



28 Dec 2016

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FOR IMMEDIATE RELEASE TO THE MARKET

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UBS Share Builders: Distribution Announcement

UBS AG, Australia Branch ("**UBS**") issued **SGPSSE** Series of UBS Share Builders over fully paid Stapled Securities of Stockland 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**").

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 **SGPSSE** UBS Share 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 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
SGPSSE	\$2.8770	\$2.7510

The new Loan Amount will be effective from the Ex-Distribution Date of 29 Dec 2016.

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