



Chubb Arabia Cooperative Insurance Company
King Faisal Bin Abdul-Aziz Road
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Kingdom of Saudi Arabia

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PROPERTY ALL RISKS & BUSINESS INTERRUPTION **INSURANCE QUOTATION**

Reference: TBD

ACE has changed its name to Chubb following its strategic shareholder "Chubb" a global insurance leader.

Chubb Arabia Cooperative Insurance Company registered number 2051043431 registered in Kingdom of Saudi Arabia with registered office at King Faisal bin Abdulaziz Road, P.O. Box 2685, Khobar 31952. Regulated by Saudi Arabian Monetary Agency. Full details can be found online at www.ace-arabia.com

Insured: M/s. Mediclinic Al Murjan Hospital &/or Al Murjan Medical Centre Co. &/or Al Murjan Group &/or Mediclinic (as operators) Associated &/or affiliated Companies for their respective rights and interests

Location: King Abdul Aziz Road in the northern part of Jeddah, KSA

Occupancy: Hospital

Geographical Limits: Kingdom of Saudi Arabia

Period: 12 months from date to be advised

Sum Insured:	Material Damage	SR. 914,652,306/-
	Business Interruption	SR 650,000,000/- 12 Month Indemnity Period
	TSI	SR 1,564,652,306/-

Deductible As scale attached

Conditions:

- Property All Risks, as per Chubb Arabia ABI Wordings and endorsements
- Automatic reinstatement of the sum insured at pro-rata additional premium
- Capital Additions Clause – Limit 10% of sum insured max. SR. 10,000,000/- and declaration with 30 days along with additional pro-rata premium
- Automatic Increase clause Limit 10% of sum insured max. SR. 10,000,000/- and declaration with 30 days along with additional pro-rata premium
- Replacement, Reinstatement Clause
- 85% Average Clause (not applicable for BI)
- Electrical Clause II
- Property under Care, Custody and Control – Limit up to SR 2,500,000/- any one occurrence & SR. 5,000,000/- in AGG (Excluding money, jewellery and valuable items) as declared within TSI
- Burglary Burglary/Theft Subject to violent and forcible entry and/or exist into the premises.
- Sprinkler leakage clause
- Smoke Damage clause as per and not wider than policy wording
- Deterioration of stocks – following an insured perils and as per and not wider than policy wording.
- Including Impact by any vehicles/mobile equipment – Limit up to SR. 500,000/- in AGG
- Including loss or damage due to boiler explosion/implosion and as per and not wider than policy wording.
- Including Riots, Strikes, Civil Commotion, malicious Damage & vandalism – Limit 25% of location sum insured max. SR. 10,000,000/- AOD & in AGG subject always to political risk exclusion clause.
- Including Accidental loss or damage to glass, electronic installations computers and data processing equipment, as per and not wider than policy wording and provided declared within TSI
- Including property in the open not designed &/or designed to be in the open such as car park ports, communication dishes, advertising boards and neon's, and the like as per and not wider than policy wording and as declared within TSI
- Including properties lying in containers within the insured premises with limit up to max. SR. 250,000/- FLEXA only
- Services Clause as declared within TSI, as per and not wider than policy wording and within premises only

