



UBS AG, Australia Branch

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Participating Organisation of the
Australian Stock Exchange

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FOR IMMEDIATE RELEASE TO THE MARKET

The Warrant Administration Manager
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Level 6, 20 Bridge Street
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UBS DIVIDEND BUILDERS: DIVIDEND ANNOUNCEMENT

UBS AG, Australia Branch ("**UBS**") issued NVNISI Series of Investment Builders ("**UBS Dividend Builders**") over fully paid ordinary Stapled Securities of Novion Property Group pursuant to the Master Product Disclosure Statements dated 17 Oct 2014 respectively 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 UBS Dividend 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 amount will be paid to Holders as soon as reasonably practicable after receipt of the Dividend in cleared funds by UBS Nominees Pty Ltd, as Security Trustee, from Novion Property Group (payment to Holders is expected to be made within 5 Business Days of the Security Trustee receiving the Dividend). The Security Trustee is expected to receive such funds on 26 Feb 2015, the Dividend payment date.

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