

INFORMATIVE NOTE FOR UNIVERSAL PROPERTY FUND

Purpose

This document provides you with key information for the above internal unit-linked Fund connected with insurance products of Universal Life. It is not marketing material. This information is required by law to help you understand the nature, risks, costs, potential gains and losses of this Fund and to help you compare it with other funds.

Fund

Name	Universal Property fund
Insurer	Universal Life Insurance Public Company Ltd
Competent authority	Insurance Companies Control Service of Cyprus
Contacting the insurer	www.universallife.com.cy/eng , for more information call + 357 22 882 222
Date	23 June 2021

What is this Fund?

Type	Internal unit-linked fund connected with investment products of Universal Life.
Objectives	The Fund aims to achieve long term capital appreciation mainly from real estate investments in Cyprus.
Intended policyholder	This Fund is intended for prospective/existing policyholders who: <ul style="list-style-type: none"> • are looking for an exposure in Cyprus real estate properties • are willing to accept a high level of risk • have a long-term horizon

What are the risks and what could I get in return?

Summary Risk Indicator



The summary risk indicator is a guide to the level of risk of this Fund compared to other funds. It shows how likely it is that the Fund will have a negative return because of movements in the markets or because the insurer is not able to pay you through the policy that is connected with this Fund. We have classified this Fund as 6 out of 7, which is the second highest risk class. This classification takes into consideration two elements: the market risk and the credit risk. The market risk rates the potential losses from future performance and the credit risk estimates the likelihood that the insurer will not be able to pay you in poor market conditions. Market risk has been classified as high and credit risk as very unlikely. The summary risk indicator does not take into account liquidity issues that may arise due to the nature of the Fund's investments.

Performance Scenarios

Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes based on recent returns. Actual returns could be lower.

Investment Amount EUR 1,000

Scenarios		1 year	10 years	20 years (Recommended holding period)
Stress Scenario	What you might get back after costs	EUR 716	EUR 8,211	EUR 15,161
	Average return each year	-28.45%	-3.62%	-2.72%
Unfavourable Scenario	What you might get back after costs	EUR 879	EUR 7,271	EUR 11,907
	Average return each year	-12.10%	-5.88%	-5.25%
Moderate Scenario	What you might get back after costs	EUR 913	EUR 7,547	EUR 12,439
	Average return each year	-8.68%	-5.19%	-4.78%
Favourable Scenario	What you might get back after costs	EUR 937	EUR 7,831	EUR 13,007
	Average return each year	-6.30%	-4.49%	-4.30%

This table shows the money you could get back over the next 20 years, under different scenarios, assuming that you invest EUR 1,000 per year. The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other funds. The scenarios presented are an estimate of future performance based on evidence from the past and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the product. The stress scenario shows what you might get back in extreme market conditions and it does not take into account the situation where we are not able to pay you.

The figures shown include all costs relating to the Fund only and do not include any costs of the product. The figures do not take into account your personal tax situation and/or any liquidity issues that may arise during adverse property market conditions, which may also affect how much you get back.

What happens if Universal Life Insurance Public Co Ltd is unable to pay out?

This Fund and any unit-linked products that are connected with it are not protected by any compensation or guarantee scheme and in the event of default losses could result to your investment.

What are the costs?

The Reduction in Yield (RIY) shows the impact of the total costs you pay on the performance you might get. The total costs take into account the one-off, ongoing and incidental costs of the Fund.

The amounts shown here are the cumulative costs of the Fund for three different holding periods. The figures assume you invest EUR 1,000 per year. The figures are estimates and may change in the future.

Costs over time

Investment EUR 1,000

	If you cash in after 1 year	If you cash in after 10 years	If you cash in at the end of the recommended holding period
Total Costs	EUR 60.76	EUR 957.99	EUR 2,352.09
Impact on return (RIY) per year	6.08%	2.22%	1.80%

Composition of costs

The table below shows:

- The impact each year of the different types of costs on the performance you might get at the end of the recommended holding period;
- The meaning of the different cost categories.

A higher recommended holding period would result in lower one-off costs per year and vice-versa.

This table shows the impact on return per year			
One-off Costs	Entry Costs	0.54%	The impact of the costs you pay when entering the Fund. The impact of these costs is already included in the price.
	Exit Costs	0.00%	The impact of the costs of exiting the Fund.
Ongoing Costs	Portfolio Transaction Costs	-0.01%	The impact of the costs for buying and selling underlying investments for the Fund.
	Other Ongoing Costs	1.27%	The impact of the costs that we take each year for managing the investments of the Fund.
Incidental Costs	Performance Fees	0.00%	The impact of the outperformance fee. We take these from your investment if the Fund out-performs its benchmark.

What is the Fund's recommended holding period and can I take my money out early?

Recommended holding period: 20 years

The Recommended Holding Period relates to the length of time that you should be prepared to wait for the investment's risk and reward profile to reach a reasonable level with sufficiently high probability. You can disinvest all or part of your investment at any time before or after the recommended holding period, depending on the duration and terms of the insurance product.

How can I complain?

In the event you should wish to complain at any time about this Fund, or the service you have received, please consult our Complaints Policy and Procedure found at our website:

www.universallife.com.cy/complaints-management

Other relevant information

The following documents about this Fund are also available:

Investment Philosophy: www.universallife.com.cy/investment-philosophy-property-en

Unit Prices: www.universallife.com.cy/unit-prices-en

Performance: www.universallife.com.cy/funds-performance-property-en

Allocation: www.universallife.com.cy/funds-allocation-property-en