- Alteration & Use Clause – Limit 5% of claim amount max. SR. 500,000/- AOD & in AGG
- Improvement & betterment clause – as declared within TSI
- Plant, Machinery, and equipment deemed to include every item of every description for the purpose of the business – as per and not wider than policy wording provided declared within TSI
- Designation of property clause
- Coverage to remain in force even if the property insured be removed between departments &/or buildings &/or place other than that in which it is stated herein to be insured as per Temporary Removal within limit up to 10% of sum insured max. SR. 1,000,000/- AOD & in AGG within KSA (other than building & stock)
- Minor Works Clause SR 2,000,000/- AOD & in AGG
- Inland transit Clause limited up to SR 250,000/- AOD and in AGG following by fire and incidental within insured premises
- Landlords' liability Clause Limit up SR 5,000,000/- any one loss & in AGG against material damage and following FLEXA Perils only and to be part of TSI
- Neighbours liability clause Limit up SR 5,000,000/- any one loss & in AGG against material damage and following FLEXA Perils only and to be part of TSI
- All other contents including guests/patients/staff personal effects & belongings limited to SR 10,000 any one person as a result of an insured peril (excluding money, jewelries and valuables)
- Miscellaneous Property Clause as declared within TSI, as per and not wider than policy wording and within premises only
- Loss Payee Clause (to be prior declared and agreed)
- Waiver of subrogation against named insured
- Public Authority Clause – Limited up to SR 1,000,000/- AOD and in AGG
- Non-Invalidation Clause
- No Control Clause
- Breach of Warranty clause (Unintentionally only)
- Workmen's (Maintenance) Clause – Limit up to SR. 2,500,000/- in AGG excluding hot works
- Error & Omission Clause – Limit up to 5% of claim amount max. 1,000,000/- AOD & in AGG
- Expediting Expenses Limit up to 10% of claim amount maximum SR 1,000,000/- any one occurrence & SR. 3,000,000/- in AGG
- Removal of Debris Limit up to 10% of claim amount maximum SR 5,000,000 any one occurrence & in AGG
- Demolition & increased cost of construction – limit up to 5% of claim a mount max. SR 5,000,000 any one occurrence & in AGG
- Professional Accountants &/or Auditors Fees Limit up to 5% of claim amount max. SR 500,000 any one occurrence & in AGG
- Fire department charges &/or fire extinguishers expenses – Limit up to 5% claim amount SR 500,000 any one occurrence & in AGG
- Immediate removal of property in imminent danger – Limit 5% of claim amount max. SR. 250,000/- AOD & in AGG
- Immediate repairs and construction – Limit 5% of claim amount max. SR. 250,000/- AOD & in AGG
- Minimization of losses Clause - Limit up to 5% of claim amount max. SR. 250,000/- AOD & in AGG
- Claims preparation Clause up to 5% of claim amount maximum SR. 500,000 any one occurrence & in AGG
- The insured and the insurer have the choice to select a Insurance Authority (SAMA) licensed loss adjuster
- 30% Payment on account Clause based on the loss adjuster's recommendations and mutual agreement along with no outstanding premium.
- Claims notification as soon as practical but not later than 14 days.

Exclusions:

- Excluding business interruption/ Consequential loss
- Seepage, Pollution & Contamination Exclusion Clause other than fire & explosion

- Institute Radioactive Contamination, Chemical, Biological, Bio-chemical and Electromagnetic Weapon's Exclusion Clause CL 370.
- Nuclear Energy Risks Exclusion Clause
- Asbestos Exclusion Clause.
- Sanction Limitation and Exclusion Clause.
- Transmission and distribution Lines Exclusion Clause.
- Underground Water table Exclusion Clause.
- Political Risks Exclusion Clause.
- War and Civil War Exclusion Clause.
- IT Clarification Agreement Clause.
- Electronic Data Endorsement B
- Mold and Fungi Endorsement.
- Sabotage, War and Terrorism Exclusion Endorsement.
- Excluding stock not related to insured activity
- Excluding Property in the course of construction, erection, installation and property being worked upon and excluding any losses arising out of construction / erection / maintenance / fit-out works
- Excluding Third party liability whatsoever
- Excluding Hazardous Goods
- Excluding claims to plant fertilizers and other chemicals
- Cyber Attack Exclusion Clause IUA 09-081 17.05.2019
- Infectious / Contagious Disease Exclusion : (non-marine)
- Excluding stock not related to insured activity
- Excluding machinery/electrical breakdown and or loss of profit following machinery breakdown and/or boiler explosion
- Excluding silent / non-operational risks absolutely
- Excluding all loss or damage due to water ingress through the roofs, wall openings and/or emanating from the defects in construction whatsoever .
- Seepage, pollution & contamination exclusion clause NMA 1686
- War and Cyber Operation Exclusion LMA 5564(A)
- Russia - Ukraine Exclusions Clause LMA 5583(A)
- Excluding any consequential or business interruption loss to the insured property which is not the direct consequence of an insured sudden and accidental direct physical damage.
- Excluding loss arising from contractor's/subcontractor's maintenance obligation (covered under CAR maintenance cover).

