1 PURPOSE OF INSURANCE

In accordance with these terms and conditions and the General Terms of Contract (YL), OP Insurance Ltd or A-Insurance Ltd (hereinafter the Insurance Company) undertakes to cover material damage caused to the object of insurance referred to in clause 3, and other expenses mentioned separately in the terms and conditions.

2 OBJECT OF INSURANCE

The object of insurance is the property specified in the insurance policy at the location indicated in the policy (place of insurance).

2.1 Building

The object of insurance is the building specified in the insurance policy.

2.1.1 Machinery and equipment serving the building

The building includes the following items which are permanently fixed in the building and which serve its purpose:

- heating, cooling, extinguishing, water distribution, sewerage, rainwater drainage inside the building, ventilation, control and data transfer systems. Heat pumps, solar panels and solar collectors are considered part of heating and cooling systems.
- lifts, escalators and up-and-over doors,
- machinery and equipment intended for joint use by private households.
- items owned by the policyholder or otherwise at the risk of the policyholder and serving the purpose of the building such as fixed water pipes, sewers, heating, cooling, oil, gas and steam pipes, electric cables and data transfer cables outside the building and machines and appliances related to them, up to the connection with the public mains.

2.1.2 Other property

The building also includes the following items owned by the policyholder or otherwise at the risk of the policyholder and serving the purpose of the building:

- fixed ordinary structures that serve the building’s purpose,
- light structures and buildings of a maximum of 40m that serve the building’s purpose, such as shelters for cars, waste bins, storage and for other purposes as well as waste bins,
- regular property-maintenance machinery and tools as well as fuels,
- equipment in premises intended for joint use by private households, and
- trees and other plants in the yard

2.1.3 The insurance does not cover

- the foundation soil of the building under the base floor and foundation slab or its reinforcement,
- French drains and other soil drainage systems,
- external rainwater systems,
- jetties and other beach constructions, outdoor swimming pools and bathing tubs,
- wells located on the grounds except for wastewater system wells,
- adhesive tapes, neon signs and other advertisements, structures, equipment, wiring and piping that serve business operations being carried out in the building even if they were a fixed part of the building,
- structures for which a shareholder in a condominium has maintenance responsibility, other than ordinary permanently fixed fittings and surface coverings,
- motor vehicles with a design speed of over 15 kilometres per hour,
- energy and water.

2.2 Moveable property

The object of insurance is the movable property specified in the insurance policy at the location indicated in the policy (place of insurance).

The insurance also provides cover for the property outside the place of insurance if the property is being repaired or maintained and during related transportation, but no more than EUR 20,000.

The following property items are insured at the location specified in the insurance policy (place of insurance) without any separate agreement or indication thereof in the policy up to the amounts specified below. The insurance does not cover damage or expenses which are covered by a separate insurance related to the object of insurance.

- Money and securities
  - in a locked Euro Grade safe or equivalent marked with points for its protective value, the maximum compensation is EUR 10,000,
  - if they are kept in a locked fireproof cabinet or safe or other separate, closed place that provides protection, the maximum compensation is EUR 2,000.
- drawings, archives, data and software in data storage media, and models and moulds, the maximum total compensation including overtime and temporary work expenses is EUR 5,000.
- The insurance will not cover the destruction of software or files in electronic format except in the event that the insured device
or data medium has sustained damage that is indemnifiable under these terms and conditions.

- Movable property of customers in the policyholders possession and directly connected with the policyholders business operations, maximum total of EUR 10,000. The requirement is that the property, if owned by the policyholder, would be included in the policy. The insurance does not, however, cover instruments of payment or securities.
- Movable property of an employee of the policyholder in the place of insurance or, in connection with a work commission, also elsewhere, per employee: EUR 1,000. The insurance does not, however, cover instruments of payment, collections of valuables, securities or any motor-driven vehicles or equipment.
- Damage caused to a building used by the policyholder and located in the place of insurance indicated in the insurance policy, when the apartment or another space containing property covered by burglary and robbery insurance is broken into by damaging its structures or locks: EUR 3,000.

Items excluded from cover

- property not owned by the policyholder, such as leased or other rented property,
- motor-driven or motor-transported vehicles and equipment or their fittings and accessories,
- aircraft
- vessels and boats subject to registration
- plants and animals.

