Material Damage and Business Interruption

POLICY SCHEDULE

Reference	RPRML – MDBI – 2024
The Reinsured	Real Property Risk Management Ltd
The Original Insured	The Woolstore Seven Ltd and any associated and subsidiary and affiliated companies, more than half the nominal value of whose equity share capital is owned by the named Original Insured either directly or through other subsidiaries; and any entity over which the Original Insured exercises management control including any new entity now or hereafter formed or acquired; and any Body Corporate of any property which the Original Insured and/or any associated, subsidiary and affiliated companies have had an interest during the period of insurance; and more specifically described and/or added on the Schedule of Values/Risks ***as agreed by underwriters.***
Period of Insurance	From 4:00pm Local Standard Time on 1 September 2024 To 4:00pm Local Standard Time on 1 September 2025 Or any other period for which the Company and the insured agree to renew the policy.
Interested Parties:	With respect to property insured under the entity ***as agreed by underwriters and any entity to be*** noted as a first mortgagee, and that in the event of loss, the Sum Insured is payable to the first mortgagee to the extent required to pay the first mortgagee with the balance being paid to insured ***agreed by underwriters***.
Scope of Cover	**Section 1:** Accidental physical loss or damage to Property **Section 2:** Interruption to or interference with Business, as a result of loss or damage, as insured under Section 1.
Insured Property (Section 1)	Tangible property of every description not expressly excluded, the Insured's own or held by the Insured jointly or in trust or on commission and for which the Insured is responsible, all while at the specified Location.
Location (Section 1)	8 Burnham Road , Petone Wellington
Business (Section2)	All business of whatsoever kind conducted by the Insured, including but not limited to property investment, landlords, property managers, owners, developers, contractors and tenants.
Premises (Section 2)	All premises owned or occupied by the Insured and all other places where Insured Property is used or to be used for the purpose of the Business, anywhere in New Zealand.

Indemnity Period (Section 2)	The period, during which the results of the Business are affected in consequence of the Damage, beginning with the occurrence of the Damage and ending not more than 18 months months later.	
Sums Insured		
Section 1	All buildings (as per Schedule of Values/Risks and/or approved by the Underwriters).	
	Total Sum Insured under Section 1:	**$12,658,000**
Section 2	Gross Profit	Not Insured
	Gross Revenue	$2,475,000
	Additional Costs	$5,425,000
	Book Debts	Not Insured
	Claim Preparation Costs	$250,000
	Fines or Damages	Not Insured
	Redeployment Costs	Not Insured
	Severance and Redundancy Payments	Not Insured
	Total Sum Insured under Section 2:	**$8,150,000**
Combined Limit (Sections 1 & 2)	Combined single limit any one loss or series of losses arising out of any one event and in the annual aggregate during the period of insurance in respect of Natural Disaster, but:	**$67,000,000**
Deductible		
Section 1	In respect of loss indemnified under the Landslip memorandum:	$50,000
	In respect of loss indemnified under the Subsidence memorandum:	$50,000
	In respect of any loss for which no other deductible is specified:	$50,000
	In respect of loss by Natural Disaster: Auckland and Northland: - 2.5% of the Material Damage sum insured with a minimum of $50,000, or - 5% of the Material Damage sum insured with a minimum of $50,000 for Pre-1935 building risks	

	All other New Zealand Regions; - 5% of the Material Damage sum insured with a minimum of $50,000, or - 10% of the Material Damage sum insured with a minimum of $50,000 for Pre-1935 building risks In respect of locations to which Earthquake Commission cover applies: - In excess of loss in excess of EQC cover: Nil - In respect of loss not covered by EQC: $50,000	
Section 2	In respect of loss by Natural Disaster: In respect of any loss which no other deductible is specified:	Refer to Section 1 Refer to Section 1
Waiting Periods	In respect of Public Authorities Memorandum, Prevention of Access, Dependency Memorandum, Public Utilities – for Natural Disaster losses:	21 days
	In respect of all other Perils; Public Authorities Memorandum: Prevention of Access: Dependency Memorandum – items A, B, F, G & H: Dependency Memorandum – items C, D & E Public Utilities:	 24 hours 24 hours 24 hours 7 days 24 hours
Special Limits		
Section 1	**Alternative Residential Accommodation Memorandum** 25% of the cost incurred in the reinstating the affected accommodation following its destruction, or 25% of the cost that would have been incurred if the affected accommodation had been destroyed. Limit any one loss:	$1,000,000
	Capital Additions Memorandum (This limit is within the total sum insured) Limit any one loss:	$500,000
	Electric Current Damage Memorandum Limit any one loss or series of losses arising out of any one Event:	$10,000
	Gradual Damage Limit any one loss or series of losses arising out of any one Event: In the annual Aggregate:	$10,000 $200,000

