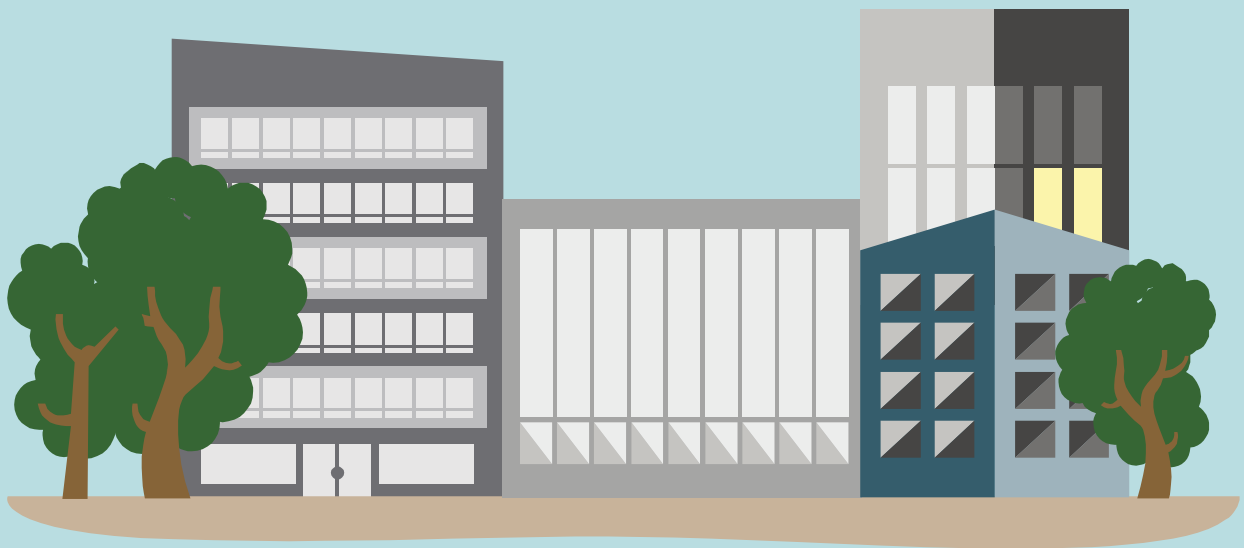


Terms and conditions of commercial property insurance

EK101-2019

Valid from 26.06.2019



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Unofficial translation from Estonian

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These Terms and Conditions apply to insurance contracts concluded with Gjensidige for the purpose of securing the property of a legal person. The Terms and Conditions are applied together with the Gjensidige's General Terms and Conditions of insurance.

1. Insured item

1.1.

The insured item shall mean the buildings and structures, building envelope, facility, interior, inventory, equipment or goods specified in the insurance contract.

1.2.

Unless stated otherwise in the insurance contract, the insured item is not:

1.2.1. the plot of land, landscaping, water bodies, a living organism (e.g. a bird, an animal);

1.2.2. a plant, agricultural or horticultural product;

1.2.3. a pier, a breakwater, a lauter, a fairway, a canal, a trenches, a sluice, a floating dock;

1.2.4. money; bank card; securities (e.g. a bonds, a checks); lottery ticket;

1.2.5. a document (e.g. manuscript, plan, project material, drawing, archive material);

1.2.6. database, information processing system, information contained in the data medium, or software except in the case and to the extent specified in clause 2.10 under appropriate insurance coverage;

1.2.7. all types of vehicles subject to registration with the appropriate institutions in accordance with the procedure established in the legal acts; watercraft, aircraft, rolling-stock, a drone;

1.2.8. weapon; ammunition; explosive;

1.2.9. liquid or gas in the technical systems of a building or facility, swimming pool, aquarium or well water;

1.2.10. sample, model, sculpture, exhibit of an exhibition or any other unique item;

1.2.11. an antique or any art item and/or painting, an item of precious metal or precious material;

1.2.12. a photo, diapositive film;

1.2.13. mobile communication antenna, wireless internet antenna;

1.2.14. a roads, pavements, parking lot, railway, bridge, tunnel, stadium, square.

1.3. Building

1.3.1. A building is structure that is permanently connected to the ground, separated from the outdoor environment by a roof and by other outer borders with an indoor room, together with its essential parts (except the small building referred to in 1.5.1):

1.3.1.1. the main structures of the building (e.g. foundation, internal and external walls, partition ceilings, roof);

1.3.1.2. internal and external doors;

1.3.1.3. external windows with glasses;

1.3.1.4. balcony/loggia and terrace;

1.3.1.5. gutter piles and drainpipes;

1.3.1.6. interior and exterior finishing;

1.3.1.7. elevator, escalator or staircase connected to the building;

1.3.1.8. engineering facilities as electrical, water and gas supply, sewerage, heating, ventilation, climate, fire extinguishing, communications and security system inside the building;

1.3.1.9. stationary electrical, water and gas supply, sewerage, ventilation, climate, fire extinguishing, communications, TV, sound and security system (within the property boundaries, but no farther than the supply point);

1.3.1.10. a permanently attached radio and television antenna on the outside of the building; grating that fills an opening (in particular window or door); shutters; luminaires.

1.3.2. Unless otherwise agreed in the insurance contract, the essential parts of the building do not include the awning located in the building or attached to the building; temporary awning; advertising sign; illuminated advertising boards; equipment used for professional or commercial purposes in the building (e.g., production lines, machine tools, refrigeration equipment, woodworking equipment); solar panels; facility; other assets that are inventory, equipment and/or goods.

1.4. Building envelope

1.4.1. The building envelope is a structure with an indoor room, permanently connected to the ground, separated from the outdoor environment by a roof and by other external borders, together with its essential parts (see clause 1.3), except for the interior of the building.

1.4.2. A building envelope in co-ownership (e.g., co-ownership of apartment owners) is insured to the extent specified in clause 1.4.1 together with the interior of the co-owned premises (e.g. interior of the corridor or technical hall).

1.5. Facility

1.5.1. A facility is a construction that is permanently connected to the ground, and which is not a building or a building envelope (such as a fence, gate, shed, flagpole, billboard or advertising stand, barrier, container, pool) and its essential parts. Also small buildings with a floor area of up to 20 m² are considered to be a facility (e.g., a shed, a greenhouse, an outdoor kitchen, a car shelter, a dump, a site accommodation, a container).

1.5.2. The essential parts of the facility are security system, radio and TV antenna permanently attached to the facility, part of ventilation, heating and air conditioning equipment and lighting fixtures (except for illuminated advertising). Solar panels are not considered an essential part of the facility.

1.6. Interior

1.6.1. Interior is parts of indoor spaces of the building, the removal of which does not damage the stability of the building or its appearance, parts of the structures of the adjacent rooms nor the rights of their holders.

