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We welcome you as a Policyholder of Argus Insurance Company (Europe) Limited, Malta Branch. We are a locally incorporated Branch associated with the Argus Insurance Group offering you an extensive insurance service. Please read this Policy Booklet together with your Schedule. These set out the cover you have chosen, plus any limits that apply. If you are not satisfied with the details or the policy does not cover your needs, please return the Schedule to your insurance adviser.

Argus Insurance Company (Europe) Limited has its origins on the Rock of Gibraltar, dating back to 1841, and is fully licensed to act as an Insurance Company by the Gibraltar Financial Services Commission (GFSC), Number FSC00027B. Argus Insurance Company (Europe) Limited, is a registered company in Gibraltar bearing Company number 01862 and holds its registered office at Regal House, Queensway, Gibraltar.

Argus Insurance Company (Europe) Limited

may be contacted at:
Unit G.04 West One,
Europort Road, Gibraltar
Telephone: (+350) 200 79520
Fax: (+350) 200 70942

The Malta Branch of Argus Insurance Company (Europe) Limited No. OC 1216 is registered in Malta and licensed by the Malta Financial Services Authority (MFSA) to act as a third country branch of Argus Insurance Company (Europe) Limited, registered in Gibraltar No. 01862, licensed by the Gibraltar Financial Services Commission.

On receipt of your Policy

To ensure that your Policy gives you the protection you need we recommend that you read it carefully and return it immediately if not in accordance with your requirements. The Policy Schedule specifies the Sections and sums insured you have selected; it is your evidence of insurance and may be required in the event of a claim. Remember also that even adequate insurance does not compensate completely for the worry and inconvenience that usually follow loss or accident. Please therefore take reasonable precautions. If you decide within 14 days of receipt that you do not wish to accept this Policy, return it and provided no claims have been made we will refund the premium.

Operation of Cover

This Policy provides cover against loss, damage, injury and legal liability which will happen during the period of insurance for which we have accepted your premium. This Policy is a legally binding contract between you the Insured and Argus Insurance Company (Europe) Limited. The proposal made by you is the basis of and forms part of this contract. We will provide insurance within the terms of this Policy for those Sections specified in the Schedule in respect of events occurring during the period of insurance or any subsequent period for which you pay and we will agree to accept a renewal premium.

THE CONTRACT OF INSURANCE

This policy is a contract between you and Argus Insurance Company (Europe) Limited and is based on the information you gave us when you applied for this insurance. In return for your premium, we will provide the cover shown in the Schedule during the period of insurance.

THE LEGAL DEFINITION

In return for payment by you, we will provide insurance in accordance with the policy cover shown in the policy schedule in respect of accident, injury, loss or damage occurring within the territorial limits during the period of insurance.

LAW APPLICABLE TO CONTRACT

You and the insurer are free to choose the law to this contract but in the absence of agreement to the contrary, the law of the country in which you reside at the date of the contract (or, in case of a business, the law of the country in which the registered office or principle place of business is situated) will apply. If you are not resident (or, in the case of a business, the registered office or principle place of business is not situated) in the Maltese Islands, the law which will apply is the law of Malta.

USE OF LANGUAGE

Unless otherwise agreed, the contractual terms and conditions and other information relating to this contract will be in English.

CHANGES WE NEED TO KNOW ABOUT

Please tell your insurance adviser immediately if there are any changes which may affect this insurance. Any change in circumstances may result in revised terms and conditions of this policy from the date of the change. If you do not tell us about any change, it may affect any claim you make.

Signed on behalf of the Insurer



Alex Bonavia - Managing Director P & C
Argus Insurance Company (Europe) Limited

IMPORTANT: In the event of any occurrence likely to result in a claim under this insurance please contact Your local representative at the following address:

Argus Insurance Company (Europe) Limited

Trident Park, 8B Level 5, Notabile Gardens,
Mdina Road, Central Business District Zone 2,
Birkirkara CBD 2010, Malta
Tel: +356 2342 2000 Fax: +356 2342 2190
claims@argus.mt www.argus.mt

OUR SERVICE TO YOU, COMPLAINTS PROCEDURE AND OUR PROMISE OF SERVICE

We are committed to delivering a first class quality service to all our customers, we do however realise that occasionally things can go wrong. We take any complaint seriously and aim to resolve any problems as soon as possible.

To ensure that we provide the kind of service you expect, we always welcome your feedback to make sure that we continually improve our service to you.

What will happen if you make a complaint?

- We will acknowledge your complaint within 5 working days of receiving it.
- We will aim to resolve complaints, following assessment and investigation as soon as possible.

Our aim is at all times to provide a first class standard of service. However, there may be occasions when you feel that this objective has not been achieved. Should you have any query or complaint regarding this insurance please write to the Complaints Officer at Argus Insurance Company (Europe) Limited, Trident Park, 8B Level 5, Notabile Gardens, Mdina Road, Central Business District Zone 2, Birkirkara CBD 2010. Email: claims@argus.mt Tel: +356 2342 200. If you are dissatisfied with the response you receive you should write to the Office of the Arbiter for Financial Services, N/S in Regional Road, Msida MSD 1920, Malta. Freephone: 80 072 366 Telephone: (+356) 21 249 245 Email on: complaint.info@financiararbiter.org.mt

DATA PROTECTION AND HOW WE PROCESS DATA

Processing of personal data is regulated by the General Data Protection EU 2016/679 together with other laws which relate to privacy and electronic communications. In this clause, we refer to these laws as Data Protection Law"

During the course of our engagement with you it will be necessary for you to disclose certain personal data to us in order that we provide our services to you and to enable us to discharge the services agreed, to comply with related legal and regulatory obligations for other related purposes including updating and enhancing clients records and analysis for management purposes. This will require us to obtain, use, disclose and otherwise process personal data about you and, if applicable, your organisation, its shareholders members and/or officers and employees.

For clarity, Data Protection Law contemplates various grounds which may render processing of personal data lawful, including where it is necessary for a contract, mandate by law, it is in your legitimate interest (and does not override your policy, and/or if you give us your consent. Our Privacy Notice (which can also be accessed at www.argus.com.mt) or provide to you in hard copy upon request,

explains how we process personal data. In providing our services we act as an independent data controller and are, therefore responsible for complying with Data Protection Law in respect of any personal data we process. You are responsible for complying with Data Protection Law in respect of the personal data you process and, accordingly, where you disclose personal data to us you confirm and warrant that such disclosure is fair and lawful, that where applicable and necessary you have obtained lawful consent from others for you to pass on their personal data to us, to the Argus Group and third-parties to whom we disclose personal data (and for the Argus Group and said third-parties to share the personal data with us), and otherwise it does not contravene Data Protection Law. Noting within this document relieves you of your own direct responsibilities and liabilities under Data Protection Law Terms used in this clause bear the same meanings as are described to them in Data Protection Law. This clause does not apply to the extent that we act as a data processor for you in which case specific data protection instructions are to be signed between us.

Basis Data Protection information

Controller: Argus Insurance Company (Europe) Limited, Malta Branch

Purpose: Management of Insurance Agreement, creation of profiles for suitable enforcement of the insurance agreement, integral and centralised management of the relation with Argus Group and delivery of information and advertising on ARGUS Group, and delivery of information and advertising on Argus Group products and services.

Recipients: Data may be communicated to third parties and/or data transfers may be made to third-party countries in the terms stipulated in the Additional Information.

Rights: You can exercise your rights of access, rectification, removal, limitations, objection and transferability, specified in the Additional Data Protection Information.

POLICY DEFINITIONS

The following definitions apply to this Policy (unless amended by Section Definitions) and are denoted by a capital first letter throughout this Policy.

BUILDING/BUILDINGS

The buildings at the Premises being, unless more specifically described, built mainly of brick, stone, concrete or other non- combustible materials, including:

- landlord's fixtures and fittings (including communal television and radio receiving aerials, satellite dishes and related fittings on or in residential Premises), fixed glass, fixed sanitaryware and walls, gates and fences in, on or pertaining to the buildings
- telephone, gas, water and electric instruments, meters, piping, cabling and the like and their accessories in, on or pertaining to the buildings including such property in adjoining yards or roadways or underground at the Premises extending to the public mains
- fuel tanks and their ancillary equipment, pipework and the like at the Premises
- small outside buildings, annexes, gangways, conveniences and other small structures at the Premises
- roads, car parks, yards, paved areas, hard-surfaced areas, pavements and footpaths at the Premises.

BUSINESS

The business description stated in the Schedule.

DAMAGE/DAMAGED

Loss or destruction of or damage

CONTENTS

Machinery, plant and all other contents belonging to the Insured or held by the Insured in trust and for which the Insured are responsible (other than landlord's fixtures and fittings, Stock and other Property specifically described in the Schedule) whilst in or on the Buildings, including

- alterations and decorations
- fixed glass and sanitaryware
- contents in the open yards
- deeds, documents, manuscripts and business books, but only for the cost of the materials and clerical labour expended in reproducing such records
- patterns, models, moulds, plans or designs and in so far as they are not otherwise insured
- employees', directors' and visitors' personal effects of every description (other than motor vehicles), for an amount not exceeding € 250 for anyone person

INSURED

The insured named and shown in the Schedule

INSURER

Argus Insurance Company (Europe) Limited

MONEY

- a) cash bank notes currency notes uncrossed cheques (including uncrossed giro cheques giro cash cheques and travellers cheques but excluding pre-signed blank cheques) uncrossed bankers' drafts uncrossed postal orders uncrossed money orders current postage stamps intended for the Insured's own use current revenue stamps telephone cards intended for the Insured's own use National Insurance stamps (not fixed to cards).
- b) crossed cheques (including crossed giro cheques and drafts but excluding pre-signed blank cheques) crossed bankers' drafts crossed postal orders crossed money orders unused units in franking machines credit company sales vouchers VAT purchase invoices belonging to the Insured or for which the Insured is responsible and pertaining to the Business.

PERIOD OF INSURANCE

The period from the Effective Date to the Renewal Date as shown in the Schedule

POLICY

The document described in the Introduction

PREMISES

Address as stated in the Schedule

Buildings, contents, stock and other items shown and/or described in the Schedule

The Insurer agrees to accept the heading under which any Property or other item has been entered in the books of the Insured

SCHEDULE

The part of this Policy that details information forming the basis of this contract and that shown the Sections of this Policy selected

SECTION/SECTIONS

The parts of this Policy that detail the insurance cover provided for each individual section of this Policy

STOCK

All stock and materials in trade belonging to the Insured or held by the Insured in trust and for which the Insured are responsible, whilst in the Buildings

SUM INSURED

The maximum amount the Insurer will pay for each item insured under any Section

TOTAL SUM INSURED

The total amount payable by the Insurer under any Section

UNOCCUPIED

Any Building or part of any Building which is empty or not in use by the Insured or any tenant of the Insured for more than thirty consecutive days

SECTION 1 - CONTENTS

DEFINITIONS

GLASS

Plain plate, plain sheet, laminated glass and polycarbonate sheeting fixed in windows, doors, fanlights and rooflights, neon/ illuminated signs and glass fixed in wall mirrors, shelves, showcases and counter-cases, including lettering fixed to such glass.

PREMISES

The Building and any detached outbuilding situated at the address or addresses of the Insured stated in the Schedule built of brick, stone or concrete and roofed with slate, tile, metal, concrete or felt on timber, but excluding any garden, yard or open space and occupied solely by the Insured in connection with the Business and otherwise as Offices and Private Dwelling Rooms.

PROPERTY INSURED

All trade contents belonging to the Insured or for which they are responsible in the Premises including landlord's fixtures and fittings and interior decorations for which they are responsible.

DEFINITION OF CONTENTS

Stock-in-Trade consumable stores furniture fittings utensils printed books unused stationery, machinery and equipment (including goods held in trust or on commission) the property of the Insured or for which the Insured is responsible.

Decoration or improvements installed by the Insured (excluding landlords fixtures and fittings)

Documents and business books including computer systems records but only for the value of the material together with reproduction costs excluding the cost of gathering information and excluding the value to the Insured of the information Directors' partners and employees' effects (other than money) for an amount not exceeding € 250 in respect of any one person.

SANITARYWARE

Baths, sinks, lavatory bowls and cisterns, washbasins and pedestals, shower trays and bidets forming permanent fixtures.

SUM INSURED

- a) Argus's liability under each Item of this Section is limited to the respective Sums Insured shown in the Schedule.
- b) Seasonal Increase - 25% for a period of six weeks commencing 1 December 10% for a period of fourteen days proceeding any public holiday

COVER

Argus will indemnify the Insured in respect of

A. Damage to the Property Insured by any cause not excluded, occurring during the Period of Insurance.

The amount payable shall be the cost actually incurred of:

1. Property other than clothing:
 - a. replacement of property totally lost or destroyed, with no deduction for wear and tear or depreciation, provided:
 1. the Sum Insured is adequate to pay for replacement of the Property Insured and
 2. such replacement is carried out without delay.

If the Property Insured totally lost or destroyed is not replaced or if the Sum Insured is inadequate to pay for the replacement of all the Property Insured, the amount payable shall be the market value of the totally lost or destroyed property.

- b. repair of damaged property.
2. Clothing:
 - a. replacement of articles totally lost or destroyed with deduction for wear and tear or

B. Breakage or Damage of or to Glass or Sanitaryware at the Premises, occurring during the Period of Insurance. The amount payable shall be the cost of repair or replacement, without deduction for wear and tear.depreciation.

1. repair of damaged articles.

OPTIONAL EXTENSION - TERRORISM

The following Definitions apply to this Section in addition to the Policy Definitions.

