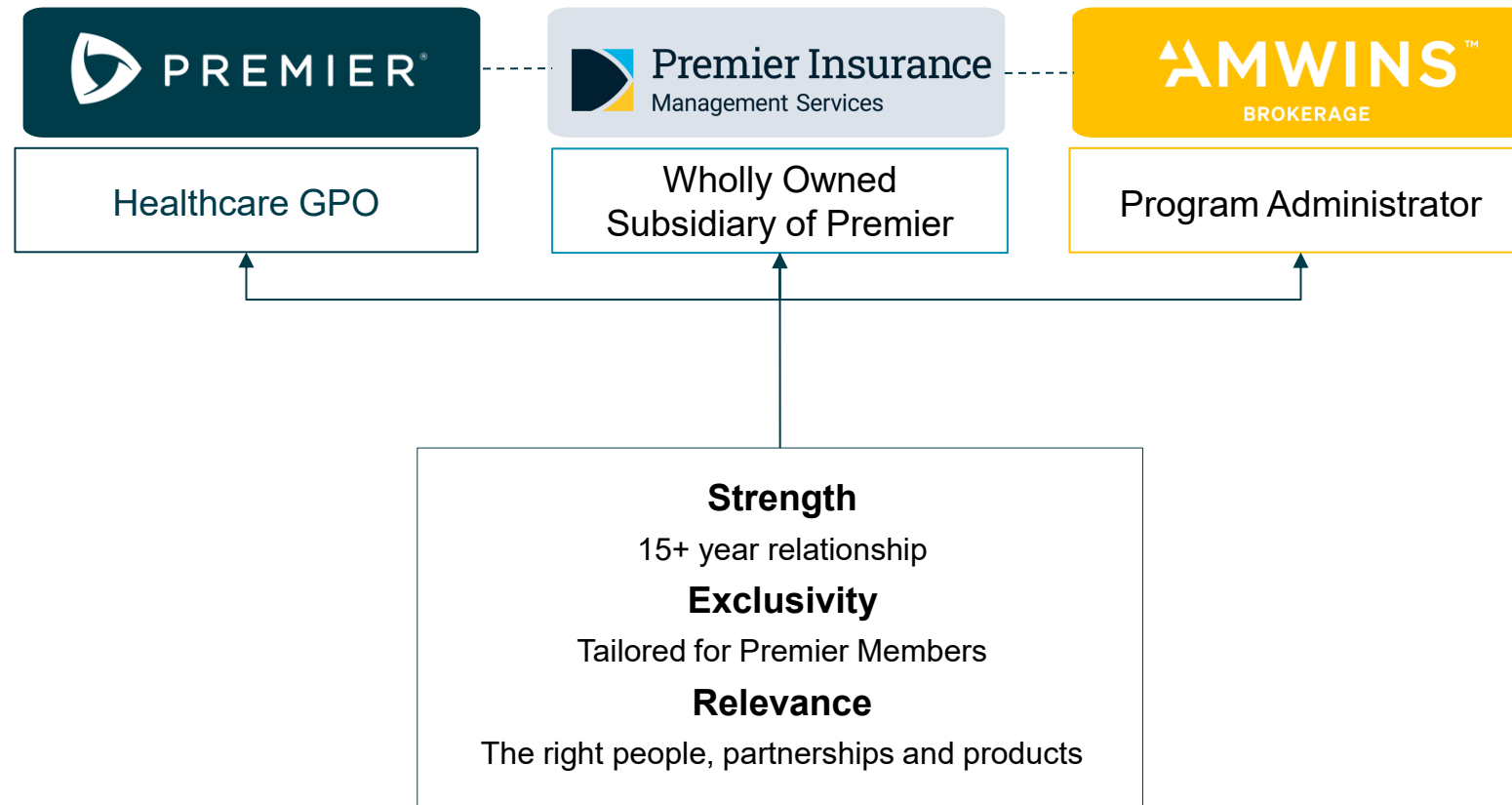


Property Insurance Programs



Stronger Together



Three market offerings with solutions for hospitals and health systems of all sizes

CHUBB®



Combined Single Policy Limit

- Real Property & Business Income

Appraisal Subsidy

- Up to 7.5% of policy premium or \$15k, whichever is less
- Offset appraisal costs once every three years

Risk Quality Benchmarking

- Annual ranking to evaluate risk from an industry specific scale

Client Centered Loss Control Approach

- Impartial objective-based recommendations from a third party
- Stewardship Report provided annually summarizing all service procedures and appointments at each facility location

Rate Protection

- One-year, one-time rate agreement with a maximum rate increase based on loss ratios
- 8% maximum rate increase – 0% to 30% loss ratio
- 13% maximum increase – 30% to 100% loss ratio

Premier Enhanced Coverages

- Increased Cost of Construction - \$50M
- Debris Removal - \$50M
- New Construction - \$15M
- Newly Acquired Property

ACURE Program Rate Credit

- One time 2.5% rate credit for implementing Zurich's ACURE water mitigation program in the first year

Profit Sharing Opportunity

- 5% of annual premium returned when loss ratio maintained at 30% or better

Rate Stability Commitment

- First-year flat rate guarantee with structured multi-year renewal

Engineering & Risk Management Support

- Onsite surveys, Fire protection plan review for new construction and renovations, AI-driven roof analysis, Access to forensic accounting services

Premier Enhanced Coverages

- Supports complex, multi-location hospital systems TIV \$250M - \$10B+
- Course of Construction - \$15M
- Demo & Increased Cost of Construction - \$20M each for damaged and undamaged
- Miscellaneous Unnamed Locations, Emergency Evacuation Expense, Crisis Management, Mobile Medical Equipment - \$5M each
- Patient and Tenant Relocation Expense, Personal Property of Patients - \$2.5M

Chubb Property Program

The Premier/Chubb policy form provides enhanced coverage parameters that are automatically included in our Standard Offering at no additional underwriting cost.

