20 May 2026

Olivia Chisholm,

PSC Insurance Brokers NZ Ltd (South Island)

Insured
Body Corporate 65399 - Blenheim Road

Welcome to QBE

Thank you for choosing QBE with provision of your insurance protection.

Our Financial Strength rating is set out later in this document and at www.qbe.co.nz/about-qbe/financial-strength.

This schedule comprises an important part of your insurance contract with QBE and should be read in conjunction with the policy wording supplied.

For further assistance, please contact your broker directly.

Issued and signed by QBE's authorised representative;

Leanne Nel
General Manager, Underwriting & Partners NZ

QBE Insurance (Australia) Limited
ABN 78 003 191 035 - Incorporated in Australia

Policy Number	P000655906QBE
Period of Insurance	
From	13/05/2026 at 4pm
To	13/05/2027 at 4pm

Cover Details

Policy Wording

MDBI0718 : Material Damage & Business Interruption

Unless otherwise stated within a specific risk, the following Automatic Extensions and Excesses apply

Automatic Extension	Sub Limit	Excess
Alternative Accommodation Costs	NZD 10,000 any one Event, NZD 25,000 in the Period of Insurance	
Capital Additions	NZD 100,000 any one Event	
Demolition and other Costs (Asbestos Removal)	The Lesser of, 5% of Site Sum Insured or NZD 25,000	
Employees Effects	NZD 10,000 any one Event	
Hazardous Substances Emergency	NZD 100,000 any one Event	
Hidden Gradual Damage	NZD 5,000 any one Event, NZD 20,000 in the Period of Insurance	
Illegal Substances	NZD 25,000 any one Event, NZD 250,000 in the Period of Insurance	
Landscaping	The Lesser of, 5% of Buildings Sum Insured, or NZD 25,000 in the Period of Insurance	
Landslip and Subsidence	NZD 100,000 any one Event, NZD 500,000 in the Period of Insurance	
Machinery Breakdown	NZD 10,000 any one Event, NZD 50,000 maximum combined MD/BI	
Margins (Contents and Stock)	The Lesser of, 5% of Sum Insured, or NZD 100,000	
Money Section A	NZD 25,000	
Money Section B	NZD 5,000	
Professional Fees	NZD 20,000 any one Event	
Property Under Construction	NZD 100,000	
Protection Costs	NZD 50,000 any one Event	
Refrigerated Goods	NZD 5,000 any one Event	
Rented Premises	NZD 5,000 any one Event, NZD 10,000 in the Period of Insurance	
Seasonal Stock Increase	20% for November, December and January	
Social Club	NZD 5,000 any one Event	
Stolen Keys	NZD 20,000 any one Event	
Stolen Property	NZD 5,000 any one Portable Tool or Portable Electronic Data Equipment, up to NZD 50,000 any one Event	
Transit	NZD 5,000 any one Portable Tool or Portable Electronic Data Equipment, up to NZD 25,000 any one Event	
Unspecified Locations	The Lesser of Contents or Stock sum insured or NZD 25,000 per Event	
Works of Art	NZD 25,000 per Event	
Optional Extension, Sustainable Rebuilding Costs	EXCLUDED	

Natural Disaster, Material Damage	INCLUDED	
Natural Disaster, Business Interruption	INCLUDED	
Civil Authorities, Business Interruption	Maximum 10% of the Section 2 sum insured or NZD 2,500,000, whichever is the lesser.	The Deferment Period for Natural Disaster is 14 Days. For non Natural Disaster the Deferment Period is 24 Hours
Public Authorities - Transport Routes	Maximum 10% of the Section 2 sum insured or NZD 2,500,000, whichever is the lesser.	The Deferment Period for Natural Disaster is 14 Days. For non Natural Disaster the Deferment Period is 7 Days
Customers and Suppliers	Maximum 10% of the Section 2 sum insured or NZD 2,500,000, whichever is the lesser.	The Deferment Period for Natural Disaster is 14 Days. For non Natural Disaster the Deferment Period is 24 Hours
Damage to Anchor Tenancies	Maximum 10% of the Section 2 sum insured or NZD 2,500,000, whichever is the lesser.	The Deferment Period for Natural Disaster is 14 Days. For non Natural Disaster the Deferment Period is 72 Hours
Public Authorities - Closure of the Premises	Maximum 10% of the Section 2 sum insured or NZD 2,500,000, whichever is the lesser.	The Deferment Period for Natural Disaster is 14 Days. For non Natural Disaster the Deferment Period is 24 Hours
Prevention of Access - Property Damage	Maximum 10% of the Section 2 sum insured or NZD 2,500,000, whichever is the lesser.	The Deferment Period for Natural Disaster is 14 Days. For non Natural Disaster the Deferment Period is 24 Hours
Loss of Utilities	Maximum 10% of the Section 2 sum insured or NZD 2,500,000, whichever is the lesser.	The Deferment Period for Natural Disaster is 14 Days. For non Natural Disaster the Deferment Period is 24 Hours

