

CERTIFICATE

TYPE:	ALL RISKS OF DIRECT PHYSICAL LOSS OR DAMAGE AND BUSINESS INTERRUPTION RESULTING THEREFROM INSURANCE
INSURED:	The Palms Holdings Limited. The Palms Resort Limited, The Proprietors of Strata Plan No. 50 (Strata Association) Tipperary T&C Management formerly known as Regent T&C Management Limited, Millennium Estates Limited, Village lot No. 24 Limited and the owners of Individual Condominium Apartments for their respective rights and interests. 24 Limited and the owners of Individual Condominium Apartments for their respective rights and interests
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%):	Strata Buildings A, C and E USD 57,032,622.00 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.
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:	Strata Buildings A, C and E USD 655,875.15 (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.

Total Values at Risk:

Item	Buildings	Business Income/ Extra Expense/Rental Value (Blanket)	Total Values at Risk (USD)
Strata Building A	18,188,000.00	2,800,622.00	20,988,622.00
Strata Building C	17,856,000.00		17,856,000.00
Strata Building E	18,188,000.00		18,188,000.00
	54,232,000.00	2,800,622.00	57,032,622.00

SECURITY:

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

ORDER HEREON:

100% of 100%

WRITTEN LINE**Insurer****Signature/Stamp****Policy Number**

60.61%

Island Heritage Insurance Co. Ltd.



HBAR00060

39.39%

CG United Insurance Ltd



100.00%