



Commercial and Industrial Property

J. Safra Sarasin Brokerage

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Commercial and industrial properties – whether investment assets or operational business interests – demand flexible, comprehensive and compliant commercial property insurance in order to effectively manage risk. This means having secure and competitively priced insurance solutions, which will respond in the event of loss wherever in the world the property is located.

We advise and support our clients with commercial and industrial property interests, whether a single property or a large multinational portfolio; designing, placing and managing a tailor-made insurance programme. We have the expertise and experience to minimise risk and lower its total cost to your investment's or business's bottom line. We cover many sectors and industries, including for example the following:

- Commercial real estate
- Retail, distribution and warehousing
- Hotels, resorts and leisure
- Ports, airports and terminals
- Manufacturing, engineering and industrial processing

What types of asset do we insure?

We can cover all types of onshore property, both the buildings and the machinery, equipment and stocks. In addition to coverage for material damage, we can insure the consequential financial losses, being the business's loss of gross profits or the loss of rental income from investment properties.

Furthermore, the insurance coverage can be extended to indemnify the extra expenses or increased costs of working incurred while recovering and maintaining the business operations after the loss.

What do we insure against?

Commercial and industrial properties are insured typically against a broad range of perils, being principally:

- Fire, lightning and explosion
- Natural perils, such as earthquake, windstorm and flood
- Other man-made perils, such as malicious damage, arson, or loss arising from strikes and riots

We tailor the coverage to your specific needs in terms of:

- The size and type of your property assets or operations
- The location and local regulatory requirements
- Your own insurable risk management strategy

How do we insure your risks?

We work with you to understand your needs, to design a tailor-made solution with admitted policies (meeting the mandatory insurance regulations of the jurisdiction of your properties).

For single properties, we design a local **Stand-Alone Policy** underwritten with local documentation and administered, if appropriate or required by mandatory insurance regulations, by one of our local service partners.

For clients with a few properties within the European Economic Area (EEA), we can arrange a **Freedom of Services (FoS)** cover under one single policy, issued in the UK or another EEA territory.

For larger portfolios, we arrange **International Insurance Programmes**, based on a centrally controlled and coordinated master policy, ensuring consistent quality of coverage worldwide. This master policy covers any differences in conditions or differences in limits between it and all local insurance policies.

Our approach to the insurance of commercial and industrial risks also includes the integration of **captive insurance companies** or other similar arrangements within your portfolio or business. In addition to full-spectrum insurance solutions for your properties, we have the skills and resources to enhance existing insurances, e.g. **stand-alone insurance for natural perils**.

With whom do we insure commercial properties?

We nurture strong relationships with experienced commercial insurers around the world. This includes the leading global insurance groups, with the know-how and systems to provide consistent and compliant coverage in most jurisdictions.

Furthermore, our expertise with broker networks can support the evaluation, selection and monitoring of local services worldwide.

What happens next?

After a thorough analysis of your existing arrangements, we will provide you with a design and placement proposal. Then obtain quotations from suitable insurers, taking into consideration your local service needs and regulatory requirements. After placing the insurance, we ensure that insurers issue policy and premium invoice documentation, in collaboration with local brokers where appropriate, to ensure smooth operation of the coverage.

What happens in the event of a claim?

Commercial and industrial property claims can be complex, demanding knowledge and expertise. Our family-office culture means that we operate on a 24/7 basis and are here to offer you experienced and immediate advice.

Our team handles the claim, together with the insurer and – if appointed – expert loss adjusters, to ensure that your claims are dealt with promptly and efficiently.

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