



This Product Highlights Sheet is an important document.

- It highlights the key terms and risks of the ILP Sub-Fund and complements the Product Summary.
- It is important to read the Product Summary before deciding whether to purchase the ILP Sub-Fund. If you do not have a copy, please contact us to ask for one.
- You should not invest in the ILP Sub-Fund if you do not understand it or are not comfortable with the accompanying risks.

AIA GLOBAL PROPERTY RETURNS FUND (the “Sub-Fund”)

Product Type (Units in the ILP sub-fund are <u>not</u> Excluded Investment Products) ¹	ILP Sub-Fund²	Launch Date	2 April 2013
Manager	Janus Henderson Investors (Singapore) Limited	Custodian	Citibank N.A. Singapore Branch
Capital Guaranteed	No	Dealing Frequency	Every Business Day³
Name of Guarantor	N.A	Expense Ratio for year ended 31 December 2022	1.89%

SUB-FUND SUITABILITY

<p>WHO IS THE SUB-FUND SUITABLE FOR?</p> <ul style="list-style-type: none"> • The Sub-Fund is <u>only</u> suitable for investors who: <ul style="list-style-type: none"> ◦ Seek to achieve long term capital growth by investing in a portfolio of listed real estate equity securities or listed Real Estate Investment Trusts globally; and ◦ Are willing to accept some short term fluctuations in the value of their investments. <p>Investments in this Sub-Fund are subject to investment risks including the possible loss of the principal amount invested.</p> <p>Units in the ILP sub-fund are <u>not</u> Excluded Investment Products.</p>	<p><u>Further Information</u></p> <p>Please refer to the AIA Investment Fund Product Summary for further information on the suitability of the Sub-Fund.</p>
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KEY FEATURES OF THE SUB-FUND

<p>WHAT ARE YOU INVESTING IN?</p> <ul style="list-style-type: none"> • You are investing in an ILP Sub-Fund that feeds 100% into Janus Henderson Horizon Fund - Global Property Equities Fund, an underlying fund constituted in Luxembourg. The Sub-Fund aims to provide investors with long term capital growth by investing in a portfolio of listed real estate equity securities or listed Real Estate Investment Trusts globally. • The ILP Sub-Fund does not provide any income distribution as distributions received from the Underlying Fund will be reinvested. 	<p>Please refer to the AIA Investment Fund Product Summary for further information on features of the Sub-Fund.</p>
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Investment Strategy

<ul style="list-style-type: none"> • This Sub-Fund invests at least 80% of its net assets in equities or equity-related instruments of real estate companies or REITS (or their equivalents) listed or traded on a Regulated Market, that derive the main part of their revenue from owning, developing and managing real estate. The Fund may invest in companies of any size, including smaller capitalisation companies, in any country. 	<p>Please refer to the AIA Investment Fund Product Summary for further information.</p>
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Parties Involved	
<p>WHO ARE YOU INVESTING WITH?</p> <ul style="list-style-type: none"> • The Custodian of the Sub-Fund is Citibank N.A. Singapore Branch. • The Manager of the Sub-Fund is Janus Henderson Investors (Singapore) Limited • The Manager of the underlying fund is Janus Henderson Investors UK Limited 	<p>Please refer to the AIA Investment Fund Product Summary for further information, on the role and responsibilities of these entities and what happens if they become insolvent.</p>
KEY RISKS	
<p>WHAT ARE THE KEY RISKS OF THIS INVESTMENT?</p> <p>The value of the Sub-Fund and its distribution (if any) may rise or fall. These risk factors may cause you to lose some or all of your investment:</p>	<p>Please refer to the AIA Investment Fund Product Summary for further information on risks of the Sub-Fund.</p>
Market and Credit Risks	
<ul style="list-style-type: none"> • You are exposed to market risks. <ul style="list-style-type: none"> ◦ As the Sub-Fund invests in securities of issuers globally, the Net Asset Value of the Sub-Fund will be influenced by the prices of these investments. The investments in these markets may be affected by changes in political conditions, regulatory, economic and interest rates environment. • You are exposed to currency risks. <ul style="list-style-type: none"> ◦ The investments of the underlying fund may each be denominated in a number of different currencies and hence be subjected to fluctuations in currency exchange rates and in certain cases, exchange control regulations. • You are exposed to counterparty risk. <ul style="list-style-type: none"> ◦ There is a risk of counterparty defaulting in some markets as there may be no secure method of delivery against payment. It may be necessary to make payment on a purchase or delivery on a sale before receipt of the securities or, as the sale may be, sale proceeds. 	
Liquidity Risks	
<ul style="list-style-type: none"> • The Sub-Fund is not listed and you can only redeem on Valuation Days⁴. <ul style="list-style-type: none"> ◦ There is no secondary market for the Sub-Fund. All redemption requests should be made to the AIA Customer Service Centre or through your AIA Financial Services Consultant or Insurance Representative. 	
Product-Specific Risks	
<ul style="list-style-type: none"> • You are exposed to investment risk. <ul style="list-style-type: none"> ◦ The value of investments and the income from these investments and therefore the value of, and income from, the Units of each ILP sub-fund can fall as well as rise and you may not realize the same amount that you invested. • You are exposed to risks of using derivative instruments. <ul style="list-style-type: none"> ◦ The ILP sub-fund and the underlying fund are authorised to use derivative instruments from time to time. Derivative instruments are financial contracts whose values are “derived” from the value of the underlying assets. ◦ While the professional use of derivatives may be beneficial to the overall investment portfolio, derivatives in themselves involve different risks which may be greater than those of more traditional investments. • You are exposed to risks of investing in specific markets. <ul style="list-style-type: none"> ◦ While investments in a single country, specific industries, sectoral or regional funds may present greater opportunities and potential for capital appreciation, they may be subjected to higher risks as they may be less diversified than a global portfolio. ◦ The regulatory, disclosure and financial reporting standards may differ significantly from, and offer less investor protection compared to, internationally recognised standards. 	

