



24 Dec 2014

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**UBS Share Builders: Dividend Announcement**

UBS AG, Australia Branch ("**UBS**") issued **NVNSSA** Series of UBS Share Builders over fully paid Stapled Securities of Novion Property Group pursuant to the Master Product Disclosure Statement dated 25 Sep 2014 and the relevant Term Sheet for the Series referred to collectively as the ("**PDS**").

Novion Property Group recently announced the following dividend ("**Dividend**"):

Dividend amount (AUD): \$0.0690 Interim Distribution

Ex-Dividend Date: 29 Dec 2014

Dividend record date: 31 Dec 2014

Dividend payment date: 26 Feb 2015

The Dividend is 0% Franked.

Correspondingly, the **NVNSSA** UBS Share Builders will commence trading ex-Dividend on 29 Dec 2014 and will have a Dividend record date of 31 Dec 2014.

Holders should be aware that Novion Property Group may amend the amount of the Dividend payable, including for changes in foreign exchange rates (or revoke payment of the Dividend), prior to the Dividend payment date and Holders are entitled only to the Dividend actually paid by Novion Property Group.

The Dividend will not be paid in cash to the Holder. In accordance with the PDS, UBS is directed by the Holder to apply the Dividend 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
NVNSSA	\$1.2000	\$1.1310

The new Loan Amount will be effective from the Ex-Dividend Date of 29 Dec 2014.

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

Yours faithfully,

**UBS AG, Australia Branch**

Karen Papanikolaou  
Associate Director

**UBS AG, Australia Branch**

Grant Schwulst  
Manager - Equities Settlements