

# UBS Switzerland AG

## CHF 20 Billion Legacy Swiss Covered Bond Programme

### Monthly Investor Report

As per the relevant Cutoff Date 16 August, 2024 (all amounts in CHF)

#### Asset Coverage Test\*

PASS

|               |                           |                          |
|---------------|---------------------------|--------------------------|
| A =           |                           | 10'792'755'378.71        |
| B =           |                           | 3'816'071.55             |
| C =           |                           | 0.00                     |
| X =           |                           | 0.00                     |
| Z =           |                           | 0.00                     |
| <b>Total:</b> | <b>A + B + C - X - Z=</b> | <b>10'796'571'450.26</b> |

|   |  |                   |
|---|--|-------------------|
| Method Used for Calculating "A"         |  | A(ii)             |
| A(i)                                    |  | 11'135'788'736.63 |
| A(ii)                                   |  | 10'792'755'378.71 |
| Asset Percentage used                   |  | 95.0%             |
| Amount Outstanding of the Covered Bonds |  | 10'260'100'000.00 |
| Total Mortgage Balance                  |  | 11'360'795'135.48 |
| Nominal Overcollateralisation           |  | 10.8%             |

\*) see appendix for a description of the Asset Coverage Test

#### Interest Coverage Test

PASS

|                                       |  |                       |
|---------------------------------------|--|-----------------------|
| Interest from Pool                    |  | 167'994'278.69        |
| Expenses                              |  | -408'607.22           |
| <b>Cover Pool Revenues (Amount A)</b> |  | <b>167'585'671.47</b> |
| Net Interest from/to Swaps            |  | 30'000'216.38         |
| Interest on Covered Bonds             |  | -38'454'864.44        |
| <b>Interest Amount (Amount B)</b>     |  | <b>-8'454'648.06</b>  |
| <b>Total</b>                          |  | <b>159'131'023.41</b> |

## Detail of Outstanding Covered Bonds

| Series                                       | Currency | Notional Outstanding | FX Rate | CHF Equivalent           | Maturity   | Coupon Rate | ISIN CODE                |
|--|----------|----------------------|---------|--------------------------|------------|-------------|--------------------------|
| Fixed-Rate Covered Bonds due July 2029       | CHF      | 250'000'000.00       | 1.000   | 250'000'000.00           | 16.07.2029 | 0.000       | CH0483181001             |
| Fixed-Rate Covered Bonds due October 2030    | CHF      | 310'000'000.00       | 1.000   | 310'000'000.00           | 31.10.2030 | 0.000       | CH0520663599             |
| Fixed-Rate Covered Bonds due July 2025       | CHF      | 350'000'000.00       | 1.000   | 350'000'000.00           | 31.07.2025 | 0.000       | CH0520663581             |
| Fixed-Rate Covered Bonds due June 2028       | CHF      | 400'000'000.00       | 1.000   | 400'000'000.00           | 16.06.2028 | 0.250       | CH0550413360             |
| Fixed-Rate Covered Bonds due December 2024   | CHF      | 200'000'000.00       | 1.000   | 200'000'000.00           | 17.12.2024 | 0.000       | CH0550413352             |
| Fixed-Rate Covered Bonds due January 2027    | CHF      | 100'000'000.00       | 1.000   | 100'000'000.00           | 27.01.2027 | 0.000       | CH0591979650             |
| Fixed-Rate Covered Bonds due January 2033    | CHF      | 150'000'000.00       | 1.000   | 150'000'000.00           | 27.01.2033 | 0.000       | CH0591979668             |
| Fixed-Rate Covered Bonds due June 2026       | CHF      | 210'000'000.00       | 1.000   | 210'000'000.00           | 29.06.2026 | 1.875       | CH1194355082             |
| Fixed-Rate Covered Bonds due 5 December 2025 | EUR      | 750'000'000.00       | 0.987   | 740'100'000.00           | 05.12.2025 | 3.390       | CH1230759495             |
| Fixed-Rate Covered Bonds due January 2027    | CHF      | 2'750'000'000.00     | 1.000   | 2'750'000'000.00         | 27.01.2027 | 0.000       | CH1230759545 / 123075954 |
| Fixed-Rate Covered Bonds due June 2028       | CHF      | 1'500'000'000.00     | 1.000   | 1'500'000'000.00         | 16.06.2028 | 0.000       | CH1239495034 / 123949503 |
| Fixed-Rate Covered Bonds due June 2026       | CHF      | 2'800'000'000.00     | 1.000   | 2'800'000'000.00         | 29.06.2026 | 0.000       | CH1239495026 / 123949502 |
| Fixed-Rate Covered Bonds due November 2024   | CHF      | 500'000'000.00       | 1.000   | 500'000'000.00           | 22.11.2024 | 2.459       | CH1249415998             |
| <b>Total</b>                                 |          |                      |         | <b>10'260'100'000.00</b> |            |             |                          |

