

Covered Bond Programme - Monthly Investor Report

As per the relevant Cut-off Date 6/30/2023

Asset Coverage Test

PASS

A =		1,022,856,156
B =		538,203
C =		0
X =		0
Z =		97,843
Total:	A + B + C - X - Z	1,023,296,516
Method Used for Calculating "A"		Arrears Adjusted Current Balance
Asset Percentage used		90%
Amount Outstanding of the Covered Bonds		93,184,000
Available Overcollateralisation		1119.6%
Excess Overcollateralisation*		998.1%

*) overcollateralisation above the requirement of the Asset Coverage Test

Interest Coverage Test

PASS

Interest from Pool	3,534,244
Expenses	-109,712
Cover Pool Revenues (Amount A)	3,424,532
Net Interest from/to Swaps	0
Interests on Covered Bonds	-2,302,421
Interest Amount (Amount B)	-2,302,421
Total	1,122,111

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	9/15/2023	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	A+
Servicer	UBS Switzerland AG	n/a	A+
	UBS AG	Aa3	A+
Calculation Agent	UBS AG, London Branch	Aa3	A+
Mortgage Pool Swap Provider	UBS AG, London Branch	Aa3	A+
Account Bank	UBS Switzerland AG	n/a	A+
	UBS AG	Aa3	A+

Balance of Programme Accounts

	CHF
General (bank and safekeeping account)	538,203.34
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	738,203.34

Mortgage Portfolio Summary

Residential Mortgages			
Total of Property Loan Balance		1,136,506,840	
Average Loan Balance of Property		379,215	
Number of Property Loans		2,997	
WA Remaining Terms (in years):		4.10	
WA LTV (in %):		41.9%	
Residential Mortgages			
Remaining Terms	Number of Contracts	Amount	% of Total
up to 1 year	468	129,155,969.70	11.4%
1 - 2 years	624	162,930,098.00	14.3%
2 - 3 years	667	184,907,252.00	16.3%
3 - 4 years	482	135,664,452.30	11.9%
4 - 5 years	372	117,842,106.75	10.4%
5 - 6 years	272	81,456,256.50	7.2%
6 - 7 years	274	91,026,451.50	8.0%
7 - 8 years	433	150,531,745.30	13.2%
8 - 9 years	169	53,352,613.50	4.7%
9 - 10 years	105	29,264,894.65	2.6%
> 10 years	1	375,000.00	0.0%
Total	3,867	1,136,506,840.20	100%
Residential Mortgages			
Current Loan to Value	Number of Properties	Amount	% of Total
<= 10%	137	14,285,046.00	1.3%
10 - 20%	411	83,432,738.00	7.3%
20 - 30%	634	185,491,718.65	16.3%
30 - 40%	657	252,509,912.50	22.2%
40 - 50%	558	244,998,782.50	21.6%
50 - 60%	344	186,475,983.80	16.4%
60 - 70%	188	115,684,991.00	10.2%
70 - 80%	68	53,627,667.75	4.7%
80 - 90%	-	-	-
90 - 95%	-	-	-
95 - 100%	-	-	-
> 100%	-	-	-
Total	2,997	1,136,506,840.20	100%
Residential Mortgages			
Total Balance by Property	Number of Properties	Amount	% of Total
<= 100'000	267	20,483,950.20	1.8%
100 - 200'000	600	98,300,965.95	8.6%
200 - 300'000	574	151,536,544.50	13.3%
300 - 400'000	558	200,592,567.00	17.6%
400 - 500'000	400	182,864,641.50	16.1%
500 - 600'000	232	129,151,931.80	11.4%
600 - 700'000	102	67,009,377.50	5.9%
700 - 800'000	83	62,735,894.00	5.5%
800 - 900'000	45	38,554,246.00	3.4%
900'000 - 1 Mio.	36	34,840,718.00	3.1%
1 - 1.1 Mio.	20	21,245,507.00	1.9%
1.1 - 1.2 Mio.	22	25,543,450.00	2.2%
1.2 - 1.3 Mio.	10	12,659,246.00	1.1%
1.3 - 1.4 Mio.	11	15,055,193.00	1.3%
1.4 - 1.5 Mio.	6	8,721,400.00	0.8%
1.5 - 2 Mio.	22	37,867,957.75	3.3%
2 - 3 Mio.	5	12,408,250.00	1.1%
3 - 4 Mio.	1	3,090,000.00	0.3%
4 - 5 Mio.	3	13,845,000.00	1.2%
> 5 Mio.	-	-	-
Total	2,997	1,136,506,840.20	100%
Residential Mortgages			
Interest Rate Type	Number of Contracts	Amount	% of Total
Fixed	3,867	1,136,506,840.20	100.0%
Libor 1M	-	-	-
Libor 3M	-	-	-
Libor 6M	-	-	-
Portfolio 2Y	-	-	-
Portfolio 3Y	-	-	-
Portfolio 5Y	-	-	-
Variable	-	-	-
Total	3,867	1,136,506,840.20	100%
Residential Mortgages			
W&P - Poperty Region	Number of Properties	Amount	% of Total
Berne	94	34,321,400.80	3.0%
Central Switzerland	165	58,379,062.50	5.1%
E. Switzerland	140	49,695,617.50	4.4%
Lake Geneva Area	878	407,794,971.25	35.9%
N.W. Switzerland	397	152,532,980.50	13.4%
S. Switzerland	570	158,190,970.00	13.9%
W. Switzerland	364	125,867,490.15	11.1%
Zürich	389	149,724,347.50	13.2%
Total	2,997	1,136,506,840.20	100%
Residential Mortgages			
Property Type	Number of Properties	Amount	% of Total
Condominium	1,331	435,970,487.70	38.4%
Holiday Home	179	40,469,050.80	3.6%
Single Family Home	1,487	660,067,301.70	58.1%
Other	-	-	-
Total	2,997	1,136,506,840.20	100%
Residential Mortgages			
Arrears	Number of Contracts	Amount	% of Total
Not in arrears	3,866	1,136,506,598.50	100.0%
<= 3 months in arrears	1	241.70	0.0%
> 3 months in arrears	-	-	-
Total	3,867	1,136,506,840.20	100%