

CERTIFICATE

TYPE: ALL RISKS OF DIRECT PHYSICAL LOSS OR DAMAGE AND BUSINESS INTERRUPTION RESULTING THEREFROM INSURANCE

INSURED: The Sands Limited/ The Sands Resort Limited. The Proprietors Strata Plan No.25, Safeguard Properties Limited, Oceanside Marketing Limited/ Owners of Individual Condominium Apartments

INSURED ADDRESS: Grace Bay, Providenciales, Turks and Caicos

PERIOD: From: 31 January 2025 at 00:01 Local Standard Time at the address of the Insured
To: 31 January 2026 at 00:01 Local Standard Time at the address of the Insured

INTEREST: Real and personal property of every kind and description belonging to or used by the Original Insured or in their care, custody or control or for which they can be held legally liable including Consequential Loss/ Business Interruption and as defined in the policy

LIMITS OF LIABILITY (100%): The Sands Strata Buildings 1, 2, 4, 5, 6 and External Works
USD 29,867,000.00 Combined Single Limit Each and Every Occurrence
In excess of original Policy Deductibles

DEDUCTIBLES: Natural Catastrophe Perils (namely: Hurricane, Windstorm, Earthquake and Flood): 5% of the Total Sum Insured per Item or unit as listed in the Schedule of Values each and every occurrence.
All Other Perils: USD 2,500 each and every occurrence.

INDEMNITY PERIOD: 12 Months

EXCLUSIONS: As per policy wording

SITUATION: Turks and Caicos and as further defined in the Policy(ies)

CONDITIONS: As per Commercial Policy Wording 2022 and Business Interruption, attached.

CHOICE OF LAW AND JURISDICTION: This Insurance shall be governed by and construed in accordance with the law of Turks and Caicos and each party agrees to submit to the exclusive jurisdiction of the Courts of Turks and Caicos

ANNUAL INSURANCE PREMIUM: The Sands Strata Buildings 1, 2, 4, 5, 6 and External Works
USD 343,470.50 (100%) per annum (and pro rata for period)

TAXES PAYABLE BY INSURED AND ADMINISTERED BY INSURER(S): 2.50% Insurance Premium Sales Tax

INFORMATION: Hartling Group is a preeminent real estate sales and development firm specializing in luxury Caribbean condominiums and villas.

The Assured's business includes Resorts.

Total Values at Risk:

Item	Values at Risk
Strata Building 1	4,834,000.00
Strata Building 2	4,494,000.00
Strata Building 4	6,988,000.00
Strata Building 5	4,505,000.00
Strata Building 6	4,473,000.00
External Works	4,573,000.00
	29,867,000.00

SECURITY: (Re)insurer's liability several not joint per LMA3333 21 June 2007

ORDER HEREON: 100% of 100%

WRITTEN LINE **Insurer**
100.00% Island Heritage Insurance Co. Ltd.

Signature/Stamp


Policy Number
HBAR00056