

# 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 Building 3  
USD 17,419,900.00 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

**SUBJECTIVITIES:** None, unless specifically included herein (or endorsed thereafter)

**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 Building 3  
USD 200,328.85 (100%) per annum (and pro rata for period)

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

