

Product: Single Project Construction Liability

Manufacturer Information
<p>Product information</p> <p>This product is designed to cover a very wide variety of construction projects from design to completion and typically covering a period of time post hand over called 'completed operations period' for necessary snagging works. Wrap-Up liability consolidates insurance coverage for the principal, main contractors and subcontractors working on a project into one program which is purchased by the Principal or Main Contractor for the full length of the project, usually to satisfy their lenders requirements to provide certainty of coverage for the duration of the build, and also to avoid protracted arguments between different parties onsite in the event of issues. The completed operations are provided / negotiated at the start so the principal / contractors are automatically covered if they need go back on-site post-handover without the need to buy additional cover.</p>
<p>Target market</p> <p>This product is suitable for businesses ranging from small contractors to very large multinational construction companies who require Wrap-Up liability cover.</p>
<p>Types of customer for whom the product would be unsuitable</p> <p>The product is not appropriate to be sold to:</p> <ul style="list-style-type: none"> • Individual consumers i.e., natural persons acting in a private capacity. • Businesses undertaking activities or seeking cover for liability risks that are outside the scope of Single Project Construction cover. • This product is not sold in the USA including Puerto Rico and US territories i.e., USVI or any sanctioned territories.
<p>Any notable exclusions or circumstances where the product will not respond</p> <p>Exclusions include but not limited to:</p> <ul style="list-style-type: none"> • Bodily injury sustained by any employee when liability is imposed under any Worker's Compensation statute. • Bodily injury, property damage and defence costs arising out of ownership, maintenance, or operation of an automobile. • Bodily injury, property damage and defence costs arising out of ownership, maintenance, operation, loading or unloading of watercraft or aircraft. <p>Limit of liability:</p> <p>Each section of cover, additional extra(s) and/or extension(s) will be offered with their own limit of liability (and sub-limits where applicable), as requested by the customer to reflect their exposure to risk, and as stated in the policy schedule.</p> <p>Excess:</p> <p>Each section of cover, additional extra(s) and/or extension(s) will be offered with their own applicable excesses and stated in the policy schedule.</p>
<p>Other information which may be relevant to distributors</p> <p>This product is permitted for sale via the following distribution chain:</p> <ul style="list-style-type: none"> - Lloyd's Broker; - Retail broker; - Coverholders - Intermediaries <p>No further distributors in the chain are permitted without TMKS' approval. Any such approval will include consideration of their impact on product value.</p> <p>Where Distributor 1 sells this Product via multiple other distributors (via sub-delegation or sub-broking), it is their responsibility to ensure all distributors have been provided with this document, have reviewed</p>

it, and understand the content. If there is any additional remuneration, including commissions, fees or other 'non-standard' remuneration charged to the customer by other distributors, it is the responsibility of Distributor 1 to inform TMK of these details accurately and in full.

This product should be sold in line with FCA regulations and can be sold with & without advice by a regulated insurance distributor.

Distributors are expected to fully understand the eligibility criteria, covers and exclusions of the product.

This product can be sold face to face, via telephone or electronic communication or a mix of these methods, as long as customers are provided with sufficient information to make an informed decision regarding the suitability of the product.

Commission & Fees

The coverholder is expected to ensure that maximum commission rates do not exceed those stipulated within the Binding Authority Agreement.

Brokers can select commission rates from a range set by the coverholder, so that remuneration can be aligned to their own distribution costs. The maximum commission rate set cannot be exceeded.

The coverholder is expected to maintain oversight of all broker commissions and, where there may be a risk to product value and remedial action taken whenever necessary including notification to Tokio Marine Kiln.

Brokers are reminded of their own regulatory obligations in relation to remuneration under PROD 4.3.6 as well as the requirements to make all necessary disclosures to the customer.

How value is assessed

Value is assessed based on a number of metrics, including underwriting, claims, complaints information, customer feedback as well as through broker and coverholder engagement.

Remuneration paid as set out in our agreements with distributors has been considered as part of the value assessment.

If additional add-ons (including premium finance) are sold alongside this product or additional remuneration is charged, this may affect the value for the customer.

Further information on our product approval processes can be obtained on request.

Date Fair Value assessment completed	March 2025
Expected date of next assessment	March 2026