## Transaction Parties

| Role                        | Name               | Ratings Fitch |
|-----------------------------|--------------------|---------------|
| Issuer                      | UBS Switzerland AG | A+            |
| Servicer                    | UBS Switzerland AG | A+            |
| Calculation Agent           | UBS Switzerland AG | A+            |
| Covered Bond Swap Provider  | UBS Switzerland AG | A+            |
| Mortgage Pool Swap Provider | UBS Switzerland AG | A+            |
| Account Bank                | UBS Switzerland AG | A+            |

## Balance of Programme Accounts

|  |                     |
|--|---------------------|
| General *  | 3'816'071.55        |
| Cover Pool *   | 0.00                |
| Swap Collateral *  | 0.00                |
| Share Capital Bank Account (i.e. no safekeeping account) | 145'494.74          |
| <b>Total</b>   | <b>3'961'566.29</b> |

\*) bank and safekeeping account

## Mortgage Portfolio Summary

|  | Residential Mortgages |
|--|-----------------------|
| Total Mortgage Balance                 | 11'360'795'135.48     |
| Average Balance of Mortgage Agreements | 588'032.87            |
| Number of Mortgage Agreements          | 19'320                |
| WA Remaining Terms (in years)          | 3.64                  |
| WA LTV (in %)                          | 65.89%                |
| WA Interest Rate (in %)                | 1.48%                 |
| Fixed Rate Mortgages (in % of Total)   | 87.45%                |

## Residential Mortgages

### Remaining Terms

| Remaining Terms     | Number of Loan Parts | Amount                   | % of Total     |
|---------------------|----------------------|--------------------------|----------------|
| No termination date | 0                    | 0.00                     | 0.0%           |
| up to 1 year        | 6'333                | 2'334'935'062.87         | 20.6%          |
| 1 - 2 years         | 5'434                | 1'832'217'603.02         | 16.1%          |
| 2 - 3 years         | 4'363                | 1'545'694'050.05         | 13.6%          |
| 3 - 4 years         | 3'075                | 1'073'913'859.62         | 9.5%           |
| 4 - 5 years         | 2'870                | 1'093'412'217.69         | 9.6%           |
| 5 - 6 years         | 2'617                | 1'072'643'621.30         | 9.4%           |
| 6 - 7 years         | 2'204                | 959'158'217.02           | 8.4%           |
| 7 - 8 years         | 1'533                | 691'828'537.91           | 6.1%           |
| 8 - 9 years         | 680                  | 295'029'787.31           | 2.6%           |
| 9 - 10 years        | 343                  | 137'085'832.79           | 1.2%           |
| >10 years           | 644                  | 324'876'345.90           | 2.9%           |
| <b>Total</b>        | <b>30'096</b>        | <b>11'360'795'135.48</b> | <b>100.00%</b> |

## Current Loan to Value

| Current Loan to Value | Number of Mortgage Agreements | Amount                   | % of Total     |
|-----------------------|-------------------------------|--------------------------|----------------|
| <= 10%                | 70                            | 12'221'250.00            | 0.1%           |
| 10 - 20%              | 441                           | 91'937'508.17            | 0.8%           |
| 20 - 30%              | 905                           | 271'952'944.17           | 2.4%           |
| 30 - 40%              | 1'524                         | 590'483'430.92           | 5.2%           |
| 40 - 50%              | 2'567                         | 1'218'179'946.73         | 10.7%          |
| 50 - 60%              | 3'114                         | 1'671'015'705.08         | 14.7%          |
| 60 - 70%              | 4'529                         | 2'714'495'607.19         | 23.9%          |
| 70 - 80%              | 3'184                         | 2'263'979'825.67         | 19.9%          |
| 80 - 90%              | 1'979                         | 1'594'543'241.05         | 14.0%          |
| 90 - 95%              | 620                           | 563'536'345.00           | 5.0%           |
| 95 - 100%             | 387                           | 368'449'331.50           | 3.2%           |
| > 100%                | 0                             | 0.00                     | 0.0%           |
| <b>Total</b>          | <b>19'320</b>                 | <b>11'360'795'135.48</b> | <b>100.00%</b> |