Warranties:

- Hot works Warranty
- Stillage Warranty – 15 cm
- House Keeping Warranty
- Fire Extinguishing Appliances Warranty – All firefighting equipment must be tested, commissioned, operational and fully energized.
- Sprinklers Maintenance Warranty
- Warranted "No Smoking" signs at prohibited places and compliance thereof.
- Warranted CCTV is installed and operational for all locations as per relevant authority guidance through policy period
- Warranted strict adherence of local/police/Civil Defense authorities for all safety measures to be in place during currency of policy notably safety against Fire and Theft
- Premium Payment Warranty 100% at inception
- Civil Defense Certificate clause

Claims History: Clean/Nil loss experience for the last 01 year being first year of operation

Rate: @ 0.35‰ per mille

Premium Subject to VAT, as applicable

Payment

Terms: Premium Payment Warranty (At inception 100%)

Subjectivities:

Please note that this indication is subject to the receipt, review and acceptance of additional information requested as follows.
In order to complete the underwriting process, we require that you send us the additional information requested as per below:

- Chubb Risk Engineer to conduct the survey and fulfilment of recommendations within stipulated time period of the key risk locations.
- No deterioration of loss record till inception of cover & no material changes in risk
- Subject to receipt of IA/SAMA circular 73 additional information as attached
- Subject to KYC/AML clearance and submitting related documents
- No cover given unless confirmed by Chubb Arabia

Validity – 14 days

On October 07, 2024 in Head Office

Additional Information

A. Property Insurance:

- i. Completed & Signed proposal forms
- ii. Risk details including the following:
 1. Nature of construction
 2. Number of stories in each building
 3. Details of the horizontal breaks
 4. Age of the building
 5. Type of occupancy of each building
 6. Breakdown of the sum insured showing major components of the property, plant & machinery, fixture & fittings and any other contents and business interruption
 7. Civil Defense License
 8. Building Certificates for all buildings in the municipality
 9. Full GPS coordinates for all buildings to be insured
 10. Fire diagram
 11. Status of prior risk improvement recommendations
 12. Soft copies of upto date digital photographs for all properties showing the following,
 - a. Exterior of the buildings
 - b. Fire Fighting Equipment
 - c. Water supplies in tanks (where sprinkler system is in place)
- iii. 5 years Claims experience from the previous insurer (at a minimum 3 years claims experience must be obtained from prior insurers and the 2 prior years must be provided by corporate clients on letter headed paper)
- iv. The claims experience should include:
 1. Claims amounts
 2. Claim payments made to date (gross of any deductible)
 3. Outstanding claim reserves (gross of any deductible)
 4. Date of loss
 5. Type of loss
 6. Brief description of the cause of loss
 7. Precautionary and preventive measures that have been put in place to avoid similar claims in future
 8. Loss adjustors report for all claims in excess of SR 5 million (gross of any deductibles)
- v. Professional valuation report to be provided for any risk exceeding the sum insured of SR. 40M
- vi. Certificate from certified sprinkler contractors to be provided

B. Business Interruption (BI) Insurance

- i. Detailed BI calculations and basis
- ii. Business contingency plan for BI Sum Insureds exceeding SR 20m
- iii. Itemized definition of the insurance gross profit
- iv. Named list of all major suppliers and customers in respect of contingent BI covers (if applicable)

- v. Last 3 years audited financial statements or management accounts where audited statements are not available

C. Deductibles

- i. For properties **up to sum insured SR 40m**
 - 1. Material Damage – 5% of claims amount minimum SR 50,000/-
 - 2. Business Interruption/Loss of Rent – 7 days
 - 3. Natural Catastrophe Risks (including Earthquake & Flood) – 5% of claims amount minimum SR 50,000/-
- ii. For properties sum insured **above SR 40m up to SR 100m**
 - 1. Material Damage – 5% of claims amount minimum SR 100,000/-
 - 2. Business Interruption/Loss of Rent – 10 days
 - 3. Natural Catastrophe Risks (including Earthquake & Flood) – 5% of claims amount minimum SR 250,000/-
- iii. For properties sum insured **above SR 100m up to SR 500m**
 - 1. Material Damage – 5% of claims amount minimum SR 500,000/-
 - 2. Business Interruption/Loss of Rent – 14 days
 - 3. Natural Catastrophe Risks (including Earthquake & Flood) – 5% of claims amount minimum SR 1,000,000/-
- iv. For properties sum insured **above SR 500m**
 - 1. Material Damage – 5% of claims amount minimum SR 1,000,000/-
 - 2. Business Interruption/Loss of Rent – 21 days.
 - 3. Natural Catastrophe Risks (including Earthquake & Flood) – 5% of claims amount minimum SR 1,500,000