CHF 1 Billion Covered Bond Programme

Monthly Investor Report

As per relevant Cutoff Date 31 May, 2026 (all amounts in CHF)

PASS

Asset Coverage Test *		
A=		462'736'336
B=		829'404
C=		0
X=		1'986'254
Z=		6'139'726
Total	**A + B + C - X - Z=**	**455'439'761**
Method Used for Calculating "A"		A(ii)
A(i)		514'151'485
A(ii)		462'736'336
Asset Percentage Used		90.0%
Amount Outstanding of the Covered Bonds		400'000'000
Total Mortgage Balance		514'151'485
Nominal Overcollateralisation		29%

*see appendix for a description of the Asset Coverage Test

PASS

Interest Coverage Test	
Interest from Pool	5'343'999
Liquidity Reserve Fund	7'160'055
Expenses	-178'428
Cover Pool Revenues (Amount A)	**12'325'625**
Net Interest from/to Swaps	0
Interest on Covered Bonds	-6'637'500
Interest Amount (Amount B)	**-6'637'500**
Total	**5'688'125**

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	2.250%	CH1214797164
Fixed-Rate Covered Bonds due September 2028	CHF	150'000'000	26.09.2028	2.050%	CH1271007937
Fixed-Rate Covered Bonds due May 2031	CHF	150'000'000	12.05.2031	0.875%	CH1548688352
Total	**CHF**	**400'000'000**			

Transaction Parties

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

Balance of Programme Accounts

General **	829'404
Cover Pool **	0
Swap Collateral **	0
Liquidity Reserve Account	7'160'055
Substitute assets cash	0
Substitute assets bonds	0
Total	**7'989'459**

** bank and safekeeping account

Mortgage Portfolio Summary

	Residential / Commercial Mortgages
Total Mortgage Balance	514'151'485
Average Balance of Mortgage Agreements	1'731'150
Number of Mortgage Agreements	297
WA Remaining Terms (in years)	1.91
WA LTV (in %)	59.58%
WA Interest Rate (in %)	1.19
Fixed Rate Mortgages (in % of Total)	49.60%
Commercial Mortgages (in % of Total)	0%

Residential / Commercial Mortgages

Remainig Terms	Number of Loan Parts	Amount	% of Total
up to 1 year	226	308'316'368	59.97%
1 - 2 years	33	33'906'079	6.59%
2 - 3 years	42	36'066'342	7.01%
3 - 4 years	48	30'102'776	5.85%
4 - 5 years	42	54'814'230	10.66%
5 - 6 years	13	9'442'189	1.84%
6 - 7 years	7	11'655'393	2.27%
7 - 8 years	7	4'726'248	0.92%
8 - 9 years	6	13'902'540	2.70%
9 - 10 years	5	9'252'719	1.80%
>10 years	1	1'966'600	0.38%
Total	**430**	**514'151'485**	**100.00%**

Current Loan to Value

Current Loan to Value	Number of Mortgage Agreements	Amount	% of Total
<= 10%	5	8'192'715	1.59%
10 - 20%	9	8'521'699	1.66%
20 - 30%	23	24'342'634	4.73%
30 - 40%	23	38'372'829	7.46%
40 - 50%	42	50'208'098	9.77%
50 - 60%	45	61'704'985	12.00%
60 - 70%	77	145'415'840	28.28%
70 - 80%	73	177'392'685	34.50%
80 - 90%	0	0	0.00%
90 - 100%	0	0	0.00%
>100%	0	0	0.00%
Total	**297**	**514'151'485**	**100.00%**

Total Balance by Property Value

Total Balance by Property Value	Number of Mortgage Agreements	Amount	% of Total
<= 500'000	7	1'536'010	0.30%
500'000 - 1 Mio.	60	25'520'725	4.96%
1 Mio. - 1.1 Mio.	3	2'071'816	0.40%
1.1 Mio. - 1.2 Mio.	10	6'146'423	1.20%
1.2 Mio. - 1.3 Mio.	14	9'366'300	1.82%
1.3 Mio. - 1.4 Mio.	13	9'360'693	1.82%
1.4 Mio. - 1.5 Mio.	8	5'718'152	1.11%
1.5 Mio. - 2 Mio.	31	29'579'854	5.75%
2 Mio. - 3 Mio.	49	70'272'514	13.67%
3 Mio. - 4 Mio.	23	49'099'451	9.55%
4 Mio. - 5 Mio.	16	36'297'635	7.06%
5 Mio. - 10 Mio.	43	170'178'578	33.10%
10 Mio. - 20 Mio.	12	58'596'725	11.40%
>20 Mio.	8	40'406'608	7.86%
Total	**297**	**514'151'485**	**100.00%**

Interest Rate Type

Interest Rate Type	Number of Loan Parts	Amount	% of Total
Fixed	241	255'038'995	49.60%
Floating	189	259'112'490	50.40%
Total	**430**	**514'151'485**	**100.00%**

Interest Rate Distribution

Interest Rate Distribution	Number of Loan Parts	Amount	% of Total
<= 0.50%	0	0	0.00%
0.50% - 1.00%	228	320'293'467	62.30%
1.00% - 1.50%	147	143'351'927	27.88%
1.50% - 2.00%	43	32'329'331	6.29%
2.00% - 2.50%	9	11'130'513	2.16%
2.50% - 3.00%	2	1'046'247	0.20%
3.00% - 3.50%	0	0	0.00%
3.50% - 4.00%	1	6'000'000	1.17%
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	**430**	**514'151'485**	**100.00%**

Property Location

Property Location	Number of Mortgage Agreements	Amount	% of Total
Ticino	265	443'107'678	86.18%
Graubünden	16	13'025'349	2.53%
Zurich	4	7'675'778	1.49%
Geneve	9	37'077'750	7.21%
Vaud	3	13'264'931	2.58%
Other	0	0	0.00%
Total	**297**	**514'151'485**	**100.00%**

Property Type

Property Type	Number of Mortgage Agreements	Amount	% of Total
Owner occupied Condominium	49	50'664'644	9.85%
Owner occupied Holiday home	10	6'944'672	1.35%
Owner occupied Single family home	67	99'476'906	19.35%
Owner occupied Other	2	1'096'500	0.21%
Revenue Condominium	119	234'439'463	45.60%
Revenue Holiday home	2	2'680'927	0.52%
Revenue Other	33	97'209'571	18.91%
Revenue Single family home	15	21'638'801	4.21%
Commercial (owner occupied)	0	0	0.00%
Commercial (revenue)	0	0	0.00%
Total	**297**	**514'151'485**	**100.00%**

Arrears

Arrears	Number of Mortgage Agreements	Amount	% of Total
Not in arrears	297	514'151'485	100.00%
<= 3 months in arrears	0	0	0.00%
> 3 months in arrears	0	0	0.00%
Total	**297**	**514'151'485**	**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.