DEFINITIONS

ACT OF TERRORISM

An act, including but not limited to the use of force or violence and/or the threat thereof, of any person or group(s) of persons whether acting alone or on behalf of or in connection with any organisation(s) or government(s), committed for political, religious, ideological or similar purposes including the intention to influence any government and/or put the public or any section of the public in fear.

EVENT

All individual losses arising in respect of a continuous period of 72 hours of which the proximate cause is the same Act of Terrorism. The date and time that any such period of 72 hours shall commence shall be set by the Insurer.

TERRITORIAL LIMITS

Maltese Islands

CONSEQUENTIAL LOSS

Loss resulting from interruption of or interference with the Business carried on by the Insured at the Premises in consequence of loss or destruction of loss or destruction of or damage to property used by the Insured at the Premises for the purpose of the Business.

VIRUS OR SIMILAR MECHANISM

Program code, programming instruction or any set of instructions intentionally constructed with the ability to damage, interfere with or otherwise adversely affect computer programs, data files or operations, whether involving self-replication or not. The definition of Virus or Similar Mechanism includes but is not limited to Trojan horses, worms and logic bombs.

HACKING

Unauthorised access to any computer or other equipment or system or item which processes, stores, transmits or retrieves data, whether the property of the Insured or not.

DENIAL OF SERVICE ATTACK

Any actions or instructions constructed or generated with the ability to damage, interfere with or otherwise affect the availability of networks, network services, network connectivity or information systems. Denial of Service Attacks include, but are not limited to, the generation of excess traffic into network addresses, the exploitation of system of network weaknesses, and the generation of excess or non-genuine traffic between and amongst networks.

COVER

BASIS OF SETTLEMENT

The Insurer will pay the Insured for

- a. Damage, or
- b. Consequential Loss occasioned by or happening through or in consequence of an Act of Terrorism within the Territorial Limits

Provided always that the insurance by this Section

- a. is not subject to the General Exclusions of the General Policy Cover
- b. is subject otherwise to all the terms and conditions of the General Policy Cover except where expressly varied within the Section
- c. is subject to a maximum Period of Insurance of 12 months from the Effective Date or any Subsequent renewal Date of this Policy

Any subsequent period of cover of 12 months, or part thereof, provided by this Section is deemed to constitute a separate Period of Insurance, provided that

- i no subsequent Period of Insurance by this Section shall extend beyond the next renewal Date of this Policy
 - ii the renewal premium due in respect of this Section has been received by the Insurer
- d. is not subject to any Long term Undertaking applying to the General Policy Cover
 - e. is not subject to any terms in the General Policy Cover which provide for adjustments of premium.

EXCLUSIONS

The Policy Exclusions apply to this Section and in addition the Insurer will not pay for:

1. Digital and Cyber risk Exclusion

Any losses whatsoever directly or indirectly caused by or contributed to by or arising from or occasioned by or resulting from

Damage to any computer or other equipment or component or system or item which processes, stores, transmits or receives data or any part thereof whether tangible or intangible (including but without limitation any information or programs or software) and whether the property of the Insured or not, where such Damage is caused by Virus or Similar Mechanism of Hacking or Denial of Service Attack.

or
Consequential Loss directly or indirectly caused by or arising from Virus or Similar Mechanism or Hacking or Denial of Service Attack.

2. Riot, Civil Commotion and War

Any losses whatsoever occasioned by riot, civil commotion, war, invasion, act of foreign enemy, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection or military or usurped power

3. Radio Active Contamination, Chemical, Biological, Biochemical and Electromagnetic Weapon

Any losses directly or indirectly caused by or arising from:

- a. Ionising radiations from or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel.
- b. The radioactive, toxic, explosive or other hazardous or contaminating properties of any nuclear installation, reactor or other nuclear assembly or nuclear component thereof
- c. Any weapon or device employing atomic or nuclear fission and/or fusion or other like reaction or radioactive force or matter
- d. The radioactive, toxic explosive or other hazardous or contaminating properties of any radioactive matter. The exclusion in this sub-clause does not extend to radioactive isotopes, other than nuclear fuel, when such isotopes are being prepared, carried, stored, or used for commercial, agricultural, Medical, scientific, or other similar peaceful purposes.
- e. Any chemical, biological, bio-chemical or electromagnetic weapon.

4. Territorial Limits

Any losses whatsoever arising directly or indirectly from any cover or extension of Premises provided by the General Policy Cover to locations outside the Territorial Limits.

CONDITIONS

The Policy Conditions apply to this Section and in addition the following Section Condition.

1. Burden of Proof

In any action suit or other proceedings where the Insurer alleges that any damage or loss resulting from damage is not covered by the General Policy

EXTENSIONS

(Subject to the terms, limits, conditions and exclusions of this Section and the Policy)

Cover under this Section includes

1. Personal Effects

Employees' Pedal Cycles and other Personal Effects for an amount not exceeding € 250 in respect of any one Pedal Cycle and € 250 in respect of the other Personal Effects of any one Employee.

2. Property Temporarily Removed

Property other than stock and materials in trade and goods in trust, provided the same are not otherwise insured, whilst temporarily removed from the Premises for the purpose of cleaning, renovation or repair to any premises within the Maltese Islands and in transit thereto and therefrom for an amount up to 20% of the Sum Insured

3. Damage by Theft or Hold-Up

The cost of making good Damage to the Premises to be borne by the Insured, up to € 5000

4. Removal of Debris

The Cost of removal of debris of the Property Insured Damaged by an insured Event up to € 25,000.

5. Underground Services

The cost for which the Insured are responsible for repairing accidental Damage to underground water, gas, sewer and drain pipes and underground electricity and telephone cables extending from the Premises to the public supply.

6. Locks and Keys

The cost of replacement locks or lock mechanisms and keys necessary to maintain the security of the Premises following theft of keys by force or violence up to € 2,500 any one event.

7. External Blinds, Awnings, Canopies and Signs

External blinds, awnings, canopies and signs for which the Insured are responsible up to € 1,500.

8. Boarding Up

The Cost of boarding up pending replacement of broken or Damaged Glass.

9. Stock

Damage to stock on display consequent upon breakage of or Damage to Glass.

10. Shop Front

Damage to the shop front and fascia.

11. Alterations and Additions

To the extent that they are not otherwise insured

- a. alterations, additions and improvements (but not appreciation in value in excess of the Sum Insured) to All Other Contents (as shown on the Schedule)
- b. any newly acquired All Other Contents (as shown on the Schedule)

within the Maltese Islands for no more than 15% of the total All Other Contents Sum Insured, or € 50,000, whichever is the less, at any one Premises or at any one newly acquired address elsewhere than at the Premises, provided that the Insured shall give details of such alterations and additions to Argus within thirty (30) days of the commencement date of the Insured's responsibility, effect specific cover retrospective to such date and pay the appropriate additional premium.

12. Trace and Access

The costs necessarily and reasonably incurred by the Insured in locating the source of Damage in consequence of escape of water or fuel oil from any tank, apparatus or pipe, and in the subsequent making good of Damage caused as a consequence of locating such source, up to an amount of € 2,500 in any one Period of Insurance.

13. Metered Water

Additional metered water charges incurred by the Insured up to an amount of € 5,000 any one Period of Insurance, in consequence of Damage, but Argus will not pay for such charges incurred in respect of any Building which is Unoccupied.

The basis on which the amount payable is to be calculated will be the amount of the water charges for the period during which Damage occurs, less the charge paid by the Insured for the corresponding period in the preceding year, adjusted for changes in the water suppliers' charges and for variations affecting the water consumption of the Insured during the intervening period.

14. Emergency Vehicles

Costs and expenses necessarily incurred in reinstating or repairing landscaped gardens and grounds following Damage caused by the emergency services vehicles, equipment or personnel in the course of carrying out their duties, up to an amount of € 5,000 any one Period of Insurance.

EXCLUSIONS

The Policy Exclusions apply to this Section and in addition it does not insure

1. Damage to any Property

- a. resulting from its undergoing any heating process or process involving the application of heat
 - b. resulting from its undergoing any process of production, packing, treatment, testing, commissioning, service or repair, but Argus will pay for such Damage caused by fire or explosion
2. consequential loss of any kind of description
 3. Damage to electrical equipment by short circuiting or overrunning not resulting in fire
 4. deeds, bonds, bills of exchange, promissory notes, securities for money, coins, stamps or other property defined as Money in Section 2
 5. the value of information contained in computer systems records, documents, manuscripts and business books other than the first € 1,000

6. the cost of research involved in tracing the information recorded in
 - a. computer systems records other than the first € 25,000 of such costs
 - b. documents, manuscripts and business books other than the first € 12,500 of such costs
7. Damage due to theft or attempted theft by or in collusion with any member of the Insured's family, business staff or domestic servants
8. loss due to any person obtaining any property by deception
9. Damage by theft or attempted theft to tills or cash registers unless they have been left unlocked when the Premises are closed for Business
10. Damage of or to stock caused by bacteria, disease or infection or condemnation by the competent authority
11.
 - a. Glass or Sanitaryware broken or Damaged before the commencement of the Period of Insurance until replaced by the Insured
 - b. in respect of neon and illuminated signs, breakage or Damage
 - i arising from adjustment, dismantling or erection of any part of the sign or whilst such sign is removed from its normal working position
 - ii of or to any part of the sign by its own ignition, electrical breakdown or burn out
 - iii of or to tubes unless the glass is fractured
12. any superficial scratching, chipping or cracking
13. window frames or other framework except as provided in Extension 10
14. Damage caused by or consisting of acts of fraud or dishonesty by any partner director or employee of the Insured but Argus will pay for such Damage not otherwise excluded which itself results from an Event.

15. Damage to
 - a. vehicles licensed for road use (including accessories on them), caravans, trailers, railway locomotives, rolling stock, watercraft or aircraft
 - b. Property or structures in course of construction or erection and materials or supplies in connection with all such Property or structures
 - c. livestock, growing crops or trees

CONDITIONS

The Policy Conditions apply to this Section and in addition

1. Height Condition

It is a condition precedent to liability for Damage that the stock and any other Property Insured which is moveable in the basement or sub-basement of the Premises be kept at least 15 centimetres above floor level.

SECTION 2 - BUSINESS INTERRUPTION

DEFINITIONS

ANNUAL TURNOVER

The Turnover during the twelve (12) months immediately before the date of the Damage.

DAMAGE

Destruction, damage or loss insured under Sections 1 and 8 of this Policy.

GROSS PROFIT

The amount by which the sum of the Turnover and the amounts of the closing stock and work in progress shall exceed the sum of the amounts of the opening stock, work in progress and stock purchases.

Note:

The amounts of the opening and closing stock and work in progress shall be arrived at in accordance with the Insured's normal accountancy methods, due provision being made for depreciation.

INDEMNITY PERIOD

The period beginning with the occurrence of the Damage and ending not later than the Maximum Indemnity Period thereafter during which the results of the Business shall be affected in consequence of the Damage.

MAXIMUM INDEMNITY PERIOD

Maximum indemnity period of 12 months from the inception of the policy

RATE OF GROSS PROFIT

The rate of Gross Profit earned on the Turnover during the financial year immediately before the date of the Damage.

STANDARD TURNOVER

The Turnover during the period corresponding with the Indemnity Period in the twelve (12) months immediately before the date of the Damage appropriately adjusted where the Indemnity Period exceeds twelve (12) months.

Notes:

1. Adjustments shall be made as may be necessary to provide for the trend of the Business and for variations in or other circumstances affecting the Business either before or after the Damage or which would have affected the Business had the Damage not occurred, so that the figures thus adjusted shall represent as nearly as may be reasonably practicable the results which but for the Damage would have been obtained during the relative period after the Damage.
2. To the extent that the Insured are accountable to the tax authorities for Value Added Tax all terms in this Section shall be exclusive of such tax.

TURNOVER

The money paid or payable to the Insured for goods sold and delivered and services rendered in the course of the Business at the Premises.

COVER

If during the Period of Insurance the Business carried on by the Insured at the Premises is interrupted or interfered with as a direct result of Damage Argus will indemnify the Insured in respect of Item 1 shown on the Schedule (Gross Profit).

1. The loss of Gross Profit due to
 - a. Reduction in Turnover and
 - b. Increase in Cost of Working and the amount payable as indemnity shall be
 - i in respect of Reduction in Turnover: the sum produced by applying the rate of Gross Profit to the amount by which the Turnover during the Indemnity Period shall in consequence of the Damage fall short of the Standard Turnover
 - ii in respect of Increase in Cost of Working: the additional expenditure necessarily and reasonably incurred for the sole purpose of avoiding or diminishing the Reduction in Turnover which but for that expenditure would have taken place during the Indemnity Period in consequence of the Damage but not exceeding the sum produced by applying the rate of Gross Profit to the amount of the reduction thereby avoided less any sum saved during the Indemnity Period in respect of such of the charges and expenses of the Business payable out of Gross Profit as may cease or be reduced in consequence of the Damage.
2. The reasonable charges payable by the Insured to their professional accountants for producing such particulars or details or

other proofs, information or evidence as may be required by Argus under the terms of Policy Condition 6 and reporting that such particulars or details are in accordance with the Insured's books of account or other business books or documents.

EXTENSIONS

(Subject to the terms, limits, conditions and exclusions of this Section and the Policy)

Cover under this Section includes

1. Denial of Access

Loss as insured by this Section resulting from interruption of or interference with the Business in consequence of Damage caused by any Event covered under Section 1 Trade Contents to property in the immediate vicinity of the Premises which shall prevent or hinder the use of or access to the Premises, whether the Insured's property or the Buildings at the Premises be Damaged or not.

2. Supply Undertakings

Loss as insured by this Section resulting from interruption of or interference with the Business in consequence of Damage caused by any Event covered under Section 1 Trade Contents to property at any Electricity Station or Sub-Station, Gas Works or Water Works of the Supply Undertaking from the Insured obtains electric current, gas or water.

