

UBS Swiss Covered Bond Programme

Investor Report

As per the relevant Cut-off Date 30.11.2023 (all amounts in CHF)

Asset Coverage Test

PASS

A =	1'275'116'087
B =	255'835
C =	0
X =	0
Z =	86'037'000
Total:	1'189'334'922
Method Used for Calculating "A"	Arrears Adjusted Current Balance
Asset Percentage used	87%
Amount Outstanding of the Covered Bonds	820'000'000
Available Overcollateralisation	78.7%
Excess Overcollateralisation*	45.0%

*) Overcollateralisation above the requirement of the Asset Coverage Test

Interest Coverage Test

PASS

Interest from Pool	17'649'460
Expenses	0
Cover Pool Revenues (Amount A)	17'649'460
Net Interest from/to Swaps	0
Interests on Covered Bonds	-15'934'500
Interest Amount (Amount B)	-15'934'500
Total	1'714'960

Detail of Outstanding Covered Bonds

Series	Currency	Notional Outstanding	FX Rate	CH Equivalent	Maturity	Coupon Rate	ISIN CODE
Fixed Rate Covered Bonds Series 1	CHF	350'000'000.00	1	350'000'000	18.10.2026	1.820	CH1300277717
Fixed Rate Covered Bonds Series 2	CHF	470'000'000.00	1	470'000'000	18.10.2033	2.035	CH1300277725
Total / Average				820'000'000			

Transaction Parties

Role	Name	Ratings Fitch
Issuer	UBS Switzerland AG	A+
Servicer	UBS Switzerland AG	A+
Calculation Agent	UBS AG	A+
Hedging Swap - Interest Rate Swap Provider	UBS Switzerland AG, when applicable	A+
Hedging Swap - Covered Bond Swap Provider	UBS Switzerland AG, when applicable	A+
Account Bank	UBS Switzerland AG	A+

Balance of Programme Accounts

General Bank & Custody Account	255'835.00
Cover Pool Bank & Custody Account	0.00
Swap Collateral Bank Account	0.00
Share Capital Bank Account	150'000.00
Total	405'835.00

Mortgage Portfolio Summary

Residential Mortgages	
Total of Property Loan Balance	1'465'650'674
Average Loan Balance of Property	451'664
Number of Property Loans	3'245
WA Remaining Terms (in years):	4.14
WA LTV (in %):	47.7%
WA Interest Rate (in %)	1.3%
Fixed Rate Mortgages (in % of Total)	100.0%

Remaining Terms	Number of Contracts	Amount	% of Total
No termination date	-	-	0.0%
up to 1 year	498	153'920'113.00	10.5%
1 - 2 years	780	221'634'201.00	15.1%
2 - 3 years	628	191'473'675.20	13.1%
3 - 4 years	549	186'810'955.00	12.7%
4 - 5 years	411	148'627'913.00	10.1%
5 - 6 years	344	123'028'023.25	8.4%
6 - 7 years	553	209'626'732.45	14.3%
7 - 8 years	333	135'744'880.50	9.3%
8 - 9 years	168	68'201'382.50	4.7%
9 - 10 years	72	25'115'798.50	1.7%
> 10 years	1	1'467'000.00	0.1%
Total	4'337	1'465'650'674.40	100%

Current Loan to Value	Number of Properties	Amount	% of Total
<= 10%	111	11'901'960.00	0.8%
10 - 20%	348	75'342'004.40	5.1%
20 - 30%	508	158'602'619.50	10.8%
30 - 40%	598	223'935'982.00	15.3%
40 - 50%	590	287'169'009.25	19.6%
50 - 60%	509	310'132'736.50	21.2%
60 - 70%	443	298'708'407.50	20.4%
70 - 80%	138	99'857'955.25	6.8%
80 - 90%	-	-	0.0%
90 - 95%	-	-	0.0%
95 - 100%	-	-	0.0%
> 100%	-	-	0.0%
Total	3'245	1'465'650'674.40	100%

Total Balance by Property	Number of Properties	Amount	% of Total
<= 100'000	250	19'528'512.50	1.3%
100 - 200'000	532	86'029'786.00	5.9%
200 - 300'000	556	146'333'433.50	10.0%
300 - 400'000	534	192'219'821.45	13.1%
400 - 500'000	405	185'914'344.45	12.7%
500 - 600'000	265	147'427'269.00	10.1%
600 - 700'000	203	133'506'549.50	9.1%
700 - 800'000	130	98'364'747.50	6.7%
800 - 900'000	86	73'440'174.00	5.0%
900'000 - 1 Mio.	79	76'454'017.00	5.2%
1 - 1.1 Mio.	37	39'192'161.00	2.7%
1.1 - 1.2 Mio.	44	50'859'465.75	3.5%
1.2 - 1.3 Mio.	26	32'681'892.50	2.2%
1.3 - 1.4 Mio.	21	28'616'751.50	2.0%
1.4 - 1.5 Mio.	9	13'160'790.00	0.9%
1.5 - 2 Mio.	44	75'815'073.75	5.2%
2 - 3 Mio.	16	36'853'385.00	2.5%
3 - 4 Mio.	7	25'222'500.00	1.7%
4 - 5 Mio.	1	4'030'000.00	0.3%
> 5 Mio.	-	-	0.0%
Total	3'245	1'465'650'674.40	100%

Interest Rate Type	Number of Contracts	Amount	% of Total
Fixed	4'337	1'465'650'674.40	100.0%
Saron	-	-	0.0%
Saron Flex	-	-	0.0%
Total	4'337	1'465'650'674.40	100%

