



28 Dec 2016

FOR IMMEDIATE RELEASE TO THE MARKET

The Warrant Administration Manager
ASX Structured Products
Level 6, 20 Bridge Street
Sydney NSW 2000

UBS DIVIDEND BUILDERS: DISTRIBUTION ANNOUNCEMENT

UBS AG, Australia Branch ("**UBS**") issued **SGPISK** Series of Investment Builders ("**UBS Dividend Builders**") over fully paid Stapled Securities of Stockland pursuant to the Master Product Disclosure Statement dated 17 Oct 2014 and the relevant Term Sheet for the Series referred to collectively as the ("**PDS**").

Stockland recently announced the following estimated distribution ("**Distribution**")

Distribution amount (AUD): \$0.1260 Interim Distribution
Ex-Distribution Date: 29 Dec 2016
Distribution record date: 30 Dec 2016
Distribution payment date: 28 Feb 2017

The Distribution is 0% Franked.

Correspondingly, the UBS Dividend Builders will commence trading ex-Distribution on 29 Dec 2016 and will have a Distribution record date of 30 Dec 2016.

Holders should be aware that Stockland may amend the amount of the Distribution payable, including for changes in foreign exchange rates (or revoke payment of the Distribution), prior to the Distribution payment date and Holders are entitled only to the Distribution actually paid by Stockland.

The Distribution amount will be paid to Holders as soon as reasonably practicable after receipt of the Distribution in cleared funds by UBS Nominees Pty Ltd, as Security Trustee, from Stockland (payment to Holders is expected to be made within 5 Business Days of the Security Trustee receiving the Distribution). The Security Trustee is expected to receive such funds on 28 Feb 2017, the Distribution payment date.

Capitalised terms used in this announcement have the same meaning as that given in the PDS.

Yours faithfully,

UBS AG, Australia Branch
Anand Kannan
Associate Director

UBS AG, Australia Branch
Grant Schwulst
Manager - Equities Settlements

UBS AG, Australia Branch
ABN 47 088 129 613
AFSL No: 231087
GPO Box 4151
Sydney NSW 2001
Australia
Tel. 612-9324 2000

Equity Operations

Level 16
Chifley Tower
2 Chifley Square
Sydney NSW 2000
Tel. 61 2-9324 2043
Fax 61 2-9324 2669

www.ubs.com

Participating Organisation of the
Australian Stock Exchange