	Hazardous Substance Emergencies Memorandum Limit any one loss or series of losses arising out of any one Event:	$50,000
	Landslip Memorandum Limit any one loss or series of losses arising out of any one Event:	$1,000,000
	Lost or Stolen Keys Memorandum Limit any one loss or series of losses arising out of any one Event:	$10,000
	Machinery Extension Limit any one loss or series of losses arising out of any one Event:	$250,000
	Money Memorandum Section A – Any one location or transit:	$10,000
	Additional Limit – Cumulative on the above in respect of any Christmas pay, back pay and other extraordinary payments:	Nil
	Section B – Any one location:	$2,000
	Property to which the Contract Works exclusion does not apply Specified maximum contract price:	$1,750,000
	Refrigerated Goods Memorandum Limit any one loss or series of losses arising out of any one Event:	$7,500
	Subsidence Memorandum Limit any one loss or series of losses arising out of any one Event:	$1,000,000
	Protection Costs Limit any one loss or series of losses arising out of any one Event:	$250,000
	Theft Limit any one loss or series of losses arising out of any once occurrence of theft, other than theft accompanied by violence or threat of violence to any person or violent and forcible entry to or exit from any enclosed building:	$200,000
	Additional Sustainable Rebuilding Costs Limit any one loss or series of losses arising out of any one Event:	

		5% of the actual costs of Reinstatement up to a maximum of $250,000
	Transit Memorandum Limit any one loss or series of losses arising out of any one Event:	$20,000
Section 2	**Dependency Memorandum** In respect of reduction in Gross Profit/Revenue – Limit any one loss or series of losses arising out of any one Event:	10% of the total Business Interruption sum insured, up to a maximum of $2,500,000
	Prevention of Access Memorandum In respect of reduction in Gross Profit/Revenue – Limit any one loss or series of losses arising out of any one Event:	10% of the total Business Interruption sum insured, up to a maximum of $2,500,000
	Public Authorities Memorandum In respect of reduction in Gross Profit/Revenue – Limit any one loss or series of losses arising out of any one Event:	10% of the total Business Interruption sum insured, up to a maximum of $2,500,000
Event (Definition)	'Event' means an event or series of events arising from any one cause during any period of 72 consecutive hours.	
Engineering Fees	Up to 2.5% of premium subject to prior agreement with insurers and payable upon production of invoices.	
Policy Wording	MDBI Policy eDIT V2	
Endorsements	Vero MDBI Endorsement eDIT V13 010724	

	Collective Reinsurance Clause Premium Payment Warranty 120 Days. Machinery Extension (Reinstatement Basis) eDIT V1 Cut Through Clause CONTRACT WORKS EXTENSION
	<u>Imposed Endorsements:</u> Deductible and/or Excess Asbestos Endorsement Communicable Disease Endorsement - LMA5393 Property Cyber and Data Endorsement – LMA5400 Fees For Services

COLLECTIVE REINSURANCE CLAUSE:

In this Policy, and unless the context requires otherwise, 'the Company' is deemed to mean all underwriters participating in this Policy. The participating underwriters are as named below, or underwriters whose names are, with the consent of the Reinsured, substituted for any of them by endorsement. The agreement and promises made by the underwriters in this Policy are made each for its own part and not for one another. The underwriters jointly and severally agree to accept the decision of the Leading Underwriter (the underwriter first named below) and to follow that decision in all matters arising out of this Policy. The Policy is issued and signed by the authorised representative of the Leading Underwriter under the authority of all participating underwriters.

However, where only one underwriter carrying 100% of the insurance is named below, then 'the Company' is deemed to mean that underwriter only and the special provisions set out above will not apply.

