

UBS Clarion Global Property Securities Fund

Product Disclosure Statement

Issue No. 9

ARSN: 115 202 358

APIR: HML0016AU

MFUND: UAM10

Issued by UBS Asset Management (Australia) Ltd

ABN 31 003 146 290

AFSL No. 222605

Contents

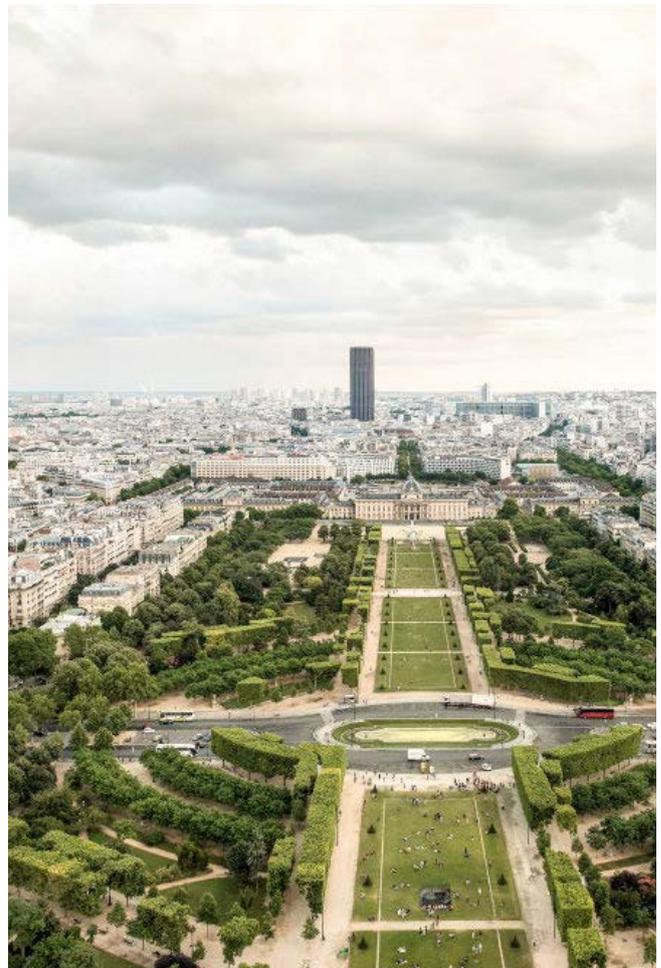
1. About UBS Asset Management (Australia) Ltd	2
2. How UBS Clarion Global Property Securities Fund works	2
3. Benefits of investing in UBS Clarion Global Property Securities Fund	3
4. Risks of managed investment schemes	4
5. How we invest your money	5
6. Fees and costs	5
7. How managed investment schemes are taxed	7
8. How to apply	7
9. Other information	8

This Product Disclosure Statement ('PDS') is a summary of significant information and contains a number of references to important information in the UBS Additional Information Booklet (the relevant sections of which form part of this PDS).

You should consider both the information in this document, and the information referred to in the UBS Additional Information Booklet, before making a decision about investing in the UBS Clarion Global Property Securities Fund ('Fund').

The information provided in this PDS is general information only and does not take account of your objectives, financial situation or needs. You should obtain financial advice tailored to your personal circumstances.

UBS Asset Management (Australia) Ltd is the responsible entity and the issuer of this PDS. No other member of the UBS group makes any statement or representation in this document. An investment in this Fund is not a deposit with or other liability of UBS AG or of any UBS group company in Australia or elsewhere, and is subject to investment risk including possible delays in repayment and loss of income or principal invested. Neither UBS AG, UBS Asset Management (Australia) Ltd nor any other UBS group company guarantees the performance of the Fund, the repayment of capital from the Fund or any particular rate of return. Some terms used in this PDS have special meanings. They are generally defined in this PDS. Other capitalised terms may be defined in the UBS Additional Information Booklet, which is accessible at ubs.com/au-am-pds.



