CHF 1 Billion Covered Bond Programme

Monthly Investor Report

As per relevant Cutoff Date 28 February, 2026 (all amounts in CHF)

PASS

Asset Coverage Test *		
A=		336'082'165
B=		407'539
C=		0
X=		2'055'667
Z=		2'741'781
Total	**A + B + C - X - Z=**	**331'692'256**
Method Used for Calculating "A"		A(ii)
A(i)		373'424'628
A(ii)		336'082'165
Asset Percentage Used		90.0%
Amount Outstanding of the Covered Bonds		250'000'000
Total Mortgage Balance		373'424'628
Nominal Overcollateralisation		49%

*see appendix for a description of the Asset Coverage Test

PASS

Interest Coverage Test	
Interest from Pool	3'694'212
Liquidity Reserve Fund	5'707'526
Expenses	-180'957
Cover Pool Revenues (Amount A)	**9'220'781**
Net Interest from/to Swaps	0
Interest on Covered Bonds	-5'325'000
Interest Amount (Amount B)	**-5'325'000**
Total	**3'895'781**

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 **	**407'539**
Cover Pool **	0
Swap Collateral **	0
Liquidity Reserve Account	5'707'526
Substitute assets cash	0
Substitute assets bonds	0
Total	6'115'065

**** bank and safekeeping account**

Mortgage Portfolio Summary

	Residential / Commercial Mortgages
Total Mortgage Balance	373'424'628
Average Balance of Mortgage Agreements	1'505'744
Number of Mortgage Agreements	248
WA Remaining Terms (in years)	1.79
WA LTV (in %)	57.69%
WA Interest Rate (in %)	1.11
Fixed Rate Mortgages (in % of Total)	48.69%
Commercial Mortgages (in % of Total)	0%

Residential / Commercial Mortgages

Remainig Terms	Number of Loan Parts	Amount	% of Total
up to 1 year	175	210'740'231	56.43%
1 - 2 years	32	37'005'619	9.91%
2 - 3 years	32	19'968'319	5.35%
3 - 4 years	51	36'458'884	9.76%
4 - 5 years	37	37'739'974	10.11%
5 - 6 years	17	13'102'378	3.51%
6 - 7 years	3	3'727'751	1.00%
7 - 8 years	3	2'040'221	0.55%
8 - 9 years	2	6'816'000	1.83%
9 - 10 years	4	5'825'252	1.56%
>10 years	0	0	0.00%
Total	**356**	**373'424'628**	**100.00%**

Current Loan to Value

Current Loan to Value	Number of Mortgage Agreements	Amount	% of Total
<= 10%	5	8'490'715	2.27%
10 - 20%	7	2'621'306	0.70%
20 - 30%	22	22'454'372	6.01%
30 - 40%	19	26'170'349	7.01%
40 - 50%	37	41'453'236	11.10%
50 - 60%	41	57'650'950	15.44%
60 - 70%	67	112'954'825	30.25%
70 - 80%	50	101'628'875	27.22%
80 - 90%	0	0	0.00%
90 - 100%	0	0	0.00%
>100%	0	0	0.00%
Total	**248**	**373'424'628**	**100.00%**

Total Balance by Property Value

Total Balance by Property Value	Number of Mortgage Agreements	Amount	% of Total
<= 500'000	7	1'393'639	0.37%
500'000 - 1 Mio.	56	23'982'155	6.42%
1 Mio. - 1.1 Mio.	4	2'649'148	0.71%
1.1 Mio. - 1.2 Mio.	9	5'544'947	1.48%
1.2 Mio. - 1.3 Mio.	13	8'376'163	2.24%
1.3 Mio. - 1.4 Mio.	13	9'390'828	2.51%
1.4 Mio. - 1.5 Mio.	7	4'841'169	1.30%
1.5 Mio. - 2 Mio.	28	26'167'491	7.01%
2 Mio. - 3 Mio.	40	55'297'293	14.81%
3 Mio. - 4 Mio.	15	28'239'985	7.56%
4 Mio. - 5 Mio.	12	25'459'285	6.82%
5 Mio. - 10 Mio.	31	116'470'084	31.19%
10 Mio. - 20 Mio.	6	27'861'725	7.46%
>20 Mio.	7	37'750'715	10.11%
Total	**248**	**373'424'628**	**100.00%**

Interest Rate Type

Interest Rate Type	Number of Loan Parts	Amount	% of Total
Fixed	204	181'813'360	48.69%
Floating	152	191'611'269	51.31%
Total	**356**	**373'424'628**	**100.00%**

Interest Rate Distribution

Interest Rate Distribution	Number of Loan Parts	Amount	% of Total
<= 0.50%	1	5'550'000	1.49%
0.50% - 1.00%	188	240'927'239	64.52%
1.00% - 1.50%	116	91'418'146	24.48%
1.50% - 2.00%	39	28'302'999	7.58%
2.00% - 2.50%	10	6'172'672	1.65%
2.50% - 3.00%	2	1'053'572	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	**356**	**373'424'628**	**100.00%**

Property Location

Property Location	Number of Mortgage Agreements	Amount	% of Total
Ticino	230	351'602'838	94.16%
Graubünden	14	11'117'024	2.98%
Zurich	4	10'704'767	2.87%
Other	0	0	0.00%
Total	**248**	**373'424'628**	**100.00%**

Property Type

Property Type	Number of Mortgage Agreements	Amount	% of Total
Owner occupied Condominium	46	42'361'615	11.34%
Owner occupied Holiday home	9	5'415'181	1.45%
Owner occupied Single family home	60	87'103'360	23.33%
Owner occupied Other	2	1'096'500	0.29%
Revenue Condominium	92	155'336'988	41.60%
Revenue Holiday home	2	2'698'343	0.72%
Revenue Other	27	72'688'360	19.47%
Revenue Single family home	10	6'724'281	1.80%
Commercial (owner occupied)	0	0	0.00%
Commercial (revenue)	0	0	0.00%
Total	**248**	**373'424'628**	**100.00%**

Arrears

Arrears	Number of Mortgage Agreements	Amount	% of Total
Not in arrears	248	373'424'628	100.00%
<= 3 months in arrears	0	0	0.00%
> 3 months in arrears	0	0	0.00%
Total	**248**	**373'424'628**	**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 ≥ 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.