NAME OF THE COMPANY / UNDERWRITER	PROPORTION
Vero Insurance New Zealand Limited – as Lead Underwriter	12%
Berkshire Hathaway Specialty Insurance	5%

ENDORSEMENTS

PREMIUM PAYMENT WARRANTY 120 DAYS

It is a condition precedent to any obligation of the Reinsurer pursuant to this Policy that the premium will be paid in full to the Reinsurer within 120 days of inception of this Policy.
If the premium due under this Policy has not been so paid to the Reinsurer within 120 days of inception of this Policy (and, in respect of instalment premiums, by the date they are due) this Policy shall be void and the Reinsured shall forfeit all right to coverage under the Policy ab initio.
Any premium already paid to the Reinsurer shall be refunded to the Reinsured and any loss payments already paid to the Reinsured shall be refunded to the Reinsurer.

MACHINERY EXTENSION (REINSTATEMENT BASIS) eDIT V1

Subject to the Special Provisions set out below and to all other terms of this Policy in so far as they can apply, Section 1 of this Policy extends to cover Insured Property comprising any Machine against damage caused by Breakdown, but only after its successful initial commissioning at the place where the Machine is or will be used.

‘Machine’ means any contrivance for the conversion and direction of motion or energy, or for the performance of any electronic process, and includes any protective device in connection with that contrivance.

‘Breakdown’ means the actual breaking, seizing, deformation, or burning out of any part of the Machine while in use; the cause being a defect in the Machine; the result being a stoppage in the function of the Machine; and repair or replacement being necessary before the Machine can resume working.

‘Pre-Breakdown Value’ means the new installed replacement value of the Machine (or its nearest available equivalent having not less than the same capacity or functions of the original Machine), subject to a reasonable deduction for use.

‘Reinstatement’ means replacement of the damaged Machine by a Machine as nearly as practicable the same as or equivalent to the damaged Machine, having regard to the current state of technology, and having an equivalent capacity to that of the damaged Machine, but not greater capacity unless a Machine with an equivalent capacity is not available and the replacement Machine has the nearest to an equivalent capacity. The words ‘Reinstate’ and ‘Reinstating’ have corresponding meanings.

Basis of Settlement:
Where the damage can be repaired, the basis of settlement under this Memorandum will be the cost of restoring of the Machine to its former state of serviceability, based on the customary daily labour cost in the district, together with normal freight and erection and customs dues.

Except in respect of excluded parts (as defined in the Excluded Parts Exclusion), no deduction will be made for depreciation of parts replaced, but account will be taken of any salvage value in those parts. Where any excluded part is damaged in circumstances where the exclusion does not apply, due allowance will be made for the working life of that part expended at the time of the damage.

In the event of repair costs equaling or exceeding the Pre-Breakdown Value, the Machine will be deemed to be destroyed.

Where the Machine is destroyed or deemed to be destroyed, the basis on which the amount payable under this Memorandum is to be calculated will be the cost of Reinstating the Machine plus the cost of removing the damaged Machine, less any salvage value of the damaged Machine. However, this basis will not apply if the Insured elects not to reinstate the Machine or if the work of Reinstatement is not commenced and carried out with reasonable dispatch.

Where the Reinstatement basis does not apply the basis of indemnity will be the Pre-Breakdown value of the Machine together with the cost of removing the damaged Machine, less any salvage value of the Machine.

Exclusions:

1. This Memorandum does not insure against damage that is otherwise insured under this Policy or under any other memorandum incorporated in this Policy.
2. This Memorandum does not insure against damage resulting from experiments, overload, or similar tests, requiring the imposition of abnormal conditions; but this exclusion does not apply where the imposition of abnormal conditions is for the purpose of checking the correct working of the Machine or of its safety installations.
3. This Memorandum does not insure against damage due to faults or defects the Insured knew existed at the inception of the Period of Insurance and were not disclosed to the Company.
4. This Memorandum does not cover the cost of alterations, additions, improvements or overhauls carried out on the occasion of a repair.
5. This Memorandum does not cover the cost of any temporary repairs, except to the extent that the temporary repairs form part of permanent repairs.
6. This Policy does not cover any part described below except where it is physically damaged as a direct result of other insured damage to the Machinery with which the part is used.
   (a) Any expendable part such as a shear pin, rupture disc or fuse.
   (b) Any die, mold, pattern, block, stamp, punch or any coating or engraving on a cylinder or roll.
   (c) Any part made of glass, rubber or textile.
   (d) Any part that, by its use or nature, suffers a high rate of wear or depreciation, such as any: bit, drill, knife, or saw blade; crushing or grinding surface; ball or hammer; screen, sieve or filter cloth; wear plate; elevator or conveyor belt or band; flexible pipe; jointing or packing material; rope, belt, strap, chain or cable (other than any electrical conductor); electrical brush or battery; tyre, track, blade bucket or similar attachment to mobile plant; refractory material, grate bar or burner jet.
   (e) Any masonry.
   (f) Any operating medium such as any fuel, chemical, catalyst, filter substance, heat transfer medium, cleansing agent or lubricant.