1. About UBS Asset Management (Australia) Ltd

1.1 UBS Asset Management (Australia) Ltd

UBS Asset Management (Australia) Ltd ('Responsible Entity', 'RE', 'we' or 'us') is a wholly owned subsidiary of UBS Group AG. UBS Asset Management, a business division of UBS Group AG, is a large-scale asset manager with businesses well-diversified across regions, capabilities and distribution channels. It has invested assets of some \$1,184 billion and is located in 22 countries at 30 June 2019. UBS Asset Management offers investment capabilities and styles across all major traditional and alternative asset classes to private clients, financial intermediaries and institutional investors around the globe. These include equities, fixed income, currency, hedge funds, real estate and infrastructure; which can be combined into multi-asset strategies.

The Responsible Entity was established in Australia in 1985 and had invested assets of approximately \$49 billion at 30 June 2019. We offer a range of equities, fixed income and multi-asset capabilities while accessing international traditional and alternative solutions. UBS is a foundation

member of mFund, the managed fund settlement service operated by ASX ('mFund').

As Responsible Entity, our responsibilities and obligations are governed by the Fund's constitution ('Constitution'), the Corporations Act 2001 ('Corporations Act') and general trust law. We are solely responsible for the management of the Fund.

1.2 CBRE Clarion Securities

UBS Asset Management (Australia) Ltd appointed CBRE Clarion Securities, LLC (the 'Portfolio Manager'). The Portfolio Manager is an investment advisory firm specialising in global listed property and global listed infrastructure securities and has been appointed as the investment manager in relation to the Fund.

The Portfolio Manager is the listed equity management division of CBRE Global Investors, a global real asset management firm with \$151 billion (as at 31 March 2019) in assets under management.

2. How UBS Clarion Global Property Securities Fund works

The Fund is a registered managed investment scheme structured as a unit trust. Investors are issued with units which entitle them to an interest in the Fund's assets and other rights and obligations as described in the Constitution. Assets are acquired in accordance with the Fund's investment strategy. You can invest in the Fund either directly including through mFund or indirectly through investor directed portfolio services, IDPS-like schemes, nominee or custody services typically known as wrap accounts or master trusts (collectively referred to as 'IDPS' in this PDS).

Direct investors are recorded in the Fund's register as the unit holder when they invest. Investors investing through an IDPS can access the Fund as indirect investors but will not become a unit holder of the Fund. The IDPS operator or custodian will be recorded in the Fund's register as the unit holder and will be the only entity able to exercise the rights and receive the benefits of a unit holder. For example, indirect investors cannot attend meetings of members or transfer units in the Fund. Reports, transaction confirmations, distribution and withdrawal payments will be sent directly to the IDPS operator or custodian on the register. If you are an indirect investor, most issues and queries relating to your investment must be directed to your IDPS operator or custodian.

Transacting in the Fund

Apply online: You can complete your application online. Details of what you will need to apply can be found online at www.ubs.com/au-applyonline.

Apply via mFund: The Fund has been admitted as an mFund product under the ASX Operating Rules. While the Fund is admitted as an mFund product, you will be able to apply for units in the Fund and make withdrawals from the Fund through mFund using your mFund participating ASX broker ('ASX Broker') or your financial adviser who uses a stockbroking service on your behalf. See section 2 and 4 of the UBS Additional Information Booklet for more information.

Apply via Application form: Alternatively you can make an initial or additional application for units by completing the application form available from your adviser or on our website at ubs.com/au-am-pds ('Application Form'). If you are investing through an IDPS, contact your IDPS operator who will provide you with the documentation it requires you to complete. Applications for units in the Fund (including through mFund) are subject to cut-off times and applicable unit prices. See section 2 of the UBS Additional Information Booklet for more information. If you are investing through mFund, your ASX Broker may apply earlier cut-off times. Please speak to your ASX Broker or financial adviser for further information.

Minimum investment amounts: The minimum initial investment amount in the Fund is \$10,000, but if you are investing through mFund, or via an online application, the minimum initial investment amount is \$5,000. If you invest through an IDPS, you should consult your IDPS operator to find out the minimum amount you can invest in the Fund.

Additional investment: The minimum additional investment amount is \$1,000 (including through mFund and online applications).

