



**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  
ASX Structured Products  
Level 6, 20 Bridge Street  
Sydney NSW 2000

**UBS DIVIDEND BUILDERS: DIVIDEND ANNOUNCEMENT**

UBS AG, Australia Branch ("**UBS**") issued DXSISI Series of Investment Builders ("**UBS Dividend Builders**") over fully paid ordinary Stapled Securities of Dexu 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**").

Dexu Property Group recently announced the following Estimated dividend ("**Dividend**")

Dividend amount (AUD): \$0.2305 Interim Distribution

Ex-Dividend Date: 29 Dec 2015

Dividend record date: 31 Dec 2015

Dividend payment date: 29 Feb 2016

The Dividend is 0% Franked.

Correspondingly, the UBS Dividend Builders will commence trading ex-Dividend on 29 Dec 2015 and will have a Dividend record date of 31 Dec 2015.

Holders should be aware that Dexu 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 Dexu 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 Dexu 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 29 Feb 2016, 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**  
Anand Kannan  
Associate Director

**UBS AG, Australia Branch**  
Grant Schwulst  
Manager - Equities Settlements