



27 Dec 2017

UBS AG, Australia Branch
ABN 47 088 129 613
AFSL No: 231087

UBS Warrants Operations
Tel. 1800-633 100
Tel. 61 2-9324 2043
SH-AUS-WARRANTS-OPS @ubs.com

www.ubs.com

FOR IMMEDIATE RELEASE TO THE MARKET

The Warrant Administration Manager
ASX Structured Products
Level 6, 20 Bridge Street
Sydney NSW 2000

UBS Share Builders: Dividend Announcement

UBS AG, Australia Branch ("**UBS**") issued **DXSSSE** Series of UBS Share Builders over fully paid Stapled Securities of Dexus Property Group pursuant to the relevant Master Product Disclosure Statement (dated either 25 Sep 2014 or 16 Oct 2015) and the relevant Term Sheet for the Series referred to collectively as the and the relevant Term Sheet for the Series referred to collectively as the "**PDS**".

Dexus Property Group recently announced the following estimated Ordinary Dividend:

Dividend amount (AUD): \$0.2370
Ex-Dividend Date: 28 Dec 2017
Dividend record date: 29 Dec 2017

The Dividend is 0% franked.

Correspondingly, the **DXSSSE** UBS Share Builders will commence trading ex-Dividend on 28 Dec 2017 and will have a Dividend Record Date of 29 Dec 2017.

Holders should be aware that Dexus Property Group may amend the amount of the Dividend payable (including for changes in foreign exchange rates if a foreign exchange rate is used to determine the Dividend payable in Australia) or revoke payment of the Dividend, prior to the Dividend payment date and Holders are entitled only to the Dividend actually paid by Dexus 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 as follows:

ASX Code for UBS Share Builders	Loan Amount	
	Old	New
DXSSSE	\$5.3463	\$5.1093

The new Loan Amount will be effective from the Ex-Dividend Date of 28 Dec 2017.

Capitalised terms not otherwise defined in this announcement have the same meaning as that given in the PDS.

Yours faithfully,

UBS AG, Australia Branch
Andrew Lockhart
Director

UBS AG, Australia Branch
Scott Hanlon
Executive Director