Tax Invoice

Tukino Trust, Stephanie and Rohan Birchall Partnership 6 King Street Upper Hutt 5018	

Date	05/02/2026
Invoice Number	008190
GST Number	113-937-270
Account Manager	Cameron Griffin

Insurer	Delta Insurance New Zealand Limited as Coverholders of Lloyds
Policy Number	D19686/2019/DP/1
Period of Cover	05/02/2026 to 05/02/2027 (Effective 05/02/2026)
Policy Type	Material Damage/Business Interruption
Policy Description	Material Damage/Business Interruption DELTA
Transaction Reason	Renewal

Thank you for using our services to arrange this insurance cover.

Brief details of cover arranged on your behalf are given. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Premium Details	
Company Premium	8,320.24
Natural Disaster Premium	20,748.62
Fire Emergency Levy	2,330.00
NHI Levy	0.00
Policy GST	4,709.83
Broker Fee	0.00
Broker Fee GST	0.00
TOTAL DUE	**36,108.69**

DIRECT CREDIT

A/C Name: **Capricorn Risk Services Pty Ltd**
A/C No **02 0506 0344919 000**
Invoice No **008190**
Client ID **915**
Amount **$36,108.69**

PREMIUM FUNDING

Please email us at NZ@capricornrisk.com to arrange Premium Funding.

Finance and administration charges apply.

Cheque

Make cheque payable to and post to above address

Note payment is due 14 days from the date of this invoice, thank you.

For all other queries please contact your broker on 029 777 0793 or call 0800 555 303.
Alternatively, you can email us at NZ@capricornrisk.com. Please ensure you reference CRS NZ Client ID.

Material Damage/Business Interruption - Summary of Cover

This is a summary of the cover provided by your policy. Please refer to the policy document for the full terms, conditions, and exclusions relating to this insurance.

The Insured	Tukino Trust, Stephanie and Rohan Birchall Partnership
The Insurer	Delta Insurance New Zealand Limited as Coverholders of Lloyds
Policy Number	D19686/2019/DP/1
Period of Cover	05/02/2026 to 05/02/2027 at 4pm

Policy Wording
Delta Property Insurance - Material Damage and Business Interruption Policy (10/20)

Material Damage

Section 1 – What is Covered
You are covered for loss or damage to insured property during the period of insurance due to an event.

Schedule of Property Insured – What Property You are Insuring
Please check that all property assets that you intend to be insured are listed on the Schedule of Property Insured. Property assets not listed on the Schedule of Property Insured are not insured.

9-11 King Street, Upper Hutt, Hutt Valley 5018

Building	RV	$ 4,144,600

Cover Type
RV = Replacement Value
IV = Indemnity Value
Stock = The replacement of materials in trade and customers goods

Excess – Your Contribution to the Claim	Excess
Any other loss for which no other excess is specified	$ 500
Burglary/Malicious Damage	$ 1,500
Landslip and Subsidence	$ 10,000
Other Special Excesses – Theft	$ 2,500
Natural Disaster Excess	$ 207,230

Additional cover to section 1	Sub Limits
Full details of each additional coverage is detailed in the policy wording	
Acts of Civil Authorities	Included
Alternative Residential Accommodation	Included
Capital Additions Cover	$ 100,000
Change In Temperature	$ 10,000
Computer Breakdown	$ 10,000
Cost of Rewriting of Records	$ 10,000
Demolition and Other costs	Included
Expediting Costs	Included
General Average	Included
Gradual Damage	$ 10,000
Hazardous Substance Emergency	Included
Keys and Locks	$ 10,000

Landslip and Subsidence	$ 500,000
Mechanical Failure	$ 10,000
Money	$ 20,000
Natural Disaster Damage	Included
Professional Fees	$ 10,000
Protection Costs	$ 100,000
Redundant Plant	Included
Release of Liability	Included
Rewards	Included
Sale of Buildings	Included
Sustainable Rebuilding	Included
Temporary Removal	Included
Transit of Property	$ 20,000
Unlawful Substances	Included
Utilities	Included
Works of Art	Included

Business Interruption

Section 2 – What is Covered

You are covered for Business Interruption loss that occurs during the period of insurance as a result of loss or damage up to the sums insured specified for each item insured below.