Withdrawals: You can apply to withdraw all or part of your investment at any time, subject to the Fund being liquid. Withdrawal requests for the Fund (including through mFund) are subject to cut-off times and unit prices determined at applicable valuation times. If you are investing through an IDPS, your IDPS operator will provide you with information about withdrawals and any additional requirements. Withdrawal requests will usually be processed within 6 Business Days from when you make a request to us, or if you invest through an IDPS, the withdrawal proceeds will usually be processed for the IDPS operator within 6 Business Days from when your IDPS operator lodges a withdrawal request. If you have invested in the Fund through mFund, you may make withdrawals from the Fund using your ASX Broker or

your financial adviser who uses a stockbroking service on your behalf. Significantly longer periods may apply from time to time such as when there is a freeze on withdrawals. In addition, if we receive withdrawal requests for the Fund for more than 5% of the value of the Fund or for more than 5% of a member's holding, we may extend the period for payment by 28 days and may make the payment through one or more instalments.

Price: The net asset value of the Fund (as defined in the Constitution) is normally determined at least once on each Business Day. The price of units in the Fund is based on the net asset value of the Fund and transaction costs and will vary as the market value of assets in the Fund rises or falls.

Distributions: Distributions are typically paid to you (or your IDPS operator) every six months as soon as practicable after the end of the distribution period (and in any event, within three months of the end of the relevant distribution period). In addition to any scheduled distributions, we may pay a distribution at any time and for any reason. Prior notice of special distributions may or may not be provided.

The Fund may earn income from its various investments which it will distribute if the RE determines that the amount of the income is sufficient to justify a distribution. Capital or revenue gains or losses can occur on the sale of investments within

the Fund. As a result, distributions determined by the RE may vary from period to period. Generally, all taxable income and realised taxable capital gains in a financial year will be distributed to unitholders.

The share of any income you (or your IDPS operator) receive depends on the number of units held in the Fund at the end of the distribution period. The amount may vary with each distribution and unit prices normally fall following a distribution. If you or your IDPS operator invests just prior to a distribution, you may receive some of your investment back immediately as income. If you withdraw from the Fund just before a distribution, you might turn accrued income into a capital gain or a reduction in your capital losses as the withdrawal proceeds might reflect a share of the income for the period.

You should read the important information about acquiring and disposing of interests in the Fund before making a decision. Go to sections 2 and 4 of the UBS Additional Information Booklet available on request from your IDPS operator (if applicable), from us by calling 1800 572 018, or from our website: ubs.com/au-am-pds

The material relating to acquiring and disposing of interests may change between the time when you read this Statement and the day when you acquire the product.

3. Benefits of investing in UBS Clarion Global Property Securities Fund

The Fund is an actively managed fund that invests in a portfolio of listed real estate securities.

The significant benefits and features of investing in the Fund are:

Investment return: We have created a Fund with the investment return objective set out in section 5 to invest in real estate securities that may provide above average cash flow yield.

Regional asset allocation: The global portfolio's top-down regional and sector allocation is established following a systematic review of local market economic conditions, capital markets and real estate market trends. The investment team places an emphasis on the regions and property sectors believed to have the strongest fundamentals and risk-adjusted return potential.

Security selection: The Portfolio Manager's bottom-up approach integrates both quantitative and qualitative research in an effort to identify individual securities where the real estate is undervalued and represents the most compelling investment opportunities within markets believed to be the most attractive. The securities research process incorporates several factors including:

- Property visits - the Portfolio Manager utilises their local presence to gauge the quality and location of the real estate, assessing properties and capital expenditure needs at the property level.
- Management meetings – the Portfolio Manager assesses the management's alignment with shareholders; determines the depth and experience of the team; and judges their ability to articulate and execute their strategy.

- Modelling – the Portfolio Manager generates cash flow earnings projections; performs net asset value analysis; and analyses the capital structure.

Research resources: The Portfolio Manager has a large, experienced team specialised in managing global real estate stock portfolios. The Portfolio Manager's global research team is located in offices in the United States, the United Kingdom, Hong Kong, Japan and Australia and provides a comprehensive world view through their in-depth analysis of local listed and direct real estate market trends and regulatory conditions.

Hedging: Foreign currency exposures are typically hedged to Australian dollars to manage volatility in exchange rates. We implement currency hedging after the construction of the portfolio by the Portfolio Manager.

Distributions: The potential to receive semi-annual distributions.

You should read the important information about benefits and features of the Fund before making a decision. Go to section 3 of the UBS Additional Information Booklet available on request from your IDPS operator (if applicable), from us by calling 1800 572 018, or from our website: ubs.com/au-am-pds.

