



LLOYD'S

Insurance effected through:
CFC Underwriting Limited
85 Gracechurch Street
London EC3V 0AA

This is to Certify that in accordance with the authorisation granted under the Contract (the unique market reference number of which is specified in the Schedule) to the undersigned by certain Underwriters at Lloyd's, whose names and the proportions underwritten by them, which will be supplied on application, can be ascertained by reference to the said Contract which bears the Seal of Lloyd's Policy Signing Office, and in consideration of the premium specified herein, the said Underwriters are hereby bound, each for his own part and not one for another, their Heirs, Executors and Administrators, to insure in accordance with the terms and conditions contained herein or endorsed hereon.

The subscribing Insurers' obligations under Contracts of Insurance to which they subscribe are several and not joint and are limited solely to the extent of their individual subscriptions. The subscribing Insurers are not responsible for the subscription of any co-subscribing Insurer who for any reason does not satisfy all or part of its obligations.

In Witness whereof this Certificate has been signed at the place stated and on the date specified in the Schedule by CFC Underwriting Limited.

Authorised Official

Please examine this Document carefully. If it does not meet your needs, return immediately. In all communications the Policy Number appearing in line one of the Schedule should be quoted. In the event of loss, damage or costs and expenses under this Insurance, immediate notice should be given to: CFC Underwriting Limited.

T&S

SCHEDULE

POLICY NUMBER: CFT-PNW-A71-761

UNIQUE MARKET REFERENCE: B1187BA091260D

THE INSURED: KENSINGTON HALL GARDENS LTD

ADDRESS: Kensington Hall Gardens
Beaumont Avenue
London
W14 9LS
UNITED KINGDOM

THE UNDERWRITERS: Underwritten by certain underwriters at Lloyd's

LINKED POLICY: NLBDX 6484499

THE INCEPTION DATE: 00:01 Local Standard Time on 25 Mar 2015

THE EXPIRY DATE: 00:01 Local Standard Time on 25 Mar 2016

TOTAL INSURED VALUE: GBP20,474,531 as more fully detailed in the attached
Schedule of Premises

TOTAL PAYABLE: GBP4,453.42

Broken down as follows:

Premium: GBP4,107.00

Policy Admin Fee: GBP100.00

Insurance Premium Tax GBP246.42

TERRITORIAL SCOPE Worldwide

LEGAL ACTION: Worldwide

CLAIMS MANAGERS: CFC Underwriting Limited
Please report all new claims to:
newclaims@cfcunderwriting.com

WORDING: T&S Follow Form GB 1.0

ENDORSEMENTS: PREMIUM PAYMENT CLAUSE
NO HIGHER LAYER WARRANTY
SANCTION LIMITATION AND EXCLUSION CLAUSE
USA JURISDICTION CLAUSE
STATEMENT OF FACT

T&S

AMOUNT INSURED AND DEDUCTIBLES

ALL INSURING CLAUSES COMBINED

Amount Insured	GBP20,474,531	In the aggregate
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INSURING CLAUSE 1 PROPERTY DAMAGE AND BUSINESS INTERRUPTION

Amount Insured	GBP20,474,531	in the aggregate
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Deductible:	GBP0	each occurrence
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Indemnity period:	12 months	
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INSURING CLAUSE 2 UTILITIES

Amount Insured	GBP2,047,453	in the aggregate
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Deductible:	GBP0	each occurrence
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Indemnity period:	60 days	
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T&S

SCHEDULE OF PREMISES

ADDRESS:	POSTCODE:	PROPERTY DAMAGE / CONTENTS:	BUSINESS INTERRUPTION:	LOSS OF RENT:	TOTAL INSURED VALUE:
KENSINGTON HALL GARDENS London Greater London W14 9LS UNITED KINGDOM	W14 9LS	GBP20,065,443	GBP0	GBP 409,088	GBP20,474,531

OUR REGULATORY STATUS

This insurance is underwritten by CFC Underwriting Limited, 85 Gracechurch Street, London, EC3V 0AA, United Kingdom on behalf of Underwriters at Lloyd's. CFC Underwriting Limited and the Lloyd's Managing Agents of the Syndicates on whose behalf we underwrite are authorised and regulated by the United Kingdom Financial Conduct Authority (FCA). CFC Underwriting Limited's Firm Registration Number at the FCA is 312848. These details may be checked by visiting the Financial Conduct Authority website at www.fca.org.uk/register/. Alternatively the Financial Conduct Authority may be contacted on +44 (0)800 111 6768.

We are covered by the Financial Services Compensation Scheme (FSCS). You may be entitled to compensation from the scheme if we cannot meet our obligations to you in respect of insurance policies that we have underwritten on behalf of insurers. This depends on the type of business and the circumstances of the claim. In respect of general insurance business the FSCS will cover 90% of the claim, without any upper limit and for compulsory classes of insurance, the FSCS will cover 100% of the claim, without any upper limit. Further information about compensation scheme arrangements is available from the FSCS.

HOW TO COMPLAIN

We intend to provide an excellent service to you. However, we recognise that there may be occasions when you feel that this has not been achieved. If you are unhappy with any aspect of the service that you receive from us, please contact your insurance broker in the first instance, stating the nature of your complaint, the certificate and/or claim number.