## Total Balance by Property Value

| Total Balance by Property Value | Number of Mortgage Agreements | Amount                   | % of Total     |
|---------------------------------|-------------------------------|--------------------------|----------------|
| <= 100'000                      | 0                             | 0.00                     | 0.0%           |
| 100 - 200'000                   | 150                           | 17'720'925.75            | 0.2%           |
| 200 - 300'000                   | 748                           | 119'255'681.95           | 1.0%           |
| 300 - 400'000                   | 1'388                         | 298'771'344.95           | 2.6%           |
| 400 - 500'000                   | 1'825                         | 502'316'580.80           | 4.4%           |
| 500 - 600'000                   | 2'022                         | 689'773'314.30           | 6.1%           |
| 600 - 700'000                   | 2'150                         | 867'667'262.45           | 7.6%           |
| 700 - 800'000                   | 1'914                         | 887'439'268.00           | 7.8%           |
| 800 - 900'000                   | 1'565                         | 822'293'784.08           | 7.2%           |
| 900'000 - 1 Mio.                | 1'384                         | 797'045'821.35           | 7.0%           |
| 1 - 1.1 Mio.                    | 968                           | 618'034'542.80           | 5.4%           |
| 1.1 - 1.2 Mio.                  | 819                           | 587'500'786.44           | 5.2%           |
| 1.2 - 1.3 Mio.                  | 665                           | 497'609'379.00           | 4.4%           |
| 1.3 - 1.4 Mio.                  | 540                           | 427'147'729.89           | 3.8%           |
| 1.4 - 1.5 Mio.                  | 442                           | 386'116'678.00           | 3.4%           |
| 1.5 - 2 Mio.                    | 1'288                         | 1'315'644'658.07         | 11.6%          |
| 2 - 3 Mio.                      | 891                           | 1'234'364'801.77         | 10.9%          |
| 3 - 4 Mio.                      | 290                           | 541'710'598.73           | 4.8%           |
| 4 - 5 Mio.                      | 133                           | 320'868'575.00           | 2.8%           |
| > 5 Mio.                        | 138                           | 429'513'402.15           | 3.8%           |
| <b>Total</b>                    | <b>19'320</b>                 | <b>11'360'795'135.48</b> | <b>100.00%</b> |

## Interest Rate Type

| Interest Rate Type      | Number of Loan Parts | Amount                   | % of Total     |
|-------------------------|----------------------|--------------------------|----------------|
| Fixed                   | 26'870               | 9'935'116'837.31         | 87.5%          |
| Libor 1M                | 0                    | 0.00                     | 0.0%           |
| Libor 2M                | 0                    | 0.00                     | 0.0%           |
| Libor 3M                | 0                    | 0.00                     | 0.0%           |
| Libor 4M                | 0                    | 0.00                     | 0.0%           |
| Libor 5M                | 0                    | 0.00                     | 0.0%           |
| Libor 6M                | 0                    | 0.00                     | 0.0%           |
| Libor 7M                | 0                    | 0.00                     | 0.0%           |
| Libor 8M                | 0                    | 0.00                     | 0.0%           |
| Libor 9M                | 0                    | 0.00                     | 0.0%           |
| Libor 10M               | 0                    | 0.00                     | 0.0%           |
| Libor 11M               | 0                    | 0.00                     | 0.0%           |
| Libor 12M               | 0                    | 0.00                     | 0.0%           |
| Saron Rollover Mortgage | 2                    | 601'133.54               | 0.0%           |
| Saron Mortgage          | 3'224                | 1'425'077'164.63         | 12.5%          |
| Variable                | 0                    | 0.00                     | 0.0%           |
| <b>Total</b>            | <b>30'096</b>        | <b>11'360'795'135.48</b> | <b>100.00%</b> |

