General Insurance Ltd
1/33 Tyne Street
Addington
Christchurch 8011

Tax Invoice

Pudney United Trustees Ltd
Pudney United Trustees Limited
C/- 153 Hill Road
Belmont
LOWER HUTT 5010

Date	20/10/2025
Invoice Number	010710
GST Number	131-931-433
Account Manager	Brendon Batchelor

Insurer	Dual New Zealand Limited as Underwriting agents for Lloyds
Policy Number	0063463 - 000
Period of Cover	31/10/2025 to 31/10/2026 (Effective 31/10/2025)
Policy Type	Material Damage/Business Interruption
Policy Description	Material Damage/Business Interruption
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	16,544.25
Natural Disaster Premium	37,926.00
Fire Emergency Levy	5,670.28
NHI Levy	0.00
Policy GST	9,021.08
Broker Fee	0.00
Broker Fee GST	0.00
TOTAL DUE	**69,161.61**

DIRECT CREDIT

A/C Name **General Insurance Limited**
A/C No **02 0316 0574852 003**
Invoice No **010710**
Client ID **362**
Amount **$69,161.61**

INSTALMENTS

Call us on to arrange a quotation.
Finance and administration charges apply.

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	Pudney United Trustees Ltd
The Insurer	Dual New Zealand Limited as Underwriting agents for Lloyds
Policy Number	0063463 - 000
Period of Cover	31/10/2025 to 31/10/2026 at 4pm

Policy Wording
DUAL Material Damage 04.22 V1

Insurer
DUAL New Zealand Limited for and on behalf of certain underwriters at Lloyd's of London

Business Insured – Your Occupation
Property Owner /Landlord -Warehouse and Offices

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.

Situation of Risk: 1d Quadrant Drive, Waiwhetu, Lower Hutt

Risk Item	Basis	Sum Insured
Buildings	Replacement Value	$ 8,070,000

Excess – Your Contribution to the Claim	Excess
Standard Excess	$ 500
Flood Excess	$ 1,000
Burglary/Malicious Damage	$ 1,000
Theft	$ 2500
Landslip and Subsidence	$ 10,000
Protection Costs	$ 100
Unlawful Substances per unit – the higher of the Standard excess or	$ 2,500

Excess – Natural Disaster		Excess
Rest of New Zealand	Post 1935	5% Site deductible, minimum $ 5,000
	Pre 1935	10% Site deductible, minimum $ 10,000

Extensions to section 1 – Conditions apply – Refer to the full policy wording	Sub Limits
Alternative Residential Accommodation	$ 10,000
Capital Additions	$ 100,000
Claim Preparation Costs	Included
Constructive Loss	Included

Contract Works	$ 100,000
Damage by Electric Current	$ 20,000
Demolition and Removal of Debris	Included
Employees Effects	$ 5,000
Expediting Costs	Included
General Average	Included
Gradual Damage	$ 5,000
Landslip	$ 250,000
Lost or Stolen Keys	$ 5,000
Money	Money A $ 10,000
	Money B $ 2,000
Natural Disaster	Included
Professional and Other Fees	Included
Protection Costs	$ 50,000
Records	$ 10,000
Redundant Foundations	Included
Redundant Plant	Included
Refrigerated Goods	$ 5,000
Reinstatement of Property	Included
Rewards	Included
Social Club Property	Included
Subsidence	$ 250,000
Sustainable Rebuilding Costs	Included
Temporary Removal	Included
Theft	Included
Transit (Limited Cover)	Not covered
Transit (Full Cover)	$ 10,000
Unharmed Property	Included

Policy Wording
DUAL Business Interruption 04.22

Insurer
DUAL New Zealand Limited for and on behalf of certain underwriters at Lloyd's of London

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.

Business Insured – Your Occupation
Property Owner /Landlord -Warehouse and Offices

Situations Insured – Where the Business Operates
1d Quadrant Drive, Waiwhetu, Lower Hutt

Insured Items – What you have Insured	Sum Insured
Loss of Rent	$ 735,000
Claims Preparation Costs	$ 15,000
Total Sum Insured	**$ 750,000**

Indemnity Period – The Maximum Claim Period Payable
18 months

Excess – Your Contribution to the Claim

Standard as per Material Damage Policy	$ 500

Excess – Natural Disaster		**Excess**
Northland, Auckland, Waikato, Otago and Southland	Post 1935 Pre 1935	7 days 14 days
All other New Zealand regions	Post 1935 Pre 1935	7 days 14 days

Extensions Section 2 - Conditions apply, Refer to the full policy wording

Advance Interruption	Included
Customers and Suppliers	10% of Sum Insured
Indemnity Period Deferment	Included
Murder, Suicide and Disease	The Lesser of 10% of Gross Profit Sum Insured or $ 250,000
Prevention of Access	10% of Sum Insured
Property in Transit	Included
Public Authorities	10% of Sum Insured
Utilities	10% of Sum Insured

Special Terms

Cyber Risks Clarification Endorsement (Exclusion)

This Policy contains an exclusion that excludes cover for Cyber Acts or Cyber Incidents (as defined). Please refer to the General Exclusions under the policy wording for full terms and conditions.

Except as otherwise provided in this Endorsement, the Insuring Clause and all other policy terms and conditions shall have full force and effect.

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: http://www.mygi.co.nz 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: http://www.mygi.co.nz 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: http://www.mygi.co.nz 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
Lloyd's has strong financial security with the following Financial Strength Ratings: A (Excellent) A.M Best, A+ (Strong) Standard and Poors and AA- (Very Strong) Fitch.

Disclosure Statement

Identifying information
I am a financial adviser, and I am giving advice on behalf of General Insurance Ltd.

Fees and Expenses
The fee (if any) for the advice given to you and for implementing that advice given to you is shown on the above invoice.

Conflicts of interest and commission or other incentives
The commission we receive for placing the polices with Insurers, on your behalf is:

Policy Description	Type of Policy	Insurer	Commission on Company Premium	Commission on Natural Disaster Premium
Material Damage/Business Interruption	Material Damage/Business Interruption	Dual New Zealand Limited as Underwriting agents for Lloyds	22.50%	7.50%

To ensure I prioritise your interests above my own, I follow an advice process that ensures my recommendations are made on the basis of your goals and circumstances. I complete training to understand and manage conflicts of interest. We maintain a register of conflicts of interest and any gifts and other incentives that we may receive. We review our compliance programme annually.

Duties
I am bound by the following duties under the Financial Markets Conduct Act 2013 to:

- Meet the standards of competence, knowledge, and skill set out in the Code of Professional Conduct for Financial Advice Services (Code of Conduct), which form part of the wider regulatory regime for financial advice and ensure I have the expertise necessary to provide you with advice; and
- give priority to your interests by taking all reasonable steps to ensure that the advice given to you is not materially influenced by my own interests or the interests of any other person connected with the giving of advice; and
- exercise care, diligence, and skill that a prudent person engaged in the occupation of giving related financial advice would in the same circumstances; and
- meet the standards of ethical behaviour, conduct, and client care set out in the Code of Conduct, to treat you as I should and to provide you with suitable advice.

Complaints and Dispute Resolution

- Please refer to our website at http://www.mygi.co.nz for information in respect of making a complaint and our internal complaints process. Contact details of our external dispute resolution scheme, that offers a free service to help investigate and resolve any complaint if we haven’t been able to resolve this to your satisfaction, is also available.

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.