Alternatively, you can contact us directly at enquiries@cfcunderwriting.com or please write to:

The Managing Director
CFC Underwriting Limited
85 Gracechurch Street
London EC3V 0AA
United Kingdom

If after taking this action you are still unhappy with the response please write to:

Policyholder and Market Assistance
Lloyd's Market Services
One Lime Street
London
EC3M 7HA
United Kingdom
Email: complaints@lloyds.com
Telephone: +44 (0)20 7327 5693
Fax: +44 (0)20 7327 5225

Having taken this action, if you feel that your complaint has not been handled satisfactorily, you may seek assistance from

The Financial Ombudsman Service
South Quay Plaza
183 Marsh Wall
London
E14 9SR
United Kingdom
Telephone – +44 (0)845 080 1800
Email – enquiries@financial-ombudsman.org.uk
Website – www.financial-ombudsman.org.uk

The Financial Ombudsman Service will become involved if you are an eligible complainant as defined by the rules of the Financial Services Authority.

The existence of this complaints procedure does not affect any right of legal action you may have against CFC Underwriting Limited or Lloyd's as detailed in the Choice of Law condition on the last page of your policy.

PREMIUM PAYMENT CLAUSE

ATTACHING TO POLICY NUMBER: CFT-PNW-A71-761
THE INSURED: Kensington Hall Gardens Ltd
WITH EFFECT FROM: 25 Mar 2015

You undertake that the Premium and Policy Administration Fee will be paid in full to CFC Underwriting Ltd within 60 days of the Inception Date (or if incepted retrospectively, this 60 day period will be extended to represent 60 days from the date of instruction).

If the Premium and Policy Fee due under this Policy have not been paid to CFC Underwriting Ltd by the 60th day after the Inception Date (or if incepted retrospectively, this 60 day period will be extended to represent 60 days from the date of instruction) then we shall have the right to cancel this Policy by providing you with 14 days prior notice of cancellation in writing via your broker.

If the Premium and Policy Fee are paid in full to CFC Underwriting Ltd before the notice period expires, notice of cancellation shall be revoked. If not, the Policy shall automatically terminate at the end of the notice period.

In the event of cancellation, the Policy Fee is due in full and the Premium is due on a pro rata basis for the period that the Policy was in force.

SUBJECT OTHERWISE TO THE TERMS AND CONDITIONS OF THE POLICY

T&S

NO HIGHER LAYER WARRANTY

ATTACHING TO POLICY
NUMBER: CFT-PNW-A71-761

THE INSURED: Kensington Hall Gardens Ltd

WITH EFFECT FROM: 25 Mar 2015

If you decide during the period of the policy to purchase additional terrorism insurance to the cover provided by this Policy, such as excess terrorism insurance, it is warranted that you will obtain our written agreement to this additional terrorism insurance before it is purchased.

SUBJECT OTHERWISE TO THE TERMS AND CONDITIONS OF THE POLICY

T&S

SANCTION LIMITATION AND EXCLUSION CLAUSE

ATTACHING TO POLICY
NUMBER: CFT-PNW-A71-761

THE INSURED: Kensington Hall Gardens Ltd

WITH EFFECT FROM: 25 Mar 2015

It is understood and agreed that the following **EXCLUSION** is added to this Policy:

to the extent that such payment or reimbursement shall expose us to any sanction, prohibition or restriction under the United Nations resolutions or the trade or economic sanctions, laws or regulations of the European Union, United Kingdom or United States of America.

SUBJECT OTHERWISE TO THE TERMS AND CONDITIONS OF THE POLICY

T&S

USA JURISDICTION CLAUSE

ATTACHING TO POLICY
NUMBER: CFT-PNW-A71-761

THE INSURED: KENSINGTON HALL GARDENS LTD

WITH EFFECT FROM: 25 Mar 2015

Notwithstanding anything contained in this Policy to the contrary, it is understood and agreed that where a claim is made against you within the United States of America or territories which come under the jurisdiction of the United States of America including the enforcement by courts of any other country of any judgement originally obtained in any court of the United States of America or territories which come under the jurisdiction of the United States of America, the following amendments are made to the Schedule:

1. where "Limit of Liability" is shown in the Schedule, same is amended to read "Aggregate Limit of Liability"; and
2. "costs and expenses", are always included in the aggregate limit of liability or limit of liability.

It is also understood and agreed that the following **EXCLUSIONS** are added to this Policy:

ERISA

based upon the Employment Retirement Income Security Act of 1974 and any amendment thereto, or any rules or regulations promulgated thereunder.

RICO

for any actual or alleged violations of the Racketeer Influenced and Corrupt Organization Act 18 USC Sections 1961 et seq and any amendments thereto, or any rules and regulations promulgated thereunder.

SEC

for any actual or alleged violation of any of the provisions of the Securities Act of 1933, the Securities Exchange Act 1934 or any similar regional, provincial, territorial, federal or state law or any common law relating thereto.

SUBJECT OTHERWISE TO THE TERMS AND CONDITIONS OF THE POLICY

T&S

STATEMENT OF FACT CLAUSE

ATTACHING TO POLICY
NUMBER: CFT-PNW-A71-761

THE INSURED: KENSINGTON HALL GARDENS LTD

WITH EFFECT FROM: 00:01 a.m. LST on 25 Mar 2015

It is noted and agreed that the following **CONDITION** is added to this Policy:

It is a condition precedent to liability under this Policy that throughout the period of the policy the following statements that you provided to us as part of the application process remain true. In the event that you become aware that any of the statements below are no longer accurate you must notify us in writing as soon as practicable and we reserve the right to amend the terms, conditions or premium of the Policy:

1. You are not aware of any threats, whether specific or intimated, against the company or property to be insured.
2. After full inquiry you are not aware of any loss or damage resulting from a terrorism related event that has occurred to the company or property to be insured.
3. You do not currently purchase terrorism insurance for the company or the listed properties from any of the following Lloyd's of London insurers: Brit, Canopus, Jubilee, Kiln, WR Berkley.

SUBJECT OTHERWISE TO THE TERMS AND CONDITIONS OF THE POLICY