3. Suppliers Premises

Loss as insured by this Section resulting from interruption of or interference with the Business in consequence of Damage caused by any Event covered under Section 1 Trade Contents to property at the premises of any of the Insured's suppliers in the Maltese Islands,. Argus's liability under this Extension in respect of any one location is limited to 10% of the sum insured stated in the Schedule or € 25,000 whichever is less.

4. Records Removed and in Transit

The insurance extends to include the amount of any loss ascertained in accordance with the provisions of this Section resulting from Damage

- a. in any premises within the Maltese Islands occupied by persons acting on the Insured's behalf and to which the insured's books of accounts or other records are temporarily removed
- b. to the Insured's books of account or other business books or records whilst in transit within the Maltese Islands.

5. Subsidence, Ground Heave or Landslip

Loss as insured by this Section resulting from interruption of or interference with the Business in consequence of Damage caused by subsidence or Ground Heave of any part of the site on which the property stands, or Landslip excluding

1. Damage resulting from
 - a. the normal settlement or bedding down of new structures
 - b. the settlement or movement of made-up ground
 - c. coastal or river erosion
 - d. defective design or workmanship or the use of defective materials
 - e. fire, subterranean fire, explosion, earthquake or escape of water from any tank apparatus or pipe
2. Damage which commenced prior to the inception of this cover
3. Damage occurring as a result of demolition, construction, structural alteration or repair of any property or groundworks or excavation, at the same Premises
4. the first € 1,000 of each and every loss at each separate Premises.

Special Conditions

Insofar as this insurance relates to Subsidence, Civil Works Ground Heave or Landslip this Policy shall be avoided if the risk is increased by reason of demolition, groundworks excavation or construction being carried out on the same or any adjoining site.

Condition 3. Material Damage shall not apply to this Extension.

EXCLUSIONS

The Policy Exclusions apply to this Section and in addition it does not insure

1. deliberate falsification of business records
2. the deliberate act of the Electricity Authority in restricting or withholding electricity supply

3. wear are tear and gradual deterioration, vermin, rust, damp or mildew
4. the connivance of any employee.

CONDITIONS

The Policy Conditions Except 13 and 14 apply to this Section and in addition

1. Alteration

This Section shall be avoided if the Business be wound up or carried on by a liquidator or receiver or permanently discontinued or the Insured's interest ceases otherwise than by death at any time after the commencement of this insurance unless its continuance be admitted by memorandum signed by Argus or on their behalf.

2. First Financial Year

In the event of the loss occurring before the end of the first financial year of the Business the results of the Business to the date of the Damage shall be used as a basis upon which to assess the loss, subject otherwise to all the terms and conditions of this Section.

3. Material Damage

It is a condition precedent to any liability under this Section (other than in respect of the prevention or hindrance of the use of the Premises) that there shall be in force an insurance covering the Insured's interest in the property in the property at the Premises against such Damage and payment shall have been made or liability admitted therefor under such insurance.

4. Keeping Records

The Insured shall at the end of each month record the total amount outstanding in customer's accounts at the time, and a copy of such records shall be kept at a place other than the Premises.

5. Average

If the Gross Profit Sum Insured is less than the sum produced by applying the Rate of Gross Profit to the Annual Turnover, the amount payable will be proportionately reduced.

The amount of the Annual Turnover will be proportionately increased in accordance with the Maximum Indemnity Period.

SECTION 3 - LIABILITIES

DEFINITIONS

ASBESTOS

Asbestos of fibres or particles of asbestos or any material containing asbestos

BUSINESS

The business specified in the Schedule conducted solely from the Maltese Islands which includes

- a. the ownership, maintenance and repair of Premises used for the business
- b. the provision and management of canteens, social, sports or welfare organisations for the benefit of Employees and the Insured's ambulance, first aid and fire services
- c. the execution of private duties by Employees of the Insured for any partner, director or senior official of the Insured.

EMPLOYEE

- a. any person under a contract of service or apprenticeship with the Insured
- b. any of the following persons whilst working for the Insured in connection with the Business
 - i any labour master or labour only subcontractor or person supplied by him
 - ii any self-employed person providing labour only
 - iii any trainee or person undergoing work experience
 - iv any voluntary helper
 - v any person who is borrowed by or hired to the Insured.

GEOGRAPHICAL LIMITS

- a. the Maltese Islands
- b. any other member country of the European Union
- c. elsewhere in the world in respect of Injury or Damage caused by or arising from
 - i non-manual activities of any person normally resident within the territories specified in Geographical Limits part a. and occurring during any journey or temporary visit
 - ii Products.

INJURY

- a. bodily injury, death, disease, illness, mental injury or nervous shock
- b. invasion of the right of privacy, false arrest, false imprisonment, false eviction or malicious prosecution of any person other than an Employee.

OFFSHORE INSTALLATIONS

- a. any installation in the sea or tidal waters which is intended for underwater exploitation of mineral resources or exploration with a view to such exploitation
- b. any installation in the sea or tidal waters which is intended for the storage or recovery of gas
- c. any pipe or system of pipes in the sea or tidal waters
- d. any installation which is intended to provide accommodation for persons who work on or from the location specified in a, b or c.

POLLUTION OR CONTAMINATION

- a. all pollution or contamination of buildings or other structures or of water or land and the atmosphere and
- b. all Injury or Damage directly or indirectly caused by such pollution or contamination.

All Pollution or Contamination which arises out of one incident shall be deemed to have occurred at the time such incident takes place

PRODUCTS

Any goods or other property sold, supplied, delivered, installed, erected, repaired, altered, treated or tested by the Insured and not in the Insured's charge or control.

COVER

Event 1 - Employers Liability

Argus will indemnify the Insured against legal liability to pay compensation and claimants costs and expenses in respect of Injury sustained by any Employee arising out of and in the course of the employment or engagement of such person by the Insured in connection with the Business and caused within the Geographical Limits during the continuance of this Section provided that any action for compensation in respect of such Injury is brought in a Court of Law within a Member country of the European Union.

EIRA Extension

It is hereby understood and agreed that notwithstanding anything contained in this Policy to the contrary this Section is extended to indemnify the Insured in respect of liability within the terms of the Employment and Industrial Relations Act 2002 for payment of wages during injury leave to Employees in respect of Injury caused during the Period of Insurance during the actual discharge of their duty.

Provided that:

- (a) The full amount of any injury benefit entitlement under the terms of the Social Security Act 1987 (or any subsequent replacement act) shall be deducted from any such payment.
- (b) Payments shall not be made in respect of the number of days of incapacity stated on the Schedule of the Policy.
- (c) Payments shall not apply beyond the first twelve calendar months of incapacity.
- (d) For the purposes of this extension, 'recognised conditions of employment' as defined under The Employment and Industrial Relations Act 2002 shall only include those conditions prescribed in a national standard order as defined in the said law.

The Injury is not due to contributory negligence on the part of the Employee or contravention by him of any safety rules laid down by the management.

Excess should read 7 days as per market practice and should be standard

Event 2 - Public and Product Liability

Argus will indemnify the Insured against legal liability to pay compensation and claimants costs and expenses in respect of accidental

- a. Injury to any person except as provided under Event 1
- b. loss of or Damage to material property
- c. nuisance, trespass or interference with any easement or right of way, light, air or water resulting in financial loss

occurring within the Geographical Limits during the period of Insurance in connection with the Business.

Costs and Expenses

Argus will pay costs and expenses incurred by it or with its written consent

- a. in connection with the defence of any claim
- b. for representation of the Insured
 - i at any Coroner's Inquest or Fatal Accident Inquiry in respect of death
 - ii at proceedings in any Court of Summary Jurisdiction or on indictment in any higher Court in respect of any alleged breach of statutory duty resulting in Injury or Damage

which may be the subject of indemnity under this Section.

LIMITS OF INDEMNITY

- a. Under Event 1 Argus's liability for all compensation costs and expenses payable in respect of any one claim or series of claims arising out of one occurrence shall not exceed the limit stated in the Schedule.
- b. Under Event 2 Argus's liability for all compensation and claimants costs and expenses payable in respect of
 - i any one claim or series of claims arising out of one occurrence
 - ii all claims arising out of Injury and Damage occurring during any one Period of Insurance and caused by or arising from Products
 - iii all claims arising from Pollution or Contamination which is deemed to have occurred during any one Period of Insurance

shall not exceed the limit stated in the Schedule.

EXTENSIONS

(Subject to the terms, limits, conditions and exclusions of this Section and the Policy)

1. Personal and Guests' Effects

Exclusion 2 of this Section shall not apply to personal effects or vehicles belonging to any partner, director, Employee or guest of or visitor to the Insured.

Provided that

- a. notice disclaiming liability in respect of Damage to vehicles is prominently displayed in any car park for which the Insured are responsible
- b. Argus's liability in respect of the personal effects or vehicles of said guests or visitors shall not exceed
 - i € 5,000 in respect of any one guest or visitor
 - ii € 25,000 in all in respect of any one Period of Insurance.

2. Leased, Rented or Hired Premises

Exclusion 2 of this Section shall not apply to premises (including their fixtures and fittings) leased, rented or hired to the Insured. This Extension shall not apply to

- a. liability attaching to the Insured under the terms of any tenancy or other agreement
- b. liability arising out of the presence of Asbestos

3. Indemnity to Other Parties

If the Insured so requests, Argus will also indemnify the following parties

- a. any officer or committee member or other member of the Insured's canteen, social, sports or welfare organisations or ambulance, first aid or fire services against liability incurred in such capacity
- b. any of the Insured's partners, directors or Employees against liability incurred in such capacity and in respect of which the Insured would have been entitled to indemnity under this Section if the claim had been made against the Insured as though each such party was individually named as the Insured in this Section
- c. any principal for whom the Insured is carrying out any work under any contract or agreement against liability arising out of the performance of such work by the Insured and in respect of which the Insured would have been entitled to indemnity under this Section if the claim had been made against the Insured but only to the extent required by the terms and conditions of such contract or agreement

Provided that

1. each such party shall observe, fulfil and be subject to the terms and conditions of this Section and the Policy Conditions in so far as they can apply
2. Argus's liability to the Insured and all parties indemnified hereunder shall not exceed in the aggregate the Limit of Indemnity shown in the Schedule.

4. Health and Safety

Argus will indemnify the Insured (and if they so request any of their partners, directors or Employee) subject to the terms of this Section in respect of

- a. costs and expenses incurred with Argus's written consent
- b. costs and expenses of the prosecution awarded against any such party in connection with criminal proceedings or an appeal against conviction with criminal proceedings or an appeal against conviction arising from such proceedings brought in respect of any offence under the Health and Safety Work Legislation alleged to have been committed during the Policy of Insurance in connection with the Business

Provided that

- a. Argus shall have the absolute conduct and control of all the said proceedings and appeals
- b. Argus will not pay for
 - i fines or penalties of any kind
 - ii proceedings or appeals in respect of any deliberate or intentional criminal act or omission
 - iii costs or expenses insured by any other policy.

It is hereby warranted that all personal protective equipment will be provided by the employer to employees in compliance with all health and safety regulations / guidelines and kept in efficient working order at all times.

5. Contingent Motor Liability

Section Exclusion 4 a i shall not apply to liability arising out of the use in connection with the Business of any vehicle not owned, provided or being driven by the Insured

- a. this Extension shall not apply to such liability

- i in respect of Damage to the said vehicle
- ii arising out of any such use in any country outside the European Union
- iii incurred by any party other than the Insured and Extensions 3 shall not apply.

6. Joint Insured - Cross Liabilities

If more than one party is named as the insured in the Schedule, this Section shall apply as though each was insured separately, provided that Argus's liabilities to all parties indemnified shall not exceed in total the Limit of Indemnity shown in the Schedule.

7. Unsatisfied Court Judgements

If a judgement for compensation or costs in respect of Injury sustained by any Employee arising out of and in the course of employment or engagement by the Insured in connection with the Business and caused within the Geographical Limits during the Period of Insurance

- a. is obtained by such Employee in any Court situate in the territories specified in Geographical Limits Definition part a against any person or corporate body domiciled or operating from premises within such territories and
- b. remains wholly or partly unsatisfied six (6) months after the date of such judgement.

Argus will if the Insured requests pay to the said Employee the amount of any such compensation and costs to the extent that they remain unsatisfied

Provided that

- a. there is no appeal outstanding
- b. the Employee shall have assigned the judgement to Argus

8. Consumer Protection - Legal Defence Costs

Argus will indemnify the Insured and if the Insured so requests any partner, director or Employee of the Insured in the terms of this Section in respect of legal costs and expenses incurred with Argus's written consent in connection with the defence of any criminal proceedings or an appeal against conviction arising from such proceedings brought in respect of any offence under Part 2 of the Consumer Protection Legislation alleged to have been committed during the Period of Insurance in connection with the Business

Provided that

1. Argus shall have the absolute conduct and control of all the said proceedings and appeals
2. Argus will not pay for
 - a. fines or penalties of any Kind
 - b. proceedings or appeals in respect of any deliberate act or omission
 - c. costs and expenses insured by any other policy
3. Argus's liability under this extension for all costs and expenses payable in respect of all offences alleged to have been committed during any one Period of Insurance shall not exceed € 25,000

9. Court Attendance Compensation

In during the Period of Insurance any partner director or Employee of the Insured is required to attend court as a witness at the request of Argus in connection with a claim which is the subject of indemnity under this Section Argus will pay compensation to the Insured on the following scales for each day that attendance is required:

any director or partner € 500 per day limited to a maximum of € 2,000 any one claim

any Employee € 250 per day limited to an aggregate of € 2,000 any one claim

10. Corporate Manslaughter and Corporate Homicide Legislation - Legal Defence Costs

Argus will indemnify the Insured in respect of

- a. legal costs and expenses incurred with the prior written consent of the Argus and
- b. costs of the prosecution awarded against the Insured

in connection with the defence of any criminal proceedings (including any appeal against conviction arising from such proceedings) brought under The Corporate Manslaughter and Corporate Homicide Legislation or any equivalent legislation in the Channel Islands or the Isle of Man in respect of any fatal injury

- i in respect of Event 1 - Employers Liability sustained and caused
- ii in respect of Event 2 - Public and Products Liability occurring

during the Period of Insurance in the course of the Business and which may be subject to indemnity under this Section

Provided that Argus agrees details of the specific solicitor or counsel who are to act on behalf of the Insured prior to their appointment.

