

CHF 1 Billion Covered Bond Programme

Monthly Investor Report
As per relevant Cutoff Date 30 November, 2023 (all amounts in CHF)

PASS

Asset Coverage Test *

A=		283'121'521
B=		700'737
C=		0
X=		10'153'689
Z=		4'346'575
Total	A + B + C - X - Z=	269'321'994
Method Used for Calculating "A"		
A(i)		A(ii)
A(i)		319'911'323
A(ii)		283'121'521
Asset Percentage Used		88.5%
Amount Outstanding of the Covered Bonds		200'000'000
Total Mortgage Balance		319'911'323
Nominal Overcollateralisation		60%

* see appendix for a description of the Asset Coverage Test

PASS

Interest Coverage Test

Interest from Pool		5'942'048.44
Liquidity Reserve Fund		4'655'870
Expenses		-131'468
Cover Pool Revenues (Amount A)		10'466'451
Net Interest from/to Swaps		0
Interest on Covered Bonds		-4'300'000
Interest Amount (Amount B)		-4'300'000
Total		6'166'451

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	100'000'000	26.09.2028	2.05%	CH1271007937
Total	CHF	200'000'000			

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 **	700'737
Cover Pool **	0
Swap Collateral **	0
Liquidity Reserve Account	4'655'870
Substitute assets cash	0
Substitute assets bonds	0
Total	5'356'608

** bank and safekeeping account

Mortgage Portfolio Summary

	Residential / Commercial Mortgages
Total Mortgage Balance	319'911'323.38
Average Balance of Mortgage Agreements	1'361'324.78
Number of Mortgage Agreements	235
WA Remaining Terms (in years)	1.92
WA LTV (in %)	58.20%
WA Interest Rate (in %)	2.05
Fixed Rate Mortgages (in % of Total)	45.53%
Commercial Mortgages (in % of Total)	0%

Residential / Commercial Mortgages

Remaining Terms	Number of Loan Parts	Amount	% of Total
up to 1 year	174	190'893'462	59.67%
1 - 2 years	31	31'811'210	9.94%
2 - 3 years	21	16'370'732	5.12%
3 - 4 years	19	15'302'908	4.78%
4 - 5 years	18	12'272'149	3.84%
5 - 6 years	21	10'751'449	3.36%
6 - 7 years	16	17'672'036	5.52%
7 - 8 years	21	16'536'069	5.17%
8 - 9 years	9	6'766'233	2.12%
9 - 10 years	2	1'535'076	0.48%
>10 years	0	0	0.00%
Total	332	319'911'323	100%

Current Loan to Value

Current Loan to Value	Number of Mortgage Agreements	Amount	% of Total
<= 10%	4	3'111'715	0.97%
10 - 20%	5	1'999'370	0.62%
20 - 30%	21	17'813'817	5.57%
30 - 40%	19	17'176'088	5.37%
40 - 50%	39	55'058'567	17.21%
50 - 60%	32	49'387'661	15.44%
60 - 70%	53	97'863'643	30.59%
70 - 80%	61	74'060'463	23.15%
80 - 90%	1	3'440'000	1.08%
90 - 100%	0	0	0.00%
>100%	0	0	0.00%
Total	235	319'911'323	100%

Total Balance by Property Value

Total Balance by Property Value	Number of Mortgage Agreements	Amount	% of Total
<= 500'000	8	1'702'560	0.53%
500'000 - 1 Mio.	55	23'588'293	7.37%
1 Mio. - 1.1 Mio.	4	2'692'969	0.84%
1.1 Mio. - 1.2 Mio.	9	5'216'835	1.63%
1.2 Mio. - 1.3 Mio.	14	9'777'121	3.06%
1.3 Mio. - 1.4 Mio.	14	10'406'466	3.25%
1.4 Mio. - 1.5 Mio.	8	6'887'514	2.15%
1.5 Mio. - 2 Mio.	27	24'591'693	7.69%
2 Mio. - 3 Mio.	38	53'148'080	16.61%
3 Mio. - 4 Mio.	12	24'881'262	7.78%
4 Mio. - 5 Mio.	10	23'605'009	7.38%
5 Mio. - 10 Mio.	28	93'786'530	29.32%
10 Mio. - 20 Mio.	5	25'255'278	7.89%
> 20 Mio.	3	14'371'715	4.49%
Total	235	319'911'323	100%

Interest Rate Type

Interest Rate Type	Number of Loan Parts	Amount	% of Total
Fixed	182	145'652'846	45.53%
Floating	150	174'258'477	54.47%
Total	332	319'911'323	100%

Interest Rate Distribution

Interest Rate Distribution	Number of Loan Parts	Amount	% of Total
<= 0.50%	1	3'577'919	1.12%
0.50% - 1.00%	75	59'410'284	18.57%
1.00% - 1.50%	77	64'393'895	20.13%
1.50% - 2.00%	13	8'105'472	2.53%
2.00% - 2.50%	106	138'457'576	43.28%
2.50% - 3.00%	59	45'574'889	14.25%
3.00% - 3.50%	0	0	0.00%
3.50% - 4.00%	1	391'289	0.12%
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	332	319'911'323	100%

Property Location

Property Location	Number of Mortgage Agreements	Amount	% of Total
Ticino	217	294'705'528	92.12%
Graubünden	14	14'003'779	4.38%
Zurich	4	11'202'017	3.50%
Other	0	0	0.00%
Total	235	319'911'323	100%

Property Type

Property Type	Number of Mortgage Agreements	Amount	% of Total
Owner occupied Condominium	48	45'935'675	14.36%
Owner occupied Holiday home	8	5'379'851	1.68%
Owner occupied Single family home	61	80'559'488	25.18%
Revenue Condominium	81	126'379'804	39.50%
Revenue Holiday home	2	2'392'404	0.75%
Revenue Other	23	51'226'856	16.01%
Revenue Single family home	12	8'037'245	2.51%
Commercial (owner occupied)	0	0	0.00%
Commercial (revenue)	0	0	0.00%
Total	235	319'911'323	100%

Arrears

Arrears	Number of Mortgage Agreements	Amount	% of Total
Not in arrears	235	319'911'323	100.00%
<= 3 months in arrears	0	0	0.00%
> 3 months in arrears	0	0	0.00%
Total	235	319'911'323	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.