

To Whom It May Concern

28 July 2025

Dear Sirs,

CONFIRMATION OF INSURANCE – Peabody Trust &/or Subsidiary Companies and their leaseholders, shared owners or factored owners

As requested by the above client, we are writing to confirm that we act as Insurance Brokers to the client and that we have arranged the property insurance on its behalf as detailed below:

Any Property owned, leased or managed by Peabody Trust &/or Subsidiary Companies

INSURER: Protector Forsikring ASA

POLICY NUMBER: 3136864

PERIOD OF INSURANCE: 30 July 2025 to 29 July 2026 (both dates inclusive)

DETAILS:

Leasehold Buildings Sums Insured - £4,270,376,762

In conjunction with policy wording, Protector RSL Policy Wording v4.0, Perils – all standard property owners perils including accidental damage.

Basis of settlement – Reinstatement

The policy includes the following:

Notice of Interests:

The interest of the freeholder, head lessee (if they are not the Insured), the owner or lessee of each property, shared owners, leaseholders, mortgagees or other interested parties in each individual building covered by this insurance is noted the extent of such interest to be disclosed in the event of loss

The insurance by Section 1 – Buildings and Landlord's Contents is extended to include the following occurring or commencing during the period of insurance:

Loss of Rent and cost of Alternative Accommodation, except for:

- a) Any amount greater than 30% of the reinstatement cost of the building at the time the loss or damage occurs.
- b) Any costs caused by any electricity, gas, water or telecommunications company cutting off or restricting your supply other than as a direct result of loss or damage.
- c) Any costs due to the failure of your electricity, gas, water or telecommunications supply caused by a withdrawal of labour at the electricity, gas, water or telecommunications company
- d) Any costs whilst the buildings are let, sublet in whole or parts thereof by a leaseholder or shared owner.

We have placed the insurance which is the subject of this letter after consultation with the client and based upon the client's instructions only. Terms of coverage, including limits and deductibles, are based upon information furnished to us by the client, which information we have not independently verified.

This letter is issued as a matter of information only and confers no right upon you other than those provided by the policy. This letter does not amend, extend or alter the coverage afforded by the policies described herein. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this letter may be issued or pertain, the insurance afforded by the policies described herein is subject to all terms, conditions, limitations, exclusions and cancellation provisions and may also be subject to warranties. Limits shown may have been reduced by paid claims.

We express no view and assume no liability with respect to the solvency or future ability to pay of any of the insurance companies which have issued the insurance(s).

We assume no obligation to advise yourselves of any developments regarding the insurance(s) subsequent to the date hereof. This letter is given on the condition that you forever waive any liability against us based upon the placement of the insurance(s) and/or the statements made herein with the exception only of wilful default, recklessness or fraud.

This letter may not be reproduced by you or used for any other purpose without our prior written consent.

This letter shall be governed by and shall be construed in accordance with the law of England and Wales and any disputes as to its terms shall be submitted to the exclusive jurisdiction of the courts of England and Wales.

Yours faithfully,



Gill Potts ACII, Chartered Insurance Broker
Client Advisor