Other Damage:

For the avoidance of doubt, this Memorandum does not apply to any Insured Property other than a Machine, regardless of whether the other Insured Property has been damaged as a result of the Breakdown of any Machine.

Repairs:

Providing the Company has been notified of the damage in accordance with the Claims condition of this Policy, the Insured may proceed with the repair of any Machine. However, any damaged part must be kept for inspection by the Company.

CUT THROUGH CLAUSE

For value received, the ‘REINSURER’ agrees to pay directly to the ‘ORIGINAL INSURED’ with respect to any claim for the amount due to the ‘ORIGINAL INSURED’ owed by the ‘INSURER’ with respect to such claim in accordance with the provision terms and conditions of this Policy, provided always that:
The ‘ORIGINAL INSURED’ consequent upon the discovery of any event that may give rise to a claim shall give notice to the ‘REINSURER’ and send all documents and information as may be required pursuant to the provision condition of the policy to enable the ‘REINSURER’ to settle the claim or institute proceeding.
The ‘REINSURER’S’ payment of the claim shall relieve it of any and all liability of the ‘INSURER’ or its receiver with respect to such quantum of the claim in question paid by the ‘REINSURER’.
Before making a direct payment hereunder, the ‘REINSURER’ shall have the right to deduct from such payment any overdue balances relating to the policy owed by the ‘INSURER’ to the ‘REINSURER’; provided however that ‘REINSURER’ maintains adequate accounting procedures with respect of the policy.
The right and indemnity of the ‘ORIGINAL INSURED’ under this policy shall not be prejudiced should the ‘REINSURER’ fail to effect payment for any reason whatsoever.

CONTRACT WORKS EXTENSION

In respect of Insured Property comprising any property in the course of installation, construction, demolition, erection, or testing following any of them (all called the Works) the following special terms apply to Section 1 of this Policy.
The insurance on Works is subject otherwise to all terms of this Policy in so far as they can apply, including but not limited to the exclusion of Works for which the expected completed value or contract price will exceed the amount specified in the Schedule.

Alterations and Improvements

The amount payable under this Policy will not include the cost of any alterations additions or improvements, other than those necessary for the reinstatement of lost or damaged Insured Property, except to the extent that the total cost of reinstatement is not increased.

Commencement of Reinstatement

Reinstatement of any damaged Insured Property may be commenced only after the Company or its representative has had the opportunity of inspecting the damage; provided that:
(a) where the cost of reinstatement is not expected to exceed $5,000 and the Insured has notified the Company in accordance with the ‘Claims’ condition of this Policy, the reinstatement may be commenced immediately;
(b) where the Company or its representative has failed to inspect the damage within seven days of the Company being first notified of the damage, the reinstatement may be commenced without further delay;
(c) nothing in this condition will prevent the Insured from taking such action as may be necessary for the progress of the Works.

Concealed Damage

Where loss or damage to Insured Property that has arrived from outside New Zealand is not discovered until the property is unpacked, the loss or damage will be deemed to have occurred

during the Period of Insurance at the Location specified in the Schedule. However, the Company will not be liable under this clause where:
(a) visual evidence of the loss or damage has been, or ought to have been, discovered on making a reasonable inspection of the property prior to it being unpacked; or
(b) the loss or damage has not been discovered within 30 days of delivery of the Insured Property to the site of the Works; or
(c) the loss or damage is covered under a valid and collectible policy of marine insurance.

Contractors

This Policy extends to indemnify any contractor or subcontractor for whom the Insured is required by contract conditions to provide insurance as afforded by this Policy, but to no greater extent than the contract conditions require.

