



UNISON
INSURANCE COMPANY

**TERMS AND CONDITIONS OF
PROPERTY INSURANCE**

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#260592350

Information Sheet

The Information Sheet contains general and non-exhaustive information regarding the terms and conditions of the insurance product and shall not be considered an integral part of the Insurance Contract or its Terms and Conditions. Familiarisation with the Information Sheet, as well as any explanations provided by the Insurer in relation thereto, shall not give rise to any legal consequences and shall not create any rights or obligations between the Parties. The legal relationship between the Insured and the Insurer shall be governed exclusively by the relevant Insurance Contract and its Terms and Conditions. Property Insurance Terms for Individuals is deposited at the notary office of Tinatin Rurua under notarial registration number 260592350.

Insurer:

JSC Insurance Company Unison

Identification code:

404393152

Legal/Actual Address:

19 D. Gamrekeli St., Tbilisi, Georgia

Phone:

+995 32 2 991 991

E-mail:

unison@unison.ge

Type and description of the insurance contract:

Property Insurance Terms for Individuals

Insurance is made against the following insurance risks:

Insured risks (if the policy provides for this):

Fire - means a fire capable of spreading independently, which by itself spreads outside the area intended for lighting a fire;

In the case of fire-related damage, the destruction or impairment of the insured property shall not be deemed an insured event where it results from natural fermentation, spontaneous heating, or inherent processes of the property, including any processes involving the application or use of heat. This exclusion shall also apply to fires caused by earthquakes or underground fires.

In the event of a fire, insurance coverage shall remain in force for a period of 48 hours from the onset of the fire

Lightning - a natural atmospheric electrical discharge

Explosion - a sudden and devastating manifestation of the force of gas or vapor pressure.

destruction or explosion of a boiler, economy, or other mechanism, machinery, or apparatus in which there is internal pressure as a result of steam, and is subject to the control of the insured/insured;

Earthquake – This insurance covers loss or damage caused directly by an earthquake, as well as underground fires directly or indirectly resulting from seismic activity regis-

Insurance is made against the following insurance risks:

registered by an authorized seismic monitoring body. In the event of an earthquake, insurance coverage shall remain in force for 72 hours from the commencement of the earthquake.

Note: In the event of loss or damage caused by an earthquake or underground fire, any consequential loss, as well as damage resulting from intentional destruction by state, municipal, or local authorities, shall not be deemed an insured event. This also includes sudden and catastrophic manifestations of gas or steam pressure.

Damage caused by the ingress of water from adjacent premises or neighboring areas shall be covered under this insurance.

5.6. Reimbursement of apartment **rental expenses** incurred during the period of repair works carried out as a result of an insured event shall be covered under this policy. Where the insured property is rented, reimbursement shall be subject to a maximum period of three (3) months.

Storm, hurricane, tempest: damage or loss caused directly as a result of a storm, hurricane and/or tempest. A hurricane is defined as very strong winds with a speed of more than 25 m/s above the ground surface. The storm corresponds to a windstorm (9 points on the Beaufort scale) and a tempest and/or tornado (12 points)

The following shall not be considered as an insured event:

Insurance is made against the following insurance risks:

a) damage or destruction caused by improper storage and/or operation of drainage systems;

b) damage or destruction caused by or without wind caused by rain, except when the roof or walls of the insured building or property are first damaged as a result of a storm, tempest or hailstorm, and only then the insurer is liable for damage caused to the insured property by the penetration of rain from the ceiling or walls damaged by the direct impact of a storm, storm or hailstorm;

c) damage or loss to a building or its contents, if at the time of such damage or loss the building was already damaged, in a defective condition, fell or was moved, as well as to foundations, walls, ceilings, roof, water supply, and windows installed on the roof;

d) damage or loss arising from or as a result of a decree or action of a state or public institution;

Storm, hurricane, tempest, insurance coverage in case of storm, hurricane, tempest is valid for 72 hours after the onset of hurricane.

Flood - Flood means the penetration of water into the insured facility from the outside, as a result of flooding of a surface that is not normally covered by water and is caused by: extraordinarily high waves, typhoons, hurricanes, tornadoes or cyclone, overflow or rupture of rivers, reservoirs, canals, etc. In case of flooding, insurance

Insurance is made against the following insurance risks:

and is caused by: extraordinarily high waves, typhoons, hurricanes, tornadoes or cyclone, overflow or rupture of rivers, reservoirs, canals, etc. In case of flooding, insurance coverage is valid for 168 hours after the onset of flooding.

Hail - atmospheric precipitation consisting of particles of different sizes of ice.