Argus will not pay for

- i any fines or penalties imposed on the Insured or the cost of implementing any remedial order or publicity order
- ii legal costs and expenses in connection with an appeal unless a solicitor or counsel advise that there are strong prospects of succeeding in the appeal or recovering costs awarded against the Insured at all times throughout the appeals process. Any change to such prospect of success during the appeals process may result in cover being removed
- iii costs and expenses provided by another source or any other insurance or where but for the existence of this Extension would have been provided by such source or insurance
- iv costs and expenses in connection with the defence of any criminal proceedings brought in a country other than the Maltese Islands
- v costs and expenses in connection with the defence of any criminal proceedings resulting from any deliberate or intentional criminal act or omission by the Insured or any partner or director of the Insured or any Employee.

EXCLUSIONS

In respect of Event 1 - Employers Liability, Policy Exclusion 3 of this Policy and the following Exclusions 10 and 11 apply to this Section.

In respect of Event 2 - Public and Products Liability, Policy Exclusions 2, 3 and 9 of this Policy and the following Exclusions 1 to 10 apply to this Section.

This Section does not cover

- 1. any liability in respect of
 - a. fines, penalties or liquidated damages
 - b. aggravated, punitive or exemplary damages or any damages resulting from the multiplication of compensatory damages.
- 2. liability in respect of Damage to any property belonging to or in the charge or the control of the Insured.

3. liability in respect of
 - a. Damage to any goods or other property sold, supplied, delivered, installed or erected by the Insured
 - b. all costs of or arising from the need for making good, removal, repair, rectification, replacement or recall of
 - i any such goods or property
 - ii any defective work executed by or on behalf of the Insured

Provided that Exclusions 3a and 3bi shall not apply to liability in respect of Damage to said goods or other property if such Damage is caused by or arises from

1. any alteration, repair or servicing work executed
2. any other goods or property sold, supplied, delivered, installed or erected by the Insured under a separate contract.
4. any liability arising out of the ownership, possession or use by the Insured or on their behalf of
 - a. any mechanically propelled vehicle or trailer attached thereto
 - i whilst on any road within the meaning of the Road Traffic Acts or other road traffic legislation, excepting liability arising out of the operation as a tool of any mechanical plant
 - ii if such liability is insured by any other policy or is required by any traffic legislation to be the subject of compulsory insurance or other security
 - b. any craft designed to travel in, on or through water, air or space (other than hand-propelled watercraft).
5. liability arising out of
 - a. any error or omission in any advice, examination, prescription or treatment given by the Insured or anything used or supplied in connection therewith
 - b. any goods dispensed, made up or manufactured by the Insured.

6. in respect of Injury or Damage caused by or arising from Products
 - a. any liability which attaches to the Insured solely under the terms of an agreement other than
 - i under any warranty of goods implied by law
 - ii under any indemnity clause in any agreement between the Insured and any independent carrier in respect of Injury or Damage caused by Products entrusted to such carrier for transit by road, rail or waterway
7. liability in respect of Damage caused by or arising from Products exported by the Insured or with the Insured's Knowledge to the United States of America or Canada.
8. any liability in respect of
 - a. Pollution or Contamination occurring in the United States of America or Canada or any dependency or trust territory
 - b. any Product installed or incorporated occurring elsewhere unless caused by a sudden identifiable unintended and unexpected incident which takes place in its entirety at a specific time and place during the Period of Insurance.
9. liability which is insured by or would but for the existence of this Section be insured by any other policy except in respect of any

excess beyond the amount payable under such other policy or would have been payable under such other policy or would have been payable under such other policy had this insurance not been effected.
10. liability in respect of Injury to any Employee who is working on, visiting or travelling to or from Offshore Installations.
11. liability in respect of Injury to any Employee arising out of the ownership, possession or use by or on behalf of the Insured of any mechanically propelled vehicle or trailer attached thereto if such liability is required by any road traffic legislation to be the subject of compulsory insurance or other security.

SECTION 4 - MONEY & PERSONAL ASSAULT

DEFINITION

ACCIDENT

Bodily injury caused by violent external and visible means.

BUSINESS HOURS

The period during which the Insured or their partners, directors or employees are at the Premises for the purpose of the Business.

INSURED PERSON

The Insured and any of their partners, directors or employees aged between 16 and 70 years.

LOSS OF LIMB

Loss by physical severance or permanent and total loss of use of an entire hand or arm or an entire foot or leg which the Insured Person has survived for at least one month.

LOSS OF SIGHT

Total loss of sight of an eye which has lasted three months of the Insured Person's lifetime and is at the end of that period beyond hope of improvement.

MONEY

Cash, bank and currency notes, cheques, postal and money orders, luncheon vouchers, current postage stamps, trading stamps, holiday with pay stamps, national insurance stamps, national savings stamps, national savings certificates, bankers drafts, credit sales vouchers or receipts, VAT purchase invoices, gift tokens and consumer redemption vouchers belonging to the Insured or for which they are responsible.

PERMANENT TOTAL DISABLEMENT

A disablement which permanently, completely and continuously prevents the Insured Person from attending to his usual occupation or any other occupation for which he is fitted by knowledge and training and which having lasted 104 weeks of the Insured Person's lifetime is at the end of that period beyond hope of improvement.

TEMPORARY TOTAL DISABLEMENT

A disablement which completely and continuously prevents the Insured Person from attending to their usual occupation.

TEMPORARY PARTIAL DISABLEMENT

A disablement which continuously prevents the Insured Person from attending to a substantial part of their usual occupation.

COVER

A. Argus will indemnify the Insured in respect of the Limits of Indemnity stated in the Schedule against Damage to Money occurring during the Period of Insurance held in connection with the Business by any cause not excluded hereafter nor by the Policy Exclusions or Conditions of this Policy.

Limits of Indemnity

The liability of the Insurer in respect of any one loss (except as provided by Extensions 1 & 2) shall not exceed

- | | | |
|--|---|------------------------|
| 1. In transit (including in bank night safe until removed by a Bank official |) | the Limit of Liability |
| 2. On the premises during business hours |) | stated in the Schedule |
| 3. Out of business hours in locked safe or strongroom |) | |
| 4. Out of business hours on the premises not in a locked safe or strongroom | | € 2,500 |
| 5. Out of business hours in the private dwelling of a director or partner or other authorised employee | | € 2,500 |
| 6. Crossed cheques, crossed postal orders, crossed money orders, crossed bankers drafts and credit card sales vouchers | | € 250,000 |
| 7. In locked amusement or vending machines | | € 250 |
- B. Argus will indemnify the Insured against Damage to any safe at the Premises or the Insured's private dwelling or that of any of the Insured's partners, directors or employees as a direct result of theft or attempted theft of Money.
- C. Argus will pay the sum or sums set out in the Scale of Compensation if any Insured Person acting in connection with the Business shall
1. sustain an Accident as a direct result of theft or attempted theft.
 2. suffer emotional stress necessitating professional counselling.

Scale of Compensation

Item

1. If any Insured Person shall sustain an Accident resulting directly and Independently of any other cause within 12 months in
 - a. death € 25,000
 - b. loss of one or more limbs and/or sight of one or both eyes € 25,000
 - c. Permanent Total Disablement € 25,000
 - d. Temporary Total Disablement € 150
 - e. Temporary Partial Disablement € 125

*per week during such disablement
2. Cost of cleaning, repairing or replacing lost or Damaged clothing or personal effects of the Insured Person up to € 500
3. The cost of professional counselling not exceeding
 - a. an hourly cost of € 50
 - b. an amount per person of € 1,000
 - c. an amount in aggregate of € 5,000

LIMITATIONS

In respect of each Insured Person

1. compensation shall not be paid under more than one of the Items 1a., 1b. or 1c. of the Scale of Compensation for the consequences of the same Accident
2. weekly compensation under Item 1d. and/or 1e. of the Scale of Compensation will not be paid for more than 104 weeks in all in respect of one or more Accidents. Weekly compensation will be paid when the total amount to be paid has been agreed of, if the Insured requests, at the end of each period of 4 consecutive weeks disablement

3. compensation shall not be paid unless as soon as possible after an Accident the injured person is placed under the care of a qualified medical practitioner whose advice shall be followed. A post-mortem examination shall be carried out if carried out if required by and at Argus's own expense
4. compensation shall not be paid under Items 3a., 3b. and 3c. of the Scale of Compensation unless such counselling is recommended by a qualified medical practitioner and agreed to by Argus before costs are incurred

EXCLUSIONS

The Policy Exclusions apply to this Section and in addition it does not insure

1. any loss due to lack of integrity of any of the Insured's employees not discovered within fifteen (15) working days of the occurrence
2. any loss covered by or which but for the existence of this Section would be covered by any Policy of Fidelity Guarantee and this Section shall not contribute to such loss except in excess of any amount insured thereunder
3. any loss from any unattended vehicle
4. The excess

CONDITIONS

The Policy Conditions except 13 and 14 apply to this Section and in addition

1. Records Condition

The Insured shall keep a proper written record of all Property Insured hereunder and shall allow Argus at all reasonable times inspect such records. A proper record shall also be kept of all Money in safe in some place other than in the said safe.

2. Keys Condition

It is a condition precedent to liability under Limit of Indemnity 2e. that whenever

1. the Premises is closed for business the key or keys of any safe shall be removed from the Premises or to that part of the Premises where the person responsible for their safety normally resides
2. the Insured's private dwelling or that of any of the Insured's partners, directors or employees is left unattended, the key or keys of any safe shall be removed from the premises.

3. Accompaniment Condition

It is a condition precedent to any liability under Limit of Indemnity 2a. of Cover A that Negotiable Money in Transit other than by a security organisation or by registered post will be accompanied by:

1. two able-bodied adults when in excess of € 5,000
2. three able-bodied adults when in excess of € 10,000

SECTION 5 - GOODS IN TRANSIT

DEFINITIONS

PROPERTY INSURED

Goods appertaining to the Business whilst in transit including loading and unloading anywhere in the Maltese Islands by any of the Insured's own vehicles.

SUM INSURED

Argus's liability under this Section in respect of any one vehicle is limited to the Sum Insured shown in the Schedule.

COVER

Argus will indemnify the Insured against Damage occurring during the Period of Insurance by any cause not excluded hereafter nor by the Policy Exclusions or Policy Conditions to the Property Insured.

EXCLUSIONS

The Policy Exclusions apply to this Section and in addition it does not insure

1. any Damage due to
 - a. depreciation or deterioration unless caused by accident to the conveying vehicle
 - b. delay or loss of market
 - c. default in packing or addressing of any parcel or package
2. any consequential loss of any kind or description
3. any theft of the Property Insured from any vehicle left unattended, unless such vehicle has all points of access closed and secured by all the locks and other protections and has all the keys removed from the vehicle
4. glass, livestock, precious metals or stones, jewellery, watches, furs, money, securities, stamps, documents, manuscripts, business books plans or designs.

CONDITIONS

The Policy Conditions except 13 and 14 apply to this Section and in addition

1. Safeguarding of Property

The Insured shall take all reasonable measures to safeguard the Property Insured from Damage and to maintain vehicles in an efficient and roadworthy condition.

2. Employees

The Insured shall take all reasonable care in the selection of honest and competent employees.

3. Additional Theft Protection

If any additional protections to any vehicle are reasonably required by Argus following Damage due to theft the Insured shall comply within a reasonable period specified by Argus.

SPECIFIC WARRANTIES / CONDITIONS

Vehicle to be locked in a secure locked garage overnight.

Goods not to be visible to third parties.

Vehicles are to be locked whenever unattended.

Vehicles to be fitted with an immobiliser and an intruder alarm. The latter is to be kept in efficient working order at all times. Fragile goods to be professionally packed.

SPECIFIC ENDORSEMENTS

No cover from unattended vehicles

Excluding loss or damage caused by mechanical, electrical and/or electronic derangement

Excluding loss or damage caused by denting, chipping and/or scratching

SECTION 6 - FOOD SPOILAGE

DEFINITIONS

PROPERTY INSURED

Goods in any cold chamber situate at the Premises.

SUM INSURED

Argus's liability under this Section is limited to the Sum Insured shown in the Schedule.

COVER

Argus will indemnify the Insured against Damage occurring during the Period of Insurance to the Property Insured by deterioration or putrefaction solely and directly due to

- a. a rise or fall in temperature as a result of
 - i damage to or a fault in the refrigeration machinery
 - ii failure of the public supply of electricity at the terminal ends of the Electricity Authority's services feeders at the Premises
 - iii accidental failure of the electrical installation connecting the refrigeration machinery to the Electricity Authority's service feeders
- b. the action of the refrigerant or refrigerant fumes which have escaped from the refrigeration machinery.