Additional Exclusions applying to the Contract Works Extension

1. This Policy does not insure against penalties; nor any financial loss resulting from delay, cessation of work, non-performance, or loss of contract; nor any other consequential financial loss of whatsoever kind except as expressly included in this insurance.
2. This Policy does not insure any contractors or subcontractor's plant, equipment or temporary buildings, or any re-useable form-work, false-work, scaffolding and the like.
3. The Disappearance Exclusion is deemed to be deleted and replaced by the following:
This Policy does not insure against loss revealed solely by the taking of an inventory unless the loss is reasonably attributable to a cause not otherwise excluded.
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4. This Policy does not insure against damage to second hand machinery directly resulting from any test operation or test loading of that machinery.
5. Cover provided by this Memorandum is not subject to the following Policy exclusions:
Interruption; Land Movement; Machinery; Pressure Vessels; Production Process; Settlement; Shrinkage or Expansion; Weather.
6. The Transit exclusion does not apply to the transit of materials at the site of the Works or to or from the site of the Works.

Profit Margin

If the Insured carries out reinstatement work in connection with a claim under this Policy, then, in the adjustment of that claim, the Company will allow a 5% net profit margin on the cost of the work.

Maximum Payable

The cover provided by this Memorandum is not limited by anything contained within any Limit of Liability clause or Declared Values clause or the like. Nothing in this Memorandum increases the Company's liability beyond the Section 1 sum insured stated in the Schedule.

IMPOSED ENDORSEMENTS

DEDUCTIBLE AND/OR EXCESS

Where the word Deductible and/or Excess appears in this Policy the following applies.

Except in respect of Natural Disaster;
- each loss or series of losses arising out of one event is subject to the Combined Material Damage and Business Interruption Deductible and/or Excess stated on the Policy Schedule and/or Placing Slip attaching to this Policy, and
- where a Deferment Period and/or Waiting Period and/or Time Exclusion Period applies to an event under the Business Interruption Policy and/or Business Interruption section of the Policy the Deductible and/or Excess applicable to the one event is deemed to be the higher of either the value of the Period nominated in the Business Interruption Policy and/or Business Interruption section of the Policy or the Combined Material Damage and Business Interruption Deductible and/or Excess, and
- should more than one Deductible and/or Excess apply under this Policy for any claim or series of claims arising from one event, the Deductibles and/or Excesses shall not be aggregated and the highest single Deductible and/or Excess shall apply.

ASBESTOS ENDORSEMENT

Where a claim is otherwise covered under this Policy, the Insurer's maximum liability for any costs and expenses necessary solely to comply with the requirements of the Health and Safety at Work Act 2015 (and any substitution of, amendment to, replacement of or statutory regulation or code made under the Health and Safety at Work Act 2015) relating to asbestos contamination is limited to $25,000

This sub-limit is included within and is not in addition to the limit(s) of liability otherwise stated in this policy.

This Endorsement does not extend the Insurer's liability beyond that otherwise payable under this Policy.

For the avoidance of doubt, this sub-limit does not apply to costs and expenses that would be incurred regardless of the requirements of the Health and Safety at Work Act 2015 relating to asbestos contamination.

COMMUNICABLE DISEASE ENDORSEMENT - LMA5393

This policy, subject to all applicable terms, conditions and exclusions, covers losses attributable to direct physical loss or physical damage occurring during the period of insurance. Consequently and notwithstanding any other provision of this policy to the contrary, this policy does not insure any loss, damage, claim, cost, expense or other sum, directly or indirectly arising out of, attributable to, or occurring concurrently or in any sequence with a Communicable Disease or the fear or threat (whether actual or perceived) of a Communicable Disease.

For the purposes of this endorsement, loss, damage, claim, cost, expense or other sum, includes, but is not limited to, any cost to clean-up, detoxify, remove, monitor or test:

for a Communicable Disease, or

any property insured hereunder that is affected by such Communicable Disease.

As used herein, a Communicable Disease means any disease which can be transmitted by means of any substance or agent from any organism to another organism where:

the substance or agent includes, but is not limited to, a virus, bacterium, parasite or other organism or any variation thereof, whether deemed living or not, and

the method of transmission, whether direct or indirect, includes but is not limited to, airborne transmission, bodily fluid transmission, transmission from or to any surface or object, solid, liquid or gas or between organisms, and

the disease, substance or agent can cause or threaten damage to human health or human welfare or can cause or threaten damage to, deterioration of, loss of value of, marketability of or loss of use of property insured hereunder.