1.6.2. Interior includes non-load-bearing partition; interior balcony and -staircase; suspended ceiling; wall and floor coverings (except removable carpet); sanitary ware; built-in furniture; building closures (e.g., doors and windows together with glasses, including building closure grating); in-room security- and electrical system; those parts of water supply, sewerage, heating, ventilation and low-current systems, on the operation and maintenance of which is relevant only to the possessor of the insured rooms.

1.7. Inventory and equipment

1.7.1. Inventory and equipment are tangible assets located at the place of insurance specified in the insurance contract, other than the building, the building envelope, the facility, the interior, the goods or the item listed in clause 1.2.

1.7.2. Equipment (including machinery) includes stationary, mobile or portable machines and / or equipment as specified in the insurance contract and their accessories (e.g. industrial and production equipment; transportation and lifting systems; heating and ventilation equipment and systems; loaders and forklifts; trailers and other land vehicles, that do not have to be registered in the traffic register; electronic devices).

1.7.3. An electronic device is a device that contains circuits consisting of electronic components that form a regularly operating system. The intended function of the electronic device may be to receive, input, amplify, display, store, process, analyze, transform, transmit, encrypt (or a combination of these) electrical signals. For example, an electronic device is a computer, a data processing device, a recording and transmission device, a mobile phone, medical and laboratory equipment, a land surveying equipment, an UPS, an external storage medium, a telecommunication device, a photo camera, video, audio and other filming equipment apparatus.

1.7.4. The equipment to be insured (including the machine) must be technically operational and maintained in accordance with the manufacturer's instructions before being insured. Initially installed equipment is insured after inspection and passing tests.

1.7.5. If the inventory and equipment are insured on the basis of the list of fixed assets, all the tangible assets at the place of insurance and recorded in the balance sheet are insured.

1.7.6. If the inventory and equipment are insured on the basis of the list of insured property (equipment and inventory to be partially insured or only to receive insurance coverage for a specific item or if the fixed asset list does not include all the property to be insured), the insured property is the property that is included in the list of insured property that is part of the insurance contract.

1.7.7. If the policyholder has not submitted the list of property for the moment of entering into the contract, the property shall be considered as insured on the basis of the fixed assets list.

1.7.8. Unless otherwise agreed in the insurance contract, the following shall not be insured as machinery or as equipment:

1.7.8.1. the foundation or bases of machinery and equipment;

1.7.8.2. parts of machinery or equipment that are used short-term, consumed fast or are regularly replaceable, or consumables that deteriorate during use (such as conveyor belts, drills, knives, cutting discs, batteries, connection wires, fuels, oils, greases, filters, cleaning agents, coolants, electric bulbs, lamps, flaps, fuses, valves);

1.7.8.3. inventory and equipment located outside the building (including in the facility or outside territory) (e.g. awnings affixed to the building envelope; lighting fixtures; advertisements; production lines located on the territory, loaders and forklifts);

1.7.8.4. an underground machine or equipment;

1.7.8.5. deep water or submersible pump;

1.7.8.6. boiler or pressure equipment.

1.8. Goods

1.8.1. Goods are tangible assets at the place of insurance specified in the insurance contract, which the insured person has acquired or produced for the purpose of sale (e.g. raw materials, semi-finished goods or finished goods). The goods are also tangible assets in the possession of the insured person, if it is in the possession of the insured person for the purpose of repair, maintenance or processing, as well as under a security agreement, commission agreement or a deposit contract.

1.8.2. Unless otherwise agreed in the insurance contract, the insured item shall not include the goods outside the building or the envelope of the building (e.g., in a facility (including a small building) or in an outdoor territory).

Basic covers

2.1. Fire

Insured event

An insured event is the destruction or damage of an insured item as a result of the following sudden and unforeseeable event:

2.1.1. fire and the resulting soot, smoke and fire extinguishing activity. Fire is an uncontrolled combustion process outside of a proper fireplace that is characterized by the release of heat and/ or smoke and causes property damage;

2.1.2. direct lightning strike, where there was an immediate contact between the lightning and the insured item;

2.1.3. explosion (e.g. explosion of an explosive device, appliance or container except for explosion inside the appliance or container) and explosion blast. Gjensidige will indemnify for damage to other insured items due to an explosion inside the device or container;

2.1.4. Damage to insured property due falling of a manned or remotely operated aircraft, its parts or cargo.

2.2. Pipeline leakage

Insured event

An insured event is the destruction or damage of an insured item as a result of the following sudden and unforeseeable event:

2.2.1. leakage of the liquid or discharge of the gas as a result of the breakdown of the building's internal water, heating, sewerage or rainwater pipelines, fire extinguishing, ventilation or climate system. Gjensidige will compensate up to EUR 1,000 for the repair or replacement cost of the broken pipe or system that caused the damage;

2.2.1. leakage of the effluent or waste water due to blockage of the building's internal sewerage;

2.2.2. sudden and unforeseen engagement of the automatic fire extinguishing system;

2.2.3. leakage of the liquid from an aquarium.

Exclusions

Gjensidige does not indemnify in addition to the exclusions listed in the General Terms and Conditions and General Exclusions (clause 3):

2.2.4. damage caused by cleaning or clearing water;

2.2.5. damage caused to the building, facility, the interior or the building envelope because it is not being used or has not been heated.

2.3. Theft

Insured event

An insured event is the destruction or damage of an insured item as a result of the following sudden and unforeseeable event:

2.3.1. theft of an insured item. In the case of theft, Gjensidige will only indemnify damage if the third party had to remove a barrier in order to enter the room, i.e. to break or open a closed or locked door or window by means of a lock pick or the like, or to break the boundary of the building;

2.3.2. robbery. Robbery is stealing of property by using of physical violence or threatening to use immediate physical violence or otherwise depriving the policyholder of the opportunity to resist;

2.3.3. theft of keys, remote control or lock opening codes. If the key, remote control or lock opening code came out of the policyholder's or his / her authorized person's possession by theft or robbery and therefore change of the respective lock is required, Gjensidige will indemnify the resulting costs up to EUR 2,000;

2.3.4. breaking or violating the structure of a building, facility, interior or building envelope or its parts during theft or robbery; theft of significant parts permanently attached to the exterior of the building, facility or building envelope (see clauses 1.3 and 1.5.2).

2.4. Vandalism

Insured event

An insured event is the destruction or damage of an insured item as a result of the following sudden and unforeseeable event:

- 2.4.1. violation or destruction of the insured item by a third party;
- 2.4.2. hitting an insured item by a third-party driven land vehicle (eg a car, a lift, a motorcycle, a train, etc.), with the exception of rollover and / or falling of the crane or other lifting equipment on the insured item.

