

USD Callable Daily Range Accrual Note

Issued by UBS AG, Jersey Branch

SSPA: Capital Protection with Coupon (1140)

Valor: 19065479 / ISIN: CH0190654795



Private Placement

Final Termsheet

This Product does not represent a participation in any of the collective investment schemes pursuant to Art. 7 ff of the Swiss Federal Act on Collective Investment Schemes (CISA) and thus does not require an authorisation of the Swiss Financial Market Supervisory Authority (FINMA). Therefore, investors in this Product are not eligible for the specific investor protection under the CISA (this paragraph is relevant to public offerings in Switzerland only).

1. Description of the Product

Information on Underlying

Underlying 3 month USD LIBOR Rate as determined by the Calculation Agent by referring to the Reuters Page LIBOR01 at 11:00 a.m. London time on each Business Day.

Product Details

Security Numbers Valor: 19065479 / ISIN: CH0190654795 / Common Code: 082861661
 Issue Size USD 1,000,000
 Specified Denomination / Nominal USD 1,000 (traded in nominal)
 Issue Price 100% of the Specified Denomination (percentage quotation, subject to market conditions)
 Quotation The Products are trading DIRTY. Accrued Interest is included in the secondary market price.
 Settlement Currency USD
 Interest **Interest Rate x (n/N) x Specified Denomination x Day Count Fraction**
 N = the number of calendar days in the Interest Period
 n = the number of calendar days in the Interest Period that the Underlying is within the following range at fixing (inclusive):

Period	Interest Rate p.a.	Day Count Fraction	Range on Underlying
Year 1-Year 2	3.00% p.a.	30/360	0.00 – 2.50%
Year 3-Year 10	3.00% p.a.	30/360	0.00 – 5.00%

If a particular calendar day in the Interest Period is not a Business Day, then the Underlying for the previous Business Day shall be used. For the observation days starting 5 Business Days prior to each Interest Payment Date to but excluding the relevant Interest Payment Date, the Underlying observed 5 Business Days prior to that Interest Payment Date shall be used.

Dates

Trade Date / Fixing Date 5 September 2012
 Issue Date / Payment Date 14 September 2012
 Redemption Date / Maturity Date 14 September 2022
 Interest Period The initial Interest Period will be the period from and including the Issue Date to but excluding the first Interest Period End Date. Each subsequent Interest Period will be the period between two successive Interest Period End Dates, from and including one

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	Interest Period End Date to but excluding the immediately following Interest Period End Dates.
Interest Period End Dates	14 December, 14 March, 14 June and 14 September every year, from and including 14 December 2012 to and including 14 September 2022, subject to no adjustments.
Interest Payment Dates	14 December, 14 March, 14 June and 14 September every year, from and including 14 December 2012 to and including 14 September 2022, adjusted as per the Business Day Convention.
Early Redemption Dates	14 December, 14 March, 14 June and 14 September every year, from and including 14 December 2012 to and including 14 June 2022, adjusted as per the Business Day Convention.

Redemption

Redemption Amount at Maturity	100% of the Specified Denomination
Early Redemption Option (Call)	The Issuer may redeem the Product, in whole but not in part, on each Early Redemption Date upon giving written notice at least five Business Days prior to the relevant Interest Payment Date. The Product holder will be entitled to any interest payments due on the Early Redemption Date.
Optional Redemption Amount	100% of the Specified Denomination

Product Structure

The 10-Year USD-denominated Callable Daily Range Accrual Note offers Investors quarterly payments of an Interest considerably higher than the one of comparable straight bonds, for each day on which the Underlying remains within the predefined Range. The Products are callable quarterly by the Issuer on the Early Redemption Dates from and including 14 December 2012 to and including 14 June 2022 at 100% of the Specified Denomination.

This Product differs from a conventional debt instrument in that it does not provide the Investor with a return or income stream to maturity that is calculated wholly by reference to a fixed rate of interest that can be determined in advance. The return is uncertain and known only at the end of the previous accretion period, but not for the actual and future accretion periods. The Product may also be redeemed prior to the final Redemption Date.