3 COVERABLE LOSSES AND RELATED EXCLUSIONS

The insurance covers direct material damage suffered by the object of insurance, and any other expenses specified elsewhere in these terms and conditions if the damage was caused by an event specified below during the validity of the insurance. Whether an insurance event is unforeseeable or not is subject to an objective assessment, on the basis of the cause of the loss, not on the basis of the consequence of the loss.

3.1 Deductible

A deductible indicated in the insurance policy or specified in these terms and conditions applies to each loss event. When calculating the compensation, any age reductions, if applicable, will be deducted from the amount of loss before the deductible.

The insurance covers the following losses

3.2 Burglary

The insurance covers loss caused by theft or malicious damage when the building or premises mentioned in the policy

- broken into by damaging their structures or locks, or
- entered using a key which was obtained either through robbery or burglary as described above.

3.3 Robbery

The insurance covers loss caused by theft carried out by using immediate violence on or threatening a person with immediate violence in order to carry out the theft.

3.4 Malicious damage to a building

The insurance covers malicious damage caused to an insured building.

The insurance does not cover

- loss caused by scratching or other comparable damage
- breakage of glass, to the extent that such breakage is covered by separate insurance related to the glass, nor
- loss caused by a motor vehicle.

3.5 Other coverable expenses

Additional expenses resulting from regulation issued by the authorities

In case of damage to a building, the insurance covers reasonable additional expenses arising from any imperative regulations issued by the authorities concerning repair or constructions, but no more than 20% of the total amount of the direct material damage and related expenses as defined above. The total maximum indemnity amounts to the sum insured.

Combating impending loss

In addition to direct material damage, the insurance covers, under the General Terms of Contract (YL), reasonable expenses arising from mitigating or preventing a loss occurred or immediately impending and coverable under the insurance.

Damage to soil

As a result of coverable material damage to the object of insurance, the insurance covers the examination, soil remediation or replacement costs and waste transportation and treatment costs arising from damage to the soil on property owned or controlled by the policyholder provided that the costs were incurred due to measures taken as a result of an imperative official regulation issued no later than within twelve months of the loss event.

The costs referred to herein are indemnified to a maximum of EUR 200,000 per loss.

This is a translation of the original Finnish terms and conditions, which take precedence should there be any differences between the original and the translation.

Additional damage

The insurance also covers loss caused by

- property being stolen, disappearing or being damaged, as a result of the circumstances of a coverable loss, in connection with a loss otherwise subject to indemnification, and
- cold or heat, rain or other similar reason if the loss was a direct consequence of a coverable loss.

4 SAFETY REGULATIONS

The insured must comply with the safety regulations given in the insurance policy, insurance terms and conditions or other instructions in writing. If the insured fails to comply with safety regulations, either intentionally or through negligence that cannot be considered minor, and the failure to comply with safety regulations has contributed to the damage or the amount of damage, the compensation may be reduced or the claim may be rejected in accordance with the general terms and conditions.

Buildings and machinery shall be maintained in a condition which complies with the Building Act, building regulations and occupational safety regulations.

Protective measures against theft and burglary

The protection and locking must meet the requirements for structural protection against burglary referred to in the insurance policy and appended to the insurance policy.

Buildings attics, cellars and other common areas must be locked to prevent unauthorised access to them. The windows, doors and other openings to storage spaces must be closed in a manner providing protection against theft and burglary.

A person responsible for key management in the property must be named. This person shall have the responsibility for all locking-related issues such as re-keying and the storage, handover and returning of maintenance and master keys. Records must be kept.
of all keys handed over, and keys must be returned when the key
holder’s employment terminates.

The key storage facility placed on the wall of the property must
not be used for storing the master key.

The master key may not be handed over to anyone besides the
property manager, maintenance man, Board member, the mainte-
nance company or the cleaning and security companies. Any
company to which the key is handed over must be required under
an agreement to follow these safety regulations.

Keys to premises used by others and access-granting devices used
in access control systems in the possession of the policyholder or
the insured must be stored carefully. They may not feature any
identifying information that would allow an outsider to connect
them to a specific locking system.

The doors of a safe or a vault must be locked after use, and the
key to them must not be kept in the same premises.

Cash registers and cashboxes must be left unlocked and open in
closed storage spaces.

System and application software and data must be copied at least
once a day so that, in addition to the original, there are two copies
on an electronic data storage medium. The backup copy must be
kept in a fireproof safety file intended for data media. The safety
file must not be located in the same fire compartment as the other
copies, or it must be placed in a data medium cabinet of at least
class S60 DIS.