## Interest Rate Distribution

| Interest Rate Distribution | Number of Loan Parts | Amount                   | % of Total     |
|----------------------------|----------------------|--------------------------|----------------|
| <=0.5%                     | 65                   | 38'135'775.00            | 0.3%           |
| 0.5% - 1.0%                | 8'099                | 3'200'191'532.60         | 28.2%          |
| 1.0% - 1.5%                | 9'332                | 3'477'337'256.97         | 30.6%          |
| 1.5% - 2.0%                | 5'708                | 2'255'368'761.14         | 19.9%          |
| 2.0% - 2.5%                | 4'776                | 1'721'153'494.27         | 15.1%          |
| 2.5% - 3.0%                | 1'736                | 548'629'947.30           | 4.8%           |
| 3.0% - 3.5%                | 327                  | 98'413'756.20            | 0.9%           |
| 3.5% - 4.0%                | 43                   | 17'800'500.00            | 0.2%           |
| 4.0% - 4.5%                | 7                    | 2'019'112.00             | 0.0%           |
| 4.5% - 5.0%                | 3                    | 1'745'000.00             | 0.0%           |
| 5.0% - 5.5%                | 0                    | 0.00                     | 0.0%           |
| 5.5% - 6.0%                | 0                    | 0.00                     | 0.0%           |
| >6.0%                      | 0                    | 0.00                     | 0.0%           |
| <b>Total</b>               | <b>30'096</b>        | <b>11'360'795'135.48</b> | <b>100.00%</b> |

## W&P - Property Region

| W&P - Property Region | Number of Mortgage Agreements | Amount                   | % of Total     |
|-----------------------|-------------------------------|--------------------------|----------------|
| Berne                 | 761                           | 435'885'038.00           | 3.8%           |
| Central Switzerland   | 1'510                         | 1'028'089'555.25         | 9.0%           |
| E. Switzerland        | 961                           | 503'982'858.89           | 4.4%           |
| Lake Geneva Area      | 3'276                         | 2'578'199'031.57         | 22.7%          |
| N.W. Switzerland      | 3'677                         | 1'975'655'624.12         | 17.4%          |
| S. Switzerland        | 4'034                         | 1'628'342'536.85         | 14.3%          |
| W. Switzerland        | 1'880                         | 928'826'472.60           | 8.2%           |
| Zurich                | 3'221                         | 2'281'814'018.20         | 20.1%          |
| <b>Total</b>          | <b>19'320</b>                 | <b>11'360'795'135.48</b> | <b>100.00%</b> |

## Property Type

| Property Type      | Number of Mortgage Agreements | Amount                   | % of Total     |
|--------------------|-------------------------------|--------------------------|----------------|
| Condominium        | 8'823                         | 4'371'625'870.54         | 38.5%          |
| Holiday Home       | 1'677                         | 613'646'087.95           | 5.4%           |
| Single Family Home | 7'986                         | 5'519'457'252.31         | 48.6%          |
| Apartment Building | 834                           | 856'065'924.68           | 7.5%           |
| Other              | 0                             | 0.00                     | 0.0%           |
| <b>Total</b>       | <b>19'320</b>                 | <b>11'360'795'135.48</b> | <b>100.00%</b> |

## Arrears

| Arrears                | Number of Loan Parts | Amount                   | % of Total     |
|------------------------|----------------------|--------------------------|----------------|
| Not in arrears         | 30'058               | 11'345'082'210.48        | 99.9%          |
| <= 3 months in arrears | 38                   | 15'712'925.00            | 0.1%           |
| > 3 months in arrears  | 0                    | 0.00                     | 0.0%           |
| <b>Total</b>           | <b>30'096</b>        | <b>11'360'795'135.48</b> | <b>100.00%</b> |

APPENDIX  
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Asset Coverage Test  
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Please note: the 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 with reference to the immediately previous Cut-off Date. The Adjusted Aggregate Relevant Mortgage Loan Amount is in an amount at least equal to the CHF Equivalent of the aggregate Principal Amount Outstanding of all Series and Tranches of Covered Bonds.

The 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)

(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%,  $N = 0.25$ )

The result of the calculation in this paragraph (ii) above is multiplied by the Asset Percentage.

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 monies 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 monies 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 short-term deposit rating is equal to or higher than 'F1' by Fitch or its long-term deposit rating is equal to or higher than 'A' by Fitch or, if no deposit rating is available, the Fitch Short-Term Issuer Default Rating is equal to or higher than 'F1' or the Fitch Long-Term Issuer Default Rating is equal to or higher than 'A', zero; otherwise an amount equal to the Deposit Set-Off Amount;

Z = (a) zero, for so long as the Issuer's Fitch Long-Term Issuer Default Rating is at least 'A' or the Issuer's Fitch Short-Term Issuer Default Rating is at least 'F1'; or

(b) 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, 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.