General Information

Issuer	UBS AG, Jersey Branch
Issuer's Rating	A2 Moody's / A S&P's / A Fitch
Lead Manager	UBS Limited
Calculation Agent	UBS AG, London Branch
Principal Paying Agent	UBS AG, Zurich
Listing	None
Secondary Market	Daily price indications will be available on www.ubs.com/keyinvest (Please note that the KeyInvest Website is not available to UK residents).
Business Days	London, New York
Day Count Fraction	See Section 1 "Interest"
Business Day Convention	Modified Following Unadjusted
Minimum Investment	USD 1,000 (subject to Selling Restrictions)
Minimum Trading Lot	USD 1,000
Status	Unsecured, Unsubordinated
Clearing	SIX SIS, Euroclear, Clearstream (registered as intermediated securities with SIX SIS AG, in Switzerland)
Form of Deed	Uncertificated Securities
Governing Law/Jurisdiction	Swiss/Zurich
Product	One Callable Range Accrual Note with the given Specified Denomination/Par Value is equivalent to one (1) "Product". "Products" wherever used herein shall be construed to mean integral multiples of the same, subject to the Issue Size.

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Tax Treatment

Swiss Federal Stamp Duty	The product qualifies as a taxable security (bond). In principle secondary market transactions are subject to Swiss Stamp Duty.
Swiss Federal Income Tax	For private investors resident in Switzerland, the coupon payment (if any) as well as a discount on the issue price and a premium on the repayment (if any) amount are taxable. The issue discount and the repayment premium are taxable at redemption.
Swiss Withholding Tax	This product is not subject to the Swiss Issuer Withholding Tax. It depends on the jurisdiction of the issuer whether a foreign issuer withholding tax applies.
EU Savings Tax	For paying agents in Switzerland, the product is subject to the EU Savings Tax (TK3).

The tax information only provides a general overview of the potential Swiss tax consequences linked to this Product at the time of issue. Tax laws and tax doctrine may change, possibly with retroactive effect.

Product Documentation

UBS Structured Note Programme (Registered with BaFin and EUPD compliant).

Final Terms

This document serves as and fulfils the requirements of a **'Simplified Prospectus'** in accordance with Art. 5 of the Swiss Federal Act on Collective Investment Schemes (CISA). The Simplified Prospectus together with the UBS Structured Note Programme ("SNP") and the respective Final Terms shall form the documentation for this Product ("Product Documentation"), and accordingly the Simplified Prospectus should always be read in conjunction with these documents. The terms "Product" respectively "Investor" as used in this Simplified Prospectus correspond to the terms "Note"/"Certificate" respectively "Noteholder"/"Certificateholder" as defined in the SNP.

During the whole term of this Product, the respective documents can be ordered free of charge from UBS AG at P.O. Box, CH-8098 Zurich (Switzerland), via telephone (+41-(0)44-239 47 03), fax (+41-(0)44-239 69 14) or via e-mail (swiss-prospectus@ubs.com). In addition, for clients outside United Kingdom, the respective documents are available on the internet at <http://www.ubs.com/keyinvest>.

Notices in connection with this Product shall be validly given by publication in electronic media such as Reuters and/or Telekurs. In addition, any changes with regard to the terms of this Product shall be published on the internet, for clients outside the United Kingdom, at <http://www.ubs.com/keyinvest>.

Classification

This Product does not represent a participation in any of the collective investment schemes pursuant to Art. 7 ff of the Swiss Federal Act on Collective Investment Schemes (CISA) and thus does not require an authorisation of the Swiss Financial Market Supervisory Authority (FINMA). Therefore, investors in this Product are not eligible for the specific investor protection under the CISA (this paragraph is relevant to public offerings in Switzerland only).

Furthermore, this Product does not benefit from any depositor protection under Art. 37b under the Swiss Federal Law on Banks and Savings Banks (Banking Act) or other forms of deposit insurance under any other law as might be applicable to this Product.

Prudential Supervision

UBS AG is authorised and regulated by the Swiss Financial Market Supervisory Authority (FINMA). In addition, its London Branch is authorised and regulated by the Financial Services Authority (FSA) and its Jersey Branch by the Jersey Financial Services Commission (JFSC).

2. Prospects of Profits and Losses

Market Expectation	Investors in this Product expect lower/stable to slightly increasing interest rates.
Risk Tolerance	Investors in this Product are experienced Investors, familiar with interest rates and comfortable with the view taken on the Underlying. They require capital protection on the Early Redemption Date and/or the Redemption Date / Maturity Date and look to achieve higher-than-market returns. Investors are therefore prepared to take on the additional risk of losing some, or all of the Interest should the Underlying not be in the given Range.
Profit Potential	The prospective gain is limited to the Interest.
Loss Potential	Investors are exposed to the credit risk of the Issuer. Interest outperformance (higher-than-market returns) is achieved by selling market

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volatility and taking a view on the future behaviour of the Underlying. The face value of the Product is market sensitive and market movements may impact it negatively.