Interest Rate Distribution	Number of Contracts	Amount	% of Total
<=0.5%	0	-	0.0%
0.5% - 1.0%	1659	588'752'480.75	40.2%
1.0% - 1.5%	1513	496'893'843.45	33.9%
1.5% - 2.0%	715	237'792'357.25	16.2%
2.0% - 2.5%	227	80'491'578.50	5.5%
2.5% - 3.0%	202	55'626'589.45	3.8%
3.0% - 3.5%	21	6'093'825.00	0.4%
3.5% - 4.0%	0	-	0.0%
4.0% - 4.5%	0	-	0.0%
4.5% - 5.0%	0	-	0.0%
5.0% - 5.5%	0	-	0.0%
5.5% - 6.0%	0	-	0.0%
>6.0%	0	-	0.0%
Total	4'337	1'465'650'674.40	100%

W&P - Property Region	Number of Properties	Amount	% of Total
Berne	159	67'590'950.00	4.6%
Central Switzerland	164	71'053'691.00	4.8%
E. Switzerland	213	84'664'775.00	5.8%
Lake Geneva Area	766	432'939'321.65	29.5%
N.W. Switzerland	422	203'149'646.75	13.9%
S. Switzerland	639	199'910'942.50	13.6%
W. Switzerland	414	162'182'157.00	11.1%
Zürich	468	244'159'190.50	16.7%
Total	3'245	1'465'650'674.40	100%

Property Type	Number of Properties	Amount	% of Total
Condominium	1'514	591'521'425.70	40.4%
Holiday Home	281	94'879'971.00	6.5%
Single Family Home	1'450	779'249'277.70	53.2%
Other	-	-	0.0%
Total	3'245	1'465'650'674.40	100%

Arrears	Number of Contracts	Amount	% of Total
<= 3 months in arrears	-	-	0.0%
> 3 months in arrears	-	-	0.0%
Not in arrears	4'337	1'465'650'674.40	100.0%
Total	4'337	1'465'650'674.40	100.0%

Asset Coverage Test

Please note that below is only a summary of the Asset Coverage Test. For a complete description and definitions of defined terms, please refer to the programme's base prospectus.

The Asset Coverage Test is met on a specific Test Date if the Adjusted Aggregate Relevant Mortgage Loan Amount (as defined below) is in an amount at least equal to the CHF Equivalent of the Aggregate Principal Amount Outstanding of all outstanding Covered Bonds as calculated on the relevant Test Date with reference to the immediately previous Cut-off Date.

Adjusted Aggregate Relevant Mortgage Loan Amount means the amount calculated on each Test Date as of the previous Cut-off Date as follows:

A + B + C - (X + Z)

- A = the lower of (i) and (ii), where
- (i) = the sum of the Adjusted Current Balance of each Relevant Mortgage Loan, which, in relation to each Relevant Mortgage Loan, shall be the lower of (1) the actual Current Balance of each Relevant Mortgage Loan as calculated on the Test Date as of the previous Cut-off Date and (2) the related Pro Rata Property Value multiplied by M (where for each Relevant Mortgage Loan that is less than three months in arrears or not in arrears, M = 0.80; for each Relevant Mortgage Loan that is three months or more in arrears and has a related LTV of less than or equal to 80%, M = 0.40 and for each Relevant Mortgage Loan that is three months or more in arrears and has a related LTV of more than 80%, M = 0.25)
- (ii) = the sum of the Arrears Adjusted Current Balance of each Relevant Mortgage Loan, which, in relation to each Relevant Mortgage Loan, shall be the lower of (1) the actual Current Balance of each Relevant Mortgage Loan as calculated on the Test Date as of the previous Cut-off Date and (2) the related Pro Rata Property Value multiplied by N (where for each Relevant Mortgage Loan that is less than three months in arrears or not in arrears, N = 1; for each Relevant Mortgage Loan that is three months or more in arrears and has a related LTV of less than or equal to 80%, N = 0.40 and for each Relevant Mortgage Loan that is three months or more in arrears and has a related LTV of more than 80%, N = 0.25)
- B = the CHF Equivalent of the aggregate cash amount standing to the credit of the General Bank Account and the Cover Pool Bank Account as of the previous Cut-off Date but excluding moneys which have been applied from those Guarantor Bank Accounts on the Guarantor Payment Date immediately following the relevant Cut-off Date (to the extent these moneys exceed the amounts credited to the General Bank Account and the Cover Pool Bank Account between this Cut-off Date and the immediately following Calculation Date)
- C = the CHF Equivalent of the aggregate outstanding principal balance of any Substitute Assets (excluding cash already accounted for under item "B" above)
- X = for as long as the Issuer's long term "Issuer Default Rating" by Fitch is equal or higher than A or its short-term "Issuer Default Rating" rating by Fitch is equal or higher than F1, zero; otherwise an amount equal to the Deposit Set-Off Amount;
- Z = the weighted average remaining maturity (expressed in years) of all Covered Bonds then outstanding multiplied by the CHF Equivalent of the Aggregate Principal Amount Outstanding of the Covered Bonds multiplied by the Negative Carry Factor where the Negative Carry Factor means 0.5% (provided that if the weighted average remaining maturity of all Covered Bonds then outstanding is less than one, the weighted average remaining maturity shall be deemed, for the purposes of this calculation, to be one).

Interest Coverage Test

The Interest Coverage Test is met on a specific Test Date if:

A ≥ B

- A = the aggregate amount of Cover Pool Revenues which are Income Receipts expected to be received in respect of the Cover Pool Assets in the period from and including the previous Cut-off Date to the date which falls 12 months after such Cut-off Date, net of the costs and expenses expected to be paid by the Guarantor during that same period; and
- B = the interest amount due by the Issuer under the Covered Bonds then outstanding for the 12-month period, taking into account any hedging arrangements entered into in relation to the transaction.