

# Financial Lines

## The primary Directors & Officers liability policy for Real Estate Investment Trusts – *The Solution* for REITs

QBE's *The Solution* for REITs is underwritten by a team with more than 20 years of experience addressing the D&O liability exposures faced by REITs. *The Solution* for REITs offers D&O coverage for publicly-traded equity and non-listed REITs, with a clear, concise, and easy-to-read policy form that includes entity coverage for the REIT for securities and non-securities claims.

### **The Solution for REITs**

Our policy form offers the following key coverage features:

- Automatic coverage for REITs acquired by the named insured REIT during the policy period (no acquisition threshold)
- Broad definition of controlled entity tailored to the unique corporate structure of the REIT
- No prior notice or prior and pending litigation exclusions
- Entity coverage for the REIT for securities claims, non-securities claims (as long as the claim is also made against an insured person), and costs to respond to a regulation FD demand
- Market leading public company coverage enhancements built into the form, including pre-retention defense costs in connection with an event study and coverage for defense costs incurred by the REIT to respond to books and records demands and as a nominal defendant in security holder derivative action

- Additional limit of liability for non-indemnifiable loss
- A broad definition of loss, highlighted by coverage for plaintiff's attorney fees and insurable fines, penalties and taxes
- A comprehensive claim definition with a broader response to directors and officers interviewed or deposed regarding company business and an equally expansive response to civil, criminal and regulatory proceedings
- Only six narrowly-constructed exclusions, with Side-A exceptions to bodily injury/property damage, entity vs. insured, and ERISA exclusions
- Fully non-rescindable coverage
- Employed lawyers coverage

### **Claims**

- In-house, dedicated specialty claims adjustors with product expertise, industry specialization, and a commitment to superior service pre-loss and post-loss
- Simple claim reporting requirements with no threat of a claim denial for late notice - unless QBE is materially prejudiced
- Easy claim reporting at [professional.liability.claims@us.qbe.com](mailto:professional.liability.claims@us.qbe.com)

### **Premiums4Good is QBE's global initiative to help communities develop and thrive.**

**5%**

We're investing 5% of premiums in investments with social objectives



Premiums4Good has no impact on policyholder premiums

#### **Investments may include:**



Reducing homelessness



Supporting youth mental health services



Keeping struggling families together



Enhancing opportunities for children entering the foster care system



### Underwriting appetite

- Office REITs
- Industrial REITs
- Retail REITs
- Lodging REITs
- Residential REITs
- Timberland REITs
- Healthcare REITs
- Self-storage REITs

### QBE

QBE is making it easier for producers to access our people and our products so they can meet the specialized needs of the niche markets where we compete. Here's how we make it possible:

- Proprietary products
- Superior technical and underwriting acumen
- Deep expertise around risk management needs of specific industries and customers
- World-class claims servicing

### QBE North America

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 @QBENorthAmerica

### QBE Insurance Group



QBE North America is a division of QBE Insurance Group Limited, one of the world's largest insurance and reinsurance companies.



We are rated A+ by Standard & Poor's and A (Excellent) by A.M. Best.\*



Located in 27 countries with over 11,000 employees worldwide, we are considered a leading underwriter within our chosen markets.



We are able to profitably meet the local and multinational risk management needs of commercial customers who trade on a global basis.



Ranked on Forbes Global 2000 list of public companies and, in 2019, had a worldwide gross written premium of \$13.4 billion.

### The QBE difference

For more information on how our REIT product can make things possible for you and your business, please contact:

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\* Learn more about ratings guidelines at [standardandpoors.com](http://standardandpoors.com) and [ambest.com](http://ambest.com).

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