MARSH

Tracey Haswell
Senior Client Advisory Team Leader

Marsh Ltd
2 Charlotte Place
Southampton, HAM SO14 0TB
United Kingdom
T +44 7824 499730
Tracey.Haswell@Marsh.com
www.marsh.com

16 September 2026

To Whom It May Concern

Dear Sirs,

CONFIRMATION OF INSURANCE – Hadrian Holding Limited and Subsidiary Companies including Chancellors Group Holdings Ltd, The Chancellors Group of Estate Agents Ltd and Justcrest Limited

As requested by the above client, we are writing to confirm that we act as Insurance Brokers to the client and that we have arranged insurance(s) on its behalf as detailed below:

Professional Indemnity

INSURER:	American International Group UK Limited
POLICY NUMBER:	0034622715
PERIOD OF INSURANCE:	1 October 2026 to 30 September 2027
LIMIT(S) OF LIABILITY:	GBP 2,000,000 Each claim or each series of claims reducing to GBP 1,000,000 In the Aggregate including defence costs in respect of Cladding/Fire Safety Claims for buildings of four storeys or less. No cover provided for buildings in excess of four storeys.
RETENTION(S):	GBP 10,000 Every Single Claim

Excess Professional Indemnity

INSURER:	CNA Insurance Company Ltd
POLICY NUMBER:	10479977
PERIOD OF INSURANCE:	1 October 2026 to 30 September 2027
LIMIT(S) OF LIABILITY:	GBP 3,000,000 Maximum limit any one claim excluding costs and expenses excess the primary PI policy summarised above

Registered in England and Wales Number: 1507274, Registered Office: 1 Tower Place West, Tower Place, London EC3R 5BU. Marsh Ltd is authorised and regulated by the Financial Conduct Authority for General Insurance Distribution and Credit Broking (Firm Reference No. 307511).

Insurance Brokers
Chartered

16 September 2026

We have placed the insurance which is the subject of this letter after consultation with the client and based upon the client's instructions only. Terms of coverage, including limits and deductibles, are based upon information furnished to us by the client, which information we have not independently verified.

This letter is issued as a matter of information only and confers no right upon you other than those provided by the policy. This letter does not amend, extend or alter the coverage afforded by the policies described herein. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this letter may be issued or pertain, the insurance afforded by the policy (policies) described herein is subject to all terms, conditions, limitations, exclusions and cancellation provisions and may also be subject to warranties. Limits shown may have been reduced by paid claims.

We express no view and assume no liability with respect to the solvency or future ability to pay of any of the insurance companies which have issued the insurance(s).

We assume no obligation to advise yourselves of any developments regarding the insurance(s) subsequent to the date hereof. This letter is given on the condition that you forever waive any liability against us based upon the placement of the insurance(s) and/or the statements made herein with the exception only of wilful default, recklessness or fraud.

This letter may not be reproduced by you or used for any other purpose without our prior written consent.

This letter shall be governed by and shall be construed in accordance with the law of England and Wales and any disputes as to its terms shall be submitted to the exclusive jurisdiction of the courts of England and Wales.

Yours faithfully,



Tracey Haswell
Senior Client Advisory Team Leader
For and on behalf of Marsh Ltd