This endorsement applies to all coverage extensions, additional coverages, exceptions to any exclusion and other coverage grant(s).

PROPERTY CYBER AND DATA ENDORSEMENT – LMA5400

1 Notwithstanding any provision to the contrary within this Policy or any endorsement thereto this Policy excludes any:

1.1 Cyber Loss, unless subject to the provisions of paragraph 2;

1.2 loss, damage, liability, claim, cost, expense of whatsoever nature directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any loss of use, reduction in functionality, repair, replacement, restoration or reproduction of any Data, including any amount pertaining to the value of such Data, unless subject to the provisions of paragraph 3;

regardless of any other cause or event contributing concurrently or in any other sequence thereto.

2 Subject to all the terms, conditions, limitations and exclusions of this Policy or any endorsement thereto, this Policy covers physical loss or physical damage to property insured under this Policy caused by any ensuing fire or explosion which directly results from a Cyber Incident, unless that Cyber Incident is caused by, contributed to by, resulting from, arising out of or in connection with a Cyber Act including, but not limited to, any action taken in controlling, preventing, suppressing or remediating any Cyber Act.

3 Subject to all the terms, conditions, limitations and exclusions of this Policy or any endorsement thereto, should Data Processing Media owned or operated by the Insured suffer physical loss or physical damage insured by this Policy, then this Policy will cover the cost to repair or replace the Data Processing Media itself plus the costs of copying the Data from back-up or from originals of a previous generation. These costs will not include research and engineering nor any costs of recreating, gathering or assembling the Data. If such media is not repaired, replaced or restored the basis of valuation shall be the cost of the blank Data Processing Media. However, this Policy excludes any amount pertaining to the value of such Data, to the Insured or any other party, even if such Data cannot be recreated, gathered or assembled.

4 In the event any portion of this endorsement is found to be invalid or unenforceable, the remainder shall remain in full force and effect.

5 This endorsement supersedes and, if in conflict with any other wording in the Policy or any endorsement thereto having a bearing on Cyber Loss, Data or Data Processing Media, replaces that wording.

Definitions

6 Cyber Loss means any loss, damage, liability, claim, cost or expense of whatsoever nature directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any Cyber Act or Cyber Incident including, but not limited to, any action taken in controlling, preventing, suppressing or remediating any Cyber Act or Cyber Incident.

7 Cyber Act means an unauthorised, malicious or criminal act or series of related unauthorised, malicious or criminal acts, regardless of time and place, or the threat or hoax thereof involving access to, processing of, use of or operation of any Computer System.

8 Cyber Incident means:

8.1 any error or omission or series of related errors or omissions involving access to, processing of, use of or operation of any Computer System; or

8.2 any partial or total unavailability or failure or series of related partial or total unavailability or failures to access, process, use or operate any Computer System.

9 Computer System means:

9.1 any computer, hardware, software, communications system, electronic device (including, but not limited to, smart phone, laptop, tablet, wearable device), server, cloud or microcontroller including any similar system or any configuration of the aforementioned and including any associated input, output, data storage device, networking equipment or back up facility, owned or operated by the Insured or any other party.

10 Data means information, facts, concepts, code or any other information of any kind that is recorded or transmitted in a form to be used, accessed, processed, transmitted or stored by a Computer System.

11 Data Processing Media means any property insured by this Policy on which Data can be stored but not the Data itself.

FEES FOR SERVICES

Should any loss occur for which a claim is made, Vero Insurance New Zealand Limited may appoint entities on behalf of all Insurers to provide services including assessment, adjustment and/or any other services which it considers necessary in connection with the loss (“Services”).

If any portion of the placement is self-insured, then the Insured must pay for that portion of the costs for the Services. If any portion of the placement has a higher deductible and/or a different policy wording from that applying to Vero Insurance New Zealand Limited, and in consequence any Insurer does not pay for the portion of the cost for the Services that they would otherwise have paid, then the Insured must pay for that portion of the costs.

BAYLEYS

DISCLOSURE STATEMENT

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.