EXCLUSIONS

The Policy Exclusions apply to this Section and in addition it does not insure

1. any Damage
 - a. due to any of the Events described in Section 1. Contents
 - b. under a.ii. of Cover due to
 - i drought
 - ii a deliberate act of the Electricity Authority not performed for the sole purpose of safeguarding life or protecting any party of the Electricity Authority's system

- c. due to any wilful act or neglect by the Insured
- d. due to faulty packing or stowage, inherent defect or any form of normal trade loss

- 2. the first € 100 of each claim.

CONDITIONS

The Policy Conditions except 13 and 14 apply to this Section and in addition

1. Maintenance Contract

In respect of any refrigeration equipment which is over ten years old it is a condition precedent to liability for loss or Damage under this Section that a contract is in force providing for competent specialists to attend regularly to maintain and adjust the refrigeration machinery.

SECTION 7 - BUSINESS MACHINERY AND ELECTRONIC EQUIPMENT

The following Definitions apply to this Section in addition to the Policy definitions

DEFINITIONS

DAMAGE/DAMAGED

Accidental loss or destruction of or damage

PROPERTY/PROPERTY INSURED

Trade machinery and electronic equipment including pumps, tills, freezers, typewriters, videos, television, ancillary and similar equipment.

SUM INSURED

Argus's liability under each item of this Section is limited to the respective Sums Insured shown in the Schedule.

COVER

The Insurer will pay the Insured for Damage to Property Insured described in the Schedule occurring during the Period of Insurance whilst on the premises

BASIS OF SETTLEMENT

1. The Insurer will pay the Insured the value of the Property Insured at the time of its Damage, or at the Insurer's option will reinstate or replace such Property or any part of such Property
2. The most the Insurer will pay for any one claim is
 - a. the Total Sum Insured, or for each item its individual Sum Insured, at the time of Damage
 - b. the amount of the Sum Insured remaining after deduction for any other Damage occurring during the same Period of Insurance, unless the Insurer agrees to reinstate any such Sum Insured

AUTOMATIC REINSTATEMENT

In the absence of written notice by the Insured or the Insurer, in consideration of the Sum Insured not being reduced by the amount of any claim from the date of the Event, the Insured will pay the appropriate additional premium due for the period from the date of the expiry of the Period of Insurance, but this shall not apply in respect of theft or attempted theft

BASIS OF SETTLEMENT ADJUSTMENTS

If in calculating the most the Insurer will pay for any one claim, adjustments shall be made in accordance with the following clauses

1. Average (Underinsurance)

If at the time of Damage the Sum Insured for any item is less than the value of the item covered by such Sum Insured, the amount payable by the Insurer will be proportionately reduced

2. Contribution and Average

If at the time of Damage any other insurance has been effected by or on behalf of the Insured covering any of the Property Damaged, the Insurer's liability under this Section shall be limited to the Insurer's rateable proportion of such Damage

If such other insurance is subject to average (underinsurance), this Section if not already subject to average, shall be subject to average in like manner

If such other insurance is subject to any provision which excludes it from ranking concurrently with this Section, either in whole or in part, or from contributing rateably, the liability of the Insurer under this Section shall be limited to that proportion of the Damage which the Sum Insured for this Section bears to the value of the Property

EXCLUSIONS

The Insurer will not pay for

1. Damage caused by or arising from
 - a. wear and tear, inherent defect
 - b. rot, mildew, rust, corrosion, frost, pollution or contamination
 - c. bruising, scratching, chipping, denting, oxidisation or discolouration
 - d. insects, woodworm, vermin
 - e. dyeing, cleaning, repair, renovation
 - f. electronic, electrical or mechanical breakdown, failure or derangement
 - g. faulty manipulation, design, plan, specification or materials

- h. gradual deterioration, market depreciation
 - i. consequential loss or Damage of any kind or description
 - j. gaming machinery and juke boxes
2. Damage to Property Insured caused by its undergoing any process involving the application of heat
 3. Damage to the Property Insured as a result of being deceived into knowingly parting with Property
 4. the Excess

CONDITIONS

The Policy Conditions apply to this Section and in addition the following Section Conditions

1. Additional Claims Conditions

The Insurer will not pay for any claim for Damage which is not notified to Insurer within thirty (30) days of the occurrence of such Damage

2. Reinstatement

If any Property is to be reinstated or replaced by the Insurer, the Insured shall at their own expense provide all documents, books and information as may reasonably be required. The Insurer shall not be bound to reinstate exactly, but only as circumstances permit, and in a reasonably sufficient manner, and shall not in any case be bound to expend for any one item of this Section more than its Sum Insured.

SECTION 8 - BUILDINGS

DEFINITIONS

PROPERTY INSURED

The buildings built of brick, stone or concrete and roofed with slate, tile, metal, concrete, asbestos cement sheeting of felt on timber with not more than 10% of the buildings built of combustible materials at the Premises shown in the Schedule including walls, gates and fences.

SUM INSURED

- a. Argus's liability under this Section is limited to the Sums Insured shown in the Schedule.

COVER

Argus will indemnify the insured in respect of

- a. Damage to the Property Insured caused by any of the Events shown occurring during the Period of Insurance.

Provided Damaged Property is repaired or replaced, the amount payable, other than in respect of stock and materials in trade and goods in trust, shall be the cost of repair or replacement, no deduction being made for wear and tear or depreciation except in respect of articles of wearing apparel, towels, linen and similar items which are regularly laundered, subject to the terms of this Section and the Policy Exclusions and Policy Conditions.

- b. Breakage or Damage occurring during the Period of Insurance of or to Glass or Sanitaryware in the Buildings and outbuildings situate at the Premises.

Provided Property Insured is repaired or replaced, the amount payable in the event of breakage or Damage shall be the cost of repair or replacement of the property without deduction for wear or tear but excluding the first € 250 of each claim, subject to the terms of this Section and the Policy Exclusions and Policy Conditions.

The most Argus will pay for any one claim is the Total Sum Insured or for each item its individual Sum Insured, or any other limit of liability in this Section whichever is the less at the time of Damage. "

1. Fire, Lightning, Explosion, Earthquake, Subterranean Fire

excluding Damage

1. caused by or consisting of the bursting of steam pressure of a boiler (not being a boiler used for domestic purposes only), economiser or other vessel, machine or apparatus belonging to the Insured or under the control of the Insured, in which internal pressure is due to steam only
2. in respect of and originating in any vessel, machinery or apparatus or its contents, belonging to the insured or under the control of the Insured, which requires to be examined to comply with any statutory regulations, unless there is in force a policy of insurance or other contract providing the required inspection service
3. caused by its own spontaneous fermentation or heating, or its undergoing any heating process or any process involving the application of heat

2. Aircraft and other aerial devices or articles dropped from them.

3. Impact by

- a. any vehicle or animal excluding the first € 250 of each claim in respect of each separate Premises when the vehicle or animal is under the Insured's control or the control of their employees
- b. falling trees or branches other than if caused by felling or lopping by the Insured or on their behalf.

4. Riot, Civil Commotion, Strikers, Locked Out Workers or Persons taking part in Labour Disturbances or Malicious Persons

excluding

- a. Damage occasioned by nationalisation, confiscation, requisition, seizure or destruction by the Government or any public authority
- b. the first € 250 of each claim in respect of Damage at each separate Premises (other than by fire or explosion) directly caused by malicious persons not acting on behalf of nor in connection with any political organisation
- c. Damage in respect of any Building which is Unoccupied
- d. Damage by theft or attempted theft

5. Storm, Tempest or Flood

excluding

- a. the first € 250 of each claim in respect of each separate Premises
- b. Damage by frost, subsidence, ground heave or landslip
- c. Damage to fences and gates and moveable property in the open
- d. Damage in respect of any Building which is Unoccupied

6. Bursting or Overflowing of Water Tanks, Apparatus or Pipes

excluding

- a. the first € 250 of each claim in respect of each separate Premises
- b. Damage in respect of any Building which is Unoccupied.

7. Bursting, Leaking, Discharging or Overflowing of Fixed Oil Tanks, Apparatus or Pipes

excluding

- a. defective vaporization, smoke and smudge
- b. Damage in respect of any Building which is Unoccupied

8. Breakage or Collapse of Television and Radio Receiving Aerials, Aerial Fittings and Masts

9. Theft or Attempted Theft following upon or followed by forcible and violent entry to or exit from the Premises excluding

- a. the first € 250 of each claim in respect of each separate Premises
- b. Damage in respect of any Building which is Unoccupied

10. Hold-Up by Violence and/or Threats of Violence to the Insured or their employees

11. Accidental Damage by any cause (other than those included, excluded or provided for elsewhere in this Section or by the Policy Exclusions or Conditions) excluding in respect of this Event only

- a. the first € 250 of each claim in respect of each separate Premises
- b. property not within the Premises
- c. Damage whilst the Premises are lent, let or sub-let in whole or in part
- d. Damage caused by or arising from
 - i theft or attempted theft unless following upon or followed by forcible and violent entry to or exit from the Premises
 - ii error or omission or shortages revealed at stocktaking
 - iii frost, landslip, subsidence, ground heave or settlement
 - iv wear and tear, inherent defect
 - v rot, mildew, rust, corrosion
 - vi insects, woodworm, vermin
 - vii dyeing, cleaning, repair, renovation, marring or scratching
 - viii electronic, electrical or mechanical breakdown, failure or derangement
 - ix faulty manipulation, design, plan, specification or materials
 - x gradual deterioration, market depreciation
 - xi overwinding and internal damage to clocks
 - xii changes in temperature, dampness, dryness, shrinkage, evaporation, loss of weight, contamination, change in colour, flavour, texture or finish
- e. Damage in respect of any Building which is Unoccupied

12. Subsidence, Ground Heave or Landslip of any part of the site on which the Property stands

excluding

- a. Damage in respect of any Buildings, paths, drives and other surfaced areas, walls, gates and fences

- b. Damage resulting from
 - i the normal settlement or bedding down of new structures
 - ii the settlement or movement of made up ground
 - iii coastal or river erosion
 - iv defective design or workmanship or the use of defective materials
 - v fire, subterranean fire, explosion, earthquake or escape of water from any tank apparatus or pipe
- c. Damage which commenced prior to the inception of this cover
- d. Damage occurring as a result of demolition, construction, structural alteration or repair of any property or groundworks or excavation, at the same premises
- e. the first € 1,000 of each and every loss at each separate Premises as ascertained after the application of any condition of Average

1. Reinstatement (Day One Basis)

- a. Subject to the Special Conditions set out below, the basis on which the amount payable for Buildings and Contents is to be calculated will be the reinstatement of the Property Damaged.

For this purpose “reinstatement” means

Reinstatement (Day One Basis) Special Conditions

- 1. At the inception of each Period of Insurance, the Insured shall notify the Insurer of the Declared Value of Property Insured. In the absence of such declaration the last amount declared by the Insured will be taken as the Declared Value for the new Period of insurance, appropriately adjusted for Index Linking where applicable.

For the purposes of this Condition, Index Linking shall be calculated in the following manner. Sums Insured and/or Declared Values will be adjusted in accordance with current indexation percentages in the appropriate index and renewal premiums will be based on the adjusted Sums Insured and/or Declared Values.

The percentage changes will continue to be applied between the date of any Damage and the date when replacement or repair has been completed.

2. If at the time of Damage the Declared Value of the Property is less than the cost of reinstatement (as defined in paragraph 1ai of the Basis of Settlement Adjustments) at inception of the Period of Insurance, the amount payable by the Insurer may be proportionately reduced.
3. The Insurer's liability for the repair or restoration of Property Damaged in part only, shall not exceed the amount which would have been payable if such Property had been wholly destroyed.
4. No payment beyond the amount the Insurer would have paid in the absence of this clause will be made
 - a. unless reinstatement commences and proceeds without unreasonable delay
 - b. until the cost of reinstatement has actually been incurred
 - c. where Property Insured at the time of Damage is covered by
5. All the terms and conditions of this Section and the Policy shall apply
 - a. to any claim payable under the provisions of this clause, other than where they are expressly varied by the terms of this clause
 - b. where claims are payable as if this clause had not been incorporated, except that Sums Insured will be limited to Declared Values.

2. Average (Underinsurance)

The Sums Insured by

- a. any items for Buildings or Contents subject to the Reinstatement (Day One Basis) clause are declared to be separately subject to Average as described in Special Condition 2 of such clause
- b. any other items of Property Insured (other than any Sum Insured applying solely to rent, fees, removal of debris or private dwellings) are declared to be separately subject to Average. This means if at the time of Damage the Sum Insured for any item is less than the value of the item covered by such Sum Insured, the amount payable by the Insurer will be proportionately reduced.

3. Contribution and Average

If at the time of Damage any other insurance has been effected by or on behalf of the Insured covering any of the Property Damaged, the Insurer's liability under this Section shall be limited to the Insurer's rateable proportion of such Damage.

If such other insurance is subject to Average (Underinsurance), this Section if not already subject to Average shall be subject to Average in like manner.

If such other insurance is subject to any provision which excludes it from ranking concurrently with this Section, either in whole or in part, or from contributing rateably, the liability of the Insurer under this Section shall be limited to that proportion of the Damage which the Sum Insured for this Section bears to the value of the Property.

4. Public Authorities

Subject to the Public Authorities Special Conditions set out below, cover for Buildings and Contents includes an amount in respect of any additional cost of reinstatement which is incurred solely by reason of the necessity to comply with building or other regulations under or framed in pursuance of any Act of Parliament, with bye-laws of any public authority or to comply with the stipulations of European Union legislation, in consequence of Damage, excluding

1. the cost incurred in complying with such regulations, byelaws or stipulations
 - a. in respect of Damage occurring prior to the granting of this cover
 - b. in respect of Damage not insured by this Section
 - c. under which notice has been served upon the Insured before the date of the Damage
 - d. in respect of undamaged Property or undamaged portions of Property, other than foundations (unless specifically excluded) of that portion of the Property Damaged
2. the additional cost that would have been required to make good the Property Damaged to a condition equal to its condition when new, had the necessity to comply with such regulations, bye-laws or stipulations not arisen
3. the amount of any charge or assessment arising out of capital appreciation, which may be payable in respect of the Property, by reason of compliance with any such regulations, bye-laws or stipulations.