If specified in a separate agreement that the insurance is valid du-
dring transportation of the insured property, transportation of the
property may not be entrusted to a person who is not suitable for
the task by reason of age or health.

5 APPRAISAL AND INDEMNIFICATION REGULATIONS

The sum insured and indemnities in the property insurance are
determined in accordance with these regulations, unless other-
wise specified elsewhere in the terms and conditions or in the
insurance policy.

5.1 Sum insured

Property is insured for the agreed sum insured entered in the in-
surance policy for each object or property item. This sum, ad-
justed by the index entered in the insurance policy (see Index
clauses), is the maximum indemnity in the case of loss.

The sum insured is used as the calculation basis for the insurance
premium and equals the maximum indemnity but it does not form
a basis for the amount of loss or its assessment.

The basis of the sum insured is recorded in the insurance policy.
It is one of the following.

5.1.1 Replacement value

The replacement value refers to the amount of money required
for acquiring new similar or equivalent property to replace the
old one.

Unless otherwise agreed with the insurance company, the sum
insured is based on the replacement value of the property.

5.1.2 Current value

The current value refers to the amount based on the reduced va-
ue of property, as a result of age, use, technological obsolescence,
crease in usability or similar reasons, deducted from the repla-
cement value. When determining the current value for buildings,
the fair value of the asset is also taken into account. Fair value
refers to the sum that would have been obtained if the asset had
been sold before the damage occurred.

Current value must be lower than the asset’s replacement value.

5.1.3 First loss

First loss refers to the sum insured agreed for the object of insuran-
cence and recorded in the insurance policy. Provisions governing un-
derinsurance shall not apply to first loss insurance. Otherwise the
provisions of the appraisal and indemnification regulations shall
apply.

5.2 Scope of indemnity

The insurance covers direct material damage to insured property.
The indemnity is at most the agreed sum insured for the property,
each object or property item, adjusted by the index of the time of
the loss (see section Index clauses).

5.3 Calculation of property value and material damage

5.3.1 Loss amount based on replacement value

The loss amount based on replacement value is calculated by
deducting the value of the remaining property (residual value)
from the value of the property immediately before the loss. Both
values are calculated in accordance with the replacement value.
(A definition of replacement value is provided above in clause
5.1.1)

If the damaged property can be repaired, the resulting repair costs
constitute the loss amount. However, the maximum loss amount
equals the difference between the replacement value and residual
value.

If, however, the value of the object had decreased by the time of
loss to the extent that its current value accounted for less than
50% of its replacement value immediately before the loss, the loss
amount is calculated in accordance with the current value (see
clause 5.1.2). Each damaged object is appraised separately.

Any age reductions specified in the insurance terms and condition
or the insurance policy are subtracted from the compensation.

5.3.2 Loss amount based on current value

The loss amount based on current value is calculated by deduc-
ting the value of the remaining property (residual value) from
the current value. Both values are calculated in accordance with
the current value. (The definition of current value is provided in
section 5.1.2 above)

If the damaged property can be repaired, the resulting repair costs
constitute the loss amount. However, the maximum loss amount
equals the current value less the current value-based residual va-

Any age reductions specified in the insurance terms and condition
or the insurance policy are subtracted from the compensation.

5.3.3 Loss amount based on first loss

If first loss insurance has been taken out on property, indemnity
deviates from that based on the replacement and current value
in such a way that provisions governing under-insurance shall
not apply. (The definition of first loss is provided in section 5.1.3
above)

Any age reductions specified in the insurance terms and condition
or the insurance policy are subtracted from the compensation.

5.3.4 Value added tax

Provisions governing value added tax are taken into account when
calculating the loss amount. The portion accounted for by the tax
will not be paid if it is deductible in the beneficiary’s taxation.

Value added tax will not be compensated in case the insured has
the right of refund with respect to value added tax

5.4 Amount of indemnity

The amount of indemnity is the amount of loss less the deductible.
5.4.1 Underinsurance
If the sum insured is less than the property’s value, the property is underinsured. In such a case, the indemnity is calculated in accordance with clause 11.2 of the General Terms of Contract (YL).

5.4.2 Overinsurance
If the sum insured is higher than the property’s value, the property is overinsured. In such a case, the indemnity is calculated in accordance with clause 11.1 of the General Terms of Contract (YL).

5.5 Payment of indemnity
Indemnity based on the current value is paid first. The difference between the indemnities based on the replacement value and current value will be paid if, within two years of the loss, the damaged property has been repaired or replaced with similar property intended for the same use in the same location.