In case of damage caused by flood and/or hail, the following shall not be considered as an insured event:

a) damage or loss resulting from improper maintenance or improper use of the drainage system;

b) the following types of property located in an open area that has been damaged or lost: goods located in an open area, drainages, water connections, boundary walls, garden walls, retaining walls, gates, poles, fences, transport roads, walking paths and constructions;

c) damage or loss caused by water leakage, rupture or leakage from boilers, pipes and other water equipment. Damage or loss caused by water leakage from aquifers or suspended pipes or by rupture or overflow of state or municipal wells. Loss or loss caused by water leakage, escape, or penetration into basement walls, including doors, windows, and other open areas, foundations, basements, and paths, or water that has escaped from sewer pipes, drainage pipes: Damage or loss caused by abundant water if not caused directly by flooding;

Insurance is made against the following insurance risks:

dant water if not caused directly by flooding;

d) damage or loss incurred by or as a result of an ordinance of the State or a governmental body;

e) any kind of indirect damage.

Damage to water discharge from water supply and drainage system;

Tearing or leaking from boilers or pipes of water, gas or oil

Cases that result from an insured event are not considered as an insured event.

Repair, removal or expansion of damages incurred after the expiration of the period of operation or after the expiration of the said period, repair works carried out on insured buildings or existing construction defects, or altered sprinkler systems,

Unlawful action of third parties - which is aimed at damage or destruction of the insured property, at the same time, the insurance is not subject to losses caused by riots, strikes, civil unrest and the actions of workers dismissed by the lockout.

Theft or attempted theft, robbery, burglary – the insurance covers only the following cases of forcible entry into or exit from the insured building: forcible entry of a person or persons from the outside of the insured building as an offender, by force, and only if there is a visual trace of such violent penetration left by the use of tools,

Insurance is made against the following insurance risks:

violent penetration left by the use of tools, explosions, electricity or chemicals, or the exterior of the insured building has been damaged at the place of entry and/or exit. Taking away insured items as a result of or in connection with the use of intimidation, threats or violence against the insured or the insured's hired person.

This insurance does not cover any loss or damage to: property located in yards or in the open air; glass; installed fixtures or reinforcement material; or property not owned by the Insured, or for which the Insured is not legally liable.

Note: The specific insured risks and scope of coverage are set out in the Insurance Policy.

Additional coverages:

Additional coverages:

- Damage to leased property caused by the Tenant.
- Third-party Liability.

Note: Additional coverages shall apply only where expressly requested by the Policyholder and indicated in the relevant Insurance Application and/or Insurance Policy.

Under what conditions and within what timeframe will the insurance indemnity be payable?

In accordance with the terms of the Contract, unless otherwise provided for in the Insurance Terms and Conditions

Prerequisites, amount and procedure for incurring additional financial obligations to the insured in addition to the insurance premium

A Complete List of Insurance Exclusions

- **Penalty for Late Payment:** In the event of non-payment of a single or instalment insurance premium within the time limits specified in the Insurance Policy, the Insurer shall be entitled to charge the Policyholder a penalty in the amount of 0.1% of the overdue amount for each day of delay, provided that the total penalty shall not exceed the total insurance premium payable under the Policy.
- **Early Termination Penalty:** In the event of early termination of the Insurance Contract, the Insurer shall be entitled to require the Policyholder to pay an additional penalty in the amount of 10% of the total insurance premium.
- **Deductible:** Determined in accordance with the insurance policy.

Insurance indemnity will not be issued if the damage or loss is caused by or related to the following circumstances:

- **The information and/or documentation provided by the Insured to the Insurer is incorrect, inaccurate, false, or misleading.**
- **The Insured has failed to duly and fully perform the obligations assumed under the Insurance Contract.**
- **The insurance premium (single or instalment) has not been paid within the period stipulated by the Contract.**

A Complete List of Insurance Exclusions

- **Grounds for refusal of indemnity are provided for under the applicable legislation of Georgia.**
- **The insured event did not occur within the period of insurance coverage specified in the Policy.**
- **The damage was not caused by an insured risk covered under the Policy.**
- **The cause of loss or the loss itself existed prior to the commencement of the insurance coverage.**
- **The cause of the damage cannot be determined, or the loss occurred under unknown circumstances.**
- **The insurance limit has been exhausted.**
- **Damage caused by wear and tear, depreciation, corrosion, erosion, deformation, sediment accumulation, dampness, or other natural processes.**
- **Damage to property that was already defective or in poor condition (including foundations, walls, roof, etc.).**
- **Damage resulting from improper design, poor-quality construction, engineering defects, or non-compliance with applicable construction standards under the legislation of Georgia.**