Situations Insured – Where the Business Operates

9-11 King Street, Upper Hutt, Hutt Valley 5018

Insured Items – What You have Insured	Sum Insured
Loss of Rents	$ 270,000
Location Sum Insured	**$ 270,000**

Indemnity Period – The Maximum Claim Period Payable

18 months.

Additional Cover to Section 2

Full details of each additional coverage is detailed in the policy wording	
Acts of Civil Authorities	10% of the Location Sum Insured, or $1,000,000 whichever is the lesser
Contractual Commitments	$100,000
Deterioration of Undamaged Property	Included
Penalty Payments	Included
Fumes, Gases and Toxic Chemicals	Included
Prevention of Access (10 kilometre radius)	10% of the Location Sum Insured, or $1,000,000 whichever is the lesser
Suppliers and Customers Premises	10% of the Location Sum Insured, or $1,000,000 whichever is the lesser
Supply of Basic Services	10% of the Location Sum Insured, or $1,000,000 whichever is the lesser
Key Money or Goodwill	Included
Closure Due to Injury	10% of the Location Sum Insured, or $1,000,000 whichever is the lesser.
Raw Material Contingency	Included

Excess – Your Contribution to the Claim (Other than Natural Disaster)	Excess
Acts of Civil Authorities	The first 24 hours
Fumes, Gases and Toxic Chemicals	The first 24 hours
Prevention of Access (10 kilometre radius)	The first 24 hours
Suppliers and Customers Premises	The first 24 hours
Supply of Basic Services	The first 24 hours
Closure Due to Injury	The first 24 hours
	The first 24 hours

Excess –Natural Disaster – Your Contribution to the Claim	**Excess**
Acts of Civil Authorities	The first 21 days
Fumes, Gases and Toxic Chemicals	The first 24 hours
Prevention of Access (10 kilometre radius)	The first 21 days
Suppliers and Customers Premises	The first 21 days
Supply of Basic Services	The first 21 days
Closure Due to Injury	The first 21 days

Endorsements

Sanctions Suspension
It is agreed Exclusion 13.9 Sanctions is deleted and replaced as follows;
It is a condition of this (re)insurance, and the (re)insured agrees, that the provision of any cover, the payment of any claim and the provision of any benefit hereunder shall be suspended, to the extent that the provision of such cover, payment of such claim or provision of such benefit by the (re)insurer would expose that (re)insurer to any sanction, prohibition or restriction under any:
a. United Nations' resolution(s); or
b. the trade or economic sanctions, laws or regulations of the European Union, United Kingdom , United States of America, Australia or New Zealand.
Such suspension shall continue until such time as the (re)insurer would no longer be exposed to any such sanction, prohibition or restriction.

All other policy terms and conditions remain unaltered.

EQC amendment endorsement
It is noted and agreed that in respect of Loss or Damage occurring after 1 July 2024, any reference to the Earthquake Commission Act 1993 (EQC) is deleted and replaced with the Natural Hazards Insurance Act 2023 (NHI).

All other terms and conditions remain unchanged.

Disclosure 3

DISCLOSURE STATEMENT

Please refer to our website for our primary disclosure statement.

Identifying Information

I am a Financial Adviser and I am giving advice on behalf of Capricorn Risk Services Pty Ltd (we, our, us).

My details are as follows:
Name: Cameron Griffin
FSP Number: 72721
Phone: 029 777 0793
Email: cameron.griffin@capricorn.coop
Address: PO Box 36337
Merivale
Christchurch 8146

Fees and Expenses

As declared in my previous Disclosure information, may be charging a fee for implementing my financial advice as specified under "Fee" in your Invoice.

This Fee includes a $0.00 transaction charge excluding GST.

There are no other fees at this time, however if you cancel the insurance part way through the insurance period, we may keep some or all of the fee.

We may charge a fee for making adjustments to your insurance during the insurance period.

Conflicts of Interest and Incentives

As declared in previous Disclosure information, when we arrange insurance for you, the provider(s) may pay us a commission.

