

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 B, D and External Works
USD 27,020,000 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: Strata Buildings B, D and External Works
USD 310,730.00 (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	Professional Fees / Demolition / Debris Removal	Ext. Works / Hardscaping	Machinery / Plant & Equipment	Total Values at Risk (USD)
Strata Building B	8,318,000.00				8,318,000.00
Strata Building D	8,318,000.00				8,318,000.00
External Works	2,126,000.00	3,175,000.00	3,750,000.00	1,333,000.00	10,384,000.00
	18,762,000.00	3,175,000.00	3,750,000.00	1,333,000.00	27,020,000.00

Note: Business Income/Extra Expense/Rental Value (Blanket) values declared under Strata Buildings A,C & E Certificate

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
100.00%	Island Heritage Insurance Co. Ltd.		HBAR00059