A Complete List of Insurance Exclusions

- **Damage caused by natural cracking, ground movement, or soil erosion.**
- **Self-ignition, fermentation, internal heating, or similar intrinsic processes.**
- **Damage caused by improper operation, installation, or maintenance of systems (including water, electricity, heating, and similar systems).**
- **Damage resulting from technical malfunction, short circuit, or mechanical failure.**
- **Breakdown or explosion caused by internal pressure of installations (including boilers).**
- **Damage caused by fluctuations in electrical supply.**
- **Damage resulting from penetration of precipitation (rain, snow, hail) through open windows, doors, or other openings.**
- **Water leakage or discharge from public utility systems (including pipes, wells, and similar installations).**
- **Damage caused by pests, rodents, animals, or birds.**
- **Damage caused by a person under the influence of narcotic, psychotropic substances, or alcohol.**

A Complete List of Insurance Exclusions

- **Intentional acts or gross negligence by the Insured, Policyholder, Beneficiary, Employer (except in cases of minor negligence), or their family members or other persons; including damage arising from professional activities.**
- **Theft from open areas.**
- **War, terrorism, insurrection, revolution, strikes, or similar events.**
- **Actions of state authorities, including confiscation, requisition, or similar measures.**
- **Radiation, radioactive contamination, or other hazardous substances.**
- **Damage occurring during construction, repair, or rehabilitation works.**
- **Unoccupancy or abandonment of the insured property for more than 30 consecutive days, unless otherwise agreed.**
- **Losses that could have been prevented by reasonable measures, but where such measures were not taken.**
- **Costs that do not constitute direct material damage (including consultant fees, waste removal, and similar expenses).**
- **Loss or corruption of software, data,**

A Complete List of Insurance Exclusions

or digital information.

- Indirect losses, loss of profit, penalties, and moral damages.
- Cases covered under manufacturer's warranty or product defect liability.
- Damage related to the rental of the insured property, unless additional coverage has been explicitly provided.

Not covered under this Insurance Policy:

- Money (cash or non-cash funds), receipts, stamps, stocks, bonds, other securities, credit cards, unique or exclusive items; rare books, works of art and photographic materials;
- Precious stones and precious metalwork, antiques, furs, collectibles, including coins, models, mockups, picture/canvas, and any objects with limited edition or limited circulation.
- Trusted property/Trustees, Documents, Manuscripts, Business Books, Computer Systems, Records, Drawings, Architectural Schemes, Forms, Molds, Plans, Design Patterns and Others.
- information sources and data carriers used in computers and other similar systems, including magnetic blocks,

A Complete List of Insurance Exclusions

magnetic tapes, data storage units, and other similar devices.

- **Transmission & Distribution Lines**
- **animals, cattle, pure-blood animals, pets/animals;**
- **Artistically processed glass;**
- **Renovation materials, or property under renovation**
- **land (including soil surface, drainage channel, water pipe) road, sidewalk, paths, as well as canals, wells, pipe-lines, underground property;**
- **Property or emergency building located in a building recognized as an emergency;**
- **Plants, cereal crops;**
- **explosives, ammunition and weapons;**
- **Power towers, antennas, open electrical wires, tents and any other property located outside the building (including those located/installed on the exterior façade); This does not apply to the heating and cooling system installed outside the building;**
- **food products;**
- **Property not used for domestic purposes, including, garage, shed, swimming pool, garden, fences, gates,**

A Complete List of Insurance Exclusions

agricultural building, or any structure that is not intended for habitation; Property in common use with neighbors;

- **buildings constructed prior to 1955; household appliances older than eight (8) years; and property located in buildings older than fifty-five (55) years.**
- **Property that does not belong to the owner (including property handed over for storage)**
- **Apartment renovation and interior cladding in apartments up to 40 cm below the ground surface;**
- **residential and country houses; Apartments/houses in the Italian courtyard;**
- **structural parts of the building - load-bearing structures, walls, partitions,**
- **roof, balconies (except for closed balconies and verandas); and exterior cladding; Property installed/placed on the external façade of the building (including awnings, duct pipes);**
- **External engineering equipment - sanitary-technical and heating equipment,**
- **means of communication; boilers; boiler equipment; TV, telephone and computer cables; Fire protection**

A Complete List of Insurance Exclusions

Form and procedure for notification of the insurer in the event of an insured event; Submission of a Claim, Handling of the Claim, and Payment of Insurance Indemnity

systems and security alarms; water, external sewerage, ventilation, heating systems (except for boiler and cooling systems owned by the insured permanently attached to structural elements), gas supply.

See Articles 11, 12, 13 of the Insurance Terms.