Exclusions

Gjensidige does not indemnify in addition to the exclusions listed in the General Terms and Conditions and General Exclusions (clause 3):

- 2.4.3. damage consisting of small cracks or damage to the glass surface (a scratch) if the glass has not lost its durability and does not endanger person's health or life, or consists of smearing or diminished transparency of the glass surface;
- 2.4.4. smearing of the insured item by a third party (e.g., with paint, pencil, including graffiti);
- 2.4.5. damage caused by the theft of parts of a building, facility or building envelope;
- 2.4.6. damage caused as a result of theft or robbery.

2.5. Storm

Insured event

An insured event is the destruction or damage of an insured item as a result of the following sudden and unforeseeable event:

- 2.5.1. storm with accompanying wind speed of at least 18 m/s;
- 2.5.2. an item broken or volatile as a result of a storm;
- 2.5.3. hail when it causes destruction and deteriorates the weather resistance of the insured item (e.g. there is an opening in the roof through which the rainwater can enter the building);
- 2.5.4. penetration of precipitation through an aperture caused by storm damage (e.g., the storm takes away some of the roof thus allowing rainwater to enter the building).

Exclusions

Gjensidige does not indemnify in addition to the exclusions listed in the General Terms and Conditions and General Exclusions (clause 3):

- 2.5.5. damage caused by penetration of precipitation through a non-closed openings in a building, facility or building envelope, if the openings is not caused by a storm;
- 2.5.6. damage caused by the destruction or damage of an equipment due to electrical failure caused by a storm;
- 2.5.7. damage caused by flooding.

2.6. Glass breakage

Insured event

An insured event is the destruction or damage of an insured item as a result of the following sudden and unforeseeable event:

- 2.6.1. Breakage of internal or external glass permanently installed on a building, interior or building envelope, including damage to an advertisement covering the glass (painted or pasted texts and ornaments) together with the glass breakage. Plastic materials used instead of glass (e.g., acrylic plastic, polycarbonate) are equivalent to glass surfaces.

Exclusions

Gjensidige does not indemnify in addition to the exclusions listed in the General Terms and Conditions and General Exclusions (clause 3):

- 2.6.2. damage consisting of small cracks or damage to the glass surface (a scratch), if the glass has not lost its durability or does not endanger person's health or life, or that consists of smearing or decrease in the transparency of the glass surface;
- 2.6.3. damage caused by faults in the installation or processing of the glass or the poor quality of the glass.

2.7. Flood

Insured event

An insured event is the destruction or damage of an insured item as a result of the following sudden and unforeseeable event:

- 2.7.1. natural flood, where the ground and / or the drainage system that has been established according to a project and has been regularly maintained (e.g. drainage and sewerage system for rainwater) is not able to absorb or lead elsewhere abnormal amounts of water (precipitation over 30 mm within one hour or in shorter period of time) caused by an extraordinary increase in the water level (i.e., no flood has occurred in the last 5 years).

Exclusions

Gjensidige does not indemnify in addition to the exclusions listed in the General Terms and Conditions and General Exclusions (clause 3):

- 2.7.2. damage caused by breaking, bursting, blocking or freezing of water, sewerage, rainwater or heating system of a building, a facility or a building envelope or by a public water supply, a public sewerage system, a common heat pipeline;
- 2.7.3. damage caused by surface-, soil- or groundwater entering through an aperture into the building, facility or building envelope or basement (e.g., through the internal sewerage system, walls or other construction) due to poor quality of construction or waterproofing.

2.8. All-risk insurance (all-risk)

Insured event

An insured event is the destruction or damage of an insured item as a result of the following sudden and unforeseeable event, except for non-indemnifiable damages specified in general exclusions (clause 3) and in the General Terms and Conditions of insurance.

- 2.8.1. In the event of an all-risk insured event, the following limits of indemnity apply:

- 2.8.1.1. damage caused to an advertisement, message board, label or sign attached to the outside of the insured building or building envelope, up to 10% of the sum insured of the building or building envelope, but not more than EUR 10,000;

- 2.8.1.2. the cost of repairing or reacquiring the broken piping or system that caused the damage at the place of insurance up to EUR 2,000 per insured event;

- 2.8.1.3. the cost of cleaning or repainting the insured item up to EUR 2,000 per insurance period in the case of smearing by a third party (e.g., with paint, pencil, etc., including graffiti);

- 2.8.1.4. Damage through the boundary structure of the insured item (e.g. roof, floor, window, door, wall, including the wall, ceiling, floor defining the specific property of apartment ownership) without storm or hail damage, or water or snow infiltrated through the technical system, with a limit of indemnity of EUR 2,000 per insured event, provided that during the previous 5 years water or snow has not penetrated into the insured item; The above limit of indemnity is not applied, if the damage occurred by the event that is described in clause 2.7.1.

- 2.8.1.5. damage caused to a facility (except solar panels) located at the place of insurance and not specified in the policy, with limit of indemnity of EUR 10,000 per insured event, provided that the insured item is the building or the building envelope.

Additional covers

2.9. Electrical failure

Insured event

An insured event is the destruction or damage of an insured item up to 10 years old as a result of the following sudden and unforeseen event:

- 2.9.1. overvoltage, undervoltage, current fluctuation, earthing fault, short circuit caused by electric current;

- 2.9.2. an electrical failure that occurred as a result of an accident or that was not announced.

Exclusions

Gjensidige does not indemnify in addition to the exclusions listed in the General Terms and Conditions and General Exclusions (clause 3):

2.9.3. damage caused by a regular and / or pre-announced electrical supply interruption.

2.10. Equipment and machine failure

Insured event

An insured event is the destruction or damage of equipment, machine or electronic device (see clause 1.7.2-1.7.3) as a result of the following sudden and unforeseen event:

2.10.1. internal mechanical or electrical failure (e.g., overpressure inside the equipment, electrical disturbance caused by an internal circumstance, loosening of an internal part of the equipment);

2.10.2. short circuit, surge (undervoltage and overvoltage), induction or other electrical cause;

2.10.3. indirect effect of lightning;

2.10.4. malfunctions of control-, measuring- and protective equipment;

2.10.5. foreign matter entering into the equipment;

2.10.6. negligence and improper work practices or insufficient professional skills of the employee or service personnel in the use of equipment and/or machinery;

2.10.7. other sudden and unforeseeable event, the cause of which is not excluded in the exclusions below.

2.10.8. The insurance covers the cost of the auxiliary equipment needed to ensure the undisturbed operation of the electronic device, the external data carriers of the data processing equipment and in case of destruction the cost of restoring the information contained therein in accordance with the amount specified in the insurance contract.