Appraisal Subsidy

Up to 7.5% of the total premium or \$15,000 (whichever is less) to offset the cost of an appraisal conducted once every three years.

Risk Quality Benchmarking

Annual benchmarking reports that objectively ranks the hospital on a risk quality ranking scale of 1-10 in categories such as: Sprinkler Protection, Water Supply, Surveillance Quality, Warehousing Protection, Overall Protection, Management Programs, and Pre-Emergency Planning Quality. This allows the hospital to self evaluate their risk from an *industry specific* scale.

Recommendation Initiatives

Annual recommendation reports created from annual surveys that objectively outline ways in which the hospital can improve upon their exposure along with credit figures of how each recommendation equates to premium savings upon completion.

Stewardship Report

Annual report that summarizes and identifies all service procedures and appointments that have occurred on the account for each location at the facility.

Combined Single Policy Limit

- Including Real Property & Business Income
- Policy Limit for Extra Expense
 - Policy Limit for Ordinance & Law
 - Policy Limit for Machinery Breakdown
 - Policy Limit for Off Premise Power Damage

Enhanced Limits

- Accounts Receivables
- Decontamination Expense
- Communicable Disease
- Valuable Papers
- Condemnation of Undamaged Property
- Preparation of Loss Fees
- Fungus Clean-Up / Mold / Ammonia Contamination
- Electronic Data

Loss Prevention

Independent engineering firm focused on healthcare to administer loss control to our clients. Service is provided through Risk Logic, Inc. at no additional cost to the customer. These services include assessments, surveys, and recommendations risk prevention, mitigation and loss recovery.

Zurich Property Program

The Premier/Zurich Property Program represents a collaborative partnership between our organizations to provide an aggressive and comprehensive healthcare property solution.

Our Program includes pre-arranged pricing consideration as well as built-in policy and service enhancements that come at no additional cost to our customers.

Our platform is a nationally integrated program which is accessible by each underwriter within the Zurich Healthcare Property segment.

Rate Protection

Clients will receive a one-year rate agreement with the following protections:

- A **maximum** rate increase of 8% for clients with loss ratios between 0%-30%
- A **maximum** rate increase of 13% for clients with loss ratios between 30%-100%

ACURE Program Rate Credit

All Premier customers will have the opportunity to receive a one time 2.5% rate credit for implementing Zurich's ACURE water mitigation program. Clients can also receive this rate credit with Zurich Engineering sign off on their current water mitigation program.

Policy Coverage Enhancements:

- Increased Cost of Construction - *Premier Standard Limit: \$50M*
- Debris Removal – *Premier Standard Limit: \$50M*
- New Construction – *Premier Standard Limit: \$15M*
- Newly Acquired Property – *Premier Standard Limit: \$15M/180 days*
- Crisis Event Management – *Premier Standard Limit: \$1M for Crisis Event Expense and Time Element Loss*
 - A Crisis Event is considered a violent crime that results in an order of civil or military authority that prohibits access to the insured location. Or an event that Insured reasonably believes threatens or impairs their reputation or goodwill.
 - Will pay for Public Relations Firms, Crisis Management Firms, Funeral Expense, Lodging, etc.

Liberty Property Program

The Premier/Liberty Mutual Property Program is designed to accommodate the needs of large, complex hospital systems.

The program delivers negotiated coverage enhancements, specific to the healthcare space and at no additional cost.

Cost Savings

- Profit sharing opportunity of 5% of the annual premium, when maintaining a loss ratio of 30% or better.
- Accounts benefit from a flat rate guarantee with a structured multi-year renewal.

Targeted Focus

- Admitted placement
- Capacity of \$250M - \$10B or greater (higher limits accepted depending upon the account risk)

Comprehensive Risk and Engineering Support

- Onsite surveys
- Fire protection plan reviews for new and renovated construction
- AI-derived roof analysis
- Forensic accounting services.

Premier Specific Enhancements

- Course of Construction - \$15M (exposure to be reported)
- Demo & Increased Cost of Construction - \$2M damaged
- Demo & Increased Cost of Construction - \$2M undamaged
- Miscellaneous Unnamed Locations - \$5M
- Emergency Evacuation Expense - \$5M
- Patient and Tenant Relocation Expense \$2.5M
- Personal Property of Patients - \$2.5M
- Crisis Management - \$5M (not exceeding 30 days)
- Mobile Medical Equipment - \$5M
- Green Buildings Endorsement - \$2.5 (for 12-month period)

Insurance for hospitals and health systems

