

CHF 1 Billion Covered Bond Programme

Monthly Investor Report

As per relevant Cutoff Date 31 December, 2025 (all amounts in CHF)

PASS

Asset Coverage Test *		
A=		333'736'410
B=		535'410
C=		0
X=		1'812'335
Z=		2'943'836
Total	A + B + C - X - Z=	329'515'649
Method Used for Calculating "A"		A(ii)
A(i)		370'818'233
A(ii)		333'736'410
Asset Percentage Used		90.0%
Amount Outstanding of the Covered Bonds		250'000'000
Total Mortgage Balance		370'818'233
Nominal Overcollateralisation		48%
*see appendix for a description of the Asset Coverage Test		

PASS

Interest Coverage Test		
Interest from Pool		3'656'927
Liquidity Reserve Fund		5'703'022
Expenses		-179'644
Cover Pool Revenues (Amount A)		9'180'305
Net Interest from/to Swaps		0
Interest on Covered Bonds		-5'325'000
Interest Amount (Amount B)		-5'325'000
Total		3'855'305

Detail of outstanding Covered Bonds

Series	Currency	Notional Outstanding	Maturity	Coupon Rate	ISIN CODE
Fixed-Rate Covered Bonds due September 2027	CHF	100'000'000	11.10.2027	2.25%	CH1214797164
Fixed-Rate Covered Bonds due September 2028	CHF	150'000'000	26.09.2028	2.05%	CH1271007937
Total	CHF	250'000'000			

Transaction Parties

Role	Name	Ratings Fitch
Issuer	Cornèr Banca SA.	BBB+
Servicer	Cornèr Banca SA.	BBB+
Account Bank	UBS Switzerland AG.	A+

Balance of Programme Accounts

General **	535'410
Cover Pool **	0
Swap Collateral **	0
Liquidity Reserve Account	5'703'022
Substitute assets cash	0
Substitute assets bonds	0
Total	6'238'431

** bank and safekeeping account

Mortgage Portfolio Summary

	Residential / Commercial Mortgages
Total Mortgage Balance	370'818'233
Average Balance of Mortgage Agreements	1'465'685
Number of Mortgage Agreements	253
WA Remaining Terms (in years)	1.86
WA LTV (in %)	57.48%
WA Interest Rate (in %)	1.08
Fixed Rate Mortgages (in % of Total)	48.85%
Commercial Mortgages (in % of Total)	0%

Residential / Commercial Mortgages

Remainig Terms	Number of Loan Parts	Amount	% of Total
up to 1 year	179	204'843'762	55.24%
1 - 2 years	38	43'325'759	11.68%
2 - 3 years	31	19'108'069	5.15%
3 - 4 years	44	30'446'000	8.21%
4 - 5 years	39	37'539'356	10.12%
5 - 6 years	19	16'052'438	4.33%
6 - 7 years	6	4'586'751	1.24%
7 - 8 years	2	1'573'021	0.42%
8 - 9 years	2	5'543'200	1.49%
9 - 10 years	5	7'799'877	2.10%
>10 years	0	0	0.00%
Total	365	370'818'233	100.00%

Current Loan to Value

Current Loan to Value	Number of Mortgage Agreements	Amount	% of Total
<= 10%	6	8'556'715	2.31%
10 - 20%	7	2'621'306	0.71%
20 - 30%	23	22'869'606	6.17%
30 - 40%	18	24'174'649	6.52%
40 - 50%	38	41'386'597	11.16%
50 - 60%	42	58'351'009	15.74%
60 - 70%	72	121'295'262	32.71%
70 - 80%	47	91'563'090	24.69%
80 - 90%	0	0	0.00%
90 - 100%	0	0	0.00%
>100%	0	0	0.00%
Total	253	370'818'233	100.00%

Total Balance by Property Value

Total Balance by Property Value	Number of Mortgage Agreements	Amount	% of Total
<= 500'000	8	1'395'831	0.38%
500'000 - 1 Mio.	59	25'178'910	6.79%
1 Mio. - 1.1 Mio.	4	2'649'467	0.71%
1.1 Mio. - 1.2 Mio.	10	6'217'870	1.68%
1.2 Mio. - 1.3 Mio.	13	8'375'035	2.26%
1.3 Mio. - 1.4 Mio.	14	9'829'373	2.65%
1.4 Mio. - 1.5 Mio.	7	4'843'764	1.31%
1.5 Mio. - 2 Mio.	29	27'490'929	7.41%
2 Mio. - 3 Mio.	40	54'230'767	14.62%
3 Mio. - 4 Mio.	14	26'645'425	7.19%
4 Mio. - 5 Mio.	12	25'459'285	6.87%
5 Mio. - 10 Mio.	31	118'843'137	32.05%
10 Mio. - 20 Mio.	6	27'861'725	7.51%
>20 Mio.	6	31'796'715	8.57%
Total	253	370'818'233	100.00%