The material relating to benefits and features may change between the time when you read this Statement and the day when you acquire the product.

4. Risks of managed investment schemes

4.1 All investments carry risk

It is important to be aware that all investments carry risk. Different strategies for investing may carry different levels of risk, depending on the assets that make up the strategy. Assets with the highest long-term returns may also carry the highest level of short-term risk. The level of risk will also vary for each person depending on a range of factors, including age, investment time frames, where other parts of your wealth are invested, and your risk tolerance.

The value of an investment may move up or down, sometimes rapidly and unpredictably. You may receive less than the value of your original investment when you withdraw from the

Fund. Returns are not guaranteed, the level of returns will vary and future returns may differ from past returns.

In addition, changes in the legal, regulatory and tax environment, economic conditions, political events, investor sentiment and market variables such as interest rates, inflation, exchange rates and equity indices can all directly or indirectly influence the value of your investments.

4.2 Summary of significant risks of the Fund

Some of the risks associated with an investment in the Fund are listed below. They are not a complete set of all risks associated with investing in the Fund.

Type of risk	Description of risk
Portfolio management risk	This is an actively managed portfolio. There is a risk that the investment techniques and risk analyses employed by our portfolio management team in making investment decisions for the Fund will not produce the desired results. Additionally, the Fund could be adversely affected by material changes to the resources and skills of the Portfolio Manager's portfolio management team.
Company specific risk	The value of investments can vary because of changes to the profitability, cash flow, dividends, management, market share or business environment of the companies to which the Fund has investment exposure.
Real estate risk	Underlying direct property and property related exposures of property securities and REITs may fall in value. Property markets are influenced by many factors including interest rate movements, the quality and location of the underlying properties, supply and demand for certain types of properties and their rental income profits.
Foreign investment risk	Additional risks may arise when investing overseas, including changes in foreign exchange control regulations, foreign tax legislation and withholding tax and government policy. Additionally, differences in accounting, legal, securities trading and settlement procedures can also impact on the value of a Fund's investment.
Hedging & Currency risk	Currency movements relative to the Australian dollar can cause changes in the value of your investments. While the aim is to hedge the Fund's foreign currency exposure to the Australian dollar, the Fund may be under or over-hedged from time to time.
Derivative risk	Derivatives may be used to gain or reduce exposure to markets as well as to manage risk. Fluctuations in the price of a derivative may reflect movements in the underlying assets, reference rate or index to which the derivatives relate. The use of derivative positions to hedge the risk of physical securities may involve 'basis risk', which refers to the possibility that the derivative positions may not move perfectly in line with the physical security. As a consequence, the derivative position cannot always be expected to perfectly hedge the risk of the physical security.
Counterparty risk	A counterparty (such as a party to a derivative contract) may fail to perform contractual obligations, either in whole or in part.
Regulatory & tax risk	Changes in the legal or regulatory environment, taxation or other relevant laws, or in the interpretation or administration of those laws could have adverse implications on an investment or on you as a unit holder.

When considering investing in a managed investment scheme, it is important to understand that the appropriate level of risk for you will depend on your age, investment time frames, where other parts of your wealth are invested, and your risk tolerance (that is, how prepared you are to lose money you have invested), and the impact that such loss will have for you.

5. How we invest your money

The table below summarises how we invest your money.

Fund description	The Fund is an actively managed fund investing in a portfolio of 60 – 90 global real estate equity securities across a range of geographic and economic sectors.
Investment return objective	The Fund aims to outperform (after management costs) the Benchmark over rolling three year periods.
Benchmark	FTSE EPRA/NAREIT Developed Rental Net Return Index (AUD Hedged)
Investment strategy	<p>The Fund uses a multi-step investment process for constructing the Fund's investment portfolio that combines top-down region and sector allocation with bottom-up individual stock selection.</p> <p>Top-down sector and regional allocation is determined through a systematic evaluation of listed and direct property market trends and conditions.</p> <p>Bottom-up stock selection is driven by proprietary analytical techniques to conduct fundamental company analysis, which provides a framework for security selection through an analysis of individual securities independently and relative to each other.</p> <p>The Fund will normally hold between 60–90 securities and is managed against a fully-hedged benchmark. We separately implement currency hedging to the Australian dollar after the construction of the portfolio by the Portfolio Manager.</p>
Investment guidelines	The Fund may invest between 90 to 100% in listed global property equity securities. It may also invest up to 10% in cash. Effective exposure may include derivatives.
Investment universe	Eligible investments of the Fund comprise listed real estate securities, or those equity securities in the process of being listed, on any recognised stock exchange in the developed or emerging markets. The Fund may also invest in cash, financial derivatives and currency instruments.
Investor suitability	The Fund is best suited to investors who seek exposure to a diversified portfolio of global property securities.
Risk level of the Fund	The Fund is a high risk investment. The significant risks associated with this investment are set out in section 4.
Suggested minimum investment timeframe	At least five years.
Labour standards and environmental, social and ethical considerations	Decisions about whether to buy, hold or sell investments are based on economic and valuation factors – the Responsible Entity does not take into consideration labour standards and environmental, social or ethical considerations in its investment decisions for ethical or moral reasons. The Responsible Entity's assessment of economic and valuation criteria for an investment could be informed by a number of factors, which might include labour standards and environmental, social or ethical considerations.

