

Renewal of Insurance Policies 2023

Dear Occupier,

We have recently sent you a Request for Payment for your proportion of the cost of insurance of your demise and common parts for the 12-month period commencing 1st June 2023.

As you may be aware, we have been experiencing a hard insurance market for several years and whilst there is evidence that we are starting to move out of the hard insurance market, insurers are still looking for premium increases as a result of inflation, claims, and changes in capacity within the market.

At Landsec, we have maintained a good position in the market, and have worked hard with our brokers and insurers to keep premium increases to a minimum.

One of the areas we have undertaken additional work this year is with Pool Re, who are the major insurer of terrorism risk. Pool Re was set up in 1993 following the withdrawal of terrorism insurance by most insurers. The premium rating structure that Pool Re uses has been amended following significant investment in its modelling capability, which

has improved their risk understanding. Alongside this, the Pool Re VSAT (Vulnerability Self-Assessment Tool) has been re-designed to improve navigability and user experience and if used will provide a further 10% discount on the new premium structure.

We are pleased to say we have been able to successfully complete the VSAT tool to maximise the discount available through Pool Re.

As a result of this and following further negotiation with insurers, despite inflation increases, nearly half of our customers will see a reduction in premium from last year. Of those customers who may see an increase in their premium, the majority will be limited to a 4% increase or less. This is a fantastic result given the challenging economic conditions.

If you have any questions about why your insurance premium has changed, please do not hesitate to contact our Insurance Team by e-mailing Maddie.Lagru@Landsec.com.

Yours sincerely

Cleo Curl
Group Insurance Director

