



27 Dec 2017

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FOR IMMEDIATE RELEASE TO THE MARKET

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UBS Share Builders: Dividend Announcement

UBS AG, Australia Branch ("**UBS**") issued **MGRSSE** Series of UBS Share Builders over fully paid Stapled Securities of Mirvac 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**".

Mirvac Group recently announced the following estimated Ordinary Dividend:

Dividend amount (AUD): \$0.0500
Ex-Dividend Date: 28 Dec 2017
Dividend record date: 29 Dec 2017

The Dividend is 0% franked.

Correspondingly, the **MGRSSE** 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 Mirvac 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 Mirvac 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
MGRSSE	\$1.1605	\$1.1105

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