If the Products are redeemed early (called), Investors can be facing re-investment risk (i.e. risk of investment at a less favourable, i.e. lower interest rate level).

3. Significant Risks for Investors

For product specific risks please see above (2. Prospects of Profits and Losses)

Risk Factors relating to the Issuer

In addition to the market risk with regard to the development of the Underlying, each Investor bears the general risk that the financial situation of the Issuer could deteriorate. The Products constitute immediate, unsecured and unsubordinated obligations of the Issuer, which, particularly in case of insolvency of the Issuer, rank pari passu with each and all other current and future unsecured and unsubordinated obligations of the Issuer, with the exception of those that have priority due to mandatory statutory provisions. The general assessment of the Issuer's creditworthiness may affect the value of the Products. This assessment generally depends on the ratings assigned to the Issuer or its affiliated companies by rating agencies such as Moody's, Fitch and Standard & Poor's.

The Issuer Ratings indicated in this document reflect the situation at the time of issuance and may be subject to changes. The actual Issuer Ratings at any given time can be seen on the Issuer's website (www.ubs.com) under "Analysts & Investors".

Secondary Market

The Issuer or the Lead Manager, as applicable, intends, under normal market conditions, to provide bid and offer prices for this Product on a regular basis. However, the Issuer or the Lead Manager, as applicable, makes no firm commitment to provide liquidity by means of bid and offer prices for this Product, and assumes no legal obligation to quote any such prices or with respect to the level or determination of such prices. Potential Investors therefore should not rely on the ability to sell this Product at a specific time or at a specific price.

In special market situations, where the Issuer is completely unable to enter into hedging transactions, or where such transactions are very difficult to enter into, the spread between the bid and offer prices may be temporarily expanded, in order to limit the economic risks of the Issuer.

Market Risk

The investor is exposed to market disruption events (such as trading disruption, exchange disruption and early closure of the relevant exchange), adjustments and early termination which could have an impact on the redemption amount through delay in payment or change in value. For a detailed description of such events and their effects please read the Final Terms and the base prospectus (Structured Note Programme).

Important Information

This information is communicated by UBS AG and/or its affiliates ("UBS"). UBS may from time to time, as principal or agent, have positions in, or may buy or sell, or make a market in any securities, currencies, financial instruments or other assets underlying the transaction to which this document relates. UBS may provide investment banking and other services to and/or have officers who serve as directors of the companies referred to in this document. UBS' trading and/or hedging activities related to this transaction may have an impact on the price of the underlying asset and may affect the likelihood that any relevant barrier is crossed. UBS has policies and procedures designed to minimise the risk that officers and employees are influenced by any conflicting interest or duty and that confidential information is improperly disclosed or made available.

In certain circumstances UBS sells this Product to dealers and other financial institutions at a discount to the issue price or rebates to them for their account some proportion of the issue price. Further information is available on request.

Structured transactions are complex and may involve a high risk of loss. Prior to entering into a transaction you should consult with your own legal, regulatory, tax, financial and accounting advisors to the extent you consider it necessary, and make your own investment, hedging and trading decisions (including decisions regarding the suitability of this transaction) based upon your own judgement and advice from those advisers you consider necessary. Save as otherwise expressly agreed in writing, UBS is not acting as your financial adviser or fiduciary in any transaction.

This document should not be construed as an offer, personal recommendation or solicitation to conclude a transaction and should not be treated as giving investment advice. The terms of any investment will be exclusively subject to the detailed provisions, including risk considerations, contained in the Information Memorandum, Prospectus or other issuer documentation for the issue of the Products/Notes (the "Prospectus").

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Investors who decide to place an order for subscription or purchase of this Product should note that such orders are binding and that the Investors have no right to withdraw or cancel such orders.

UBS makes no representation or warranty relating to any information herein which is derived from independent sources. This document shall not be copied or reproduced without UBS' prior written permission.

No action has been or will be taken in any jurisdiction that would permit a public offering of the Products described herein, save where explicitly stated in the Product Documentation. The Products must be sold in accordance with all applicable selling restrictions in the jurisdictions in which they are sold.

There is a possibility that costs, including taxes, related to transactions in connection with this Product may arise for the Investor that are not paid by UBS or imposed by it.

