

For the special distribution period ended 21 July 2011

Notice/Details for the purposes of subsection 12-395(3) of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 ("TAA 1953")

A Managed Investment Trust ("MIT") that makes a "fund payment" to a recipient not within section 12-410 (e.g. an Australian resident) must make certain details available to such recipients by notice or on a website, to enable them to comply with their own withholding tax or disclosure obligations under Subdivision 12H.

The details noted below constitute those required in accordance with subsection 12-395(3) of Schedule 1 of the Tax Administration Act (TAA) 1953.

In particular:

1. The part of the total payment received by the recipient (the "fund payment" portion) from which an amount would be withheld (if it were paid directly to a non-resident) includes the components (listed below) marked with a Grouping "D", and is calculated as the sum of the following amounts:
 - a) Australian income – Other income
 - b) Discount capital gain (TARP) - double this amount
 - c) Capital gains – indexation method TARP
 - d) Capital gains – other method TARP
2. The income year of the trust (being a MIT) to which the "fund payment" relates is the year ended 30 June 2012.

Notes:

- A. The amounts of 1(a) to (d) above that constitute the "fund payment" portion of the total payment received by the recipient can be calculated by multiplying the CPU amount for each component by the number of units that the recipient held at the time its entitlement to the distribution was determined.
- B. The components of the fund payment have been determined based on information currently available. Due to future market movements, the distribution components of the fund for the year ending 30 June 2012 may change as further information becomes available.

UBS Cash Bond Fund (Special Distribution)

Component Description	Grouping (See below)	CPU - On True Up Basis	YTD% - On True Up Basis
Australian Income			
Dividends - Franked	E	0.000000	0.000000%
Dividends - Unfranked	B	0.000000	0.000000%
Dividends - Unfranked Conduit Foreign Income	E	0.000000	0.000000%
Interest (Non TOFA – subject to non-resident WHT)	A	0.149385	100.000000%
Interest (Non TOFA – not subject to non-res. WHT)	E	0.000000	0.000000%
TOFA Interest Income (subject to non-res. WHT)	A	0.000000	0.000000%
TOFA Interest Income (not subject to non-res. WHT)	E	0.000000	0.000000%
Other Income	D	0.000000	0.000000%
Capital Gains			
Discounted Capital Gain TAP	D	0.000000	0.000000%
Discounted Capital Gain NTAP	E	0.000000	0.000000%
CGT Concession Amount	E	0.000000	0.000000%
Capital Gains - Indexation Method TAP	D	0.000000	0.000000%
Capital Gains - Indexation Method NTAP	E	0.000000	0.000000%
Capital Gains - Other Method TAP	D	0.000000	0.000000%
Capital Gains - Other Method NTAP	E	0.000000	0.000000%
Foreign Income			
Foreign Income	E	0.000000	0.000000%
Attributed Income	E	0.000000	0.000000%
Other Non-Assessable Amounts			
Tax-Exempted Amounts	E	0.000000	0.000000%
Tax-Free Amounts	E	0.000000	0.000000%
Tax-Deferred Amounts	E	0.000000	0.000000%
Net Cash Distribution		0.149385	100.000000%
Tax Paid / Offset			
Franking Credits	NA (Note 2)	0.000000	0.000000%
ABN Tax Withheld - Dividend	NA (Note 2)	0.000000	0.000000%
TFN Tax Withheld - Dividend	NA (Note 2)	0.000000	0.000000%
ABN Tax Withheld - Interest	NA (Note 2)	0.000000	0.000000%
TFN Tax Withheld - Interest	NA (Note 2)	0.000000	0.000000%
Aust Franking Credits From NZ Companies	NA (Note 2)	0.000000	0.000000%
FITO - CG Discounted Method	NA (Note 2)	0.000000	0.000000%
FITO - CG Indexed Method	NA (Note 2)	0.000000	0.000000%
FITO - CG Other Method	NA (Note 2)	0.000000	0.000000%
FITO - Foreign Income	NA (Note 2)	0.000000	0.000000%
Non Cash Items		0.000000	0.000000%
Gross Distribution		0.149385	100.000000%
Additional Information		Cents Per Unit (CPU)	YTD% True Up
Amounts subject to interest withholding tax (Group A)		0.149385	100.000000%
Amounts subject to dividend withholding tax (Group B)		0.000000	0.000000%
Amounts subject to royalty withholding tax (Group C)		0.000000	0.000000%
Fund payment subject to withholding tax under Subdivision 12H (Group D) (Note 1)		0.000000	0.000000%
Amounts not subject to withholding tax (Group E)		0.000000	0.000000%
Total Cash Distribution		0.149385	100.000000%
Note 1 Contained within this amount is an amount for Aust Capital Gains - Grossed Up Discounted Capital Gains TAP (TDGx2)		0.000000	0.000000%
Note 2 Withholding tax is only applicable for cash components			