Excess

Standard	NZD 500
Stolen property	NZD 1,000
Subsidence/Landslip excess	NZD 5,000
Natural Disaster. Regions of Northland, Auckland, and the District of Dunedin City - Post 1934 Buildings, and the District of Christchurch City - Post 2004 Buildings.	1% of the Sum Insured of the Insured Property in this category at the Site, less the Sum Insured by the NHI Act, minimum Excess of NZD 1,000 applies
Natural Disaster. Category B The Region of Wellington - Post 1934 Buildings	5% of the Sum Insured of the Insured Property in this category at the Site, less the Sum Insured by the NHI Act, minimum Excess of NZD 5,000 applies
Natural Disaster. Category C All other Regions not otherwise specified - Post 1934 Buildings	2.5% of the Sum Insured of the Insured Property in this category at the Site, less the Sum Insured by the NHI Act, minimum Excess of NZD 2,500 applies
Natural Disaster. Category D New Zealand all Regions - Pre 1935 Buildings.	10% of the Sum Insured of the Insured Property in this category at the Site, less the Sum Insured by the NHI Act, minimum Excess of NZD 10,000 applies

Single Property: 121 Blenheim Road Riccarton Christchurch

Property Details

Insured Address
121 Blenheim Road Riccarton Christchurch

Business Description
Commercial Property Owner

Tenants
Poolside

Year built	Wall construction	Floor construction	New building standard %	Expanded polystyrene structure %
1993	Concrete (incl Block)	Concrete	.00	0.00%

Property Protection
Burgler Alarm

Fire Extinguishers	Yes
Hose Reels	No
Smoke Detectors	Yes -Unmonitored
Sprinklers	No

Cover Details

Policy Wording
MDBI0718 : Material Damage & Business Interruption

Sum Insured - Material Damage

Building	NZD	3,895,000	Replacement
Plant	NZD	20,000	Replacement
Stock	NZD	0	Indemnity
Other Property Total	NZD	0	Indemnity
Anywhere in New Zealand	NZD	0	Indemnity

Sum Insured - Material Damage Natural Disaster

Building	NZD	3,895,000	Replacement
Plant	NZD	20,000	Replacement
Stock	NZD	0	Indemnity
Other Property Total	NZD	0	Indemnity
Anywhere in New Zealand	NZD	0	Indemnity

Sum Insured - Business Interruption			Indemnity period (months)
Insured Profit	NZD	0	0
Insured Revenue	NZD	0	0
Additional Increase in Expenditure	NZD	50,000	24
Claims Preparation Costs	NZD	100,000	24
Insured Rentals and Management Fees	NZD	472,294	24
Payroll / Wages in Lieu of Notice	NZD	0	0
Book Debts	NZD	0	0
Goodwill or Key money	NZD	0	0
Fines or Damages	NZD	0	0
Severance and Redundancy Payments	NZD	0	0

Sum Insured - Business Interruption Natural Disaster			Indemnity period (months)
Insured Profit	NZD	0	0
Insured Revenue	NZD	0	0
Additional Increase in Expenditure	NZD	50,000	24

Claims Preparation Costs	NZD	100,000	24
Insured Rentals and Management Fees	NZD	472,294	24
Payroll / Wages in Lieu of Notice	NZD	0	0
Book Debts	NZD	0	0
Goodwill or Key money	NZD	0	0
Fines or Damages	NZD	0	0
Severance and Redundancy Payments	NZD	0	0

