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Dear Investor,

UBS Instalment End of Financial Year Statement 2018 - 2019

As a holder of UBS Instalment Warrants ("UBS Instalments"), we have prepared this end of financial year statement to assist you in the preparation of your 2019 tax return. This statement contains details of UBS Instalments that you owned at any time during the period from 1 July 2018 to 30 June 2019.

If you purchased your UBS Instalments by way of primary market application, you will have received a confirmation notice detailing your purchase including the First Payment (or Purchase Price (in relation to UBS Investment Builders)) amount received from you. Please note that, if during the term of your holding there was an Annual Interest Date, a distribution, or other corporate action, your confirmation notice will not contain all of the information you may require when preparing your Tax Return and therefore should be read in conjunction with this year end statement (which will vary from those in your confirmation due to the inclusion of additional information such as Annual Interest Amounts drawn on Annual Interest Dates and distributions). The information provided in this statement, along with your confirmation (or contract note and holding statement if you purchased your UBS Instalments on market), will assist you in preparation of your 2019 tax return.

The information provided in this statement includes:

- A transaction history - transaction details of UBS Instalments that you held during the period from 1 July 2018 to 30 June 2019;
- Interest payment details - interest amounts paid by you to UBS during the financial year, including any interest reimbursements from sales;
- Dividend and Distribution payments - a schedule of dividends and distributions has been included with this letter.

Although this statement provides information affecting the cost base of your UBS Instalments, you should refer to your confirmation or contract note in calculating capital gain/loss implications if you sold your UBS Instalments during the period from 1 July 2018 to 30 June 2019.

As a UBS Instalment holder, you may be entitled to the following:

- Potential tax deductions for interest and prepayment of interest, in the financial year that the interest payment is made (subject to you satisfying certain conditions and requirements specified by the tax law);
- Potential tax benefits associated with dividends or distributions paid by the underlying shares, such as franking credits and tax deferred components; and
- Where the underlying shares are held for more than one year, discount capital gains tax treatment may be available to you (eg on sale of your underlying shares for investors who had their investment on capital account and are individuals, trusts or complying superannuation entities).

You should retain this statement for tax purposes. For a general discussion on the main Australian income tax consequences for Australian residents, refer to the Product Disclosure Statement and SPDS (if any) that relates to your UBS Instalments.

If you have any queries regarding the information provided in this statement, please contact your financial adviser or UBS on 1800 633 100.