Only the policyholder or a third party in favour of whom insurance has been taken out has the right to the difference between the indemnities based on the replacement value and current value. This right is not transferable.

If construction is delayed due to action by the authorities, the delay period will be added to the two-year time limit.

5.6 Residual value of the building
5.6.1 Indemnity for reduction in residual value
If, due to a building prohibition or construction restriction in force under the provisions of the Finnish Building Act or Road Act, the parts of the building remaining after the loss may not be used for restoring the building, the reduction in residual value will also be indemnified.

5.6.2 Special permit
The policyholder shall prove that a building prohibition or construction restriction is in force.

If the insurance company so requests, the policyholder shall apply for a special permit to restore the building to its former condition and, if the permit is rejected, to appeal against the decision. At the insurance company’s request, the policyholder shall authorize the insurance company to represent him in applying for the permit.

5.7 Other regulations concerning indemnity
5.7.1 Indemnity for drawings, etc.
Drawings and documents, as well as patterns and moulds, are indemnified only if similar property is acquired within two years of the loss to replace the damaged property. In case of unfinished manuscripts and translations, indemnity is only paid for those sheets that, owing to the loss, must be rewritten in order to complete the unfinished work.

5.7.2 Alternatives to cash indemnity
The insurance company has the right to have the lost or damaged property built, acquired or repaired instead of cash indemnity.

The insurance company has the right to decide what builder or repairer is to be used for rebuilding or repairing the property, or from what source of supply similar property is to be acquired.

5.7.3 Mortgageable property
The policyholder will be indemnified for property for which a mortgage can be secured only if he has ascertained that the property has not been mortgaged in security for debt or that the mortgagors have agreed that the policyholder should be indemnified (cf. section 13 of the Finnish Business Mortgages Act and chapter 17, section 8 of the Code of Real Estate).

For real estate, no such ascertainment is required, provided that

- the policyholder shows a guarantee stating that the indemnity will be used to repair the damaged property
- the amount of indemnity is small compared to the value of the property
- it is otherwise obvious that indemnification will not impair a creditor’s prospect of payment.

5.7.4 Insurance company’s right to redeem damaged property
The owner of insured property retains ownership even if the property is damaged. However, the insurance company has the right to redeem the remaining damaged property or part thereof. The redemption will be indemnified on the same grounds as damage to that object or property item (i.e. in accordance with either replacement value or current value).

5.7.5 Policyholders obligation to return recovered property
If the policyholder recovers part of the lost property after payment of indemnity, he shall immediately surrender said property to the insurance company or refund the relevant indemnity.

6 INDEX CLAUSES
The insurance is linked to the index indicated in the insurance policy.

6.1 Index adjustment of the sum insured per insurance period
The sum insured entered in the insurance policy is adjusted on the first day of each insurance period. The sum insured is adjusted by as many per cent as the adjustment index deviates from the basic index. At the same time, the amount of investments made and reported during the insurance period is added to the sum insured.

The basic index is the calendar month index five months before the first month of the first insurance period.

The adjustment index is the calendar month index five months before the first month of the insurance period entered in the insurance policy.

The insurance premiums are altered to match the adjusted sum insured.

6.2 Sum insured at the time of loss
The sum insured at the time of loss is as many per cent of the original sum insured entered in the insurance policy as the calendar month index five months earlier is of the basic index.

In addition, the sum insured at the time of loss is increased by the amount of investments made in buildings and machinery in the place of insurance before the loss during the insurance period, yet with the following restrictions:

- the investments are based on the same activity for which the property covered under the insurance is used,
- the increase, due to index increase and investments, in the sum insured specified in each section of the insurance policy, may be a maximum total of 15% of the sum insured indicated in the insurance policy, but no more than the amount entered in the insurance policy.

7 DOUBLE INSURANCE
In the case of double insurance, where the same property is insured under several insurance policies for the same loss, indemnity is calculated in accordance with the Insurance Contracts Act.
Pooling our resources.

OP Insurance Ltd, Gebhardinaukio 1 00013 OP, domicile Helsinki, main line of business insurance. The company has been entered in the Trade Register, Business ID 1458359-3.

A-Insurance Ltd, Gebhardinaukio 1 00510 Helsinki, domicile Helsinki, main line of business insurance. The company has been entered in the Trade Register, Business ID 1715947-2.