

Report Prepared On: 02/02/13

Structured Product Details

| | |
|----------------------------|--|
| Name | Buffered Return Optimization Securities Linked to the SPDR S&P Homebuilders ETF |
| Issue Size | \$6.15 million |
| Issue Price | \$10 |
| Term | 24 Months |
| Annualized Coupon | 0.00% |
| Pricing Date | October 26, 2012 |
| Issue Date | October 31, 2012 |
| Valuation Date | October 27, 2014 |
| Maturity Date | October 31, 2014 |
| Issuer | UBS |
| CDS Rate | 55.89 bps |
| Swap Rate | 0.40% |
| Reference Asset | SPDR S&P Homebuilders ETF's stock |
| Initial Level | \$25.52 |
| Dividend Rate | 0.87% |
| Implied Volatility | 28.64% |
| Delta¹ | 0.53 |
| Fair Price at Issue | \$9.51 |
| CUSIP | 90269V660 |
| SEC Link | www.sec.gov/Archives/edgar/data/1114446/000119312512441406/d428815d424b2.htm |

Buffered Return Optimization Securities Linked to the SPDR S&P Homebuilders ETF

Description

UBS issued \$6.15 million of Buffered Return Optimization Securities Linked to the SPDR S&P Homebuilders ETF on October 31, 2012 at \$10 per note.

These notes are UBS-branded Buffered PLUS securities that do not pay periodic coupons, but instead pay a single amount at maturity depending on the final level of SPDR S&P Homebuilders ETF's stock.

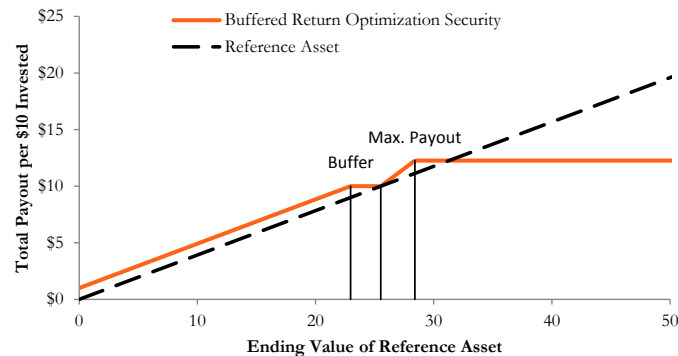
If on October 27, 2014 SPDR S&P Homebuilders ETF's stock price is higher than \$25.52, but lower than \$28.41, the notes pay a return equal to the percentage increase in SPDR S&P Homebuilders ETF's stock multiplied by 2.0, up to a cap of 22.61%. If on October 27, 2014 the refe is below \$25.52 but not below \$22.97, investors receive \$10 face value per note. If SPDR S&P Homebuilders ETF's stock price on October 27, 2014 is lower than \$22.97, investors receive face value per note reduced by the amount the reference asset is below \$22.97 as a percent of the initial level, \$25.52.

Valuation

This product can be valued as a combination of a note from UBS, one short out-of-the-money put option, two long at-the-money call options, and two short out-of-the-money call options. For reasonable valuation inputs this note was worth \$9.51 when it was issued on October 31, 2012 because the value of the options investors gave UBS plus the interest investors would have received on UBS's straight debt was worth \$0.49 more than the options investors received from UBS.

There is no active secondary market for most structured products. Structured products, including this note, therefore are much less liquid than simple stocks, bonds, notes and mutual funds. Investors are likely to receive less than the structured product's estimated market value if they try to sell the structured product prior to maturity. Our valuations do not incorporate this relative lack of liquidity and therefore should be considered an upper bound on the value of the structured product.

Payoff Curve at Maturity



The payoff diagram shows the final payoff of this note given SPDR S&P Homebuilders ETF's stock price (horizontal axis). For comparison, the dashed line shows the payoff if you invested in SPDR S&P Homebuilders ETF's stock directly.

