

Green Upgrade Endorsement for Commercial Combined Property Policies

Practical and financial support to accelerate the drive towards greener properties.

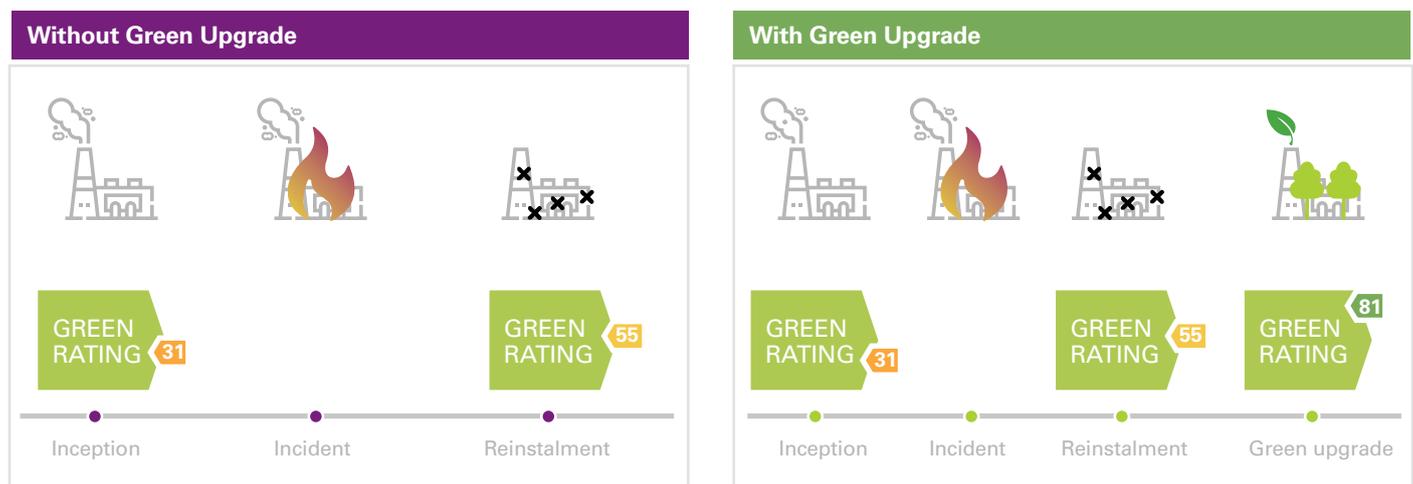
The Japanese Business Division of Tokio Marine HCC has launched a new Green Upgrade Endorsement that will be added as standard, and at no additional cost, to its combined commercial property policies from 1st August 2023.

The endorsement supports clients to improve the environmental performance of their property following a total loss. It also demonstrates Tokio Marine HCC's support for sustainable growth and its commitment to accelerating the transition to a decarbonised society.

Green Upgrade Endorsement overview

The endorsement provides additional cover following a total loss. It enables insureds to reinstate properties in a way that will minimise the building's environmental impact, by using the latest available technology. This technique is known as 'greening' and, under the new endorsement, will not be classed as betterment.

Where greening results in additional costs, the endorsement will cover these up to the lower of £1m or 10% of the total loss. It will also provide business interruption cover if the greening adds extra time to the reinstatement. This cover will be limited to the business interruption indemnity period in the policy schedule.



Green Upgrade Endorsement in more detail

The endorsement **applies to buildings and general contents**. Cover is triggered by total loss insured events – defined as those where the damage is 80% or more of the Building sum insured or 80% more of the Contents or Tenants Improvement sum insured.

The endorsement **covers a wide range of greening activities** such as upgrading taps, showers urinal toilets, and grey water and rainwater systems. It also covers upgrades to air conditioning and building cooling systems, ventilation systems, hot water and heating systems, lighting, and 'green' roofs.

Where possible, greening upgrades should be completed to the applicable standard of the Building Research Establishments Environmental Assessment Methodology.

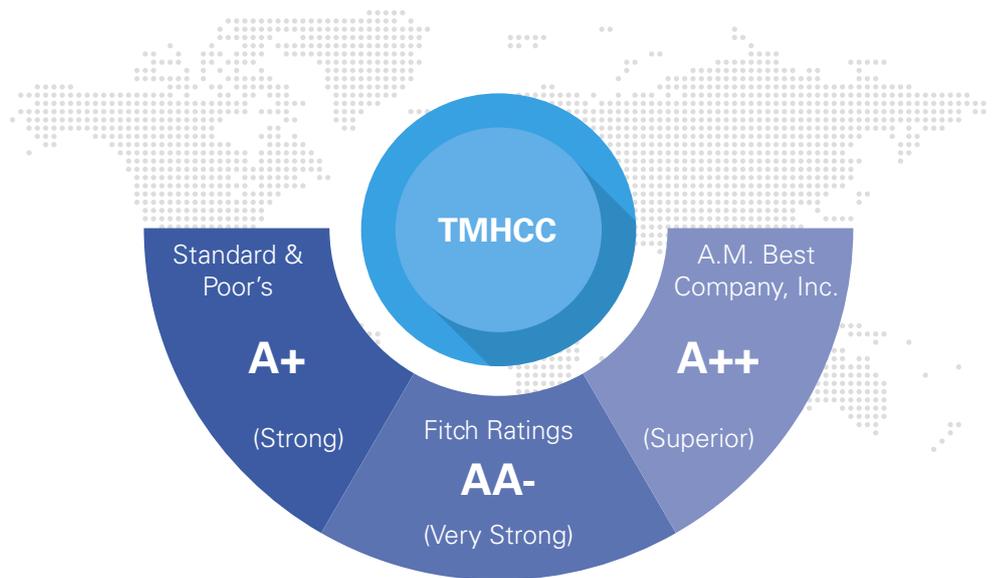
The cover is limited to total loss insured events because in partial loss events, assessing the greening upgrades could disproportionately extend the business interruption loss. In addition, greening generates the best results when properties are upgraded as a whole. In a partial loss, upgrades would only be introduced to the affected areas.

About Tokio Marine HCC



*As of 31 December 2022

Insureds benefit from our solid foundation, proven track record and excellent industry ratings.



This endorsement only applies to HCC International Insurance Company plc (HCCII), not Tokio Marine Europe (TME).

To find out more about the Green Upgrade Endorsement, please get in touch

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