Exclusions

Gjensidige does not indemnify in addition to the exclusions listed in the General Terms and Conditions and General Exclusions (clause 3), unless agreed otherwise:

2.10.9. damage to mobile and portable devices located outside the place of insurance;

2.10.10. damage caused by fire (including internal combustion), direct hit by lightning, fire-fighting water or other rescue operation, shock wave, falling of an aircraft or its parts;

2.10.11. damage caused by precipitation (including torrential rain, hail), storm, flood or mud clogging;

2.10.12. damage caused directly by the continued exploiting of the machine or equipment, including physical wear, cavitation, corrosion, scale, effects of normal weather conditions or persistent chemically aggressive environment;

2.10.13. damage caused by an error in the program contained in the insured item;

2.10.14. the cost of regular maintenance and technical service;

2.10.15. damage caused by an explosion of combustible gases in a boiler or in a furnace;

2.10.16. damage caused by an explosion in internal combustion engines and hydrogen cooling generators, or explosion caused by the reaction of chemical compounds;

2.10.17. the cost of the part causing the damage and the cost of its replacement or repair;

2.10.18. damage caused by the operation or standstill of the equipment when it is disassembled for cleaning, repair, relocation at the place of insurance and subsequent assembly.

2.11. Business interruption

The insurance coverage of business interruption can be selected and is valid only if there is a simultaneously valid insurance contract with Gjensidige to insure the property of the company, unless otherwise agreed.

Definitions

2.11.1. Business is the business activity of the insured person (e.g., the sale of a product, the rental of immovable property or the provision of a service) with which the insured person earns income.

2.11.2. Lease or rental income is the lease or rental payment under a lease or rental contract for the renting or leasing of an immovable property or a part thereof.

2.11.3. Gross profit is the turnover of an enterprise's business activities minus variable costs. Gross profit consists of operating profit and fixed costs.

2.11.4. Operating profit is the profit from business activities when fixed costs, variable costs and/or cost of production are deducted from the sales revenue. If business expenses exceed business revenues, it is a business loss.

2.11.5. Fixed costs are costs that have to be borne by the policyholder even if nothing is produced, sold or no service is provided as a result of the insured event, i.e. the business activity result is zero during the liability period.

2.11.6. Additional costs are economically justified expenses that the policyholder makes to avoid and/or diminish and limit damage that may result from an insured event.

2.11.7. Variable costs are costs that vary depending on the scope of the business activity, i.e. are directly related to the quantity of goods or services provided. If business is interrupted, there will be no variable costs.

2.11.8. Moving costs are costs that are necessary to temporarily move the business specified in the insurance contract to an equivalent replacement area and back to the place of insurance.

2.11.9. The liability period is the time for which Gjensidige will indemnify for any loss resulting from the business interruption. The liability period will be counted from the occurrence of the insured event and it will last until the moment when the sales revenue has returned to the level it would have been without the occurrence of the insured event. The liability period shall not exceed twelve months unless otherwise agreed in the insurance contract.

2.11.10. The accounting period is the time taken as the basis for determining the insurable value and calculating the insurance indemnity. The accounting period precedes directly the date of the occurrence of the insured event of the enterprise's property (more precisely in clauses 2.1 - 2.10).

Insured item

2.11.11. The insured item of business interruption stated in the policy may be the following:

2.11.11.1. gross profit, i.e. operating profit that is not received due to an insured event of the enterprise's property (e.g., a fire or other event specified in clauses 2.1 - 2.10), and fixed costs;

2.11.11.2. other income and expenses separately agreed in the insurance contract (eg interruption of lease or rental income due to damage to the lease or rental space belonging to the insured person in the insured event or moving costs specified in clauses 2.1 - 2.10).

2.11.12. Unless otherwise agreed in the insurance contract, the insured item shall not include:

2.11.12.1. additional costs for limiting damage, except in the case and to the extent specified in clause 5.28;

2.11.12.2. the cost of procuring goods, raw materials, semi-finished products and aids;

2.11.12.3. transportation costs associated with the sale of products and/or services;

2.11.12.4. turnover-based costs (such as royalties, fees resulting from using copyright);

2.11.12.5. income and expenses that are not directly related to the business of the insured (eg interest income; real estate and land transactions);

2.11.12.6. national and local taxes based on turnover, including VAT, excise duty, customs duty, income tax;

2.11.12.7. financial and other extraordinary income;

2.11.12.8. cost of liquidation of business;

2.11.12.9. fines, penalties and claims arising from non-performance of contractual obligations or performance that does not comply with requirements.

Insured event

2.11.13. An insured event is a business interruption as a result of the damage, destruction or loss of the insured property caused by an unexpected and unforeseeable event of the company's property provided for in the commercial property insurance terms and conditions (see sections 2.1 - 2.10) for which the insurer has confirmed its liability.

Exclusions

Gjensidige does not indemnify in addition to the exclusions listed in the General Terms and Conditions and General Exclusions (clause 3):

2.11.14. damage resulting from the fact that the policyholder does not have sufficient workforce and/or financial or technical resources to use to restore the damaged, destroyed or lost property in time (e.g., the property insurance contract has been entered into with under-insurance which causes delay in the recovery of business);

2.11.15. damage caused by the restrictions imposed by the state or the local government on the restoration of the place of insurance or on the business of the policyholder (e.g. delay of authorization or control procedure, restriction of an activity, etc.);

2.11.16. damage caused by the fact that part of the liability period has been used to make improvements, modifications or extensions that are not indemnified by the company's property insurance (e.g., in the event of restoration of the pre-insurance situation, additional non-insured work is decided to be carried out);

2.11.17. damage caused by lack of or disturbances in electricity, heat, water, gas supply and/or other energy source supply;

2.11.18. the changing costs of business;

2.11.19. insurance premiums depending on business turnover;

2.11.20. royalties related to business turnover and payments arising from the use of copyright;

2.11.21. damage caused by the non-performance of the contractual obligations of the policyholder's business partners;

2.11.22. financial costs not confirmed by the original accounting documents;

2.11.23. damage caused by destruction, damage or loss of cash, security, other document, plan, drawing, data medium, accounting document.

3. ; eneral exclusions

General exclusions apply to all insured events under basic and additional coverage. Gjensidige does not indemnify in addition to the exclusions listed in the General Terms and Conditions of Insurance:

3.1.

damage which is to be covered by compulsory liability insurance (such as motor insurance) or public insurance (such as unemployment insurance), or for which a third party (e.g., the seller, manufacturer, importer, lessor or renter of the insured item, maintainer or installer) is liable under the contract (e.g., a maintenance contract, a warranty);

3.2.

damage caused by poor quality construction or repair work;

3.3.

damage caused by construction or repairs at the place of insurance, except where the construction or repair is causally related to the outbreak of the fire and the all-risk insurance coverage has been chosen;

3.4.

damage caused directly or indirectly by inappropriate design or lack of project if the project is legally required;

3.5.

damage caused by the installation, assembly, testing or experimenting of the insured item;

3.6.

damage caused by the fact that the insured item is not installed

or used in accordance with the requirements of the manufacturer, importer, seller or legislation, except in the case and to the extent of the insurance coverage specified in clause 2.10;

3.7.

damage caused by improper storage of explosive material or by blasting, excavation, pile driving or soil work;

3.8.

damage to the building or part of it from sinking, cracking, shrinking or swelling regardless of cause;

3.9.