Related Research

Research Papers:
www.slcg.com/research.php

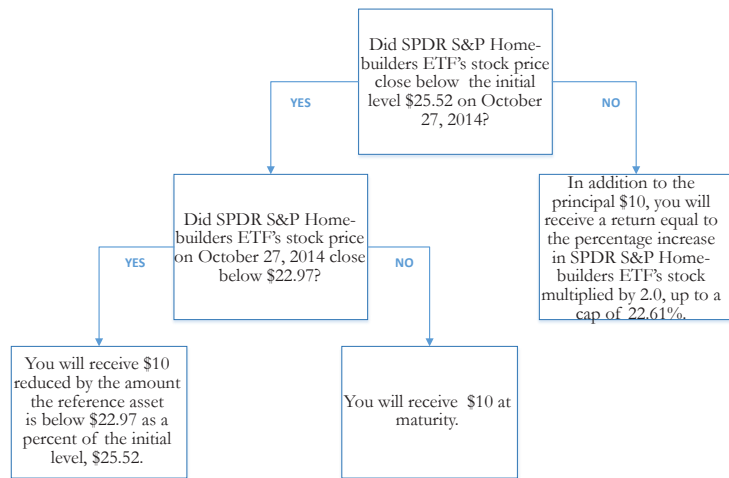
- "Are Structured Products Suitable for Retail Investors?" December 2006.
- "Structured Products in the Aftermath of Lehman Brothers," November 2009.
- "What TiVo and JP Morgan Teach Us about Reverse Convertibles," June 2010.

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Principal Payback Table

| SPDR S&P Homebuilders ETF's Stock | Note Payoff |
|-----------------------------------|----------------|
| \$0.00 | \$1.00 |
| \$2.55 | \$2.00 |
| \$5.10 | \$3.00 |
| \$7.66 | \$4.00 |
| \$10.21 | \$5.00 |
| \$12.76 | \$6.00 |
| \$15.31 | \$7.00 |
| \$17.86 | \$8.00 |
| \$20.42 | \$9.00 |
| \$22.97 | \$10.00 |
| \$25.52 | \$10.00 |
| \$28.07 | \$12.00 |
| \$30.62 | \$12.26 |
| \$33.18 | \$12.26 |
| \$35.73 | \$12.26 |
| \$38.28 | \$12.26 |

Maturity Payoff Diagram

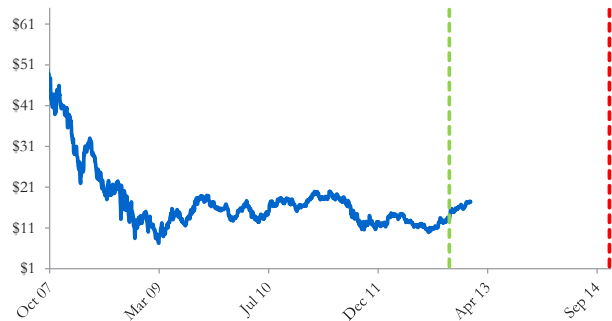


The contingent payoffs of this Buffered Return Optimization Security.

Analysis

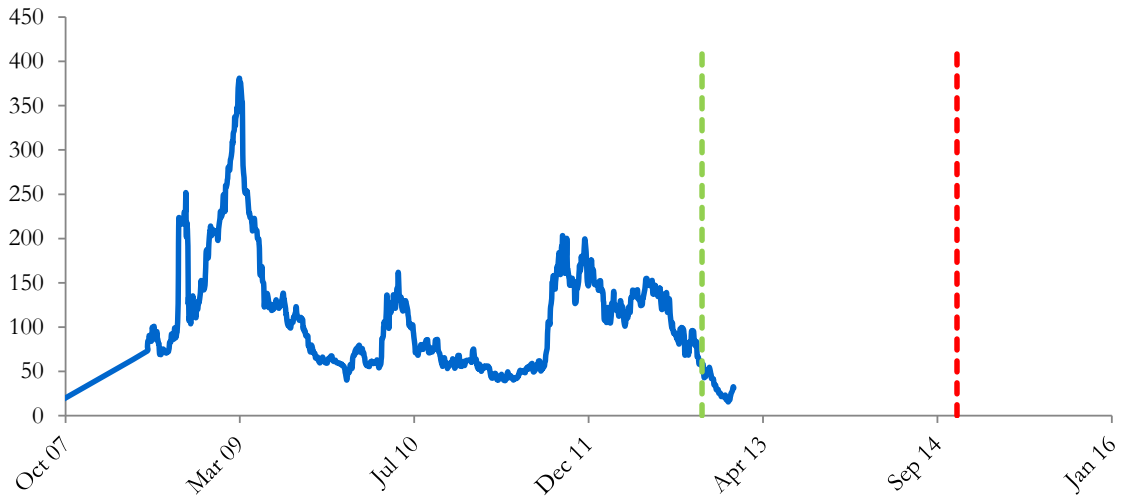
This Buffered Return Optimization Security pays investors the increase in SPDR S&P Homebuilders ETF's stock multiplied by 2.0 capped at 22.61%, but if SPDR S&P Homebuilders ETF's stock declines over the term of the note, investors will suffer losses equal to the percentage decline in SPDR S&P Homebuilders ETF's stock. In addition, investors bear the credit risk of UBS. Investors purchasing this Buffered Return Optimization Security effectively sell at-the-money put and out-of-the-money call options to UBS, buy at-the-money call options, and a zero-coupon note from UBS. This Buffered Return Optimization Security is fairly priced if and only if the market value of the options investors received from UBS equals the market value of the options investors gave UBS plus the interest investors would have received on UBS's straight debt.