Endorsements

R1882.01	QBE Security Alarm System Warranty
R2449.01	Property Cyber and Data Endorsement
R1877.01	QBE Fire Protection Warranty
R2590.01	Reference to Earthquake Commission Act 1993 Condition
R2439.01	Communicable Disease Endorsement

General Liability

Cover Details

Policy Wording

GEL1122 : General Liability

Business of the Insured

Address is 121 - 123 Blenheim Road, Christchurch

	Currency	Limit of Indemnity		Excess	
Public Liability	NZD	2,000,000	any one Occurrence	500	any one Occurrence
Products Liability	NZD	2,000,000	in the aggregate any one Period of Insurance	500	any one Occurrence

For full details of the Limit of Indemnity please review the wording in full.

Policy Territory

Public	Worldwide excluding North America
Products	New Zealand

Automatic Extensions	Sub Limit	Excess
Advertising liability	NZD 1,000,000	NZD 1,000
Business advice or service	Included	
Contractors or subcontractors' additional insureds	Included	
Defective workmanship and property damage during work	NZD 100,000	NZD 1,000
Goods on hook	NZD 250,000	NZD 2,500
Innkeepers liability	Included	NZD 1,000
Landlord's liability	Included	
Lost or stolen keys	NZD 250,000	NZD 1,000
Mechanical plant liability and car park liability	Included	
Product withdrawal costs	NZD 100,000	NZD 1,000
Property in care, custody or control	NZD 500,000	NZD 1,000
Punitive or exemplary damages	NZD 2,000,000	NZD 500
Remotely piloted aircraft systems	NZD 1,000,000	NZD 1,000
Tenant's liability	Included	
Underground services	Included	NZD 5,000
Vehicle or watercraft service or repair	NZD 250,000	NZD 1,000
Equipment or machinery service or repair	NZD 250,000	NZD 2,500
Vibration or removal of support	Included	NZD 5,000
Visits to the North American countries	Included	
Warrant of fitness	NZD 500,000	NZD 2,500

Statutory Liability

Cover Details

Wording
STL1122 : Statutory Liability

Business
Address is 121 - 123 Blenheim Road, Christchurch

Retroactive Date
Unlimited

Limit of Indemnity

NZD 1,000,000	any one Event and in the aggregate any one Period of Insurance

Automatic Extensions	Limit of Indemnity	Excess
Consolidation or merger	Included	
Newly created or acquired subsidiary company	Included	
Extended reporting period	Included	
Enforceable undertakings (Health and Safety At Work Act 2015)	Included	

Acts Covered
Any Act of the New Zealand Parliament (including any amendments, enactments and/or Statutory Regulations of such Act) in force at the beginning of the Period of Insurance other than the following Excluded Acts:

1. Anti-Money Laundering and Countering Financing of Terrorism Act 2009
2. Arms Act 1983
3. Aviation Crimes Act 1972
4. Crimes Act 1961
5. Criminal Proceeds (Recovery) Act 2009
6. Land Transport (Road Safety and Other Matters) Amendment Act 2011
7. Real Estate Agents Act 2008
8. Summary Offences Act 1981

Endorsements

R2668.01	Resource Management Act 1991 Amendment Endorsement

Excess

Excess	NZD 500 each and every Event, Defence Costs inclusive, except in respect of claims against individual directors, officers or employees when the Excess is nil.

Insurer Financial Strength Rating

The table below outlines QBE Insurance (Australia) Limited's insurer financial strength ratings from the major rating agencies that rate QBE Insurance (Australia) Limited.

Rating agency	Entity	Rating
Standard & Poor's	QBE Insurance (Australia) Limited	AA-

QBE Insurance (Australia) Limited has been given an "AA-" Insurer Financial Strength Rating by Standard & Poor's (Australia) Pty Ltd.

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

Plus (+) or Minus (-); The ratings from "AA" to "CCC" may be modified by the addition of a plus or minus sign to show relative standing within major rating categories.

Credit ratings issued by Standard & Poor's Ratings Services are solely statements of opinion and not statements of fact or recommendations to purchase or discontinue any policy or contract or to buy, hold or sell any security issued by QBE Insurance (Australia) Limited or make any other investment decisions. Credit ratings may be changed, withdrawn or suspended at any time. Latest ratings can be found at https://www.spglobal.com/ratings/en/.

