

INFORMATIVE NOTE FOR UNIVERSAL PROPERTY FUND

Purpose

This document provides you with key information for the above internal unit-linked Product 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 Product and to help you compare it with other funds.

Fund

Name of Product:	Universal Property Fund
Name of PRIIP manufacturer:	Universal Life Insurance Public Co Ltd
Website for PRIIP manufacturer:	www.universallife.com.cy/eng
For more information call:	+ 357 22 882 222
Regulated by:	Insurance Companies Control Service of Cyprus is responsible for supervising Universal Life Insurance Public Co Ltd in relation to this Key Information Document
Date of KID production:	31 January 2023

What is this Fund?

Type	Internal unit-linked Fund connected with investment products of Universal Life.
Term	The Fund is open ended; however, the minimum recommended holding period is 20 years. Therefore, the fund may not be suitable for your plans if you intend to withdraw your money within 20 years.
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 aLow2 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

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted. The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product over the last 25 years. Markets could develop very differently in the future.

Recommended holding period:		20 years		
Example Investment:		EUR 1,000		
Scenarios		If you exit after 1 year	If you exit after 10 years	If you exit after 20 years (Recommended holding period)
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.			
Stress	What you might get back after costs	EUR 794	EUR 8,258	EUR 15,734
	Average return each year	-20.57%	-3.51%	-2.35%
Unfavourable	What you might get back after costs	EUR 710	EUR 6,890	EUR 10,627
	Average return each year	-29.00%	-6.90%	-6.51%
Moderate	What you might get back after costs	EUR 943	EUR 10,439	EUR 19,914
	Average return each year	-5.69%	0.78%	-0.04%
Favourable	What you might get back after costs	EUR 2,898	EUR 24,252	EUR 37,497
	Average return each year	189.84%	15.66%	5.66%

The figures shown include all the costs of the Fund itself, but may not include all the costs that you pay to your adviser or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back. The stress scenario shows what you might get back in extreme market circumstances. The performance at recommended holding period for the unfavourable scenario occurred for an investment between November 2007 and November 2022, for the moderate scenario between March 2002 and March 2022 and for the favourable scenario between December 1997 and December 2017.

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

This Product 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?

Costs over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the Fund and how well the Fund does. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- In the first year you would get back the amount that you invested (0% annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario.
- EUR 1,000 per year is invested.

Investment EUR 1,000	If you exit after 1 year	If you exit after 10 years	If you exit after 20 years
Total Costs	EUR 60	EUR 613	EUR 1,216
Annual cost impact (*)	5.99%	1.96% each year	1.52% each year

(*) This illustrates how costs reduce your return each year over the holding period. For example, it shows that if you exit at the recommended holding period, your average return per year is projected to be 1.47% before costs and -0.04% after costs.

Composition of costs

One-off costs upon entry or exit		If you exit after 20 years
Entry costs	5.00% of the amount you pay in when entering this investment.	0.49%
Exit costs	0.00% of the amount you pay in when exiting this investment. We do not charge an exit fee for this product in case you exit at the Recommended Holding Period.	0.00%
Ongoing costs taken each year		
Management fees and other administrative or operating costs	1.00% of the value of your investment per year. This is an estimate based on actual costs over the last year.	1.00%
Transaction costs	0.03% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	0.03%
Incidental costs taken under specific conditions		
Performance fees (and carried interest)	There is no performance fee for this product.	0.00%

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

Information about the product's past performance over the past 10 years is available on www.universallife.com.cy/property-fund3.

Previous performance scenario calculations are available on www.universallife.com.cy/property-fund3.

The following documents about this Fund are also available:

Investment Philosophy: <https://www.universallife.com.cy/property-fund1>

Unit Prices: <https://www.universallife.com.cy/unit-prices2>

Allocation: <https://www.universallife.com.cy/property-fund4>