FEES AND CHARGES

WHAT ARE THE FEES AND CHARGES OF THIS INVESTMENT?

Payable directly by you

- You will need to pay the following fees and charges as a percentage of your gross investment sum:

Sales charge / premium charge / bid-offer spread	◦ Up to 5%
Switching fee	◦ Currently NIL

There may be other fees and charges imposed at the investment-linked product level. Please refer to the Product Summary applicable to the investment-linked policy which you have purchased or intend to purchase for these applicable fees and charges.

Payable by the Sub-Fund from invested proceeds

- The Sub-Fund will pay the following fees and charges to the Manager and other parties:

Management fee	◦ 1.5% (max 2.5%) per annum of its Net Asset Value
Trailer Fee	◦ The trailer fee that the Company expects to receive for equity ILP sub-fund range from 10% - 77% (Median: 34%) per annum of Management fee

Trailer fee is not an added fee charged to the ILP Sub-Fund but a component of Management fee.

These fees and charges are not guaranteed. We may change the fees and charges or introduce new fees and charges although they will not exceed the maximum limits stated in the applicable Product Summary or AIA Investment Fund Product Summary. We will give you prior written notification of at least 1 month before the change.

Please refer to “Fees and Charges” section of the Product Summary of your Insurance Plan.

Please refer to the AIA Investment Fund Product Summary for further information on the fees and charges.

VALUATIONS AND EXITING FROM THIS INVESTMENT

HOW OFTEN ARE VALUATIONS AVAILABLE?

- Valuations are available on every Business Day³. You may obtain the indicative Offer Prices and Bid Prices of the units of the Sub-Fund, and the dealing days to which the prices apply, from our corporate website at AIA.COM.SG

HOW CAN YOU EXIT FROM THIS INVESTMENT AND WHAT ARE THE RISKS AND COSTS IN DOING SO?

- You can exit the Sub-Fund at any time by submitting a surrender/withdrawal request to us at our Customer Service Centre or through your AIA Financial Services Consultant or Insurance Representative. Any instruction for redemption of units submitted may not be withdrawn by you without our prior consent.
- The price at which units are redeemed is called the Bid Price. Please refer to the relevant Product Summary for details.
- Your Bid Price is determined as follows:
 - If you submit the redemption order on or before 2pm on a Valuation Day⁴, you will be paid a price based on the Net Asset Value of the Sub-Fund at the close of that Business Day³.
 - If you submit the redemption order after 2pm, you will be paid a price based on the Net Asset Value at the close of the next Valuation Day⁴.

Please refer to “Obtaining Prices of Units” section of the Product Summary of your Insurance Plan.

Please refer to “Policy Options and Flexibilities”, “Redemption of Units” and “Pricing and Cut-off Times” under the Other Material Information section of the Product Summary of your Insurance Plan.

<ul style="list-style-type: none"> The sale proceeds that you will receive will be the Bid Price multiplied by the number of units sold, less any charges. An example is as follows: $\text{Bid Price} \times \text{Number of units sold} = \text{Gross Sale Proceeds}$ $\text{S\\$1.250} \times 1,000 = \text{S\\$1,250}$ $\text{Gross Sale Proceeds} - \text{Exit Charge}^* = \text{Net Sale Proceeds}$ * Please refer to the respective product summaries for any fees and charges applicable to the partial withdrawal and/or full surrender. If you cancel your policy within the Free-Look period of 14 days from the time you receive your policy, you will get a refund of your premium paid without interest, after the following adjustments: <ol style="list-style-type: none"> any change in the Bid Price of the Sub-Fund chosen by you since the relevant Valuation Day⁴ on which units were credited to your policy, as at the Valuation Day⁴ following the date of receipt of your request; and any costs incurred by us in assessing the risk for your policy, including but not limited to medical fees incurred by us in processing your application, subject to the maximum amount of the premiums paid without interest. If we have posted the policy to you, the 14-day Free-Look period will start seven days after we have posted the policy to you. 	<p>Please refer to the “Free-look Period” under the Other Material Information section of the Product Summary of your Insurance Plan.</p>
CONTACT INFORMATION	
<p>HOW DO YOU CONTACT US?</p> <p>You may contact your AIA Financial Services Consultant / Insurance Representative or call our Customer Care hotline at 1800-248-8000 or +65-6248-8000 (if you are calling from overseas) from Monday to Friday (excluding Public Holidays), between 8.45 a.m. to 5.30 p.m.</p>	

¹ In order for units in the ILP sub-fund to be classified as Excluded Investment Products, the investment objectives and investment focus of the ILP sub-fund, and investment approach of the manager have to be stated in the product summary:
 (a) To invest only in deposits or other Excluded Investment Products; and
 (b) Not to engage in securities lending or repurchase transactions for the ILP sub-fund.
 The definition of “Excluded Investment Product” can be found in Annex 1 to the Notice on Recommendations on Investment Products [Notice No. FAA-N16] at <https://www.mas.gov.sg/regulation/notices/notice-faa-n16>

² For ILP Sub-Funds that feed 100% into an underlying Collective Investment Scheme (CIS) fund, some of the information provided below could be similar to the underlying CIS fund.

³ “Business Day” means any day (other than a Saturday or Sunday) on which commercial banks are open for business in Singapore or any other day as we may determine from time to time.

⁴ “Valuation Day” is described under the Pricing and Cut-off Times provisions of the respective Product Summary of your Insurance Plan and means, in connection with the issuance, cancellation and redemption of units, every Business Day.