The commission we will receive from the provider(s) specified in my recommendation for arranging the policy with them on your behalf is 20.00% of the Company Premium and 7.50% of the Natural Disaster Premium only (plus GST).

Should changes be made to your insurance during the insurance period, we may also receive or have deducted commissions via the provider(s).

Premium Funding

Should you use this facility, we will receive between 0% - 4% in commission from the premium funding company.

Duties Information

Capricorn Risk Services Pty Ltd and anyone who gives financial advice on their behalf have duties under the Financial Markets Conduct Act 2013 relating to the way that we give advice.

We are required to:

• give priority to your interests by taking all reasonable steps to make sure our advice isn't materially influenced by our own interests;

• exercise care, diligence and skill in providing you with advice;

• meet standards of competence, knowledge and skill as set by the Code of Professional Conduct for Financial Advice Services. These are designed to make sure that we have the expertise needed to provide you with advice.

• meet standards of ethical behaviour, conduct and client care set by the Code of Professional Conduct for Financial Advice Services. These are designed to make sure we treat you as we should and give you suitable advice. This is only a summary of the duties that we have. More information is available by contacting us, or by visiting the FMA website www.fma.govt.nz

Availability of Information

The information I have discussed with you is available in writing. Please let me know if you want to have a written copy.

Complaints Process

Please refer to our Internal Complaints Process and Dispute Resolution Scheme provider

www.fscl.org.nz or ask for a written copy.

Important Notices

It is our duty as brokers to provide you with sound professional advice, but that advice can only be sound and valid if we are kept properly informed of changes to your business or circumstances. Please contact us if you would like more information on the matters below.

Duty of Disclosure
When you apply for insurance you have a legal duty of disclosure to the insurer to truthfully disclose all information that is relevant and/or material to the insurer so as to enable it to decide whether to provide this insurance and if so on what terms. You have this duty every time your policy renews and whenever you make changes to your policy. If you breach this duty, the insurer may elect to avoid your policy from inception or last renewal date. This means that your policy will be treated as if it never existed. The duty to disclose relevant or material information is not limited to the questions listed in the proposal if a proposal form is completed. Please ask us if you are not sure whether you need to disclose information.

Fair Insurance Code
Where your insurer is a member of the Insurance Council of New Zealand, your insurer is committed to complying with the Fair Insurance Code. A copy of the Code can be found at: www.icnz.org.nz

Privacy Act
We collect, use, disclose and hold your personal information in accordance with the Privacy Act 2020 and our privacy policy is available at: https://www.capricorninsurance.com/ or by requesting a copy at any time.

Cancellation
If you cancel cover prior to the policy expiring, we will refund you the insurer's net return premium, after commission plus a cancellation fee.

Your Satisfaction
Your satisfaction is important to us. We aim to provide you with the highest quality of service at all times. If you have a problem, concern, or complaint about any part of our service, please let us know as soon as you can so that we can sort it out quickly. Our complaints procedure disclosure document can be found at: https://www.capricorninsurance.com/ or by requesting a copy at any time.

Terms of Business and Disclosure Documents
This Insurance has been arranged in accordance with our Terms of Business and Disclosure Documents. To download copies of these documents, please visit our website: https://www.capricorninsurance.com/ or by requesting a copy at any time.

Policy Documents
This summary outlines your policy coverage but it is not the policy document. The terms, conditions and exclusions of the insurer's policy wording and schedule shall prevail at all times. If you require a copy of your policy documents, please contact us without delay.

Policy Exclusions
There are exclusions that apply to this cover. For the full list of exclusions and conditions, please refer to the policy documents.

Insurer Financial Strength Rating
Delta Insurance New Zealand and Delta Property Insurance are Lloyd's Coverholders. Lloyd's financial strength ratings are AA- (Very Strong) with Standard & Poor's (S&P)

The rating scale in summary form is:

AAA	Extremely Strong	BBB	Good	CCC	Very Weak	D	Default
AA	Very Strong	BB	Marginal	CC	Extremely Weak	R	Regulatory Supervision
A	Strong	B	Weak	SD	Selective Default	NR	Not Rated

Ratings from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

A full description of the rating scale is available from www.standardandpoors.com.

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.