

Quotation

Date: 07/10/2024

Type	Property All Risk Including Business Interruption
Form	As Per LM7 Standard Policy Wording
Broker	Authorized Policy Insurance Broker.
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
Occupation	Hospital
Period	12 Months from TBA
Interest	All real and personal property owned and/or leased and/or occupied by the named Insured including but not limited to buildings, structures, pavements, stands, sheds, boards, stocks, machinery and equipment. Including furniture, fixtures and fittings and all that is the interest of the Insured to include in this policy as property owned, leased and/or in their care, custody and control. As more fully described hereunder.
Sum Insured	<p>Material Damage: SR 914,652,306 (Breakdown as per attached) Business Interruption: SR 650,000,000 (Revenues) Total: SR. 1,564,652,306</p> <p>Indemnity period: 12 months.</p>
Conditions	<ul style="list-style-type: none"> ▪ Business interruption specification: Gross revenue basis. ▪ Automatic reinstatement of the sum insured at additional premium ▪ 10% Capital Additions Clause – To be notified within 15 days. ▪ Replacement, Reinstatement Clause ▪ Average Clause – NMA 348 ▪ Electrical Clause II ▪ Property under Care, Custody and Control up to SR 2,500,000 any one occurrence & in aggregate. ▪ Burglary Clause – Limited to SR. 5,000,000 in aggregate and subject to violence/forcible entry and/or exit. ▪ Sprinkler leakage clause. ▪ Smoke Damage clause. ▪ Including Impact by any vehicles/mobile equipment.

- Including loss or damage due to boiler explosion/implosion and to the surrounding properties with deductible.
- Including Riots, Strikes, Civil Commotion & malicious Damage – Limited to 25% of the location sum insured.
- Including Accidental loss or damage to glass, electronic installations computers and data processing equipment.
- Property in the open is covered against fire & lightning only.
- Including properties lying in containers within the insured premises – Provided it as part of the sum insured.
- Underground Services Clause up to SR 500,000 any one occurrence & in aggregate.
- Alteration & Use Clause – Limited to SR. 500,000 in aggregate.
- Improvement & betterment clause - Limited to SR. 500,000 in aggregate.
- Plant, Machinery, and equipment deemed to include every item of every description for the purpose of the business – Provided it/them as part of the sum insured.
- Designation of property clause
- Minor Works Clause – Limited to SAR. 500,000 in aggregate – Wording as below:
 - It is hereby agreed and declared that, notwithstanding anything to the contrary in this policy or in any of its conditions, this policy is extended to include minor alterations and/ or construction and/ or re-construction and/ or additions and/ or maintenance and/ or modifications and/ or work upto the amount as per policy schedule carried out on any of the property insured under this policy against insured perils. Notwithstanding other terms and conditions herein, this extension to the policy shall only pay in excess of more specific insurance if any, arranged in respect of minor works. This extension does not cover any loss or damage to property which, at the time of the happening of such loss or damage, is insured , but for the existence of this policy, by any project insurance policy or policies.
 - For the purpose of this clause Minor works is supposed to be any above mentioned works undertaken by a Professional independent contracting company appointed by Insured not by insured's own employees / in-house staff and for which Contractual agreement between insured and contracting company should require separate insurance policy to be in place to cover any liability arising out of such works.
- Clause no. 569 - inland transit – Limited to SAR. 500,000 in aggregate – Wording as below:
 - It is agreed and understood that otherwise subject to the terms, exclusions, provisions and conditions contained in the Policy or endorsed thereon this insurance shall be extended to cover loss of or damage to the insured items by an Insured Peril whilst in transit, excluding loading and unloading and any intermediate storage enroute to or from the Premises Insured, anywhere in the Kingdom of Saudi Arabia. Insured item shall mean the plant & machinery already installed in the insured premises being shifted

for the purpose of repairing/ relocation, following accident (as per FA/ LM7) to & from the insured's establishment.

