

Client Ref: 531574001 /
AJG Ref: 31558871

CERTIFICATE OF INSURANCE FOR POLICY 7507840

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

Insured : Adriatic Land 3 Limited & haslett Avenue East (Crawley) Man Co Ltd & the Lessees of
The interest of any freeholder, mortgagee, lessor, heritable creditor 'Primo Loco' or 'Secundo Loco' or similar party is noted.

Period of Cover : 01/09/2024 to 31/08/2025

Risk Address : 12 - 41 Finlay Court, Crawley, RH10 1AE

Sums Insured and Limits of Indemnity:

Buildings Declared Value:	£9,826,172	Buildings Sum Insured:	£14,739,258
Alternative Accommodation &/or Loss of Rent:	Refer to Endorsements below	Contents of Common Parts:	£25,000
Employers Liability	Not Insured	Property Owners' Liability:	£25,000,000

Policy Excesses:

Subsidence, Heave or Landslip	£1,000	(Excess)	Aircraft	£ Nil	(Excess)
Storm, Flood	£350	(Excess)	Water Damage	£400	(Excess)
Impact	£350	(Excess)	Malicious Damage	£350	(Excess)
Theft	£350	(Excess)	Earthquake	£ Nil	(Excess)
Fire	£ Nil	(Excess)	Escape of Oil	£350	(Excess)
Subterranean Fire	£ Nil	(Excess)	All Other Claims	£350	(Excess)

Sections Applicable: 1, 2 & 3

Applicable Wording: ZCYX932AA.01

Premium Details

Buildings:	£11,005.31	Tax (IPT):	£1,320.64
<u>Total Premium: £12,325.95</u>			

A copy policy wording is available upon request.

Please email UK.Chichester.PolicyWordingRequests@ajg.com or call 01243 793700.

The policy cover provided by this buildings insurance is on a bespoke defined perils market wording basis including subsidence, accidental damage, damage to underground services, loss of rent or alternative accommodation and the reinstatement of the building including professional fees, subject to the application of policy terms and conditions. Provision is automatically provided for purchasers' interest and general interest clauses.

You must notify us immediately if the whole building becomes totally unoccupied or where there is a change of use or occupation.

You must notify Arthur J. Gallagher Insurance Brokers Limited of all claims within 30 days
In the event of a claim please contact Arthur J. Gallagher Insurance Brokers Limited 01243 793729 or email
UK.Chichester.Property.Claims@ajg.com or https://propertyclaims.zurich.co.uk/link/portal/N6PQ_ajg

Or contact HomeGround Management Limited on 020 3966 2974 or email insurance@homegroundonline.com

For any other queries, please contact the placing brokers: Arthur J. Gallagher Insurance Brokers Limited at Metro House,
Northgate, Chichester, West Sussex, PO19 1BE. Tel. 01243 793700 Fax: 01243 793701
Arthur J. Gallagher Insurance Brokers Limited is authorised and regulated by the Financial Conduct Authority.
Registered Office: Spectrum Building, 7th Floor, 55, Blythwood Street, Glasgow, G2 7AT.
Registered in Scotland. Company Number: SC108909.

Zurich Insurance Company Ltd A public limited company incorporated in Switzerland. Registered in the Canton of Zurich, No. CHE-105.833.114, registered offices at Mythenquai 2, 8002 Zurich. UK Branch registered in England and Wales no BR000105. UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whiteley, Fareham, Hampshire PO15 7JZ.

Zurich Insurance Company Ltd is authorised and regulated in Switzerland by the Swiss Financial Market Supervisory Authority FINMA. Authorised by the Prudential Regulation Authority. Subject to regulation by the Financial Conduct Authority and limited regulation by the Prudential Regulation Authority. Details about the extent of our regulation by the Prudential Regulation Authority are available from us on request. Our firm reference number is 959113.

Endorsements:

Reasonable costs of Alternative Accommodation/ Loss of Rent (residential portions only) up to 40% of the buildings sum insured.

Storm Exclusion Fences & Gates.

Insured Peril 8 is restated as follows.

Storm or Flood

Storm or flood excluding damage:

- a) attributable solely to change in the water table level other than for an amount of any loss of less than £1,000,000 and subject to an excess of £2,500
- b) caused by frost, subsidence, ground heave or landslip
- c) caused to fences or gates;
- d) to garden landscaping and paving, garden furniture, trees and plants except that we will pay for the first £1,000 of any such damage.

For any other queries, please contact the placing brokers: Arthur J. Gallagher Insurance Brokers Limited at Metro House,
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