damage caused by violation of the usage requirements of the insured item (e.g. use of the insured item in conditions or for purposes other than those for which it is intended, or use in a situation which constitutes a manifest risk to the insured item) or use of an insured item which is not in working order;

3.10.

damage caused by a long-term process (e.g. corrosion, decay, scale, wear, damage of condensed water, excess water, mold, dry rot, fungal infection, or damage caused by breakage of a corroded tube) or the normal wear and tear, deterioration or fatigue of material of the insured item;

3.11.

damage caused by an electrical failure, except in the case and to the extent specified in clauses 2.9 - 2.10 if there is respective insurance coverage;

3.12.

the damage caused by the indirect effect of lightning (i.e. there was no direct contact between the lightning strike and the insured item, including the overvoltage caused by the lightning strike), except in the case and to the extent specified in clause 2.10.3 if there is respective insurance coverage;

3.13.

damage caused by treatment of the insured item with open fire or heat. In the case of heating furnaces (eg ovens, fireplaces, chimneys, boilers, dryers, etc.), Gjensidige does not indemnify the damage caused by the fire to the heating furnace or to a part thereof (internal damage to the furnace if the fire does not leave the furnace). In case the fire in the furnace causes a fire (the fire comes out of the furnace), it is an insured event and the current exclusion does not apply;

3.14.

damage caused by burn or thermal damage, except if caused by fire, lightning, explosion or flight accident;

3.15.

damage caused by disturbance (e.g. underpressure, overpressure, poor quality water or gas) or interruptions in water or gas supply;

3.16.

damage caused by leaking out of liquid or discharge of gas from an open tap, mixing tap or valve in the place of insurance;

3.17.

damage caused by theft of the insured item without publicly using violence or if the theft was committed at the time when the insured item was left unattended or was not locked, if continuous direct supervision or locking was required under the insurance contract;

3.18.

damage as a result of theft or robbery if the policyholder or an equivalent person was acting together with the thief or the robber;

3.19.

damage caused by the heaviness or movement of ice or snow (except for damage due to extraordinary heavy snowfall if the damage occurred within 72 hours after the end of the snowfall) or freezing of the soil;

3.20.

damage caused by a pest, rodent, bird or animal;

3.21.

damage caused by destruction or damage to an equipment or damage to the equipment due to internal breakdown of the equipment or other internal failure of the equipment (e.g., overpressure in the equipment or centrifugal force, electrical disturbance caused by an internal circumstance, loosening of an internal part of the equipment, damage due to material or design failure to a part of equipment which is in working order) other than those specified in clause 2.10. if and to the extent that the relevant insurance coverage exists;

3.22.

the cost of the leaked liquid or discharged gas;

3.23.

damage caused by blockage, inactivity or inadequate capacity of the external sewerage of a building, facility or building envelope;

3.24.

the cost of removing the blockage or cleaning of the piping;

3.25.

damage caused by the penetration of a liquid or gas into a building, facility or building envelope through an external structure (such as a wall, roof, window, door) or a technical system (unless the damage is caused by cases referred to in clauses 2.5 and 2.8.1.4 if and to the extent that the relevant insurance coverage exists);

3.26.

the cost of replacing or repairing the part which caused the insured event, except in the case and to the extent specified in clauses 2.2.1 and 2.8.1.2 if relevant insurance coverage exists;

3.27.

the cost of restoring or replacing a sticker on the glass (e.g., text, logo, advertisement) if the glass is not broken;

3.28.

damage consisting of deterioration of the appearance of the insured item or minor damage, which does not hinder the intended use of the item and does not affect the operation of the machinery or equipment (e.g. dirt, stains, concavities, dents, spots, scratches, wear, changes in color, tears, micro-cracks);

3.29.

damage caused to inventory and equipment, goods or facility as a result of electrical failure, except in the case of electrical failure caused by fire or in the case and to the extent of the insurance coverage specified in clauses 2.9 and 2.10 if relevant insurance coverage exists.

4. Sum insured and insurable value

4.1.

Sum insured is the amount of money indicated in the policy or other defined amount, which is the maximum amount of payment per insured event. The policyholder is obliged to inform Gjensidige of the correct sum insured, including the obligation to direct Gjensidige's attention if the sum insured does not correspond to the actual circumstances and may lead to over- or underinsurance.

4.2. Insurable value of a building, facility, interior or building envelope

4.2.1. The insurable value of a building, facility, interior or building envelope is its replacement value or residual value.

4.2.2. The replacement value is the lowest possible cost of restoring the original shape of the building, facility, interior, or building envelope in the case of its destruction or damage to it.

4.2.3. The residual value is the restoration value of a building, facility, interior or building envelope, less the depreciation rate, which takes into account the type of the insured item, the building materials used, condition, age and intended use. Residual value is the insurable value of a building, facility, interior or building envelope, if the depreciation rate of the insured item is 50% or higher or if the residual value is the insurable value agreed in the insurance contract.

4.3. Insurable value of inventory and equipment

4.3.1. The insurable value of inventory and equipment is its new value or market value at the time of the insured event.

4.3.2. The new value of the item is the cost of acquiring a new equivalent inventory or equipment, with the same technical specifications and characteristics, including the necessary additional costs associated with the acquisition (e.g. reasonable transportation and installation costs, non-refundable taxes and state fees). The new value is the insurable value of up to two years old computer equipment (computers and their accessories), mobile phones or up to five years old other inventory and equipment, unless otherwise agreed in the insurance contract.

4.3.3. The market value (local average selling price) is the cost of acquisition of an item with the same technical specifications and characteristics and equivalent rate of depreciation and the necessary additional costs associated with the acquisition (such as reasonable transportation and installation costs, non-refundable taxes and state fees). If an equivalent item cannot be acquired, the market value is the cost of acquiring a new equivalent item less the depreciation rate of the insured item. Market value is the insurable value of two-year old and older computer equipment (computers and their accessories), mobile phones or other inventory and equipment of five years old and older, unless otherwise agreed in the insurance contract.

4.3.4. The age of the item is based on the year of the acquisition of the new inventory or equipment.

4.4. Insurable value of goods

4.4.1. The insurable value of the goods is its purchase price or the cost price of the manufactured goods.

4.5. Increase of insurable value during the insurance period

4.5.1. In the case of improvements in an insured building, facility, interior, or building envelope (i.e., increase in value through making investments), the sum insured will automatically increase by up to 10% of the sum insured, but not more than EUR 20,000 unless otherwise agreed.

4.5.2. In case of improvements in insured inventory and equipment during the insurance period, the sum insured will automatically increase up to 10% of the sum insured, but not more than EUR 20,000. If during the insurance period new inventory and new equipment are added to the insured inventory and equipment at the same place of insurance, the sum insured will automatically increase up to 10% of the sum insured, but not more than EUR 20,000.

