

Client Ref: 552143001
 AJG Ref: 31930317/HG1034

CERTIFICATE OF INSURANCE FOR POLICY EF836991

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

Insured : Adriatic Land 5 Limited and the lessees of
Period of Cover : 01/09/2019 to 31/08/2020
Risk Address : Landmark West, East Towers, Endeavour House, Mayflower House & Whitby House, 22 Marsh Wall, London E14 9AT

Sums Insured

Item 1:
Buildings Sum Insured: £ 367,394,360 **Declared Value:** £244,929,573

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

Loss of Rent/Alternative Accommodation Up to 40% of the building sum insured

Employers Liability: Not insured **Property Owner's Liability:** £25,000,000

Policy Excesses:

Subsidence, Heave or Landslip	£1000	(Excess)			
Storm, Flood Damage	£350	(Excess)	Water Damage	£350	(Excess)
Impact	£350	(Excess)	Malicious Damage	£350	(Excess)
Theft	£350	(Excess)	Earthquake	£ Nil	(Excess)
Fire	£ Nil	(Excess)	All Other Claims	£350	(Excess)

Clauses

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.

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.

Premium Details

Buildings £104,095.07 **Tax(IPT)** £ 12,491.41
Total Premium: £ 116,586.48

This policy covers all risks of material loss or damage (All risk cover including subsidence and 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.

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

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, Blythswood Street, Glasgow, G2 7AT. Registered in Scotland. Company Number: SC108909.

Applicable wording: ZCYP1TC.18 PI1/F (500697018) (03/18) RRD

Zurich Insurance plc a public limited company incorporated in Ireland. Registration No. 13460. Registered Office: Zurich House, Ballsbridge Park, Dublin 4, Ireland. UK Branch registered in England and Wales Registration No. BR7985. UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whiteley, Fareham, Hampshire PO15 7JZ.

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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 £1,000,000

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

G18 - Loss of Market Value - Limit £nil

G21 - Personal Possessions - Limit £nil

G22 - Public Relations Expenses - Limit £25,000

G23 - Reinstatement to Match - Limit £100,000

G25 - Replacement of Keys and Resetting of Digital Locks - Limit £25,000

G26 - Trace and Access - Limit £100,000

G27 - Tree Felling or Lopping - Limit £1,000 any one loss and £2,500 in any one Period of Insurance

G28 - Tree Removal - Limit £1,000 any one loss and £2,500 in any one Period of Insurance

G29 - Unauthorised use of Electricity, Gas, Oil, Water or Telecommunications - Limit £25,000

G42 - Loss of Licence - NOT OPERATIVE

G43 - Money and Personal Accident (Malicious Attack) - NOT OPERATIVE

G44 - Munitions of War - NOT OPERATIVE

ADAPTATION CLAUSES

A1 - Energy Performance and Sustainable Buildings - Limit £nil

A3

- 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

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C8 - Automatic cover from Exchange - Limit £1,000,000
C9 - Capital Additions - £10,000,000
C10 - Failure of Third Party Insurances - Limit £10,000,000
C11 - Inadvertent Omission to Insure - Limit £10,000,000
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 Vitiating)
I9 - First Loss Payee
I10 - Managing Agents

LEGAL CONTINGENCIES CLAUSE

L1 - Legal Contingencies – Limit £100,000

RESIDENTIAL BUILDINGS CLAUSES

R1 - Alternative Accommodation and Loss of Rent - Limit 40%
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
20 - Managing Agent – 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

Endorsements

G24 removal of debris is restated as follows:

The insurers will pay costs and expenses necessarily incurred by the insured with the consent of the Insurers in:

- A) removing debris including costs of removal of debris relating to a tenant's contents, including any residents contents within residential portions of the buildings, provided such costs are not recoverable from another source
- B) dismantling and/or demolishing and/or shoring or propping up
- C) boarding up of windows and doors
- D) weatherproofing of the portion or portions of the property insured by the said items destroyed or damaged by any cover hereby insured.

R1 alternative accommodation and loss of rent

In the event of any damage as insured hereby resulting in a residential building or residential portion of a commercial building insured hereby being uninhabitable or access being prevented to such property Section A includes for each dwelling either:

- A) rent receivable as defined in Section B1
- B) the reasonable additional cost of comparable accommodation incurred by the lessee or owner for any resident including pets which normally live in the building

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C) a cash allowance not exceeding 25% of the amount payable under b) above until the said property is habitable or accessible.

In addition the insurers will pay the reasonable additional emergency costs and expenses incurred up to a maximum of £500 per resident, tenant or house manager on the understanding the most the insurers will pay in the first 14 days following damage is no more than £250.

Provided always that the insurers' liability in respect of the total payments for all dwellings within the premises will not exceed the percentage stated in the schedule of the sum insured applicable to the Residential Building or residential portion of the Commercial building concerned during any one period of insurance.

G45 sink hole coverage is added

In the event of any damage to land at the Premises, where such damage has not occurred to the Buildings, caused by the sudden and unexpected opening up of a depression or hole in the ground following the collapse of the surface layer but excluding damage:

- A) arising from the movement of made up ground or fill material
- B) arising from fracking activities
- C) arising from ongoing subterranean human activity
- D) arising from construction activities at the premises
- E) predating or in evidence at the start of the period of insurance

The insurers will pay costs and expenses under this extension to rectify such damage but not exceeding more than £10,000 for any one claim.