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FOR IMMEDIATE RELEASE TO THE MARKET

The Warrant Administration Manager
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UBS DIVIDEND BUILDERS: DISTRIBUTION ANNOUNCEMENT

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

Scentre Group recently announced the following estimated distribution ("**Distribution**"):

Distribution amount (AUD): \$0.1065 Distribution
Ex-Distribution Date: 13 Feb 2017
Distribution record date: 14 Feb 2017
Distribution payment date: 28 Feb 2017

The Distribution is 0.0287% franked.

Correspondingly, the UBS Dividend Builders will commence trading ex-Distribution on 13 Feb 2017 and will have a Distribution record date of 14 Feb 2017.

Holders should be aware that Scentre Group 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 Scentre Group.

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 Scentre Group (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,

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