- Landlords' liability SR 1,500,000 any one loss & in aggregate. (Fire legal liability limited to physical damage only)
- Neighbors liability clause up to SR 1,500,000 any one occurrence & in aggregate. (Fire legal liability limited to physical damage only)
- 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.
- Miscellaneous Property Clause – Limited to SR. 250,000 in aggregate.
- Loss Payee Clause
- Waiver of subrogation against named insured
- Public Authority Clause – Limited to SR. 1,000,000 in aggregate.
- Non-Invalidation Clause
- No Control Clause
- Breach of Warranty clause (Unintentional breach)
- Workmen's Clause – Limited to SR. 500,000 in aggregate.
- Error & Omission Clause – Limited to SR. 500,000 in aggregate.
- Innocent non-disclosure
- Expediting Expenses up to 10% of claim subject to maximum SR 1,000,000 any one occurrence & in aggregate.
- Removal of Debris up to SR 5,000,000 any one occurrence & in aggregate.
- Professional Accountants &/or Auditors fees up to SR 375,000 any one occurrence & in aggregate.
- Clause no.: 533 - cost of demolition and clearing and erection of hoarding – Limited to SAR. 5,000,000 in aggregate – Wording as below:
 - The insurance by this Policy extends to include costs, necessarily incurred by the Insured, in respect of the demolition of Buildings and Machinery and / or removal of debris from the site and in providing erecting and maintaining any street or pavement hoarding required during demolition, site clearing and/or building operations following destruction of or damage to the property insured by Fire or any other Perils hereby insured against provided that the total amount recoverable under any item of the Policy shall not exceed the sum insured thereby.
- Professional Accountants &/or Auditors Fees up to SR 500,000 any one occurrence & in aggregate.
- Fire department charges &/or fire extinguishers expenses up to SR 500,000 any one occurrence & in aggregate.
- The Civil Defense Certificate validity will only apply to Fire claims, and The Civil Defense Certificate validity has no relevance to any other perils.
- Immediate repairs and construction – Limited to SR. 500,000 min aggregate.
- Minimization of losses limit SR 250,000 in aggregate.
- Claims preparation Clause up to 5% of claim and subject to maximum of SR 500,000 any one occurrence & in aggregate.

- The insured and the insurer have the choice to select an Insurance Authority (SAMA) licensed loss adjuster
- 30% Payment on account Clause based on the loss adjuster's recommendations
- Claims notification as soon as practical.
- The total liability of the company in anyone event or in the aggregate during the period of insurance, inclusive of additional extensions and limits shall not exceed the total sum insured stated in the policy schedule per location.

Warranties

- (W16) Bookkeeping warrantee
- (W22) Hazardous good warranty
- (W28) warranted no workshop operations on insured premises
- (W70) 24 Hours Security Guard Warranty
- Warranted Adequate Firefighting and Safety Appliances Including Sprinklers, Smoke Detector, Fire Extinguishers & Water Pumps Are Installed At the Premises and Are Tested & Maintained In Good Working Condition At All Time
- (W19) Housekeeping Warranty
- (W20) Sprinkler Maintenance Warranty
- (W7) Fire extinguishing appliances warranty
- (W6) Hot work warranty
- (W5) No smoking warranty .
- (W2) Waste warranty
- (W27) Warranted that cover against storm, tempest and flood is subject to the stocks/goods being stored on pallets or racks at least 6 inches above the ground and not directly on the floor.
- Warranted that CCTV devices are adequately installed & functional 24/7

Exclusions

- Industries Seepage, Pollution and Contamination
- Nuclear Risks Exclusion - NMA 1975A
- Sabotage and terrorism
- Property cyber data exclusion LMA 5401
- Clarification clause
- Property in course of construction, erection, installation and property being worked upon.
- Testing and commissioning
- Political risk exclusion
- Institute radioactive contamination, chemical, biological, biochemical and electromagnetic weapons exclusion clause CL 370
- War & Terrorism Exclusion NMA 2918
- Microorganism Exclusion
- Transmission & Distribution Lines Exclusion
- Sanctions Clause: LMA 3100
- Losses arising out of construction/Erection

