

UBS Switzerland AG

CHF 20 Billion Legacy Swiss Covered Bond Programme

Monthly Investor Report

As per the relevant Cutoff Date 19 September, 2025 (all amounts in CHF)

Asset Coverage Test*

PASS

A =		5'258'055'114.44
B =		1'667'647.57
C =		0.00
X =		0.00
Z =		0.00
Total:	A + B + C - X - Z=	5'259'722'762.01

Method Used for Calculating "A"		A(ii)
A(i)		5'408'401'353.21
A(ii)		5'258'055'114.44
Asset Percentage used		95.0%
Amount Outstanding of the Covered Bonds		4'960'100'000.00
Total Mortgage Balance		5'534'794'857.30
Nominal Overcollateralisation		11.6%

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

Interest Coverage Test

PASS

Interest from Pool		74'669'877.74
Expenses		-456'976.12
Cover Pool Revenues (Amount A)		74'212'901.62
Net Interest from/to Swaps		17'564'084.12
Interest on Covered Bonds		-28'699'921.62
Interest Amount (Amount B)		-11'135'837.50
Total		63'077'064.12

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 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 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 June 2026	CHF	2'800'000'000.00	1.000	2'800'000'000.00	29.06.2026	0.000	CH1239495026 / 123949502
Total				4'960'100'000.00			

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 *	1'667'647.57
Cover Pool *	0.00
Swap Collateral *	0.00
Share Capital Bank Account (i.e. no safekeeping account)	150'000.00
Total	1'817'647.57

*) bank and safekeeping account

Mortgage Portfolio Summary

	Residential Mortgages
Total Mortgage Balance	5'534'794'857.30
Average Balance of Mortgage Agreements	756'119.52
Number of Mortgage Agreements	7'320
WA Remaining Terms (in years)	3.48
WA LTV (in %)	67.22%
WA Interest Rate (in %)	1.35%
Fixed Rate Mortgages (in % of Total)	87.38%

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	2'802	1'269'115'420.13	22.9%
1 - 2 years	2'147	909'441'092.27	16.4%
2 - 3 years	1'475	623'582'329.12	11.3%
3 - 4 years	1'410	613'739'448.35	11.1%
4 - 5 years	1'433	640'239'399.53	11.6%
5 - 6 years	957	487'836'031.10	8.8%
6 - 7 years	704	368'202'828.51	6.7%
7 - 8 years	342	176'661'459.49	3.2%
8 - 9 years	231	117'999'670.80	2.1%
9 - 10 years	373	192'723'728.00	3.5%
>10 years	226	135'253'450.00	2.4%
Total	12'100	5'534'794'857.30	100.00%

Current Loan to Value

Current Loan to Value	Number of Mortgage Agreements	Amount	% of Total
<= 10%	29	5'607'000.00	0.1%
10 - 20%	148	40'379'750.00	0.7%
20 - 30%	300	125'160'133.07	2.3%
30 - 40%	497	265'860'377.02	4.8%
40 - 50%	853	562'306'766.63	10.2%
50 - 60%	1'037	759'315'489.39	13.7%
60 - 70%	1'575	1'185'815'205.64	21.4%
70 - 80%	1'372	1'142'122'890.80	20.6%
80 - 90%	1'019	950'090'969.25	17.2%
90 - 95%	311	314'009'600.50	5.7%
95 - 100%	179	184'126'675.00	3.3%
> 100%	0	0.00	0.0%
Total	7'320	5'534'794'857.30	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	37	4'265'323.00	0.1%
200 - 300'000	204	34'524'218.50	0.6%
300 - 400'000	398	89'788'620.35	1.6%
400 - 500'000	465	136'782'294.75	2.5%
500 - 600'000	604	224'030'721.00	4.0%
600 - 700'000	683	295'835'482.60	5.3%
700 - 800'000	615	300'686'520.30	5.4%
800 - 900'000	555	301'944'281.50	5.5%
900'000 - 1 Mio.	543	323'654'836.70	5.8%
1 - 1.1 Mio.	389	260'441'786.40	4.7%
1.1 - 1.2 Mio.	348	263'258'916.19	4.8%
1.2 - 1.3 Mio.	283	220'853'141.00	4.0%
1.3 - 1.4 Mio.	242	202'821'365.39	3.7%
1.4 - 1.5 Mio.	224	206'284'835.05	3.7%
1.5 - 2 Mio.	686	728'930'902.67	13.2%
2 - 3 Mio.	605	873'073'313.67	15.8%
3 - 4 Mio.	202	389'095'891.23	7.0%
4 - 5 Mio.	98	241'917'495.00	4.4%
> 5 Mio.	139	436'604'912.00	7.9%
Total	7'320	5'534'794'857.30	100.00%

Interest Rate Type

Interest Rate Type	Number of Loan Parts	Amount	% of Total
Fixed	10'862	4'836'605'386.62	87.4%
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	1'238	698'189'470.68	12.6%
Variable	0	0.00	0.0%
Total	12'100	5'534'794'857.30	100.00%

Interest Rate Distribution

Interest Rate Distribution	Number of Loan Parts	Amount	% of Total
<=0.5%	38	36'641'804.00	0.7%
0.5% - 1.0%	3'717	1'908'986'448.78	34.5%
1.0% - 1.5%	4'285	1'914'414'943.30	34.6%
1.5% - 2.0%	2'215	933'508'373.96	16.9%
2.0% - 2.5%	1'122	451'709'556.72	8.2%
2.5% - 3.0%	606	238'966'612.54	4.3%
3.0% - 3.5%	101	44'200'222.00	0.8%
3.5% - 4.0%	13	5'527'000.00	0.1%
4.0% - 4.5%	3	839'896.00	0.0%
4.5% - 5.0%	0	0.00	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	12'100	5'534'794'857.30	100.00%

W&P - Property Region

W&P - Property Region	Number of Mortgage Agreements	Amount	% of Total
Berne	294	209'508'066.25	3.8%
Central Switzerland	601	546'909'393.00	9.9%
E. Switzerland	350	226'231'155.89	4.1%
Lake Geneva Area	1'316	1'321'482'580.14	23.9%
N.W. Switzerland	1'177	786'038'361.32	14.2%
S. Switzerland	1'655	851'528'479.30	15.4%
W. Switzerland	696	410'886'333.95	7.4%
Zurich	1'231	1'182'210'487.45	21.4%
Total	7'320	5'534'794'857.30	100.00%

Property Type

Property Type	Number of Mortgage Agreements	Amount	% of Total
Condominium	3'034	1'856'541'352.90	33.5%
Holiday Home	698	323'648'087.50	5.8%
Single Family Home	2'978	2'659'386'877.77	48.0%
Apartment Building	610	695'218'539.13	12.6%
Other	0	0.00	0.0%
Total	7'320	5'534'794'857.30	100.00%

Arrears

Arrears	Number of Loan Parts	Amount	% of Total
Not in arrears	12'097	5'533'871'657.30	100.0%
<= 3 months in arrears	3	923'200.00	0.0%
> 3 months in arrears	0	0.00	0.0%
Total	12'100	5'534'794'857.30	100.00%

A P P E N D I X

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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.