

CHF 1 Billion Covered Bond Programme

Monthly Investor Report
As per relevant Cutoff Date 31 October, 2022 (all amounts in CHF)

PASS

Asset Coverage Test *

A=		208'426'004
B=		96'515
C=		0
X=		21'903'830
Z=		2'458'973
Total	A + B + C - X - Z=	184'159'716
Method Used for Calculating "A"		
A(i)		A(ii)
A(i)		238'201'148
A(ii)		208'426'004
Asset Percentage Used		87,5%
Amount Outstanding of the Covered Bonds		100'000'000
Total Mortgage Balance		238'201'148
Nominal Overcollateralisation		138%

* see appendix for a description of the Asset Coverage Test

PASS

Interest Coverage Test

Interest from Pool		2'635'286.40
Liquidity Reserve Fund		2'515'727
Expenses		-170'000
Cover Pool Revenues (Amount A)		4'981'013
Net Interest from/to Swaps		0
Interest on Covered Bonds		-2'250'000
Interest Amount (Amount B)		-2'250'000
Total		2'731'013

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
Total	CHF	100'000'000			

Transaction Parties

Role	Name	Ratings Fitch
Issuer	Cornèr Banca SA.	BBB+
Servicer	Cornèr Banca SA.	BBB+
Account Bank	Credit Suisse (Schweiz) AG.	A-

Balance of Programme Accounts

General **	96'515
Cover Pool **	0
Swap Collateral **	0
Liquidity Reserve Account	2'515'727
Substitute assets cash	0
Substitute assets bonds	0
Total	2'612'242

** bank and safekeeping account

Mortgage Portfolio Summary

	Residential / Commercial Mortgages
Total Mortgage Balance	238'201'147.70
Average Balance of Mortgage Agreements	1'316'028.44
Number of Mortgage Agreements	181
WA Remaining Terms (in years)	2.66
WA LTV (in %)	57.82%
WA Interest Rate (in %)	1.20
Fixed Rate Mortgages (in % of Total)	52%
Commercial Mortgages (in % of Total)	0%

Residential / Commercial Mortgages

Remaining Terms	Number of Loan Parts	Amount	% of Total
up to 1 year	118	128'070'459	53.77%
1 - 2 years	18	10'736'929	4.51%
2 - 3 years	20	17'406'251	7.31%
3 - 4 years	14	9'035'754	3.79%
4 - 5 years	17	13'905'699	5.84%
5 - 6 years	14	9'487'142	3.98%
6 - 7 years	17	8'450'181	3.55%
7 - 8 years	16	19'623'121	8.24%
8 - 9 years	17	13'459'834	5.65%
9 - 10 years	11	8'025'778	3.37%
>10 years	0	0	0.00%
Total	262	238'201'148	100.00%

Current Loan to Value

Current Loan to Value	Number of Mortgage Agreements	Amount	% of Total
<= 10%	5	3'814'826	1.60%
10 - 20%	6	2'319'477	0.97%
20 - 30%	18	13'392'940	5.62%
30 - 40%	14	14'296'024	6.00%
40 - 50%	27	42'211'451	17.72%
50 - 60%	25	37'557'193	15.77%
60 - 70%	40	62'498'069	26.24%
70 - 80%	45	58'671'167	24.63%
80 - 90%	1	3'440'000	1.44%
90 - 100%	0	0	0.00%
>100%	0	0	0.00%
Total	181	238'201'148	100%

Total Balance by Property Value

Total Balance by Property Value	Number of Mortgage Agreements	Amount	% of Total
<= 500'000	4	714'560	0.30%
500'000 - 1 Mio.	41	17'180'965	7.21%
1 Mio. - 1.1 Mio.	2	1'549'304	0.65%
1.1 Mio. - 1.2 Mio.	10	5'157'378	2.17%
1.2 Mio. - 1.3 Mio.	10	6'944'561	2.92%
1.3 Mio. - 1.4 Mio.	10	6'893'497	2.89%
1.4 Mio. - 1.5 Mio.	7	5'277'626	2.22%
1.5 Mio. - 2 Mio.	23	20'702'572	8.69%
2 Mio. - 3 Mio.	27	38'288'390	16.07%
3 Mio. - 4 Mio.	11	23'392'913	9.82%
4 Mio. - 5 Mio.	9	18'203'092	7.64%
5 Mio. - 10 Mio.	22	69'008'603	28.97%
10 Mio. - 20 Mio.	4	18'887'687	7.93%
> 20 Mio.	1	6'000'000	2.52%
Total	181	238'201'148	100%

Interest Rate Type

Interest Rate Type	Number of Loan Parts	Amount	% of Total
Fixed	160	123'387'136	51.80%
Floating	102	114'814'012	48.20%
Total	262	238'201'148	100%

Interest Rate Distribution

Interest Rate Distribution	Number of Loan Parts	Amount	% of Total
<= 0.50%	1	3'375'214	1.42%
0.50% - 1.00%	84	73'744'571	30.96%
1.00% - 1.50%	161	150'303'368	63.10%
1.50% - 2.00%	13	8'213'246	3.45%
2.00% - 2.50%	3	2'564'748	1.08%
2.50% - 3.00%	0	0	0.00%
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	262	238'201'148	100%

Property Location

Property Location	Number of Mortgage Agreements	Amount	% of Total
Ticino	163	217'099'959	91.14%
Graubünden	12	12'602'560	5.29%
Zurich	6	8'498'629	3.57%
Other	0	0	0.00%
Total	181	238'201'148	100.00%

Property Type

Property Type	Number of Mortgage Agreements	Amount	% of Total
Owner occupied Condominium	36	34'089'783	14.31%
Owner occupied Holiday home	8	5'297'081	2.22%
Owner occupied Single family home	54	79'335'984	33.31%
Revenue Condominium	54	72'266'128	30.34%
Revenue Holiday home	1	883'500	0.37%
Revenue Other	18	40'501'853	17.00%
Revenue Single family home	10	5'826'819	2.45%
Commercial (owner occupied)	0	0	0.00%
Commercial (revenue)	0	0	0.00%
Total	181	238'201'148	100%

Arrears

Arrears	Number of Mortgage Agreements	Amount	% of Total
Not in arrears	180	236'822'148	99.42%
<= 3 months in arrears	1	1'379'000	0.58%
> 3 months in arrears	0	0	0.00%
Total	181	238'201'148	100%

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 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.