WARNING: When choosing an option to invest in, you should consider the likely investment return, the risk and your investment timeframe.

6. Fees and costs

Did you know?

Small differences in both investment performance and fees and costs can have a substantial impact on your long term returns. For example, total annual fees and costs of 2% of your investment balance rather than 1% could reduce your final return by up to 20% over a 30 year period (for example, reduce it from \$100 000 to \$80 000).

You should consider whether features such as superior investment performance or the provision of better member services justify higher fees and costs.

You may be able to negotiate to pay lower contribution fees and management costs where applicable. Ask the fund or your financial adviser.

To find out more

If you would like to find out more, or see the impact of the fees based on your own circumstances, the Australian Securities and Investments Commission (ASIC) website (www.moneysmart.gov.au) has a managed funds fee calculator to help you check out different fee options.

6.1 Fees and costs

Type of fee or cost	Amount
Fees when your money moves in or out of the fund	
Establishment fee	Nil
Contribution fee	Nil
Withdrawal fee	Nil
Termination fee	Nil
Management costs	
The fees and costs for managing your investment	
Management fee*	0.90% [#] per annum of the net asset value of the Fund. We charge a fee for administering and managing the Fund. This fee is calculated daily and paid to us (as Responsible Entity for the Fund) on a monthly basis from the Fund's assets. This fee reduces the net asset value of the Fund and is reflected in the unit price. The fee is not charged separately to your investment
Indirect costs**	0.00% p.a. of the net asset value of the Fund. Indirect costs are generally any amount that arises from investing in interposed vehicles and certain over-the-counter derivatives. These costs are not an additional fee paid to us, are not charged separately to your investment and are reflected in the unit price. They are estimated amounts quoted with reference to the financial year ended 30 June 2019 and may vary over time. Indirect costs are paid from the Fund's assets as and when they are incurred.
Total management costs	0.90% p.a. of the net asset value of the Fund.

*The amount of this fee can be negotiated, rebated or waived in whole or in part for certain direct investors such as IDPS operators, sophisticated or professional investors, or wholesale clients, as defined in the Corporations Act, depending on factors such as the amount invested.

** Information about the calculation of the indirect costs is set out in Section 5 of the UBS Additional Information Booklet.

[#] The net amount of the management fee including GST, net of reduced inputs tax credits to be claimed by the Fund.

The information in this template can be used to compare costs between different simple managed investment schemes. Fees and costs can be paid directly from your account, or deducted from investment returns (i.e. the Fund's assets).

6.2 Additional explanation of fees and costs

In addition to the costs set out above in section 6.1, you may incur other costs. These may include transactional & operational costs (some or all of which may be incurred as buy/sell spread costs by transacting investors) and mFund fees and costs.

Refer to section 5 of the UBS Additional Information Booklet for more information.

6.3 Changes to fees and costs

All fees can change without the investor's consent, up to the

maximum fee amounts specified in the Constitution. Direct investors will be given 30 days' prior notice of any increase in fees. If you are investing through an IDPS, your IDPS operator will be given 30 days' prior notice of any increase in fees.

6.4 Example of annual fees and costs

This table gives an example of how the fees and costs for the Fund can affect your investment over a 1 year period. You should use this table to compare this product with other managed investment products.

