

Client Ref: 531574002
AJG Ref: LOHA453



CERTIFICATE OF INSURANCE FOR POLICY EF836991

This is to certify that Buildings Insurance is in force as follows:-

Insured : Adriatic Land 3 Limited

Period of Cover : 01 September 2017 to 31 August 2018

Risk Address : Block I, Page Court
Plots 541-649 commonwealth Drive
Crawley
.
RH10 1AY

SUMS INSURED

Item 1:Building: £16,951,671 **Declared Value:** £11,301,114

Item 2: Landlord's Contents £25,000 (but only in respect of communal areas of the insured building)

Loss of Rent/Alternative Accomodation: upto 40% of the building sum insured.

Employers Liability: N/a **Property Owner's Liability:** £10,000,000

POLICY EXCESSES

Fire, Explosion,Aircraft, Earthquake & Subt Fire	Nil	Escape of Water or Fuel Oil	£250
Storm and Flood	£250	Riot and Malicious Persons	£250
Theft	£250	Impact	£250
All Other Damage	£250	Subsidence	£1,000

ENDORSEMENTS AND CLAUSES

Applicable Wording: ZCYP1.15 PI1/D (500697015) (08/13) RRD

You must notify us immediately if the property insured becomes unoccupied or disused or if any unoccupied or disused building becomes occupied or any change in use.

The policy wording includes the following Other Interests Clause:

It is agreed the interest of various lessees, freeholders, mortgagees or debenture holders, in this insurance are noted at the request of the Insured. The Insured undertake to notify the names, nature and extent of such interests at the time of the damage.

PREMIUM DETAILS

Buildings:	£14,973.98	Tax (IPT):	£1,796.88
Terrorism:	£4,147.51	Tax (IPT):	£497.70

Total Premium: £21,416.07

The policy covers all risks of material loss or damage (All risk cover including subsidence & damage to underground services, all perils referred to in clause 6.13 of the Council of Mortgage Lenders' handbook December 2014 Edition) for the full cost of reinstating the property or loss without deduction for wear and tear, including any associated professional fees, loss of rent and costs of alternative accommodation. Cover under the policy is automatically extended to include letting and sub-letting. Please confirm with your freeholder that this is not in breach of your lease. Subject to policy terms and conditions.

In the event of a claim please contact Arthur J Gallagher on 01243 793729

Arthur J. Gallagher Insurance Brokers Limited is authorised and regulated by the Financial Conduct Authority. Registered Office: Spectrum Building, 7th Floor, 55, Blythswood Street, Glasgow, G2 7AT. Registered in Scotland. Company Number: SC108909

Zurich Insurance plc. A public limited company incorporated in Ireland. Registration No. 13460. Registered Address: Zurich House, Ballsbridge Park, Dublin 4, Ireland UK Branch registered in England and Wales registration No: BR7935 VAT No 107 8316 77 UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whitely, Fareham, Hampshire PO15 7JZ. Authorised by the Central Bank of Ireland and subject to limited regulation by the Financial Conduct Authority. Details about the extent our regulation by the Financial Conduct Authority are available from us on request.



ZURICH

ENDORSEMENT

Policy Restriction (Wood or Laminate Floors)

We will pay for any damage to wood or laminate flooring within the buildings where:

- the damage is to communal areas or portions of the buildings or;
- within a residential demise where the most we will pay is £10,000 for anyone claim event for each residential demise.

SCHEDULE OF LIMITS

Item

DEFINITIONS

Buildings - Landlords Contents - Limit £25,000 (but only in respect of communal areas of the building)

BUSINESS INTERRUPTION EXTENSIONS

Rent Receivable Accelerated Reinstatement Costs - Limit £Nil

1 - Action of Competent Authorities - Limit £1,000,000

2 - Anchor Tenant- Limit £1,000,000

3 - Legionellosis - Limit £1,000,000 and cleaning costs - Limit £25,000

4 - Loss of Attraction - Limit £1,000,000

5 - Managing Agents - Limit £1,000,000

6 - Notifiable Diseases, Murder, Suicide or Rape - Limit £1,000,000

7 - Unlawful Occupation - Limit £10,000

COVERS

10 - Storm and Flood - Water table - Limit £Nil

CLAUSES APPLICABLE TO SECTIONS A, B1 and B2

GENERAL CLAUSES

G2 - Archaeological Discoveries- Limit £Nil

G4 - Business Rates- Limit £25,000 any one loss and £100,000 in any one Period of Insurance

G8 - Dilapidation - Limit £Nil

G10 - Eviction of Squatters - Limit £50,000

G11 - Exhibition Equipment - Limit £Nil

G13 - Fly Tipping - Limit £10,000 subject to a £1,000 Excess

G16 - Landscaped Gardens - Limit £25,000 subject to a £1,000 Excess

G17 - Loss Minimisation and Prevention Expenditure - Limit £25,000

- A) Storm and Flood - Resilience - NOT OPERATIVE

- B) Storm and Flood - Protection - NOT OPERATIVE

- C) Incombustible Reinstatement - NOT OPERATIVE

CONTINGENT COVER CLAUSES

C2 - Bailor's Goods - Limit £50,000

C3 - Diminution in Value - Limit £Nil

C4 - Other Premises - Limit £10,000

C5 - Privity of Contract - Limit £1,000,000

C6 - Temporary Removal - Limit £1,000,000

C8 - Automatic cover from Exchange - Limit £1,000,000

C9 - Capital Addition - £10,000,000

C10 - Failure of Third Party Insurances - Limit £1,000,000

C11 - Inadvertent Omission to Insure - Limit £1,000,000

C12 - Newly Acquired Buildings - Limit £1,500,000

CONTRACT WORKS CLAUSES

CW1 - Contract All Risks - Limit £500,000

CW2 - Contractors' Interest - Limit £150,000

INTERESTED PARTY CLAUSES

I7 - Cancellation - Lender's Interest

I8 - Composite Insured (Non Vitiation)

I9 - First Loss Payee

I10 - Managing Agents



ZURICH

SCHEDULE OF LIMITS - CON'T

LEGAL CONTINGENCIES CLAUSE

L1 - Legal Contingencies

RESIDENTIAL BUILDINGS CLAUSES

R1 - Loss of Rent / Alternative Accommodation in respect of residential portions only - up to 40% of the building sum insured

R2 - Removal of Nests - Limit £1,000

EXCLUSIONS APPLICABLE TO SECTIONS A, B1 and B2

3 - Land - Limit £25,000

SECTION C - PROPERTY OWNERS' LIABILITY

4 - Property Damage - Uninsured amount £250

5 - Court Attendance Costs

- any director or partner of the Insured - £250

- any Employee - £100

14 - Legionella - Limit £1,000,000

15 - Libel and Slander - Limit £250,000

19 - Financial Loss - NOT OPERATIVE

SECTION D - EMPLOYERS' LIABILITY

Extension 2 - Court Attendance Costs

- any director or partner of the Insured - £250

- any Employee - £100

Exclusion 2 - Terrorism Restriction - Limit £5,000,000