Public Authorities Special Conditions

1. The work of reinstatement must be commenced and carried out without unreasonable delay and in any case must be completed within twelve (12) months after the Damage, or within such further time as the Insurer may allow, and may be carried out upon another site (if such regulations, bye-laws or stipulations so necessitate), subject to there being no resulting increase in the liability of the Insurer.

2. If the liability of the Insurer is reduced by the application of any of the terms and conditions of this Section or the Policy (other than as a result of this clause), the liability of the Insurer under this clause will be reduced in proportion.
3. All the terms and conditions of this Section and the Policy shall apply to any claim payable under the provisions of this clause, other than where they are expressly varied by the terms of this clause.

5. Services

Cover includes telephone, gas, water and electric instruments, meters, piping, cabling and the like and their accessories, including similar property in adjoining yards or roadways or underground, all pertaining to Buildings or Contents insured by this Section, being the property of the Insured or for which the Insured are responsible.

6. Alterations and Additions

Under any of the following circumstances the insurance ceases to attach as regards the property affected unless the Insured, before the occurrence of any loss or damage obtains the sanction of the Company signified by endorsement upon the Policy, by or on behalf of the Company.

if the trade or manufacture carried on be altered, or if the nature of the occupation of or circumstances affecting the building or containing the insured property be changed in such a way as to increase the risk of loss or damage. if the building insured or containing the insured property becomes unoccupied and so remains for a period of more than 30 days. if the property insured be removed to any building or place other than that in which it is stated herein to be insured if the interest in the property insured passes from the Insured otherwise than by will or operation of law.

7. Professional Fees

Sums insured and/or Declared Values for Buildings and Contents include an amount in respect of architects', surveyors', legal and consulting engineers' fees, other than where an item covering such fees is specifically described in the Schedule.

Cover applies only to those fees necessarily and reasonably incurred in consequence of Damage, in the reinstatement or repair of Property Insured.

8. Removal of Debris Costs

Sums insured and/or Declared Values for Buildings, Contents and Stock include an amount in respect of removal of debris costs, other than where an item covering such costs is specifically described in the Schedule.

Cover applies only to those costs necessarily and reasonably incurred in consequence of Damage, in

- a. removing debris
- b. dismantling and demolishing
- c. shoring up or propping
- d. clearing, cleaning and/or repairing drains, gutters, sewers and the like for which the Insured are responsible.

The Insurer will not pay for any costs or expenses

- a. incurred in removing debris other than from the site of such Property Damage and the area immediately adjacent to such site
- b. arising from pollution or contamination of Property not insured by this Section.

9. Temporary Removal

Property Insured (other than Stock) is covered whilst temporarily removed for cleaning, renovation, repair or similar purposes to any address elsewhere than at the Premises, including whilst in transit, within the Maltese Islands.

The Insurer will not pay for

1. such property more specifically insured
2. Damage to vehicles licensed for road use, in so far as they are insured by this section, occurring elsewhere than at the Premises from which such vehicles are removed
3. more than 10% of the sum insured for each item covered, for Damage occurring elsewhere than at the Premises.

10. Temporary Removal - Documents

If deeds and other documents (including stamps on them), manuscripts, plans and writings of every description, books and other business records are included in the Property Insured, such items are covered whilst temporarily removed to any address elsewhere than at the Premises, including whilst in transit within the Maltese Islands.

The Insurer will not pay for

- a. such items more specifically insured
- b. more than 10% of the figure stated within the definition of contents for computer systems records
- c. more than 10% of the total value of such items.

11. Contract Price

In respect only of goods sold but not delivered, for which the Insured remain responsible under the terms of a contract of sale, where such contract of sale is cancelled following Damage by reason of its conditions, either wholly or to the extent of the Damage, cover will be based on the contract price.

For the purpose of this clause the value of all goods to which this basis of settlement could apply in the event of Damage will also be ascertained on this basis.

12. Customers' Goods

If the Insured have represented to customers that they will accept responsibility for Damage to the goods of customers or to goods for which such customers may be legally responsible, the Insurer agrees that all such goods in the Premises will be covered as Stock except in so far as they are more specifically insured.

13. Rent (12 months)

Where an item covering rent is specifically described in the Schedule, cover applies only if a Building in respect of which rent is payable by or to the Insured, or any part of it, is unfit for occupation in consequence of Damage. The Insurer will not pay for more than the proportion of the Sum Insured on rent that the period necessary for reinstatement bears to the term of rent covered.

14. Dismantling and Re-erection Costs

Cover includes the cost of dismantling, re-erection, fitting and fixing of Contents following Damage.

EXTENSIONS

Cover under this Section includes

1. Underground Services

The cost of repairing accidental damage to underground water, gas, sewer, drain or fuel pipes and underground electricity or telephone cables.

2. Rent (12 months)

Rent which ceases to be paid to or be payable by the Insured following Damage to the Property Insured by this Section excluding any amount exceeding 10% of the Sum Insured shown in the Schedule. Architects, surveyors, consulting engineers and legal fees necessarily and reasonably incurred in connection with the repair or replacement of the damaged parts of the Property Insured excluding fees for preparing any claim.

4. Removal of Debris

The cost of removing debris, demolishing, shoring up or propping of the damaged parts of the Property Insured on the site and the area immediately adjacent necessarily incurred with Argus's consent excluding

- a. costs incurred in connection with or on any other property
- b. costs arising from pollution or contamination of property not insured by this Section.

5. Statutory or Local Authority Costs

Any additional cost of repairing or replacing the damaged parts of the Property Insured incurred solely to comply with any statutory requirement or local authority bye-law excluding any cost arising from a notice served upon the Insured prior to the date of the Damage.

6. Benefit for the Contracting Purchaser

When the Insured contacts to sell their interest in the Property Insured the contracting purchaser who completes the purchase and his mortgagees shall have the benefit of the insurance by this Section. The benefits shall be up to the date of completion during the currency of this Section and provided the Property Insured is not otherwise insured. The benefit shall also be without prejudice to the rights and liabilities of the Insured or Argus.

7. Alterations and additions

To the extent that they are not otherwise insured, Buildings items include

- a. alterations, additions and improvements (but not appreciation in value in excess of Sums Insured) Buildings
- b. any newly acquired or newly erected Buildings

within the Maltese Islands, for no more than 15% of the Sum Insured for each item covered, or € 200,000 in total, whichever is the less, at any one Premises or at any one newly acquired address elsewhere than at the Premises, provided that the Insured shall give details of such alteration and additions to Argus within ninety (90) days of the commencement date of the Insured's responsibility, effect specific cover retrospective to such date and pay the appropriate additional premium.

EXCLUSIONS

The Policy Exclusions of this Policy except 9 and 10 apply to this Section and in addition it does not cover

1. the first € 250 of every claim
2. Damage to
 - a. moveable property in the open or gates or fences by wind, rain, hail, sleet, snow, flood or dust
 - b. land, roads or pavements
 - c. sculptures and other works of art
 - d. decorated and lettered glass, shop and showroom windows of plate, float or armoured glass, external fixed and hanging signs
3. damage caused by or arising from
 - a. frost, landslide, coastal erosion, subsidence, ground heave, settlement, wear and tear
 - b. rot, mildew, rust, corrosion
 - c. insects, woodworm, vermin
 - d. Architects, Surveyors and Other Fees

- e. faulty manipulation, design, plan, specification or materials
 - f. gradual deterioration, market depreciation
 - g. cracking, fracturing, collapse or overheating of boilers, economisers, vessels, tubes or pipes, nipple leakage and/or the failure of welds of boilers
 - h. consequential loss of any kind except for Extension 2. Rent
 - i. bursting, overflowing, discharging or leaking of water tanks, apparatus or pipes when the Property Insured is empty or disused.
 - j. Damage caused by or consisting of acts of fraud or dishonesty by any partner or employee of the Insured but Argus will pay for such Damage not otherwise excluded which itself results from an Event
4. Damage to any Property
- a. caused by fire, resulting from its undergoing any heating process or process involving the application of heat
 - b. resulting from its undergoing any process of production, packing, treatment, testing, commissioning, service or repair, but Argus will pay for such Damage caused by fire or explosion
5. Damage to
- a. vehicles licensed for road use (including accessories on them), caravans, trailers locomotives, rolling stock, watercraft or aircraft
 - b. Property or structures in course of construction or erection and materials or supplies in connection with all such Property or structures
 - c. land, pier, jetties, bridges, culverts or excavations
 - d. livestock, growing crops or trees
- but Argus will pay for such property specifically described in the Schedule
6. Damage occasioned by nationalisation, confiscation, requisition, seizure or destruction by the Government or any public authority

CONDITIONS

The Policy Conditions of this Policy apply to this Section and in addition

1. Felt Roof

If any Building has a felt roof where the mineral felt surface has not been replaced for ten years, then it is a condition precedent to Argus's liability for Damage that the felt roof is inspected annually by a competent roofing contractor prior to the month of October each year and evidence of such inspection and any remedial work following such inspection shall be kept and produced if requested by Argus.

SECTION 11 - ALL RISK Portable Electronic Equipment

The following Definitions apply to this Section in addition to the Policy Definitions.

DEFINITIONS

DAMAGE/DAMAGE

Accidental loss or destruction of or damage

PROPERTY/PROPERTY INSURED

Property described in the Schedule

TERRITORIAL LIMITS

World Wide

COVER

The Insurer will pay the Insured for Damage to Property Insured described in the Schedule occurring during the Period of Insurance

BASIS OF SETTLEMENT

1. The Insurer will pay the Insured the value of the Property Insured at the time of its Damage, or at the Insurer's option will reinstate or replace such Property or any part of such Property
2. The most the Insurer will pay for any one claim is
 - a. the Total Sum Insured, or for each item its individual Sum Insured, at the time of Damage
 - b. the amount of the Sum Insured remaining after deduction for any other Damage occurring during the same Period of Insurance, unless the Insurer agrees to reinstate any such Sum Insured

AUTOMATIC REINSTATEMENT

In the absence of written notice by the Insured or the Insurer, in consideration of the Sum Insured not being reduced by the amount of any claim from the date of the Event, the Insured will pay the appropriate additional premium due for the period from the date of the expiry of the Period of Insurance, but this shall not apply in respect of theft or attempted theft

BASIS OF SETTLEMENT ADJUSTMENTS

In calculating the most the Insurer will pay for any one claim, adjustments shall be made in accordance with the following clauses

1. **Average (Underinsurance)** If at the time of Damage the Sum Insured for any item is less than the value of the item covered by such Sum Insured, the amount payable by the Insurer will be proportionately reduced
2. **Contribution and Average** If at the time of Damage any other insurance has been effected by or on behalf of the Insured covering any of the Property Damaged, the Insurer's liability under this Section shall be limited to the Insurer's rateable proportion of such Damage

If such other insurance is subject to average (underinsurance), this Section if not already subject to average shall be subject to average in like manner

If such other insurance is subject to any provision which excludes it from ranking concurrently with this Section, either in whole or in part, or from contributing rateably, the liability of the Insurer under this Section shall be limited to that proportion of the Damage which the Sum Insured for this Section bears to the value of the Property

EXCLUSIONS

The Insurer will not pay for

1. Damage caused by or arising from
 - a. wear and tear, inherent defect
 - b. rot, mildew, rust, corrosion, frost, pollution or contamination
 - c. bruising, scratching, chipping, denting, oxidisation or discolouration
 - d. insects, woodworm, vermin
 - e. dyeing, cleaning, repair, renovation
 - f. electronic, electrical or mechanical breakdown, failure or derangement
 - g. faulty manipulation, design, plan, specification or materials
 - h. gradual deterioration, market depreciation
 - i. consequential loss or Damage of any kind or description
 - j. gaming machinery and juke boxes

2. Damage to Property Insured caused by its undergoing any process involving the application of heat
3. Damage to the Property Insured as a result of being deceived into knowingly parting with Property
4. Damage to the Property Insured caused by theft or attempted theft of such property from an unattended Vehicle unless such Vehicle is protected as described under the terms of Section Condition 1 of this Section
5. the Excess

CONDITIONS

The Policy Conditions apply to this Section and in addition the following Section Conditions

- 1. Vehicle Protections** Whenever Property Insured is left in unattended Vehicles, the Insured must ensure that
 - a. all security locks, alarms and other security devices are maintained in an efficient working condition
 - b. all doors are locked, windows and other openings closed and securely fastened and all intruder alarm installations and other security devices are made operative whenever the Vehicles are left unattended
 - c. Vehicles are contained in a securely locked building if left unattended overnight (for the purpose of this Section overnight shall mean from 9.00pm, or whenever the Vehicle was last occupied whichever is the earlier, to 6.00am or until the Vehicle is first used whichever is the later)
- 2. Additional Claims Conditions** The Insurer will not pay for any claim for Damage which is not notified to Insurer within thirty (30) days of the occurrence of such Damage
- 3. Reinstatement** If any Property is to be reinstated or replaced by the Insurer, the Insured shall at their own expense provide all documents, books and information as may reasonably be required. The Insurer shall not be bound to reinstate exactly, but only as circumstances permit, and in a reasonably sufficient manner, and shall not in any case be bound to expend for any one item of this Section more than its Sum Insured.