UBS Global Property Securities Fund (Special Distribution)

Component Description	Grouping (See below)	CPU - On True Up Basis	YTD% - On True Up Basis
Australian Income			
Dividends - Franked	E	0.000000	0.000000%
Dividends - Unfranked	B	0.000000	0.000000%
Dividends - Unfranked Conduit Foreign Income	E	0.000000	0.000000%
Interest (Non TOFA – subject to non-resident WHT)	A	0.000000	0.000000%
Interest (Non TOFA – not subject to non-res. WHT)	E	0.000000	0.000000%
TOFA Interest Income (subject to non-res. WHT)	A	0.000000	0.000000%
TOFA Interest Income (not subject to non-res. WHT)	E	0.000000	0.000000%
Other Income	D	0.000000	0.000000%
Capital Gains			
Discounted Capital Gain TAP	D	0.000000	0.000000%
Discounted Capital Gain NTAP	E	0.000000	0.000000%
CGT Concession Amount	E	0.000000	0.000000%
Capital Gains - Indexation Method TAP	D	0.000000	0.000000%
Capital Gains - Indexation Method NTAP	E	0.000000	0.000000%
Capital Gains - Other Method TAP	D	0.000000	0.000000%
Capital Gains - Other Method NTAP	E	0.000000	0.000000%
Foreign Income			
Foreign Income	E	0.056706	100.000000%
Attributed Income	E	0.000000	0.000000%
Other Non-Assessable Amounts			
Tax-Exempted Amounts	E	0.000000	0.000000%
Tax-Free Amounts	E	0.000000	0.000000%
Tax-Deferred Amounts	E	0.000000	0.000000%
Net Cash Distribution		0.056706	100.000000%
Tax Paid / Offset			
Franking Credits	NA (Note 2)	0.000000	0.000000%
ABN Tax Withheld - Dividend	NA (Note 2)	0.000000	0.000000%
TFN Tax Withheld - Dividend	NA (Note 2)	0.000000	0.000000%
ABN Tax Withheld - Interest	NA (Note 2)	0.000000	0.000000%
TFN Tax Withheld - Interest	NA (Note 2)	0.000000	0.000000%
Aust Franking Credits From NZ Companies	NA (Note 2)	0.000000	0.000000%
FITO - CG Discounted Method	NA (Note 2)	0.000000	0.000000%
FITO - CG Indexed Method	NA (Note 2)	0.000000	0.000000%
FITO - CG Other Method	NA (Note 2)	0.000000	0.000000%
FITO - Foreign Income	NA (Note 2)	0.013901	24.513647%
Non Cash Items		0.013901	24.513647%
Gross Distribution		0.070607	124.513647%
Additional Information		Cents Per Unit (CPU)	YTD% True Up
Amounts subject to interest withholding tax (Group A)		0.000000	0.000000%
Amounts subject to dividend withholding tax (Group B)		0.000000	0.000000%
Amounts subject to royalty withholding tax (Group C)		0.000000	0.000000%
Fund payment subject to withholding tax under Subdivision 12H (Group D) (Note 1)		0.000000	0.000000%
Amounts not subject to withholding tax (Group E)		0.056706	100.000000%
Total Cash Distribution		0.056706	100.000000%
Note 1 Contained within this amount is an amount for Aust Capital Gains - Grossed Up Discounted Capital Gains TAP (TDGx2)		0.000000	0.000000%
Note 2 Withholding tax is only applicable for cash components			