



09 Feb 2017

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**UBS Share Builders: Distribution Announcement**

UBS AG, Australia Branch ("**UBS**") issued **SCGSSA**, **SCGSSE** & **SCGSSL** Series of UBS Share Builders over fully paid Stapled Securities of Scentre Group pursuant to the relevant Master Product Disclosure Statement (dated either 25 Sep 2014 or 16 Oct 2015) 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 **SCGSSA**, **SCGSSE** & **SCGSSL** UBS Share 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 will not be paid in cash to the Holder. In accordance with the PDS, UBS is directed by the Holder to apply the Distribution to reduce the outstanding Loan Amount of the UBS Share Builders, which UBS has applied as follows:

ASX Code for UBS Share Builders	Loan Amount	
	Old	New
SCGSSA	\$1.8062	\$1.6997
SCGSSE	\$2.8935	\$2.7870
SCGSSL	\$2.3271	\$2.2206

The new Loan Amount will be effective from the Ex-Distribution Date of 13 Feb 2017.

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

Yours faithfully,

**UBS AG, Australia Branch**  
Andrew Lockhart  
Director

**UBS AG, Australia Branch**  
Scott Hanlon  
Executive Director