

## Covered Bond Programme - Monthly Investor Report

As per the relevant Cut-off Date 31.01.2023

### Asset Coverage Test

PASS

A =		361'881'608
B =		521'040
C =		0
X =		0
Z =		288'870
<b>Total:</b>	<b>A + B + C - X - Z</b>	<b>362'113'778</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		331.5%
Excess Overcollateralisation*		288.6%

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

### Interest Coverage Test

PASS

Interest from Pool		3'131'648
Expenses		-199'085
<b>Cover Pool Revenues (Amount A)</b>		<b>2'932'563</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>630'142</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)	521'040.38
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>721'040.38</b>

**Mortgage Portfolio Summary**

	Residential Mortgages
Total of Property Loan Balance	402'090'676
Average Loan Balance of Property	318'614
Number of Property Loans	1'262
WA Remaining Terms (in years):	4.41
WA LTV (in %):	38.5%

Remaining Terms	Residential Mortgages		
	Number of Contracts	Amount	% of Total
up to 1 year	127	36'680'449.00	9.1%
1 - 2 years	122	33'045'347.00	8.2%
2 - 3 years	395	97'472'135.00	24.2%
3 - 4 years	149	41'434'380.05	10.3%
4 - 5 years	106	35'169'626.00	8.7%
5 - 6 years	70	25'295'521.50	6.3%
6 - 7 years	59	16'412'194.00	4.1%
7 - 8 years	228	76'558'455.00	19.0%
8 - 9 years	88	31'569'510.00	7.9%
9 - 10 years	32	8'453'058.00	2.1%
9 - 10 years	-	-	-
> 10 years	-	-	-
<b>Total</b>	<b>1'376</b>	<b>402'090'675.55</b>	<b>100%</b>

Current Loan to Value	Residential Mortgages		
	Number of Properties	Amount	% of Total
<= 10%	67	6'677'589.00	1.7%
10 - 20%	210	40'417'999.00	10.1%
20 - 30%	273	74'102'545.00	18.4%
30 - 40%	295	102'177'838.00	25.4%
40 - 50%	237	89'710'787.50	22.3%
50 - 60%	113	53'863'162.05	13.4%
60 - 70%	57	29'100'505.00	7.2%
70 - 80%	10	6'040'250.00	1.5%
80 - 90%	-	-	-
90 - 95%	-	-	-
95 - 100%	-	-	-
> 100%	-	-	-
<b>Total</b>	<b>1'262</b>	<b>402'090'675.55</b>	<b>100%</b>

Total Balance by Property	Residential Mortgages		
	Number of Properties	Amount	% of Total
<= 100'000	156	12'125'319.00	3.0%
100 - 200'000	297	48'401'755.50	12.0%
200 - 300'000	278	73'330'949.50	18.2%
300 - 400'000	232	83'490'218.50	20.8%
400 - 500'000	130	58'962'997.05	14.7%
500 - 600'000	71	39'343'705.00	9.8%
600 - 700'000	32	20'786'930.00	5.2%
700 - 800'000	25	19'053'250.00	4.7%
800 - 900'000	9	7'641'500.00	1.9%
900'000 - 1 Mio.	13	12'644'674.00	3.1%
1 - 1.1 Mio.	3	3'198'125.00	0.8%
1.1 - 1.2 Mio.	5	5'822'250.00	1.4%
1.2 - 1.3 Mio.	3	3'801'400.00	0.9%
1.3 - 1.4 Mio.	3	4'083'602.00	1.0%
1.4 - 1.5 Mio.	1	1'500'000.00	0.4%
1.5 - 2 Mio.	3	4'840'000.00	1.2%
3 - 4 Mio.	1	3'064'000.00	0.8%
3 - 4 Mio.	-	-	-
4 - 5 Mio.	-	-	-
> 5 Mio.	-	-	-
<b>Total</b>	<b>1'262</b>	<b>402'090'675.55</b>	<b>100%</b>

Interest Rate Type	Residential Mortgages		
	Number of Contracts	Amount	% of Total
Fixed	1'376	402'090'675.55	100.0%
Libor 1M	-	-	-
Libor 3M	-	-	-
Libor 6M	-	-	-
Portfolio 2Y	-	-	-
Portfolio 3Y	-	-	-
Portfolio 5Y	-	-	-
Variable	-	-	-
<b>Total</b>	<b>1'376</b>	<b>402'090'675.55</b>	<b>100%</b>

W&P - Poperty Region	Residential Mortgages		
	Number of Properties	Amount	% of Total
Berne	35	10'209'700.00	2.5%
Central Switzerland	58	17'608'957.50	4.4%
E. Switzerland	67	19'995'825.00	5.0%
Lake Geneva Area	343	132'290'426.00	32.9%
N.W. Switzerland	167	56'431'022.50	14.0%
S. Switzerland	272	61'478'045.50	15.3%
W. Switzerland	162	50'793'062.00	12.6%
Zürich	158	53'283'637.05	13.3%
<b>Total</b>	<b>1'262</b>	<b>402'090'675.55</b>	<b>100%</b>

Property Type	Residential Mortgages		
	Number of Properties	Amount	% of Total
Condominium	573	162'556'498.00	40.4%
Holiday Home	89	18'858'754.00	4.7%
Single Family Home	600	220'675'423.55	54.9%
Other	-	-	-
<b>Total</b>	<b>1'262</b>	<b>402'090'675.55</b>	<b>100%</b>

Arrears	Residential Mortgages		
	Number of Contracts	Amount	% of Total
Not in arrears	1'373	401'294'626.00	99.8%
<= 3 months in arrears	3	796'049.55	0.2%
> 3 months in arrears	-	-	-
<b>Total</b>	<b>1'376</b>	<b>402'090'675.55</b>	<b>100%</b>