

UBS Switzerland AG

CHF 20 Billion Legacy Swiss Covered Bond Programme

Monthly Investor Report

As per the relevant Cutoff Date 18 July, 2025 (all amounts in CHF)

Asset Coverage Test*

PASS

A =		5'621'273'275.14
B =		1'656'102.23
C =		0.00
X =		0.00
Z =		0.00
Total:	A + B + C - X - Z=	5'622'929'377.37

Method Used for Calculating "A"		A(ii)
A(i)		5'801'608'609.50
A(ii)		5'621'273'275.14
Asset Percentage used		95.0%
Amount Outstanding of the Covered Bonds		5'310'100'000.00
Total Mortgage Balance		5'917'129'763.30
Nominal Overcollateralisation		11.5%

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

Interest Coverage Test

PASS

Interest from Pool		81'268'243.89
Expenses		-369'485.80
Cover Pool Revenues (Amount A)		80'898'758.09
Net Interest from/to Swaps		17'501'874.64
Interest on Covered Bonds		-28'637'712.14
Interest Amount (Amount B)		-11'135'837.50
Total		69'762'920.59

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 January 2033	CHF	150'000'000.00	1.000	150'000'000.00	27.01.2033	0.000	CH0591979668
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 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 June 2026	CHF	2'800'000'000.00	1.000	2'800'000'000.00	29.06.2026	0.000	CH1239495026 / 123949502
Total				5'310'100'000.00			

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 *	1'656'102.23
Cover Pool *	0.00
Swap Collateral *	0.00
Share Capital Bank Account (i.e. no safekeeping account)	150'000.00
Total	1'806'102.23

*) bank and safekeeping account

Mortgage Portfolio Summary

	Residential Mortgages
Total Mortgage Balance	5'917'129'763.30
Average Balance of Mortgage Agreements	657'824.32
Number of Mortgage Agreements	8'995
WA Remaining Terms (in years)	3.57
WA LTV (in %)	66.00%
WA Interest Rate (in %)	1.37%
Fixed Rate Mortgages (in % of Total)	88.67%

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	3'170	1'241'486'356.64	21.0%
1 - 2 years	2'748	1'002'237'677.06	16.9%
2 - 3 years	1'970	727'013'877.35	12.3%
3 - 4 years	1'652	646'671'785.54	10.9%
4 - 5 years	1'751	695'125'159.48	11.7%
5 - 6 years	1'184	503'076'194.32	8.5%
6 - 7 years	897	423'683'935.52	7.2%
7 - 8 years	415	191'181'581.44	3.2%
8 - 9 years	284	134'997'274.50	2.3%
9 - 10 years	458	213'384'857.50	3.6%
>10 years	259	138'271'063.95	2.3%
Total	14'788	5'917'129'763.30	100.00%

Current Loan to Value

Current Loan to Value	Number of Mortgage Agreements	Amount	% of Total
<= 10%	38	6'212'500.00	0.1%
10 - 20%	198	45'324'483.67	0.8%
20 - 30%	401	129'897'304.50	2.2%
30 - 40%	712	305'972'308.77	5.2%
40 - 50%	1'152	605'600'050.65	10.2%
50 - 60%	1'478	912'282'808.43	15.4%
60 - 70%	2'069	1'401'252'968.74	23.7%
70 - 80%	1'515	1'184'783'221.49	20.0%
80 - 90%	977	875'117'480.15	14.8%
90 - 95%	280	276'043'367.90	4.7%
95 - 100%	175	174'643'269.00	3.0%
> 100%	0	0.00	0.0%
Total	8'995	5'917'129'763.30	100.00%

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	53	6'130'749.75	0.1%
200 - 300'000	265	42'888'387.60	0.7%
300 - 400'000	526	114'833'418.35	1.9%
400 - 500'000	725	201'460'654.45	3.4%
500 - 600'000	802	277'885'546.30	4.7%
600 - 700'000	925	377'973'234.30	6.4%
700 - 800'000	832	379'421'107.95	6.4%
800 - 900'000	717	375'803'436.06	6.4%
900'000 - 1 Mio.	682	391'795'655.80	6.6%
1 - 1.1 Mio.	489	314'792'808.65	5.3%
1.1 - 1.2 Mio.	409	299'159'867.19	5.1%
1.2 - 1.3 Mio.	367	278'479'969.00	4.7%
1.3 - 1.4 Mio.	285	229'758'874.44	3.9%
1.4 - 1.5 Mio.	251	222'945'941.00	3.8%
1.5 - 2 Mio.	727	745'510'977.56	12.6%
2 - 3 Mio.	593	844'419'344.62	14.3%
3 - 4 Mio.	173	342'994'275.25	5.8%
4 - 5 Mio.	83	197'733'147.03	3.3%
> 5 Mio.	91	273'142'368.00	4.6%
Total	8'995	5'917'129'763.30	100.00%

Interest Rate Type

Interest Rate Type	Number of Loan Parts	Amount	% of Total
Fixed	13'408	5'247'175'105.31	88.7%
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	0	0.00	0.0%
Saron Mortgage	1'380	669'954'657.99	11.3%
Variable	0	0.00	0.0%
Total	14'788	5'917'129'763.30	100.00%

Interest Rate Distribution

Interest Rate Distribution	Number of Loan Parts	Amount	% of Total
<=0.5%	43	17'841'704.00	0.3%
0.5% - 1.0%	4'433	1'969'493'713.81	33.3%
1.0% - 1.5%	5'100	2'028'689'890.62	34.3%
1.5% - 2.0%	2'827	1'056'085'790.81	17.8%
2.0% - 2.5%	1'419	519'206'446.92	8.8%
2.5% - 3.0%	808	269'323'862.14	4.6%
3.0% - 3.5%	137	48'127'459.00	0.8%
3.5% - 4.0%	17	7'396'000.00	0.1%
4.0% - 4.5%	3	839'896.00	0.0%
4.5% - 5.0%	1	125'000.00	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%
Total	14'788	5'917'129'763.30	100.00%

W&P - Property Region

W&P - Property Region	Number of Mortgage Agreements	Amount	% of Total
Berne	361	223'725'843.00	3.8%
Central Switzerland	724	548'638'029.50	9.3%
E. Switzerland	443	265'819'053.59	4.5%
Lake Geneva Area	1'578	1'404'416'686.79	23.7%
N.W. Switzerland	1'609	942'085'771.27	15.9%
S. Switzerland	1'867	840'761'927.45	14.2%
W. Switzerland	841	449'323'305.55	7.6%
Zurich	1'572	1'242'359'146.15	21.0%
Total	8'995	5'917'129'763.30	100.00%

Property Type

Property Type	Number of Mortgage Agreements	Amount	% of Total
Condominium	4'002	2'194'380'188.24	37.1%
Holiday Home	740	302'690'308.70	5.1%
Single Family Home	3'804	2'918'657'147.36	49.3%
Apartment Building	449	501'402'119.00	8.5%
Other	0	0.00	0.0%
Total	8'995	5'917'129'763.30	100.00%

Arrears

Arrears	Number of Loan Parts	Amount	% of Total
Not in arrears	14'695	5'875'271'168.40	99.3%
<= 3 months in arrears	93	41'858'594.90	0.7%
> 3 months in arrears	0	0.00	0.0%
Total	14'788	5'917'129'763.30	100.00%

APPENDIX

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Asset Coverage Test

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.