Summary of Insurance Cover Quintain Investment Holdings Limited



71,377,233

INSURED Quintain Investment Holdings Limited and CBRE Loan Services Limited as

Composite Insured and First Loss Payee in respect of Property Damage and

Business Interruption claims in excess of GBP 150,000

LOCATION Landsby East (NW08)

2 & 6 Weaver Walk

Wembley HA9 0GY

WTW Ref: QUI/UK/22/Qui10027

PROPERTY TYPE : Residential Tipi/RP, Retail

PERIOD OF COVER : 30 September 2023 to 29 September 2024

INSURER(S : Property Owners Aviva Insurance Limited and Others 100523036CPO

Terrorism Aviva Insurance Limited and Others 100523036CPO
Engineering Allianz Insurance Plc NZ/23020639
Excess Property Chubb European Group SE UKCASD28646

Owners Liability

COVER : Buildings Sum Insured £ 92,790,403

Buildings Declared Value

 Loss of Rent
 (36 Months)
 £
 11,720,431

 Loss of Service Charge
 (0 Months)
 £
 0

 Contents
 £
 527,876

Property Owners Liability £ 150,000,000

Excess Property Owners Liability £ 125,000,000

RISKS INSURED : "All Risks of Physical Loss Destruction or Damage & Property Owners Liability"

Including Terrorism

STANDARD DEDUCTIBLES : Where insured, loss or damage by the risks indicated below is subject to the

deductible shown in respect of each and every loss:

Fire Lightning Earthquake Explosion & Aircraft : £ 500 Subsidence, Landslip and Heave : £ 1,000 All Other Risks : £ 500

INSURANCE PREMIUMS : Property £ 32,122.12

Property Owners Liability £ 4.463.87 £ 4,390.32 **Total Property Owners Combined Premium** £ 40,976.31 £ 24,900.43 Terrorism £ 2,988.05 **Total Terrorism Premium** 27,888.48 £ £ 3,135.72 **Excess Property Owners Liability** 376.29 **Total Excess Property Owners Liability Premium** £ 3,512.01

 Engineering Inspection
 £
 2,394.41

 VAT
 £
 478.88

 Total Engineering Inspection Premium
 £
 2,873.29

Total Charge: £ 75,250.08

This summary is not intended to provide a full description of policy terms, exceptions, exclusions or conditions (Issued by - Travis Ramsey +441473 223694)

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In relation to clients situated in the EEA, Willis Towers Watson SA/NV, Quai des Vennes, 4020, Liège, Belgium (registered as a branch in the UK at 51 Lime Street, London, EC3M 7DQ UK Branch Number BR021056). Willis Towers Watson SA/NV is authorised by the Financial Services and Markets Authority (FSMA) Belgium, and authorised and subject to limited regulation by the FCA. Details about the extent of our authorisation and regulation by the Financial Conduct Authority are available from us upon request.

⁻ For all other clients, Willis Limited, registered number: 181116 England and Wales. Registered address: 51 Lime Street, London, EC3M 7DQ. Willis Limited is a Lloyd's Broker which is authorised and regulated by the Financial Conduct Authority (FCA) for its general insurance mediation activities only.

OTHER INTERESTS: The policy contains an "All Other Interests" clause whereby, subject to the

agreement of the Insured, any interest in the property insured is automatically

noted in the policy -

Subrogation Waiver against any tenant, lessee or licensee under unless the claim has been brought about or contributed to by a fraudulent, criminal or malicious act.

Contracting Purchasers Interest Clause

CLAIMS NOTIFICATION:

All claims or incidents likely to give rise to a claim must be notified immediately to

Davies Managed Systems on 0344 856 2178.

Email: wtw@davies-group.com.: Quoting: Quintain Investment Holdings

Limited.

Guidelines for the Management of unoccupied premises

From 1st November to 31st March the central heating system to be kept in full working condition with controls set and maintained at an adequate level to prevent freezing and water pipes storage tanks and cisterns in unheated or exposed parts of the building to be adequately lagged or trace heated to reduce the risk of freezing.

- Alternatively turn off the water supply at the mains and drain all water systems except sprinklers with disconnection b) of the supply to be in such a way as to avoid easy reconnection by intruders.
- c) Wherever possible existing sprinkler protection to be maintained with weekly tests continued.
- Gas and electricity mains services to be isolated and disconnected other than to maintain security lighting and heating d) systems with disconnection in such a way as to avoid easy reconnection by intruders.
- e) Portable heaters should be permanently removed from the properties.
- f) Storm water drainage and valley gutters must be inspected and cleaned as soon as the property becomes unoccupied and annually thereafter.
- The contents of silos and hoppers containing combustible material must be emptied and removed from the site. g)
- h) The building be kept secured by:
 - The use of mortice deadlocks confirming to BS3621 or close-shackle padlocks with matching locking bar on all external doors or shutters.
 - The use of window locks where locks are not fitted windows must be screwed shut.
 - Repairing any broken or defective windows or boarding them externally using 19mm thickness shuttering grade plywood adequately braced and secured against forced entry.
 - Letterboxes must be sealed and accessible windows and rooflights regardless of the level at which they are Installed must be secured.
 - The integrity of fences gates boundary walls to be maintained and site gates and entry and exit doors must be secured by good quality locks.
 - Existing intruder alarm shall be operational and maintained in efficient working order during the period of unoccupancy with existing central station connections being maintained and existing maintenance contracts continued.
 - The building and external areas immediately surrounding the building be kept free of all unfixed combustible materials.
 - Tanks containing flammable liquid to be drained unless used to fuel any central heating system which is being maintained during the winter period described above.
 - Any additional requirements put forward by the Company be completed within the timescale specified.
 - Internal and external inspections undertaken at least weekly to ensure that the building or unoccupied portion is secure and that no damage has occurred such inspections to be recorded in writing or full time 24 hour security to be in operation. Except as otherwise agreed in writing by the Company.

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