An overseas policyholder preference applies to QBE Insurance (Australia) Limited ("QBE"). This means that in the event that QBE is wound up, Australian law requires that its assets in Australia are applied to satisfy its Australian liabilities, before those assets can be applied to satisfy overseas liabilities, which would include claims by policyholders in New Zealand. However, QBE is required to hold capital which meets minimum regulatory capital requirements.

Endorsement Details

Statutory Liability

R2668.01 Resource Management Act 1991 Amendment Endorsement

Resource Management Act 1991 Amendment Endorsement R2668.01

A. Where the Insured is prosecuted under the Resource Management Act 1991 for an act or omission occurring in the course of the Business, this Policy will indemnify the Insured:

   1. notwithstanding exclusion 2 (Daily continuing offences / orders and costs), for the costs of complying with any remediation order or reparation order; and/or

   2. for Defence Costs, except where it is alleged that the Insured has acted or omitted to act knowingly, wilfully, or intentionally, unless the Insured is subsequently Acquitted.

B. Definition 7 (Fine) is deleted in its entirety and replaced with the following:

7. Fine

Any fine or monetary penalty or costs assessed by a court to be paid by the Insured upon being found guilty of an offence in connection with an Event for which QBE may legally indemnify the Insured. This does not include a fine imposed pursuant to the Health and Safety at Work Act 2015 (HSWA) or the Resource Management Act 1991 (RMA), however, notwithstanding exclusion 2 (Daily continuing offences / orders and costs) this Policy will indemnify the Insured for:

7.1 a sentence of reparation imposed following a conviction under the HSWA

7.2 a sentence of reparation and/or an award of remediation costs imposed following a conviction under the RMA.

In all other respects the Policy remains unaltered and this endorsement is subject to the terms, conditions and exclusions of the Policy.

Single Property: 121 Blenheim Road Riccarton Christchurch

R1882.01 QBE Security Alarm System Warranty

QBE Security Alarm System Warranty

The indemnity under this policy is conditional upon compliance with the following requirement.

When the insured Premises are protected by a security alarm system and left unattended, the insured is to ensure the security alarm system is armed and kept operative, and where the security alarm system is monitored by a security company, such monitoring is to be maintained during the period of insurance.

Any breach of this warranty without the knowledge or consent of the insured shall not prejudice this insurance.

For the purpose of this warranty, "Premises" means: the physical location where the business is conducted. This includes all locations, sites or physical addresses, specified in the schedule attaching to and forming part of this policy, that have a common business purpose at that site or location.

R2449.01 Property Cyber and Data Endorsement

Property Cyber and Data Endorsement

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.

LMA5400
11 November 2019

R1877.01 QBE Fire Protection Warranty

QBE Fire Protection Warranty

The indemnity under this insurance is conditional upon compliance with the following requirement:

When the insured has disclosed that their location has fire protection in the form of a sprinkler system, hose reel(s), fire extinguisher(s) or smoke or heat detection equipment, the insured is to ensure this fire protection equipment is maintained in good working order during the period of insurance.

Any breach of this warranty without the knowledge or consent of the insured shall not prejudice this insurance.

R2590.01 Reference to Earthquake Commission Act 1993 Condition

Reference to Earthquake Commission Act 1993 Condition R2590.01

Any reference to the Earthquake Commission Act 1993 within the policy wording, schedule or applied endorsements is replaced with the Natural Hazards Insurance Act 2023.

In all other respects this Policy remains unaltered.

R2439.01 Communicable Disease Endorsement

Communicable Disease Endorsement

(For use on property policies)

1. 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, in any way connected with, or occurring concurrently or in any sequence with a Communicable Disease or the fear or threat (whether actual or perceived) of a Communicable Disease.

2. 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:
   2.1 for a Communicable disease, or
   2.2 any property insured hereunder that is affected by such Communicable Disease.

3. 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:
   3.1 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
   3.2 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
   3.3 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.

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

All other terms, conditions and exclusions of the policy remain the same.

LMA5393 (amended)
25 March 2020