Selling Restrictions

Any Products purchased by any person for resale may not be offered in any jurisdiction in circumstances which would result in the Issuer being obliged to register any further documentation relating to this Product in such jurisdiction.

The restrictions listed below must not be taken as definitive guidance as to whether this Product can be sold in a jurisdiction. Additional restrictions on offering, selling or holding of this Product may apply in other jurisdictions. Investors in this Product should seek specific advice before on-selling this Product.

Europe - Any public offer of this Product within an EEA jurisdiction (EU member states plus Norway, Iceland and Liechtenstein) shall only be possible if compliant with the requirements of the EUPD and with the law of that jurisdiction.

If the prospectus either does not qualify as a prospectus published in accordance with the requirements of the EUPD or is not filed with or notified to the relevant Financial Supervisory Authority, this Product may not be offered or sold in EEA jurisdictions other than 1) in minimum denominations of, or total consideration per investor of at least, EUR 50,000 (or equivalent in other currencies), provided that the offer is only being made in one or more EEA jurisdiction that will not, before the end of the offer period for the Securities, have implemented the provision under the Directive 2010/73/EU (the "PD Amending Directive") that increases this minimum denomination (or total consideration per investor) to EUR 100,000; or 2) only to Qualified Investors; and/or (aggregated for all distributors) to less than 100 or, if the relevant EEA jurisdiction has implemented the relevant provision of the 2010 PD Amending Directive, 150 natural or legal persons that are not Qualified Investors per EEA jurisdiction. "Qualified Investors" are persons or entities as defined in the Prospectus Directive.

For information on public offering in EEA jurisdictions please see under section "General Information" above.

Hong Kong - Each purchaser has represented and agreed that it has not issued or had in its possession for the purposes of issue, and will not issue or have in its possession for the purposes of issue, whether in Hong Kong or elsewhere, any advertisement, invitation or document relating to the Products, which is directed at, or the contents of which are likely to be accessed or read by, the public of Hong Kong (except if permitted to do so under the securities laws of Hong Kong) other than with respect to Products which are or are intended to be disposed of only to persons outside Hong Kong or only to "professional investors" as defined in the Securities and Futures Ordinance (Cap. 571) of Hong Kong and any rules made under that Ordinance.

This is a structured product which involves derivatives. Do not invest in it unless you fully understand and are willing to assume the risks associated with it. If you are in any doubt about the risks involved in the product, you may clarify with the intermediary or seek independent professional advice.

Singapore - This document has not been registered as a prospectus with the Monetary Authority of Singapore. Accordingly, this document and any other document or material in connection with the offer or sale, or invitation for subscription or purchase, of this Product may not be circulated or distributed, nor may this Product be offered or sold, or be made the subject of an invitation for subscription or purchase, whether directly or indirectly, to persons in Singapore other than (i) to an institutional investor under Section 274 of the Securities and Futures Act (Cap. 289) of Singapore ("SFA"), (ii) to a relevant person pursuant to Section 275(1), or any person pursuant to Section 275(1A) of the SFA, and in accordance with the conditions specified in Section 275, of the SFA or (iii) otherwise pursuant to, and in accordance with the conditions of, any other applicable provision of the SFA.

Where this Product is subscribed or purchased under Section 275 of the SFA by a relevant person which is:

- (a) a corporation (which is not an accredited investor (as defined in Section 4A of the SFA)) the sole business of which is to hold investments and the entire share capital of which is owned by one or more individuals, each of whom is an accredited investor; or
- (b) a trust (where the trustee is not an accredited investor) whose sole purpose is to hold investments and each beneficiary of the trust is an individual who is an accredited investor, securities (as defined in Section 239(1) of the SFA) of that corporation or the beneficiaries' rights and interest (howsoever described) in that trust shall not be transferred within six months after that corporation or that trust has acquired the securities pursuant to an offer made under Section 275 of the SFA except:
 - (1) to an institutional investor or to a relevant person defined in Section 275(2) of the SFA, or to any person arising from an offer referred to in Section 275(1A) or Section 276 (4)(i)(B) of the SFA;
 - (2) where no consideration is or will be given for the transfer;
 - (3) where the transfer is by operation of law; or
 - (4) as specified in Section 276 (7) of the SFA.

UK - For the purpose of non-discretionary accounts, this Product should not be sold with a consideration of less than EUR 100,000 or equivalent.

USA - This Product may not be sold or offered within the United States or to U.S. persons.

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