EXAMPLE – UBS Clarion Global Property Securities Fund		BALANCE OF \$50,000 WITH A CONTRIBUTION OF \$5,000 DURING YEAR
Contribution Fees	Nil	For every additional \$5,000 you put in, you will be charged \$0.
PLUS Management Costs	Total: 0.90% p.a. of the net asset value of the Fund Management fee: 0.90% p.a. of the net asset value of the Fund Indirect costs: 0.00% p.a. of the net asset value of the Fund	And, for every \$50,000 you have in the Fund you will be charged \$450.00 each year.
EQUALS Cost of fund*		If you had an investment of \$50,000 at the beginning of the year and you put in an additional \$5,000 during that year, you would be charged fees of from: \$450.00 to \$495.00*† What it costs you will depend on the investment option you choose and the fees you negotiate.

* Additional fees may apply:

Establishment fee – nil

And, if you leave the managed investment scheme early, you may also be charged an **exit fee** of nil of your total account balance.

† The cost will depend on when in the year the additional \$5,000 is invested.

The above worked example of fees does not include any fees that you may be required to pay to your ASX Broker and/or financial adviser if you apply for units in or withdraw from the Fund through mFund.

The Australian Securities and Investments Commission ('ASIC') provides a managed funds calculator on its MoneySmart website www.moneysmart.gov.au which can be used to help you calculate the effect of fees and costs on account balances.

You should read the important information about fees and costs in the Fund before making a decision. Go to section 5 of the UBS Additional Information Booklet available on request from your IDPS operator (if applicable), from us by calling 1800 572 018, or from our website: ubs.com/au-am-pds

The material relating to fees and costs may change between the time when you read this Statement and the day when you acquire the product.

WARNING: If a financial advisor is consulted, additional fees may be paid to that financial advisor. Please refer to the Statement of Advice (SOA) issued by your financial advisor, which will provide details of the fees that may be payable.

7. How managed investment schemes are taxed

WARNING: Investing in a registered managed investment scheme is likely to have tax consequences. We recommend that you seek professional tax advice relevant to your particular situation.

Generally, managed investment schemes do not pay tax on behalf of investors. Net income generated by a managed investment scheme is typically fully distributed to investors and investors are in turn assessed for tax on their share of any income and capital gains generated by the registered managed investment scheme.

An elective taxation regime (referred to as the 'AMIT regime') applies to certain eligible managed investment trusts, known as 'attribution managed investment trusts' ('AMITs'). The AMIT regime has been generally available from 1 July 2016. The existing tax rules continue to apply if the AMIT regime does not apply.

Under those existing rules, provided that a registered managed investment scheme distributes sufficient income (which may include net realised gains) to unit holders, and (from 1 July 2016) does not derive certain "non-arm's length

income", the RE will not be subject to tax on the income of the scheme. Rather, members will be assessed for tax on the income and capital gains generated by the scheme. In certain circumstances, the scheme may be required to withhold tax on distributions to members (e.g. income paid to members who do not quote their TFN, ABN, or claim an exemption, and certain types of income paid to non-resident members).

The Responsible Entity has elected into the AMIT Regime with effect from 1 July 2017.

You should read the important information about taxation matters relating to registered managed investment schemes generally and the Fund in particular before making a decision. Go to section 6 of the UBS Additional Information Booklet available on request from your IDPS operator (if applicable), from us by calling 1800 572 018, or from our website: ubs.com/au-am-pds

The material relating to taxation matters may change between the time when you read this Statement and the day when you acquire the product.

8. How to apply

8.1 How to invest in the Fund

To invest in the Fund you must send to us the completed Application Form which is available from your adviser or from us. If you are investing through an IDPS, simply complete the documents that your IDPS operator requires. Any enquiries regarding investing in the Fund, such as additional investments, switching between our other UBS funds or transferring ownership, should be directed to us or your IDPS operator (as applicable).

If you are investing through mFund, you will need to apply via your ASX Broker or your financial adviser who may use a stockbroking service on your behalf to apply. Applications for units in the Fund through mFund are subject to cut-off times and applicable unit prices. See section 2 of the UBS Additional Information Booklet for more information.