4.5.3. Goods added during the insurance period are automatically insured up to 10% of the sum insured, but not more than EUR 20,000 if they belong to the same goods group as the insured item and are located at the place of insurance.

4.6. Insurable value of an insured item insured under business interruption

4.6.1. Insurable value is the sum of the monetary values of the insurance period of the insured item, the determination of which must take into account the expected change in turnover.

4.6.2. In the case of insured items, limits of indemnity may be set for each individual loss or for the entire liability period.

4.6.3. The policyholder is obliged to inform Gjensidige of the correct insurable value.

5. Indemnification of damage

General principles

5.1.

Gjensidige shall indemnify for the damage to property and other expenses incurred as a result of the insured event to the extent agreed in the insurance contract.

5.2.

When determining the amount of the insurance indemnity, Gjensidige shall take as the basis the insurable value of the damaged, destroyed or stolen item immediately before the occurrence of the insured event.

5.3.

Gjensidige detects over- or under-insurance of the insured item by comparing the sum insured of the item with insurable value.

5.4.

The part of the VAT refunded to the policy holder who is liable for the VAT or to another beneficiary on the basis of the law, is not part of the damage, except if it is agreed in the insurance contract, that the insurance indemnity is paid together with the part of the VAT.

5.5.

If the reinstatement / repair of the insured item is technically possible and economically feasible, the insured item will be reinstated / repaired. Upon reinstatement of the insured item, Gjensidige has the right to appoint a repairer or service provider.

5.6.

The amount of the insurance indemnity per one insured event is limited to the amount of property damage caused by the insured event and the sum insured.

5.7.

In case of insurance with a limit of indemnity, Gjensidige will indemnify for the damage up to the agreed maximum limit of indemnity and the under-insurance will not apply.

5.8.

The form of indemnification is decided by Gjensidige. The forms of indemnification are financial indemnification, restoration or replacement of the insured item with an equivalent one. The financial indemnification is paid to the beneficiary specified in the insurance contract or, in his/her absence, to the owner of the property.

5.9.

Gjensidige will not indemnify for the increase in the cost of restoration after 6 months from the date of the indemnity award decision.

Damage indemnification of a building, facility, interior or building envelope

5.10.

If the insurable value is the replacement value, Gjensidige will first indemnify the part of the insurance indemnity that takes into account the depreciation rate of the insured item (the part of residual value). The remaining part exceeding the residual value will be indemnified by Gjensidige on the basis of the invoice of cost of construction works submitted upon restoration of the insured item only if the policyholder used the insurance indemnity for restoring the insured item at the same place, for the same type and purpose within two years from the indemnification decision. The policyholder must prove that he used the insurance indemnity received to restore the insured item.

5.11.

If the insurable value is the residual value, Gjensidige shall indemnify for the loss of the insured item on the basis of the usual local construction value less the depreciation rate of the insured item.

5.12.

Gjensidige does not indemnify the cost of improving the damaged insured item even if the insured item was insured with over-insurance. If the damaged materials are not available to indemnify for the damage, Gjensidige will use the price of similar material available at the time of damage indemnification as basis.

Damage indemnification of inventory, equipment or goods

5.13.

If the repair of the insured item is not technically and economically feasible, Gjensidige shall indemnify, in accordance with clause 4.3, the new value or market value of the insured inventory or equipment or the purchase price of the goods insured or the cost of production of the goods produced in accordance with clause 4.4.

5.14.

If the item was part of a collection or a set or part of a pair of items, Gjensidige will only indemnify the replacement cost of the item. Gjensidige does not indemnify for the decrease of the value of the collection or set. If the value of the item belonging to a collection cannot be detected, Gjensidige will indemnify for the damage in proportion to the item's share in the collection, pair or set.

5.15.

If the inventory and equipment are insured on the basis of the fixed assets list, a full inventory of the company's assets must be made for the assessment and indemnification of the loss incurred and the total carrying amount of fixed assets, surplus and deficit at the place of insurance prior to the loss event must be identified. The policyholder is obliged to identify the damage and make the inventory. Gjensidige has the right to include an auditor or another expert as an observer in the inventory.

5.16.

In return for the indemnity of the insurable value of the insured item, the ownership of the item is transferred to Gjensidige. If possession and ownership are not transferred to Gjensidige upon destruction of the insured item, Gjensidige has the right to reduce the indemnity by the residual value of the item after the insured event.

5.17.

If the policyholder receives, in full or in part, the stolen insured item back after the payment of the indemnity, he must immediately transfer its possession and ownership to Gjensidige or return the corresponding part of the insurance indemnity.

Damage indemnification of Business interruption

5.18.

Gjensidige will compensate for the business interruption for a period starting from the moment of occurrence of the insured event until the restoration of the business to the level that would have existed if the insured event of the property of the company had not occurred, but not longer than the liability period.

5.19.

When calculating the amount of loss of business interruption, all circumstances that could have had a positive and negative impact on the company's business and performance, if the insured event had not occurred, are taken into account.

5.20.

If the insurance indemnity paid does not exceed 10% of the sum insured, it is considered that the sum insured did not decrease by the paid indemnity. If the insurance indemnity paid is 10% or more of the sum insured, the policyholder must pay an additional proportional surcharge for the purpose of restoring the sum insured by submitting a corresponding application to Gjensidige.

5.21.

If the insurance contract includes insurance coverage for the interruption of lease or rental income, Gjensidige shall indemnify the policyholder who is a lesser or a renter the reasonable and

documented loss of lease or rental income which was not received as a result of the insured event, provided that the rented/leased immovable/contract item (eg building or room) cannot be used. The policyholder must submit a rental or lease contract valid at the moment of the insured event, in which the amount of the valid lease or rental income is indicated, as well as provide proof of the receipt (s) of the lease or rental income (e.g., account statement, bank payment order), in order to receive the indemnity. Lease and rental income excludes incidental expenses and other payments additional to lease or rental, unless otherwise agreed in the insurance contract.

5.22.

The policyholder is obliged immediately after the occurrence of the insured event to restore the insured item - building, building envelope, facility or other item - the impossibility to use of which has resulted in the business interruption of the policyholder.

5.23.

If the insurance indemnity has been reduced or refused in case of an insured event of the property of the enterprise that caused the business interruption, Gjensidige has the right to reduce or refuse to indemnify for the business interruption accordingly.

5.24.

If, one month after the business interruption and after each following month, it is possible to determine the amount that Gjensidige will indemnify for the loss sustained as a result of the insured event in minimum amount, it will be indemnified and treated as an advance indemnity.

5.25.

If it turns out that the business specified in the insurance contract will not be continued, the damage shall be indemnified to the period that, according to the expert assessment would have been needed in maximum to restart the same business during the liability period. In this case, only the operating profit will be indemnified.

Indemnification of costs to the policyholder

5.26.