	<ul style="list-style-type: none"> ▪ Excluding all loss or damage due to water ingress through the roofs, wall openings and/or emanating from the defects in construction. ▪ Quarantine/closure cover exclusion ▪ Excluding Contingent Business interruption ▪ Excluding Business Interruption Claims following Operation of SRCC Perils ▪ Excluding Third Party liability/Product liability ▪ Communicable Disease Exclusion: LMA5394 ▪ Excluding machinery breakdown, machinery breakdown loss of profit and TPL/PL other than given on the policy . ▪ CBI extensions (If any) to be followed by Physical Damage only . ▪ 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 any loss or damage and related costs and expenses directly or indirectly occasioned by, arising of, happening through or in consequence of infectious diseases or notifiable diseases or communicable diseases or pandemic or epidemic diseases or infection property. Infectious property includes also any condition of property due to the actual presence of any foreign substance, impurity, pollutant, hazardous material, poison, toxin, pathogen or athogenic organism, bacteria, virus, disease causing or illness causing agent.
Subjectivities	<ul style="list-style-type: none"> ▪ Survey to be conducted before inception of cover or during the policy period and Tawuniya reserves its right to withdraw terms in case if risk is not up to Tawuniya's satisfaction. ▪ Compliance of RIMs (Risk Improvement Measurements) within the stipulated time (if any) ▪ Availability of valid civil defense certificate for each location throughout the policy period as per IA regulation ▪ No Deterioration of Loss History Till Date Of Binding Cover Or Inception Date Whichever Is Later. ▪ Availability of business contingency plan throughout the policy period as per SAMA regulation. ▪ No material changes in risk details ▪ Firm order to be receive at least before 7 days of inception ▪ Validity of quote - 30 days ▪ No cover given unless confirmed in writing by Tawuniya.
Deductibles (each and every loss)	As Per SAMA/IA minimum deductibles
Rate	0.38‰ (Per Mille)

Premium SR. 594,567.87
+ SR. 25 Policy fee
+ 89,188.93 (15% VAT).

Gross premium: SR.683,781.81

Premium terms As Per Tawuniya Credit Policy.



Signed for and on behalf of Tawuniya

Insured Figures - 2024 - 2025

S/N	LOCATION	<i>Buildings including Fixtures & Fittings</i> المبني بما في ذلك التركيبات والتجهيزات	<i>Furniture, Fixtures & Fittings</i> الآثاث ، التركيبات والتجهيزات	<i>Plant, Machinery & Equipment and other contents (excluding stock)</i> الأجهزة والآلات والمحتويات الأخرى (إعداً المخزون)	<i>Computers & Office Equipment</i> الكمبيوترات والمعدات المكتبية	<i>Stock and Material in Trade</i> المخزون من البضائع والمواد بعرض البيع	<i>Vehicles</i>	<i>Totals</i>
1	Al Murjan Hospital in Jeddah	636,996,797.72	-	64,528,659.00	18,803,241.87	-		720,328,698.59
2	Medical Equipment	-	-	128,000,000.00	-	-		128,000,000.00
4	Warehouse Buidling	1,500,000.00	-	-	-	-		1,500,000.00
5	Furniture	-	9,878,607.69	-	-	-		9,878,607.69
6	Fixtures & Fittings	-	4,255,000.00	-	-	-		4,255,000.00
7	Shelving	-	191,000.00	-	-	-		191,000.00
8	Generators	-	499,000.00	-	-	-		499,000.00
11	Stocks	-	-	-	-	50,000,000.00		50,000,000.00
Total		638,496,797.72	14,823,607.69	192,528,659.00	18,803,241.87	50,000,000.00		914,652,306.28