%	426	32'265'911.00	0.6%
10 - 20%	1'194	203'636'694.05	3.5%
20 - 30%	1'844	454'468'355.85	7.8%
30 - 40%	2'499	840'742'350.55	14.4%
40 - 50%	2'671	1'090'155'463.55	18.7%
50 - 60%	2'515	1'213'702'323.40	20.8%
60 - 70%	2'118	1'163'855'791.75	20.0%
70 - 80%	1'016	616'588'813.65	10.6%
80 - 90%	232	178'446'417.50	3.1%
90 - 95%	22	22'712'414.00	0.4%
95 - 100%	7	5'818'792.00	0.1%
> 100%	1	580'000.00	0.0%
<b>Total</b>	<b>14'545</b>	<b>5'822'973'327.30</b>	<b>100%</b>

	Residential Mortgages		
Total Balance by Property	Number of Properties	Amount	% of Total
<= 100'000	1'422	104'652'282.05	1.8%
100 - 200'000	2'504	405'011'978.80	7.0%
200 - 300'000	2'616	680'566'860.00	11.7%
300 - 400'000	2'436	872'520'828.90	15.0%
400 - 500'000	1'919	878'844'367.30	15.1%
500 - 600'000	1'280	711'122'924.75	12.2%
600 - 700'000	801	524'630'459.25	9.0%
700 - 800'000	453	342'780'413.50	5.9%
800 - 900'000	290	247'891'632.75	4.3%
900'000 - 1 Mio.	237	227'392'996.25	3.9%
1 - 1.1 Mio.	129	137'002'030.25	2.4%
1.1 - 1.2 Mio.	119	138'288'161.25	2.4%
1.2 - 1.3 Mio.	102	128'101'688.00	2.2%
1.3 - 1.4 Mio.	61	82'940'252.00	1.4%
1.4 - 1.5 Mio.	60	87'950'607.00	1.5%
1.5 - 2 Mio.	71	122'294'092.75	2.1%
2 - 3 Mio.	29	71'529'352.50	1.2%
3 - 4 Mio.	11	37'819'900.00	0.6%
4 - 5 Mio.	5	21'632'500.00	0.4%
> 5 Mio.	-	-	0.0%
<b>Total</b>	<b>14'545</b>	<b>5'822'973'327.30</b>	<b>100%</b>

	Residential Mortgages		
Interest Rate Type	Number of Contracts	Amount	% of Total
Fixed	13'984	3'958'863'021.15	68.0%
Libor 1M	19	15'857'400.00	0.3%
Libor 3M	7'406	1'782'768'415.65	30.6%
Libor 6M	263	59'893'158.00	1.0%
Portfolio 2Y	19	3'093'737.50	0.1%
Portfolio 3Y	4	1'102'500.00	0.0%
Portfolio 5Y	1	350'000.00	0.0%
Variable	5	1'045'095.00	0.0%
<b>Total</b>	<b>21'701</b>	<b>5'822'973'327.30</b>	<b>100%</b>

	Residential Mortgages		
W&P - Poperty Region	Number of Properties	Amount	% of Total
Berne	512	204'097'459.50	3.5%
Central Switzerland	930	388'661'320.00	6.7%
E. Switzerland	870	331'569'131.45	5.7%
Lake Geneva Area	3582	1'707'198'110.25	29.3%
N.W. Switzerland	2108	850'914'718.55	14.6%
S. Switzerland	2968	843'069'774.00	14.5%
W. Switzerland	1622	602'406'146.75	10.3%
Zürich	1953	895'056'666.80	15.4%
<b>Total</b>	<b>14'545</b>	<b>5'822'973'327.30</b>	<b>100%</b>

	Residential Mortgages		
Property Type	Number of Properties	Amount	% of Total
Condominium	6'237	2'123'676'183.65	36.5%
Holiday Home	1'205	307'831'154.90	5.3%
Single Family Home	7'103	3'391'465'988.75	58.2%
Other	-	-	0.0%
<b>Total</b>	<b>14'545</b>	<b>5'822'973'327.30</b>	<b>100%</b>

	Residential Mortgages		
Arrears	Number of Contracts	Amount	% of Total
Not in arrears	21'692	5'820'931'514.05	100.0%
<= 3 months in arrears	9	2'041'813.25	0.0%
> 3 months in arrears	-	-	0.0%
<b>Total</b>	<b>21'701</b>	<b>5'822'973'327.30</b>	<b>100%</b>