UBS's Stock Price



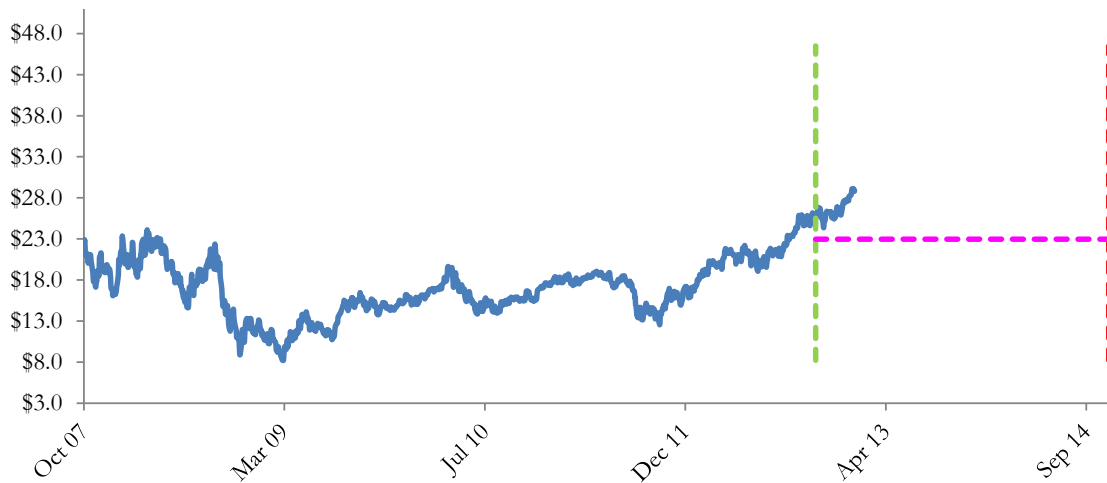
The graph above shows the adjusted closing price of the issuer UBS for the past several years. The stock price of the issuer is an indication of the financial strength of UBS. The adjusted price shown above incorporates any stock split, reverse stock split, etc.

UBS's CDS Rate



Credit default swap (CDS) rates are the market price that investors require to bear credit risk of an issuer such as UBS. CDS rates are usually given in basis points (bps). One basis point equals 0.01%. Higher CDS rates reflect higher perceived credit risk, higher required yields, and therefore lower market value of UBS's debt, including outstanding Buffered Return Optimization Security. Fluctuations in UBS's CDS rate impact the market value of the notes in the secondary market.

SPDR S&P Homebuilders ETF's Stock Price

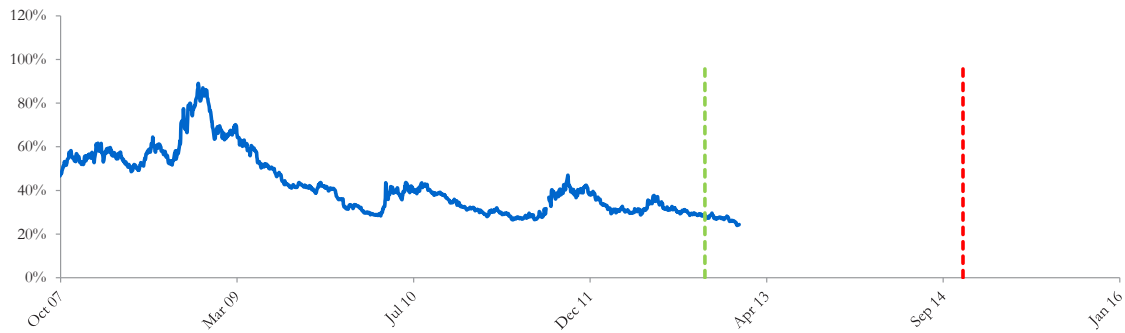


The graph above shows the historical levels of SPDR S&P Homebuilders ETF's stock for the past several years. The final payoff of this note is determined by SPDR S&P Homebuilders ETF's stock price at maturity. Higher fluctuations in SPDR S&P Homebuilders ETF's stock price correspond to a greater uncertainty in the final payout of this Buffered Return Optimization Security.