If Gjensidige is obliged to indemnify for the damage suffered, Gjensidige will indemnify, inter alia, the necessary and reasonable expenses incurred by the policyholder for determining the loss. Gjensidige does not indemnify for the cost of hiring an expert or adviser if the policyholder was not obliged to hire them under the insurance contract.

5.27.

Gjensidige will indemnify the policyholder for reasonable expenses related to the prevention or reduction of damage.

5.28.

Gjensidige will indemnify a maximum of 10% of the insurance indemnity for the damaged item, but not more than EUR 20,000 for the insurance period and insured event, necessary for the cleaning, demolition, removal and disposal of debris of the damaged and remaining property as a result of the insured event (incl. reasonable and economically justifiable additional costs for reduction of damage and avoidance of further increase of damage caused by business interruption) unless otherwise agreed in the insurance contract.

5.29.

The indemnification costs incurred by the policyholder shall take account of under-insurance.

6. Safety requirements

6.1.

In addition to the requirements and obligations set forth in the law and the general terms and conditions of insurance, the policyholder and an equivalent person are required to comply with the safety requirements set out in this chapter.

Fire safety

6.2.

If an automatic fire alarm exists, it must be in working order, activated 24 hours a day, and designed, installed and regularly maintained in accordance with applicable legislation.

6.3.

Access roads, passages and accesses to buildings, facilities, fire and rescue equipment and water sources must be free and usable throughout the year.

6.4.

The access to firefighting water source as well as its readiness for use throughout the year; the required amount of water and flow to extinguish the fire; marking according to a technical regulation or legislation must be guaranteed. Firefighting water source is a fire hydrant or other facility at a water tank, natural or artificial water body, that can be used all year round and through which extinguishing water can be obtained with the help of auto- or motor pumps.

6.5.

The insured item must be equipped with primary fire extinguishing equipment under current legislation. Primary fire extinguishers, escape stairways and ladders shall be in working order, with signs provided in a visible and accessible place.

6.6.

If an automatic fire extinguishing system exists, it must be in working order and designed, installed and regularly maintained in accordance with applicable legislation.

6.7.

Fire doors must, as a rule, be closed, except for automatically closing fire doors, to which unobstructed closing and securing in a fixed position shall be ensured.

6.8.

All passageways and escape routes must be kept free.

6.9.

To act in the event of a fire, the insured person must have a written action plan for rescuing people and property, for reporting the fire and for other activities, about which all employees have to be instructed.

6.10.

In the event of fire, the spread of fire must be prevented by closing doors, windows, fire doors and -hatches, and stopping the operation of the ventilation system and the conveyors.

6.11.

Storage of combustible material or parking of motor vehicles or other vehicles in the area of fire safety between buildings must not create additional fire hazards to buildings nor prevent rescue work.

6.12.

It is not allowed to store flammable materials, substances, machinery or equipment near the walls of the building.

6.13.

It is prohibited to store combustible material (including semi-finished goods, raw materials and finished goods) in the immediate vicinity of drying ovens (up to 4 m).

6.14.

In case of wood driers, the temperature regime must be followed to avoid overheating of the material.

6.15.

The material coming out of the dryer must be stacked in stacks of proper dimensions to prevent self-heating and spontaneous combustion.

6.16.

Open floor bases, tunnels, ventilation ducts, equipment bases, etc. must be cleaned regularly.

6.17.

Smoking is only allowed in designated areas. The smoking area must be equipped with ashtrays complying with the safety requirements, which are regularly emptied to designated locations. The smoke room must be equipped with one fire extinguisher.

6.18.

Smoking and use of open flames are prohibited in the vicinity of any flammable material. Use of open flames or smoking is prohibited in rooms with a risk of fire or explosion. Equipment, machinery and tools that generate sparks must not be used in rooms with a risk of fire or explosion.

6.19.

The place where the hot-work is to be done must be prepared for this purpose and fire safety and supervision must be guaranteed at the time of the hot-work at the place of the hot-work.

6.20.

At the end of the hot-work, a constant inspection of the place of work must be ensured until the fire hazard disappears.

6.21.

Hot-works as a business activity may be performed by a person holding a relevant professional certificate, or who has undergone training in the field of performing hot-work and who has a valid hot-work certificate. The hot-work certificate is valid for up to five years from the date of issue.

6.22.

Before performing the hot-works, the containers used to store flammable liquids must be carefully ventilated to avoid gas explosion.

6.23.

All fire safety requirements must be strictly adhered to when performing flammable work (welding, cutting, heating, sanding, brazing etc.).

6.24.

It is forbidden to use open thermal devices in production premises and warehouses, unless it is necessary due to the production process and their use and maintenance is regulated by the written instructions of the company and is not in contradiction with the instructions and safety requirements issued by the device manufacturer.

6.25.

Observe that no sources of ignition occur in dusty rooms and rooms containing solvent vapor.

6.26.

If soot is produced when the heating system is used, the chimney and connecting flue must be cleaned as required, at the frequency specified in the heating system documentation, but not less frequently than once a year. The cleaning frequency must prevent the burning risk of soot.

6.27.

The keeper of the building must keep records of the cleaning of the heating system and maintain the chimney sweeper's act for chimney sweeping until the next chimney sweeping act is received.

6.28.

Solid fuel furnaces, fireplaces, stoves or other heating appliances, as well as chimneys and connecting flues may be constructed or installed as a business activity by a person with a certificate of an oven builder.

6.29.

The chimney of the wood processing company's boilerhouse or another heating device must be equipped with a spark catcher.

6.30.

It is forbidden to leave operating non-automatic heating devices (eg boilers) unattended. Automatic boilers must be equipped with an extinguishing system that protects the boiler from the fire spreading back or with another extinguishing system in the boiler room. Fire safety requirements must also be observed when installing the heating devices.

6.31.

Flammable waste must be removed from the workplace, rendered fireproof or neutralized on a daily basis at the end of a working day or shift.

6.32.

Flammable waste must be kept outside the building at a safe distance from the insured item or in storage facilities with fireproof walls.

6.33.

Cloths impregnated with oily, greasy or easily flammable liquids, etc. must be kept in fire-resistant containers tightly closed with the lid and at a safe distance from combustible materials. Spilled oil or other easily flammable liquids must be cleaned immediately, absorbing agents used in cleaning must be removed immediately together with the liquid from the point of spillage.

6.34.

Wastes that may contain incandescent bodies or produce sparks must be stored in ash-urns of non-combustible materials, separate from other wastes.

6.35.

Materials, fluids and gases may be used in the production process and stored on the basis of the manufacturer's instructions and the safety requirements and quantity limits set.

6.36.

Flammable liquids must be stored in fireproof containers. It is not allowed to pour them into sewerage or sewage repository.

6.37.

All machinery, equipment and containers near which flammable liquids are used or stored must be earthed.

6.38.

The storage area or room where flammable substances, items, materials, goods, etc. are kept and its entrances must not be left unattended during the work process. At other times, the storage space must be closed and locked so that intrusion without breaking the locks or structures would be avoided.