8.2 Cooling-off period

If you are investing directly and you decide within the 'cooling off' period that you do not want the units we have issued to you, we must give you a refund. This 'cooling off' right enables you to have your investment returned and your money will be repaid after any adjustments for market movements,

transaction costs and taxes (if any). You can exercise your right by writing to us within 14 days, commencing on the earlier of:

- When you receive confirmation of your investment; or
- The end of the fifth Business Day after the day on which your Units were issued or sold to you.

The right terminates immediately if you exercise a right or power under the terms of the product, such as selling part of your investment. For any subsequent investments made under a distribution reinvestment plan, the 'cooling off' right does not apply.

If you have any questions about this right please confirm with your adviser or Client Services on (03) 9046 4041 or freecall 1800 572 018.

We do not provide cooling off rights to investors investing through an IDPS. If you are investing through an IDPS you should consult your IDPS operator in relation to cooling off rights that may apply to your investment in the IDPS (if any).

8.3 Resolving issues

Please notify us of complaints in writing or by calling Client Services on (03) 9046 4041 or freecall on 1800 572 018. We will acknowledge your complaint as soon as practicable upon receipt. We will also aim to resolve your complaint promptly and to provide a final response to your complaint within 45 days of receipt.

If you are not satisfied with how the complaint has been resolved, you may contact the Australian Financial Complaints

8.4 Contact us

If you wish to request any information in relation to the Fund (including a copy of this PDS or any information incorporated into this PDS), contact us at:

Client Services	Registered Office	Registry Services
Telephone: (03) 9046 4041 Freecall: 1800 572 018 Email: UBS@unitregistry.com.au Website: ubs.com/am-australia	Level 16, Chifley Tower 2 Chifley Square Sydney NSW 2000 Telephone: (02) 9324 3222	UBS Asset Management (Australia) Ltd GPO Box 804 Melbourne VIC 3001 Facsimile: 1300 073 090

9. Other information

Information relating to the Fund and this PDS may change from time to time. Where the change is not materially adverse to an investor, this information may be updated and made available to you on our website at ubs.com/au-am-pds or by contacting us on (03) 9046 4041 or freecall 1800 572 018 or by contacting your IDPS operator. A paper copy of any updated information is available free on request. If a change is considered materially adverse we will issue a replacement PDS.

The offer to which this PDS relates is only available to persons receiving the PDS (electronically or otherwise) while physically in Australia unless expressly authorised by us in writing. The offer does not constitute an offer or invitation in any place in which, or to any person to whom, it would be unlawful to make such an offer or invitation.

This Fund (or the PDS) has not been registered under the laws of any jurisdiction outside Australia. The Fund may not be offered or sold in the United States of America or to 'U.S. Persons' (as defined in 'Regulation S' of the Securities Act of 1933, as amended), and this PDS is not for use in, and may not be delivered to or inside, the United States of America. See the Additional Information Booklet for more information.

In respect of the U.S. Foreign Account Tax Compliance Act ('FATCA'), the Fund is a Financial Institution under the intergovernmental agreement ('IGA') entered into between the Australian and U.S. governments in relation to FATCA

Authority or 'AFCA' on their freecall number 1800 931 678. AFCA is the external dispute resolution (EDR) scheme established to deal with complaints from consumers in the financial system. It is operated by a not-for-profit company limited by guarantee authorised by the Minister for Revenue and Financial Services.

The above dispute resolution procedures comply with section 912A(2) of the Corporations Act and are available to both direct investors and investors who invest via an IDPS.

on 28 April 2014. The Fund is also a Financial Institution under the OECD Common Reporting Standard for Automatic Exchange of Financial Account Information ('CRS'). Depending on your status for the purposes of the FATCA IGA and CRS, we may report information in relation to you and your unit holding to the Australian Taxation Office, who in turn will share such information with the U.S. Internal Revenue Service or tax authorities of jurisdictions that have signed a relevant CRS Competent Authority Agreement.

If you move overseas and change your address to a non-Australian address you will no longer be able to make additional investments or reinvest your dividend distributions. Distributions must be paid to your Australian bank account.

You should read the important information about privacy and FATCA/CRS before making a decision. Go to sections 7, 8 and 9 of the UBS Additional Information Booklet available on request from your IDPS operator (if applicable), from us by calling 1800 572 018, or from our website: ubs.com/au-am-pds.

The material relating to privacy and FATCA/CRS may change between the time when you read this Statement and the day when you acquire the product.