POLICY CONDITIONS

Applicable unless stated to the contrary under the Conditions in the Sections

1. Premium

The Premium is to be paid on request

2. Reasonable Precautions

The Insured shall keep the Property Insured secure and in a good state of repair, take all reasonable precautions to prevent accidents, injury and Damage, and take all reasonable steps to observe and comply with all statutory or Local Authority laws, obligations and requirements

3. Intruder alarm

It is a condition precedent to liability that where the Premises or part of the Premises are protected by an Intruder Alarm Installation as specified by the Security Level detailed in the Policy Schedule:

1. such Intruder Alarm Installation
 - i must not be altered or amended in any way unless such amendment or alteration has been approved in writing by Argus
 - ii must be maintained under contract with the installers or as otherwise approved in writing by Argus
2. all keys to the Intruder Alarm Installation must be removed from the Premises when the Premises are unattended
3. the Insured must
 - i maintain the secrecy of codes for the operation of the Intruder Alarm Installation and no details of such codes shall be left on the Premises when the Premises are unattended
 - ii where a remote signalling alarm is required, immediately notify Argus upon receipt of any communication giving notice that the level of response to the Intruder Alarm Installation, has been or will be reduced
 - iii appoint at least two (2) keyholders and where a remote signalling alarm is required, lodge written details (which must be kept up to date) with the alarm company and the alarm receiving centre

4. in the event of notification of
 - i any alarm fault
 - ii activation of the Intruder Alarm Installation
 - iii interruption of the means to transmit or receive signals to or from the Intruder Alarm Installation during any period or from the Intruder Alarm Installation during any period that the Intruder Alarm Installation is set a keyholder must attend the Premises as soon as possible
5. the Premises must not be left without at least one responsible Person in attendance without the agreement of Argus
 - i unless the Intruder Alarm Installation is set in its entirety and with the means to transmit or receive signals (including the signalling path or paths) in full and effective operation
 - ii where the policy have withdrawn their response to
 - i an alarm activation (where the Intruder Alarm Installation does not include confirmed alarm activation technology)
 - ii a confirmed alarm activation where the Intruder Alarm Installation includes confirmed alarm activation technology

For the Purposes of this condition the following definitions apply:

'Intruder Alarm Installation' shall include all the components detailed in the alarm and include the devices used to transmit or receive signals

'Keyholder' shall mean the Insured or any person or keyholding company authorised by the Insured who

1. is available at all times to
 - i accept notification of faults or alarm signals relating to the Intruder Alarm Installation
 - ii attend and allow access to the Premises
2. has been fully trained in the operation of the Intruder Alarm Installation including but not limited to the setting/unsetting of the installation

'Responsible Person' shall mean a person authorised by the Insured to be responsible for the security of the Premises

4. Change of Risk

This insurance shall cease to be in force if there is any alteration in the Business or at the Premises which increases the risk of injury or Damage, unless such alteration is agreed in writing by Argus

5. Claim - Action by the Insured

The Insured shall in the event of any injury, Damage or consequential loss as a result of which a claim is or may be made under this Policy or any Section of it, and again upon receipt by the Insured in writing of any notice of any claim or legal proceeding,

1. notify Argus within thirty (30) days, or within seven (7) days in the case of Damage or consequential loss by riot, civil commotion, strikers, locked-out workers, persons taking part in labour disturbances, malicious persons or theft, or such further time as Argus allow
2. notify Argus immediately upon being advised of any prosecution, inquest connected with any injury Damage or consequential loss which may form the subject of a claim under this Policy
3. notify the policy as soon as it becomes evident that any Damage has been caused by theft of malicious persons
4. pass immediately, and unacknowledged, any letter of claim to Argus
5. carry out and permit to be taken any action which may be reasonably practicable to prevent further Damage or consequential loss
6. retain unaltered and unrepaired anything in any way connected with the injury, Damage or consequential loss for as long as the Insurer may reasonably require
7. furnish with all reasonable despatch at the Insured's expense
 - i such further particulars and information as Argus may reasonably require
 - ii if required, a statutory declaration of the truth of the claim
 - iii details of any other insurance covering the subject matter of the claim under this Policy and any matter of the claimunder this Policy and any matters connected with it
8. make available at the Insured's expense any documents required by Argus with regard to any letter of claim

9. not pay or offer or agree to pay any money or make any admission of liability without the previous consent of Argus
10. allow Argus in the name of and on behalf of the Insured to take over and, during such periods as Argus thinks proper, to have the absolute conduct and control of all negotiations and proceedings which may arise in respect of any claim and the settlement thereof and co-operate fully with Argus for that purpose

No claim under this Policy shall be payable unless the terms of this Policy Condition have been complied with and any payment on account of a claim already made shall be repaid to Argus

6. Claims - The Rights of The Insurer

In respect of Damage for which a claim is made, Argus and any person authorised by Argus may without incurring any liability or diminishing any of Argus's rights in respect of the cover under this Policy, enter premises where such Damage has occurred, and take possession of or require to be delivered to Argus any Property Insured, and to deal with such Property for all reasonable purposes and in any reasonable manner

No Property may be abandoned to Argus, whether taken possession of by Argus or not

If Argus reinstates or replaces any Property Argus shall not be bound to do so exactly but only as circumstances permit and in a reasonably sufficient manner and will not expend more than the Sum Insured on that Property

Argus will not pay for any claim unless the terms of this Policy Condition have been complied with

7. Other Insurances

If at the time of any Damage there is any other insurance covering such incidents, Argus will only pay their rateable proportion of such loss

8. Cancellation

Insured,s Cancellations Rights

The Insured has a statutory right to cancel the policy within 14 days from the day of purchase of the contract or the day on which the policy documentation is received, whichever is later.

If the Insured wishes to cancel, and the insurance cover has not yet started, the Insured will be entitled to a full refund of the premium paid.

Or if the insurance cover has already started, the Insured will be entitled to a refund of the premium paid, with a deduction for the time for which the Insured has been covered.

After any statutory cooling-off period the Insured will continue to have the right to cancel the policy and will be entitled to return of the premium on a pro rata basis, provided no claim has been made or incident has arisen which is likely to give rise to a claim during the current Period of Insurance. The amount of any premium to be refunded under this condition will be reduced by all unpaid premiums or unpaid premium instalments due.

Insurer's Cancellation Rights

Argus may cancel this Policy by giving the Insured fourteen (14) days' notice in writing sent to the Insured's last known address. Provided no claim has been made or incident has arisen which is likely to give rise to a claim during the current Period of Insurance the Insured may be entitled to a proportionate return of the premium in respect of the unexpired Period of Insurance. The amount of premium to be refunded under this condition will be reduced by all unpaid premiums or unpaid premium instalments due.

If the premium for the Policy is paid by instalments, please refer to the instalment agreement for details of the cancellation period that will apply.

9. Fraud

If the Insured or anyone acting on behalf of the Insured makes any false or fraudulent claim or supports a claim by false or fraudulent document, device or statement, this Policy shall be void and the Insured will forfeit all rights under the Policy. In such circumstances, Argus retains the right to keep the premium and to recover any sums paid by way of benefit under the Policy.

10. Arbitration

If Argus accepts that there is a claim under this Policy but there is disagreement in respect of the amount to be paid, the disagreement will be referred to an arbitrator appointed in accordance with current statutory provisions. In these circumstances an arbitrator's award must be made before there is any right of action against Argus.

11. The Statement of Fact or Proposal Form

The Statement of Fact or Proposal Form where applicable for this Policy, made by the Insured, is incorporated herein.

12. Automatic Reinstatement

The Sums Insured by Section 1 Contents and 6 Buildings of this Policy will not be automatically reduced as a result of a claim provided that

1. the aggregate of the amounts so reinstated during any one Period of Insurance shall not exceed the amount of the Sum Insured
2. the Insured shall
 - i take immediate steps to effect such additions to or variations in protections as Argus may require
 - ii pay the appropriate additional premium.

13. Average

When a Sum Insured is declared to be subject to average, if, at the time of any loss or damage to the Property Insured, the Sum Insured is less than the full value of the property to which it applies, the Insured will be considered to be their own Insurer for the difference and will be expected to bear a rateable share of the loss accordingly.

14. Policy Voidable

This Policy shall be voidable in the event of misrepresentation, misdescription or non-disclosure of any material particular.

15. Law Applicable and Jurisdiction

Unless Argus agrees otherwise:

1. the language of the Policy and all communications relating to it will be English; and
2. all aspects of the Policy including negotiation and performance are subject to Malta law and the decision of the Malta courts.

16. Smoking Condition

It is a condition precedent to liability that the Insured will

- a. enforce a no smoking policy at the Premises which complies with current legislation
- b. only allow smoking in clearly marked, specifically designated smoking areas, which comply with current legislation
- c. in all designated smoking areas provide metal receptacles with metal lids for the safe disposal of waste smoking materials
- d. ensure that waste smoking materials, when being removed from the designated smoking areas, are kept separate from other combustible waste material and are stored in metal receptacles with metal lids whilst awaiting final removal from the Premises.

17. Survey and Risk Improvement Condition

If this Policy has been issued or renewed subject to the Insurer completing a survey or surveys of the Premises or of any other location(s) as specified by the Insurer, then pending completion of such survey(s) Cover is provided by the Insurer on the terms, conditions, provisions, exclusions and limits as specified in the Policy and in the Sections of the Policy.

In the event that a survey should show that a risk or any part of it is not satisfactory in the opinion of the Insurer, then the Insurer reserves the right to either to

1. alter the premium or terms and conditions of the Cover, or
2. suspend or cancel Cover
 - i from the date Cover was incepted or renewed, or
 - ii for any other period specified by the Insurer

It is a condition precedent to the liability of the Insurer that the Insured must comply with all survey risk improvements required by the Insurer within completion time scales specified by the Insurer.

In the event that a risk improvement is not completed or risk improvement procedures are not introduced within the completion time scales specified by the Insurer, then the Insurer reserves the right to either

1. continue Cover subject to alteration of the terms and conditions of such Cover, or
2. suspend or cancel Cover effective
 - a. from the date Cover was incepted or renewed or
 - b. from the expiry of any time period specified by the Insurer for completion/introduction of the required survey risk improvements, or
 - c. for any other period specified by the Insurer.

If the terms or conditions of Cover are amended by the Insurer, then the Insured will have fourteen (14) days to accept or reject the revised basis of Cover.

If the Insured elect to reject the revised basis of Cover, then the Insured may be entitled to a refund of premium (subject to an administration charge) provided that no claim has been made during the current Period of Insurance.

If the Insurer exercises the right to suspend or cancel Cover, then the Insured may be entitled to a refund of premium in respect of such period that Cover is suspended or for any period beyond the effective date from which Cover is cancelled, provided that no claim has been made during the current Period of Insurance.

Except in so far as they are expressly varied by this condition, all of the terms, conditions, provisions, exclusions and limits of the Policy and of the Sections of the Policy shall continue to apply until the Insurer advises otherwise.

To the extent that this condition conflicts with any other cancellation condition, this condition shall prevail.

18. Discharge of Liability

The Insurer may at any time pay to the Insured in connection with any claim or series of claims

- a. the Limit of Indemnity, or
- b. the Sum Insured, or
- c. a lesser amount for which such claim or claims can be settled after deduction of any sums already paid and less the amount of any Excess.

The Insurer will not make any further payment in respect of such claim or claims except for costs and expenses which the Insurer has already agreed to bear and which were incurred prior to such payment.

19. Rights of Parties

A person or company who was not a party to this Policy has no right under the Contracts (Rights of Third Parties) legislation to enforce any term of this Policy but this does not affect any right any right or remedy of a third party which exists or is available.

20. Conditions Precedent to Liability

Every condition stated as a condition precedent that applies to this Policy (whether a Policy, Section or special condition) shall apply from the time the condition attaches and continue to be in force during the whole currency of this Policy. Failure to comply with any such condition precedent shall be a bar to any claim.

21. Observance of Policy Terms

The liability of the Insurer will be conditional on the Insured complying and appropriate any other person entitled to indemnity complying as though they were the Insured with the terms of this Policy.

22. Subrogation

Any claimant under this Policy shall, at the Insurer's request and expense, take or permit to be taken all necessary steps for enforcing rights against any other party in the name of the Insured, before or after the Insurer makes any payment.

The Insurer agrees to waive any such rights to which the Insurer might become entitled by subrogation against any company standing in relation of parent to subsidiary (or subsidiary to parent) to the Insured or against any company which is a subsidiary of a parent company of which the Insured are themselves a subsidiary, in each case within the meaning of the Companies Act or companies (the Maltese Islands) Order current at the time of the Damage.

23. Non Invalidation

This Policy shall not be invalidated by

- a. any act or omission or by any alteration unknown to or beyond the control of the Insured by which the risk of damage is increased, provided that the Insured shall give notice to the Insurer (and pay an additional premium if required) immediately after they become aware of such act, omission or alteration
- b. workmen on the Premises carrying out repairs, general maintenance work or minor structural or other alterations.

24. Protections

The Insured must

- a. ensure that all security protections in force at the Premises at the inception of this Policy or subsequently as stipulated by or agreed by the Insurer shall be in full operation securing the Premises whenever the Premises are closed for business or Unoccupied.
- b. remove all keys including duplicate keys relative to the security of the Business from the Premises except from any part of the Premises within which the Insured or an authorised keyholder resides when the Premises are closed for business or Unoccupied.

25. Fire Precautions

In respect of fire extinguishing appliances within the Premises the Insured must

- a. inspect the appliances in accordance with the manufacturer/installers instructions for the purpose of ascertaining that they are in all respects
- b. maintain during the currency of this Policy a maintenance contract providing for an annual inspection with an installer or supplier of approved equipment
- c. ensure that all fire break doors and shutters are kept closed except during working hours and are maintained in efficient working order and to remedy promptly any defect whether disclosed by such inspection(s) or otherwise.

