

Covered Bond Programme

Monthly Investor Report

As per the relevant Cutoff Date 21 June, 2024 (all amounts in CHF)

Asset Coverage Test

PASS

A =		764'131'556.13
B =		17'516'638.91
C =		0.00
X =		0.00
Z =		51'898'662.64
Total:	A + B + C - X - Z=	729'749'532.40

Method Used for Calculating "A"	Arrears Adjusted Current Balance
Asset Percentage used	85%
Amount Outstanding of the Covered Bonds	688'586'400.00
Available Overcollateralisation	26%
Excess Overcollateralisation*	6%

*) overcollateralisation above the requirement of the Asset Coverage Test

Interest Coverage Test

PASS

Interest from Pool	206'349'327.90
Expenses	-7'204'730.62
Cover Pool Revenues (Amount A)	199'144'597.28
Net Interest from/to Swaps	162'899'229.35
Interest on Covered Bonds	-195'377'060.07
Interest Amount (Amount B)	-32'477'830.72
Total	166'666'766.56

Detail of Outstanding Covered Bonds

Series	Currency	Notional Outstanding	FX Rate	CHF Equivalent	Maturity	Coupon Rate	ISIN CODE
Series 8	EUR	568'000'000.00	1.212	688'586'400.00	15.07.2039	2.250	XS1088825143
Total				688'586'400.00			

Transaction Parties

Role	Name	Ratings Moody's	Ratings Fitch
Issuer	UBS AG	Aa2	A+
Servicer	Credit Suisse (Switzerland) Ltd.	-	A+
Calculation Agent	UBS AG	Aa2	A+
Covered Bond Swap Provider	UBS AG	Aa2	A+
Mortgage Pool Swap Provider	UBS AG	Aa2	A+
Account Bank	Credit Suisse (Switzerland) Ltd.	-	A+

Balance of Programme Accounts

General *	4'516'638.91
Cover Pool *	13'000'000.00
Swap Collateral *	0.00
Share Capital Bank Account (i.e. no safekeeping account)	145'135.91
Total	17'661'774.82

*) bank and safekeeping account

Mortgage Portfolio Summary

	Residential Mortgages
Total Mortgage Balance	898'978'301.33
Average Balance of Mortgage Agreements	693'656.10
Number of Mortgage Agreements	1'296
WA Remaining Terms (in years)	3.74
WA LTV (in %)	67.86%

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	470	202'890'561.92	22.6%
1 - 2 years	324	121'804'219.46	13.5%
2 - 3 years	305	129'879'864.50	14.4%
3 - 4 years	209	83'332'183.70	9.3%
4 - 5 years	202	84'673'198.25	9.4%
5 - 6 years	191	93'439'087.00	10.4%
6 - 7 years	139	62'186'556.00	6.9%
7 - 8 years	88	45'856'792.50	5.1%
8 - 9 years	48	24'223'900.00	2.7%
9 - 10 years	40	20'098'278.00	2.2%
>10 years	60	30'593'660.00	3.4%
Total	2'076	898'978'301.33	100.00%

Current Loan to Value

Current Loan to Value	Number of Mortgage Agreements	Amount	% of Total
<= 10%	1	450'000.00	0.1%
10 - 20%	20	7'363'437.50	0.8%
20 - 30%	50	16'883'979.30	1.9%
30 - 40%	76	34'574'250.00	3.8%
40 - 50%	125	68'712'666.72	7.6%
50 - 60%	203	121'688'633.00	13.5%
60 - 70%	315	224'877'063.16	25.0%
70 - 80%	262	204'341'432.45	22.7%
80 - 90%	169	155'187'376.20	17.3%
90 - 95%	48	44'536'648.00	5.0%
95 - 100%	27	20'362'815.00	2.3%
> 100%	0	0.00	0.0%
Total	1'296	898'978'301.33	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	7	846'500.00	0.1%
200 - 300'000	33	5'572'345.50	0.6%
300 - 400'000	79	18'167'823.00	2.0%
400 - 500'000	83	25'550'979.16	2.8%
500 - 600'000	126	44'477'390.20	4.9%
600 - 700'000	136	57'848'875.00	6.4%
700 - 800'000	113	56'948'575.00	6.3%
800 - 900'000	115	64'487'734.75	7.2%
900'000 - 1 Mio.	83	49'151'429.72	5.5%
1 - 1.1 Mio.	70	47'539'421.20	5.3%
1.1 - 1.2 Mio.	55	39'546'725.00	4.4%
1.2 - 1.3 Mio.	69	55'920'269.00	6.2%
1.3 - 1.4 Mio.	55	48'326'529.00	5.4%
1.4 - 1.5 Mio.	39	34'455'732.00	3.8%
1.5 - 2 Mio.	108	115'504'708.00	12.8%
2 - 3 Mio.	72	108'212'436.50	12.0%
3 - 4 Mio.	27	52'832'673.30	5.9%
4 - 5 Mio.	10	20'753'655.00	2.3%
> 5 Mio.	16	52'834'500.00	5.9%
Total	1'296	898'978'301.33	100.00%

Interest Rate Type

Interest Rate Type	Number of Loan Parts	Amount	% of Total
Fixed	1'768	754'929'860.41	84.0%
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	308	144'048'440.92	16.0%
Variable	0	0.00	0.0%
Total	2'076	898'978'301.33	100.00%

W&P - Property Region

W&P - Property Region	Number of Mortgage Agreements	Amount	% of Total
Berne	42	25'867'145.50	2.9%
Central Switzerland	91	80'151'171.00	8.9%
E. Switzerland	56	30'069'825.00	3.3%
Lake Geneva Area	222	214'219'397.46	23.8%
N.W. Switzerland	277	168'470'699.72	18.7%
S. Switzerland	253	116'584'819.20	13.0%
W. Switzerland	129	69'939'345.45	7.8%
Zurich	226	193'675'898.00	21.5%
Total	1'296	898'978'301.33	100.00%

Property Type

Property Type	Number of Mortgage Agreements	Amount	% of Total
Condominium	657	381'393'637.36	42.4%
Holiday Home	90	39'964'341.00	4.4%
Single Family Home	495	412'526'139.97	45.9%
Apartment Building	54	65'094'183.00	7.2%
Other	0	0.00	0.0%
Total	1'296	898'978'301.33	100.00%

Arrears

Arrears	Number of Loan Parts	Amount	% of Total
Not in arrears	2'075	898'470'301.33	99.9%
<= 3 months in arrears	1	508'000.00	0.1%
> 3 months in arrears	0	0.00	0.0%
Total	2'076	898'978'301.33	100.00%