Realized Payoff

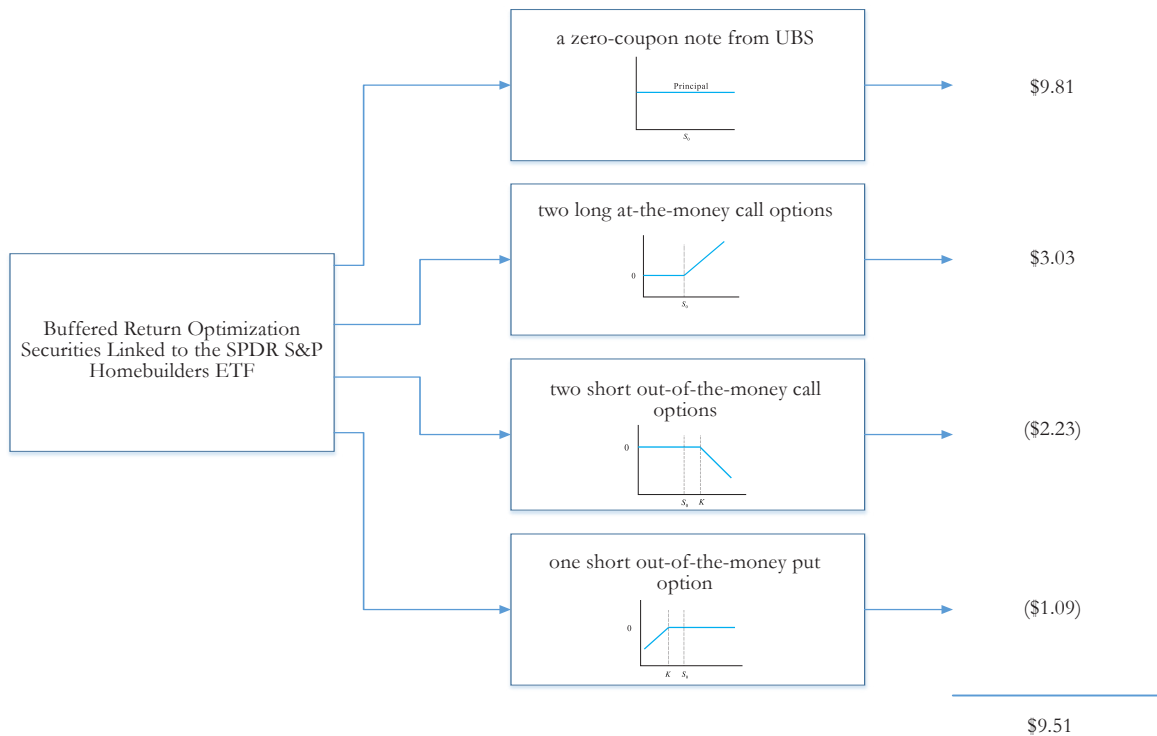
This product will mature on October 31, 2014.

Reference Asset SPDR S&P Homebuilders ETF's Stock's Implied Volatility



The annualized implied volatility of SPDR S&P Homebuilders ETF's stock on October 26, 2012 was 28.64%, meaning that options contracts on SPDR S&P Homebuilders ETF's stock were trading at prices that reflect an expected annual volatility of 28.64%. The higher the implied volatility, the larger the expected fluctuations of SPDR S&P Homebuilders ETF's stock price and of the Note's market value during the life of the Notes.

Decomposition of this Buffered Return Optimization Security



This note can be decomposed into different components, and each component can be valued separately. The chart above shows the value of each component of this Buffered Return Optimization Security.

1. Delta measures the sensitivity of the price of the note to the SPDR S&P Homebuilders ETF's stock price on October 26, 2012.
2. CDS rates can be considered a measure of the probability that an issuer will default over a certain period of time and the likely loss given a default. The lower the CDS rate, the lower the default probability. CDS rate is given in basis points (1 basis point equals 0.01%), and is considered as a market premium, on top of the risk-free rate, that investors require to insure against a potential default.
3. Fair price evaluation is based on the Black-Scholes model of the SPDR S&P Homebuilders ETF's stock on October 26, 2012.
4. Calculated payout at maturity is only an approximation, and may differ from actual payouts at maturity.
5. Our evaluation does not include any transaction fees, broker commissions, or liquidity discounts on the notes.