Interest Rate Type

Interest Rate Type	Number of Loan Parts	Amount	% of Total
Fixed	209	181'153'714	48.85%
Floating	156	189'664'520	51.15%
Total	365	370'818'233	100.00%

Interest Rate Distribution

Interest Rate Distribution	Number of Loan Parts	Amount	% of Total
<= 0.50%	1	5'550'000	1.50%
0.50% - 1.00%	196	238'674'031	64.36%
1.00% - 1.50%	116	90'862'413	24.50%
1.50% - 2.00%	39	27'997'188	7.55%
2.00% - 2.50%	11	6'678'230	1.80%
2.50% - 3.00%	2	1'056'372	0.28%
3.00% - 3.50%	0	0	0.00%
3.50% - 4.00%	0	0	0.00%
4.00% - 4.50%	0	0	0.00%
4.50% - 5.00%	0	0	0.00%
5.00% - 5.50%	0	0	0.00%
5.50% - 6.00%	0	0	0.00%
> 6.00%	0	0	0.00%
Total	365	370'818'233	100.00%

Property Location

Property Location	Number of Mortgage Agreements	Amount	% of Total
Ticino	233	347'683'899	93.76%
Graubünden	15	12'429'568	3.35%
Zurich	4	10'704'767	2.89%
Other	0	0	0.00%
Total	252	370'818'233	100.00%

Property Type

Property Type	Number of Mortgage Agreements	Amount	% of Total
Owner occupied Condominium	45	37'574'852	10.13%
Owner occupied Holiday home	9	5'419'201	1.46%
Owner occupied Single family home	63	90'773'461	24.48%
Owner occupied Other	2	1'096'500	0.30%
Revenue Condominium	93	153'330'335	41.35%
Revenue Holiday home	2	2'698'343	0.73%
Revenue Other	27	72'698'360	19.60%
Revenue Single family home	11	7'227'181	1.95%
Commercial (owner occupied)	0	0	0.00%
Commercial (revenue)	0	0	0.00%
Total	252	370'818'233	100.00%

Arrears

Arrears	Number of Mortgage Agreements	Amount	% of Total
Not in arrears	253	370'818'233	100.00%
<= 3 months in arrears	0	0	0.00%
> 3 months in arrears	0	0	0.00%
Total	253	370'818'233	100.00%

APPENDIX

Asset Coverage Test

Please note: the below is only a summary of the Asset Coverage Test. For a complete description 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 if the Adjusted Aggregate Relevant Mortgage Loan Amount is in an amount at least equal to the aggregate Principal Amount Outstanding of all Series and Tranches of Covered Bonds.

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 lesser of (i) the actual Current Balance of each Relevant Mortgage Loan as calculated on the Test Date as of the previous Cut-off Date and (ii) CHF 6,000,000 and (2) the related Property Value multiplied by M (where for each Relevant Mortgage Loan that is less than three months in arrears or not in arrears and related to a Residential Property, $M = 0.80$ and for a Commercial Property, $M = 0.60$, and for each Relevant Mortgage Loan that is three months or more in arrears, $M = 0.25$),

(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 lesser of (i) the actual Current Balance of each Relevant Mortgage Loan as calculated on the Test Date as of the previous Cut-off Date and (ii) CHF 6,000,000 and (2) the Property Value multiplied by N (where for each Relevant Mortgage Loan that is less than three months in arrears or not in arrears, $N = 1$ and for each Relevant Mortgage Loan that is three months or more in arrears, $N = 0.25$).

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;

C = the CHF Equivalent of the aggregate outstanding principal balance of any Substitute Assets (excluding cash already accounted for under item "B" above);

X = if 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, if 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 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

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

The Interest Coverage Test is met on a specific Test Date if: $A \geq B$

where,

A = the aggregate amount of Income Receipts expected to be received in respect of the relevant Mortgage Loans plus interests expected to be received in respect of any Substitute Assets in the Cover Pool plus amounts standing to the credit of the Liquidity Reserve Fund (together the Revenues Receipts), 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 to be paid by the Guarantor during that same period; and

B = the interest amount due under the Covered Bonds then outstanding for the 12-month period, taking into account any hedging arrangements entered into in relation to the transaction.