26. Unoccupied Buildings

It is a condition precedent in respect of any Unoccupied Buildings that

- a. mains services shall be switched off and the water system drained unless
 - i electricity is needed to maintain any fire or intruder alarm system in operation
 - ii mains services are needed to maintain any sprinkler system(s) in full working order.

In these circumstances heating must be maintained at a minimum temperature of five (5) degrees centigrade.

- b. the Buildings shall be inspected thoroughly both internally and externally at least weekly by the Insured or employees of the Insured and

- i a record maintained of such inspections
- ii all defects in security and maintenance are rectified immediately
- c. accumulations of combustible materials shall be removed during inspection
- d. the Buildings shall comply with the security level requirements stated on the Schedule and be secured against unlawful entry including the setting of all security locking and other security mechanisms in operation

The Insurer shall also have the right to vary the terms or cancel cover where appropriate.

27. Waste Condition

The Insured must ensure that

- a. all combustible trade refuse shall be removed from the buildings at the end of each working day
- b. all waste or refuse outside the buildings is stored in
 - i non-combustible closed lidded containers or
 - ii waste containers kept at least ten (10) metres from any building or other property and removed from the Premises when the containers are full.

28. Cooking Warranty

Cooking appliances, filters and extraction system cleaning

It is hereby warranted that the following shall be implemented by the Insured:

- a. All extraction hoods, canopies, filters and grease traps must be cleaned at least every 14 days
- b. The entire internal length of all flues and extraction ducting, including extraction motors and fans, must be cleaned at least every 12 months by a specialist contractor
- c. All deep frying and cooking equipment to be installed, operated and maintained in accordance with the manufacturers' instructions
- d. All deep frying equipment to be fitted with a thermostat which prevents the temperature of fat or oil exceeding 205 degrees Centigrade (401 degrees Fahrenheit)

- e. All deep frying and cooking equipment, including flues and exhaust ducting, is fixed and not in contact with combustible materials
- f. Suitable fire extinguishers and/or blankets are kept close to the equipment and cooking areas and staff are trained to use them
- g. During deep frying and cooking operations no equipment is left unattended or unsupervised.

POLICY EXCLUSION

Applicable unless stated to the contrary under Exclusions in the Sections

This Policy does not cover

1. Territorial Limits

Damage, injury or liability arising out of any occurrence outside the Maltese Islands, except where stated to the contrary.

2. War

Loss, destruction, damage, death, injury or liability occasioned by, happening though or in consequence of war, invasion, act of foreign enemy, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection or military or usurped power.

3. Radioactive Contamination

Loss or destruction of or damage to any property whatsoever or any loss or expenses whatsoever resulting or arising therefrom or any consequential loss or any legal liability of whatsoever nature directly or indirectly caused by or contributed to by or arising from

- a. ionising radiations from or contamination by radioactivity from any nuclear fuel or from any nuclear waste or from the combustion of nuclear fuel
- b. the radioactive, toxic, explosive or hazardous or contaminating properties of any nuclear installation, reactor or other nuclear assembly or nuclear component thereof
- c. any weapon or other device utilizing radioactive material and/or matter and/or ionising radiation and/or atomic or nuclear fission and/or fusion or other like reaction
- d. the radioactive, toxic, explosive or other hazardous or contaminating properties of any radioactive matter

Exclusions a and b do not apply to Section 4 - Liabilities, Event 1 - Employers Liability other than in respect of

- i the liability of any principal
- ii liability assumed by the Insured under a contract or agreement which would not have attached in the absence of such contract or agreement.

Exclusions c and d do not apply to Section 4 - Liabilities, Event 1 - Employers Liability and Section 4 - Liabilities, Event 2 - Public Liability.

4. Sonic Bangs

Damage directly occasioned by pressure waves caused by aircraft and other aerial devices travelling at sonic or supersonic speeds.

5. Pollution or Contamination

Loss, destruction or damage caused by or resulting from pollution or contamination except such Damage to the Property Insured or, in applicable, loss resulting from damage to property used by the Insured at the Premises stated in the Complete Office Schedule for the purpose of the Business caused by

- a. pollution or contamination which itself results from fire, lightning, explosion, aircraft or other aerial devices or articles dropped therefrom, riot, civil commotion, strikers, locked out workers, persons taking part in labour disturbances, malicious persons other than thieves, earthquakes, storm, flood, bursting, overflowing discharging or leaking of water tanks apparatus or pipes, sprinkler leakage or impact by any road vehicle or animal, always provided that such peril is insured by this Policy.
- b. any of the perils listed in a above which itself results from pollution or contamination.

6. Changes in Water Table Level

Damage attributable solely to changes in the water table level.

7. Heat, Mechanical or Electrical Derangement

Damage to

- a. property occasioned by its undergoing any process involving the application of heat
- b. any electrical machine or apparatus occasioned by its own overrunning, excessive pressure, short circuiting, mechanical breakdown, failure, derangement or self-heating.

8. Destruction of Data

Loss resulting from erasure or distortion of information on computer systems or other records

- a. whilst mounted in or on any machine or data processing apparatus
- b. due to the presence of magnetic flux

unless caused by Damage to the machine or apparatus in which the records are mounted.

9. Excess

Any Excess

10. Computer Data Exclusion

Loss, destruction or damage or liability directly or indirectly caused by or consisting of or arising from the failure of any computer or other equipment or system for processing, storing or retrieving data, whether the property of the Insured or not, to achieve any or all of the purpose and consequential effects intended by the use of any number to denote a date including the failure

- a. correctly to recognise any date as its true calendar date
- b. to recognise, capture, save, retain, restore and/or correctly to manipulate, interpret, calculate or process any data or information as a result of the operation of any command which has been programmed into any computer software or firmware, being a command which causes the loss of data or the inability to recognise, capture, save, retain, restore or correctly to manipulate, interpret, calculate or process any data on or after any date

but the insurance shall not exclude any subsequent Damage which is not otherwise excluded.

11. Fungus, Mildew and mould Exclusion

- i a. any loss or damage consisting of or caused directly or indirectly, in whole or in part, by any 'Fungi' or 'Spores'.

Notwithstanding the foregoing, this exclusion will not apply if such loss, damage, claim, cost, expense or other sum related to insured property results directly from or is directly caused by fire, lightning, explosion, impact by aircraft, spacecraft or land vehicle, riot, vandalism or malicious acts, smoke, windstorm or hail leakage from fire protective equipment, earthquake, tsunami, flood, freeze or weight of snow and not otherwise excluded; and

- b. the cost of expense for testing, monitoring, evaluating or assessing of 'Fungi' or 'Spores' Losses arising from 'Fungi' or 'Spores' shall not in and of themselves constitute an event for the purpose of this Agreement.

'Fungi' includes, but is not limited to, any form or type of mould, yeast, mushroom or mildew whether or not allergenic, pathogenic or toxigenic, and any substance, vapour or gas produced by, emitted from or arising therefrom or from any 'Fungi' or 'Spores' including resultant mycotoxins, allergens, or pathogens.

'Spores' includes, but is not limited to one or more reproductive particles or microscopic fragments produced by, emitted from or arising out of any 'fungi'.

- ii a. any liability, loss, cost or expense arising out of, resulting from, caused by, contributed to, or in any way related to the existence, inhalation or exposure to any 'fungus/fungi' and/or 'spores', or
- b. any cost or expenses associated in any way, or arising out of the abatement, mitigation, remediation, containment, detoxification, neutralisation: on, monitoring, removal, disposal, or any obligation to investigate or assess the presence or effects of any 'fungus/fungi' and/or 'spores': or
- c. any obligation to share with or repay any person, organisation or entity, related in any way to items 1 and 2 above, regardless of any other cause, event, material, product and/or building component that contributed concurrently or in any sequence to the injury or damage.

For purposes of this exclusion, the following definitions apply:

'Fungus/fungi' includes but is not limited to, any form or type of mould, mildew, mushroom, yeast or biocontaminant.

'Spore(s)' includes, but is not limited to, any substance produced by, emanating from or arising out of any 'fungus/fungi'.

For purposes of this exclusion, the following definitions apply:

'Fungus/fungi' includes but is not limited to, any form or type of mould, mildew, mushroom, yeast or biocontaminant.

'Spore(s)' includes, but is not limited to, any substance produced by, emanating from or arising out of any 'fungus/fungi'.

12. Electromagnetic Fields ('EMF') Exclusion

Any liability, loss, cost or expense directly or indirectly arising out of, resulting from, caused or contributed to by exposure to magnetic electric or electromagnetic fields or radiation however caused or generated

This exclusion applies regardless of any other contributing or aggravating cause or event that contributes concurrently or in any sequence to the loss, damage, cost or expense.

13. Genetically Modified Organisms ('GMOs') Exclusion

Any liability, loss, cost or expense directly or indirectly arising out of, resulting from, caused by, or contributed to by Genetically Modified Organisms ('GMOs')

For purposes of this exclusion the term Genetically Modified Organisms ('GMOs') shall mean and include:

- i organisms or micro-organisms or cells, or the organisms or micro-organisms, cells or cell organelles, from which they have been derived, which have been subject to a genetic engineering process which resulted in their genetic change
- ii every biological or molecular unit with self replication potential, or biological or molecular unit with self replication potential from which they have been derived, which has been subject to a genetic engineering process which resulted in its genetic change.

14. Asbestos Exclusion

Liability from Asbestos, in accordance with the following Asbestos Exclusion Clause:

Liability arising out of mining, processing, manufacturing, distributing and/or storage of pure asbestos and/or products made entirely or mainly of asbestos, or out of the use of products made entirely or mainly of asbestos

15. Cyber Exclusion

1. This policy excludes all loss, damage, liability, claim cost or expense of whatsoever nature directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with:
 - 1.1 any loss of, alteration of, or damage to or a reduction in the functionality, availability or operation of a Computer System

- 1.2 any loss of use, reduction in functionality, repair, replacement, restoration or reproduction of any Data, including any amount pertaining to the value of such Data.
2. Any other Cyber Loss regardless of any other cause or event contributing concurrently shall not be recoverable and nor shall any amount pertaining to the value of such Data, be recoverable or be considered as physical loss or damage for the purposes of this exclusion.

DEFINITIONS

Cyber Loss means any loss, damage, liability, claim, cost or expense of whatsoever nature directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any Cyber Act or Cyber Incident including, but not limited to, any action taken in controlling, preventing, suppressing or remediating any Cyber Act or Cyber Incident.

Computer System means any computer, hardware, software, communications system, electronic device (including, but not limited to, smart phone, laptop, tablet, wearable device), server, cloud or microcontroller including any similar system or any configuration of the aforementioned and including any associated input, output, data storage device, networking equipment or back up facility.

Data means information, facts, concepts, code or any other information of any kind that is recorded or transmitted in a form to be used, accessed, processed, transmitted or stored by a Computer System.

16. Terrorism

Notwithstanding any provision to the contrary within this insurance or any Endorsement thereto, it is agreed that this insurance excludes liability for loss, injury, damage, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any act of terrorism regardless of any other cause or event contributing concurrently or in any other sequence to the loss.

For the purpose of this Endorsement, an act of terrorism means an act, including but not limited to the use of force or violence and/or the threat thereof, of any person or group(s) of persons, whether acting alone or on behalf of or in connection with any organisation(s) or government(s), committed for political, religious, ideological or similar purposes including the intention to influence any government and/or to put the public, or any section of the public, in fear.

This Endorsement also excludes loss, injury, damage, cost or expense of whatsoever nature

17. Communicable Disease Exclusion

1. This policy excludes all actual or alleged loss of any kind, liability, damage, compensation, injury, sickness, disease, death, medical payment, defence cost, cost, expense, loss of value, loss of use, or any other amount, directly or indirectly and regardless of any other cause contributing concurrently or in any sequence, originating from, caused by, arising out of, contributed to by, resulting from, or otherwise in connection with a Communicable Disease or the fear or threat (whether actual or perceived) of a Communicable Disease or any action taken in controlling, preventing, suppressing or in any way relating to any outbreak of a Communicable Disease.
2. For the purposes of this exclusion, loss, liability, damage, compensation, injury, sickness, disease, death, medical payment, defence cost, cost, expense, loss of value, loss of use, or any other amount, includes, but is not limited to, any cost to contain, suppress, clean-up, detoxify, disinfect, decontaminate, remove, repair, replace, recall, inspect, assess, monitor or test:
 - 2.1 for a Communicable Disease; or
 - 2.2 any property insured hereunder that is affected or is feared to have been affected by such Communicable Disease.
3. As used herein, a Communicable Disease means any disease which can be transmitted by means of any substance or agent from any organism to another organism where:
 - 3.1. the substance or agent includes, but is not limited to, a virus, bacterium, parasite or other organism or any variation thereof, whether deemed living or not, and
 - 3.2. the method of transmission, whether direct or indirect, includes but is not limited to, airborne transmission, bodily fluid transmission, transmission from or to any surface or object, solid, liquid or gas or between organisms, and
 - 3.3. the disease, substance or agent can cause or threaten bodily injury, illness, emotional distress, damage to human health, human welfare or property damage, and
 - 3.4 the disease, substance or agent can cause or threaten damage to, deterioration of, loss of value of, marketability of, denial of access to, or loss or use of property insured hereunder.
 - 3.5 be it any epidemic or pandemic disease declared by the World Health Organisation or any other competent authority as a public health emergency of international concern.

This exclusion shall prevail and shall override anything contained in the Policy inconsistent herewith and will apply regardless of any otherwise covered cause, event or peril contributing concurrently or in any other sequence to the loss.



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