6.39.

Loose piles of sawdust, wood bark and wood chips, as well as warehouses of sawn wood, must be placed in a safe distance from the building, but not closer than 10 meters. Use of equipment and machinery

6.40.

When operating equipment and machinery, the instructions of the manufacturer, importer or seller must be adhered to.

6.41.

Equipment and machinery must be regularly serviced.

6.42.

It is forbidden to leave working equipment and machinery (such as a blower) unattended if it is not expressly permitted in the manufacturer's user manual and does not constitute a fire hazard to the insured item.

6.43.

It is forbidden to use an equipment, an installation or a machine that has a break-down which may cause a fire hazard.

6.44.

Equipment and machinery must be used in a designated environment and their use may not cause a fire hazard.

6.45.

Vehicles powered by electric power must be parked outside working hours in special places and in rooms where safe charging of their batteries is ensured. It is forbidden to charge the batteries outside of special places or rooms.

6.46.

Vehicles, the construction of which excludes generation of sparks (from the exhaust pipe, mechanically or electrically) must be used within the territory of the company.

6.47.

The vehicles must be equipped with fire extinguishers in working order.

6.48.

Vehicle gauges must be followed when moving vehicles within the territory, in warehouses, storage areas and workshops to avoid contact with electrical wires and lines and to prevent damage to them.

Maintenance of the building and territory**6.49.**

Internal water-, internal sewerage- and heating system; rainwater and sewage pipelines (including return valves); drainage; sediment wells and rain water ditches must be regularly inspected and maintained.

6.50.

Outflows and similar openings (exits) below the expansion level and connected to the sewerage system must be provided with a pump or non-return valve.

6.51.

Water and heating systems in unused and unheated buildings or rooms must be closed, emptied and kept empty.

6.52.

The roof of the building must be regularly inspected and maintained (including if possible, control must be carried out after the storm).

6.53.

During the winter period, regular snow and ice removal from the building's constructions (including the roof) and gritting of slippery roads in the place of the insurance must be arranged. Excessive snow and ice should be removed from the roof of the building as soon as possible, at the latest within 72 hours of the end of snowfall or ice formation. The thickness of the snow layer must not exceed 0.4 meters.

6.54.

The trees or branches of trees on the property of the place of insurance, which may cause or contribute to the damage, must be removed to prevent damage (including regular assessment of the condition of the trees to prevent the breaking of trees or branches).

Security**6.55.**

The automatic alarm system shall be in good working order and regularly maintained, in case of danger it shall come into operation and ensure the transmission of the alarm. When leaving the building, room or vehicle, the automatic alarm system must be switched into standby mode.

6.56.

When leaving a building, facility or vehicle, all doors, windows, hatches and other openings in a building, facility and vehicle shall be closed to protect the property from the effects of weather and shall be locked in such a way that it is impossible to enter without breaking the barrier or locking that is blocking access to the location of the property.

6.57.

The keys or access codes must be used in such a way that they do not come into the possession of third parties. Upon losing the key or code or upon it falling into an unlawful possession, the insured must immediately replace the lock or the code.

Storage of property**6.58.**

The property (including goods) must be stored on the floor of a room below the ground level at a height of at least 12 cm above the floor.

Electrical equipment and lighting fittings**6.59.**

Only qualified persons may carry out assembly work on electrical equipment and networks.

6.60.

During the operation of electrical equipment it is forbidden to use: non-operational equipment; electrical wires with damaged insulation and wall sockets and switches that are not in working order; non-standard fuses.

6.61.

It is prohibited to use temporary electrical wiring if it is not necessary for temporary construction or repair works.

6.62.

Fuses and automatic protective caps used in the wiring must meet the current allowed for the wiring.

6.63.

Luminaires for dusty materials, flammable liquids and material storage rooms shall be of a closed type (domed) type.

6.64.

The electrical installations of wood processing companies must be inspected and control measurements must be carried out at scheduled times for routine inspections. Timely and appropriate performance of routine inspection shall be ensured by the keeper of the electrical installation or by a person designated by him/her. For parts of the installation that require periodical maintenance of electrical installation systems, a service and maintenance plan must be drawn up.

6.65.

Overhead power lines and air cables must not run over stacks of wood and roofs of combustible materials.

6.66.

The electrical network must be mounted so that the luminaires do not come into contact with the combustible material.

7. Significant circumstances affecting insurance risk**7.1.**

Significant circumstances affecting insurance risk are, in particular:

7.1.1. information and changes to the information that Gjensidige asked or received from the policyholder prior to the conclusion of the insurance contract;

7.1.2. circumstances that Gjensidige did not ask, but for which it is understandable to the average reasonable policyholder that the information may affect the insurance risk;

7.1.3. if the safety requirements specified in the insurance contract are not fulfilled with respect to the insured item;

7.1.4. the transfer of the insured item;

7.1.5. making changes in the composition and/or purpose of the insured item;

7.1.6. the occurrence of multiple insurance coverages in respect of the insured item;

7.1.7. failure to comply with the special conditions or agreements specified in the policy or its annexes.

8. Table of insurance amounts and limits of indemnity

The table provides an informative summary of the insurance amounts and limits of indemnity specified in the terms and conditions of the insurance.

Insurance cover	Limit of indemnity, but not bigger than sum insured	Reference to the clause of insurance policy terms and conditions
Pipeline leakage – damage caused by the broken pipeline or cost of repairing or replacement of the system itself.	EUR 1,000	2.2.1
Theft - theft of keys, remote control or codes for opening a lock.	EUR 2,000	2.3.3
All-risk - damage caused to the advertisement, message board, label, sign or surveillance camera attached on the outside of the insured building or co-owned building envelope, up to 10% of the sum insured of the building or co-owned building envelope, but not more than the indicated limit of indemnity.	EUR 10,000	2.8.1.1
All-risk - the cost of repairing or replacement of the broken piping or the system itself, which caused the insured event.	EUR 2,000	2.8.1.2
All-risk - damage caused due to smearing of the insured item (e.g., with paint, pencil, etc., including graffiti) by a third party.	EUR 2,000	2.8.1.3
All-risk - water or snow infiltrated through a boundary structure or a technical system.	EUR 2,000, in the past 5 years, water or snow has not penetrated into the insured item.	2.8.1.4
All-risk - damage caused to a facility located at the place of insurance and not mentioned in the policy.	EUR 10,000	2.8.1.5
Automatic increase of the sum insured in case of improvements during the insurance period of the insured building, facility, interior, building envelope, inventory and equipment, as well as new inventory, equipment and goods added during the insurance period.	10% of the sum insured, but not more than EUR 20,000.	4.5
Cleaning, dismantling of damaged and remaining property, removal and disposal of debris, as a result of an insured event.	10% of the insurance indemnity for the damaged item, but not more than EUR 20,000.	5.28

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