Yours sincerely

UBS AG, Australia Branch

Notes to the end of the Financial Year Statement

1. The transactions shown within the end of the financial year statement are from the UBS registry provider Computershare Investor Services Pty Limited.
2. For secondary market transactions the Transaction Dates have been adjusted on the assumption that T+2 settlement occurred. This includes periods of deferred settlement where the Transaction Date will appear to be 2 settlement days prior to the settlement date for any deferred settlement secondary market transactions. For primary market applications, the date of transactions matches the actual date of purchase.
3. This Statement is prepared on the assumption that a UBS Instalment holder is an Australian resident taxpayer who is a natural person, company or a trustee of complying superannuation fund, whose activities cannot be described as the conduct of a business of trading or dealing in shares or other marketable securities and who acquire and hold their UBS Instalments on capital account. (For example, Holders who acquire their UBS Instalments for the purpose of exercising them and holding the Underlying Parcel for long term investment should generally hold their UBS Instalments on capital account. In contrast, Holders who acquire UBS Instalments in the ordinary course of a business of trading or dealing in shares or other marketable securities, or for the purpose of disposing of them or the Underlying Parcel at a profit, should generally hold their UBS Instalments on revenue account.) This Statement is also prepared on the assumption that Cash Applicants acquire their UBS Instalments for the purpose of producing assessable income and that Shareholder Applicants and Rollover Applicants apply any cash amounts received for an assessable income producing purpose.
4. **Prepaid Interest for Individuals:** Refers to interest payment(s) made in respect of a period up to 12 months.
5. **Interest for Non-Individuals:** Refers to interest payment(s) made that relate to the period in the current financial year.
6. **Interest Refund:** This represents the Prepaid Interest or Interest from the sale date to the end of the Interest Period.
7. **Borrowing Fees:** This is the Borrowing Fees paid for UBS Instalments that were purchased or reset during the 2018-2019 financial year. These amounts should be generally spread on a straight line basis over the shorter of the remaining term of the loan and five years.
8. **Notional Put Option:** This is the portion of the Interest Amount per UBS Instalment (if any) that is in excess of relevant RBA Benchmark interest rate. For UBS Instalments referred to in this statement, the applicable benchmark interest rate was the RBA indicator lending rate for standard variable housing loans (investor) +1% (please refer to ATO TD 2016/10). In January 2019, the RBA adjusted the basis upon which it rounded the indicator rates. At the same time it also restated all historical indicator rates with corresponding unrounded indicator rates. The indicator rates used for purposes of preparing this Statement have been the corresponding indicator rates published as at the date of this Statement.
9. **Transfer Costs (or Early Repayment Benefit and Early Repayment Cost in relation to UBS investment Builders):** This represents the Transfer Costs (or Early Repayment Benefit and Early Repayment Cost in relation to UBS investment Builders) that may have been payable where the Interest Rates applying on your Loan (as Transferor) and the Transferee's Loan are different. If the Interest Rate at the point of Transfer is lower than at your time of purchase, a Transfer Cost (a negative number in the table) (i.e. an Early Repayment Cost in relation to UBS Investment Builders) will be payable by you to UBS and the absolute value of that number should be added to the cost base of the Underlying Parcel. If the Interest Rate at the point of Transfer is higher than at your time of purchase, you will be entitled to a Transfer Cost (a positive number in the table) (i.e. an Early Repayment Benefit in relation to UBS Investment Builders) from UBS which should be applied to reduce the Loan Amount which will in turn impact on the capital proceeds received by you at the time of Transfer. Please refer to the relevant SPDS and PDS for further information on Transfer Costs (or Early Repayment Benefit and Early Repayment Cost in relation to UBS investment Builders).
10. If a transaction is a primary market application, the "Closing Market Price of the Underlying Security" will be replaced with the 'Market Price of the Underlying Security' which is determined at the time of execution of the primary market application. In a situation where the closing market price of the Underlying Security is less than the Loan Amount you should seek your own advice on interest deductibility.
11. **Adviser Group Fee:** On the basis that the Adviser Group Fee is payable by you in connection with entering into the investment in UBS Instalments, that Adviser Group Fee would not generally be immediately deductible but should be eligible for inclusion in your cost base and reduced cost base in the Underlying Securities. However, where the Adviser Group Fee is payable by you in connection with managing your existing investments, that Adviser Group Fee may be immediately deductible. You should seek your own specific tax advice in this regard.
12. If you are an Australian tax resident and your Tax File Number (or where relevant, Australian Business Number) has not been quoted, the tax deducted relates to PAYG withholding because a Tax File Number (or where relevant, Australian Business Number) was not supplied and an exemption was not claimed. If you have informed UBS that you are not an Australian tax resident, the withholding tax has been deducted because of your non-resident tax status.
13. **Corporate Actions:** For corporate action events (if applicable for your Underlying Securities), please refer to the notices provided throughout the financial year.
14. If at the time of purchase the Instalment Price minus the Closing Market Price of the Underlying Security plus the Loan Amount is less than zero, there will not be a deductible interest amount and instead there will be a Cost Base Adjustment. The impact of a Cost Base Adjustment will be as follows:
 - (i) If at time of **Purchase** this is a negative number then the absolute value of this number is applied to reduce the Cost Base; and
 - (ii) If at the time of **Sale** this is a:
 - (a) negative number, then the absolute value is added to the cost base, or
 - (b) positive number, then the value is applied to reduce the cost base.
15. **Individual Investors:** This may include other investors if they are entitled to prepaid interest deductions.

Corporate Action Information - 1 July 2018 to 30 June 2019

Corporate Action Information ¹			
Underlying Entity			
Old	New	Action Date ²	Description
TLS		27 Feb 2019	<p>Telstra Corporation Limited (TLS) - Special Dividend</p> <p>On 14 February 2019, TLS announced a fully franked Special Dividend of \$0.03 per fully paid ordinary share with an Ex-Dividend Date of 27 February 2019 and Record Date of 28 February 2019. Correspondingly, the TLS Instalments will commence trading on an ex-special dividend basis from 27 February 2019, and will have a Record Date of 28 February 2019. The Special Dividend (along with a corresponding Interest Refund) was applied to reduce the the Loan Amount of the Instalments. Both the Special Dividend amount and Interest Refund may have taxation consequences. Investors should seek independent professional taxation advice about their circumstances.</p>
WOW		13 Sep 2018	<p>Woolworths Group Limited (WOW) - Special Dividend</p> <p>WOW announced on 20 August 2018 a Special Dividend (fully franked) of 10 cents with an ex-dividend date of 13 September 2018 and record date of 14 September 2018. Correspondingly, the WOW Instalments will commence trading on an ex-special distribution basis from 13 September 2018, and will have a record date of 14 September 2018. The special dividend (along with a corresponding interest refund) was applied to reduce the the Loan Amount of the Instalments. Both the special dividend amount and interest refund may have taxation consequences. Investors should seek independent professional taxation advice about their circumstances.</p>

1. This table provides an overview of Corporate Actions that related to the Underlying Entity (or Share Issuer) of your warrants. Further information of the Corporate Action can be found on the ASX website (www.asx.com.au) or on the relevant corporate website of the Underlying Entity (or Share Issuer).
2. Action Date: This date indicates the day that the Corporate Action was applied to the warrants. This may differ from the Underlying Entity's (or Share Issuer's) Corporate Action Ex-Date.