ACQUINEX

Title *Insurance*

PART OF THE UNDERWRITING COLLECTIVE

Contents

What is Title Insurance?

No matter how thorough the due diligence, every transaction carries residual title risk.

Acquinex Title Insurance provides protection against unknown risks relating to the ownership and use of shares and/or real estate through a no fault insurance contract.

The policy indemnifies an insured party against losses arising from our uniquely broad set of synthetic insured events, without the need to prove a breach of warranty under the acquisition agreement. For real estate, this can include issues such as boundary disputes, planning breaches, lack of easements for access or services, and defects not visible from public records.

The policy can be supplemented with coverage against a large range of known title risks, which may be discovered during the due diligence process and underwritten by our specialist Title underwriting team.

Acquinex can also offer a combined Warranty & Indemnity and Title insurance solution, bringing together market leading cover with dedicated title protection under one integrated policy.

Benefits

Broader protection than fundamental warranties

Insured events are typically drafted with a broader scope than a standard set of fundamental warranties

Coverage is especially broad for real estate matters, with scope to cover warranties usually deemed 'Property Warranties' in a standard SPA.

No fault structure

The policy simply responds to broadly drafted insured events rather than error or inaccuracy by a Seller.

There is no requirement to establish a breach of fundamental warranties under the acquisition agreement, leaving the relationship between 'Buyer' and 'Seller' free from dispute.

Higher limits and longer protection

Higher limits of cover are available, as the title risk is correctly priced from the ground up.

Protection can continue for as long as the insured party retains an interest in the asset.

Ability to *include known issues*

Title issues identified during due diligence can often be brought within the scope of cover at a very competitive market rate.

In some cases, these can be included at no additional cost.

Combined *W&I and Title* - one solution

A single, dovetailed policy helps to avoid gaps or overlap in cover. Reduces deal team workload, speeds up turnaround time, reduces execution risk and provides a unified claims process.

Premiums

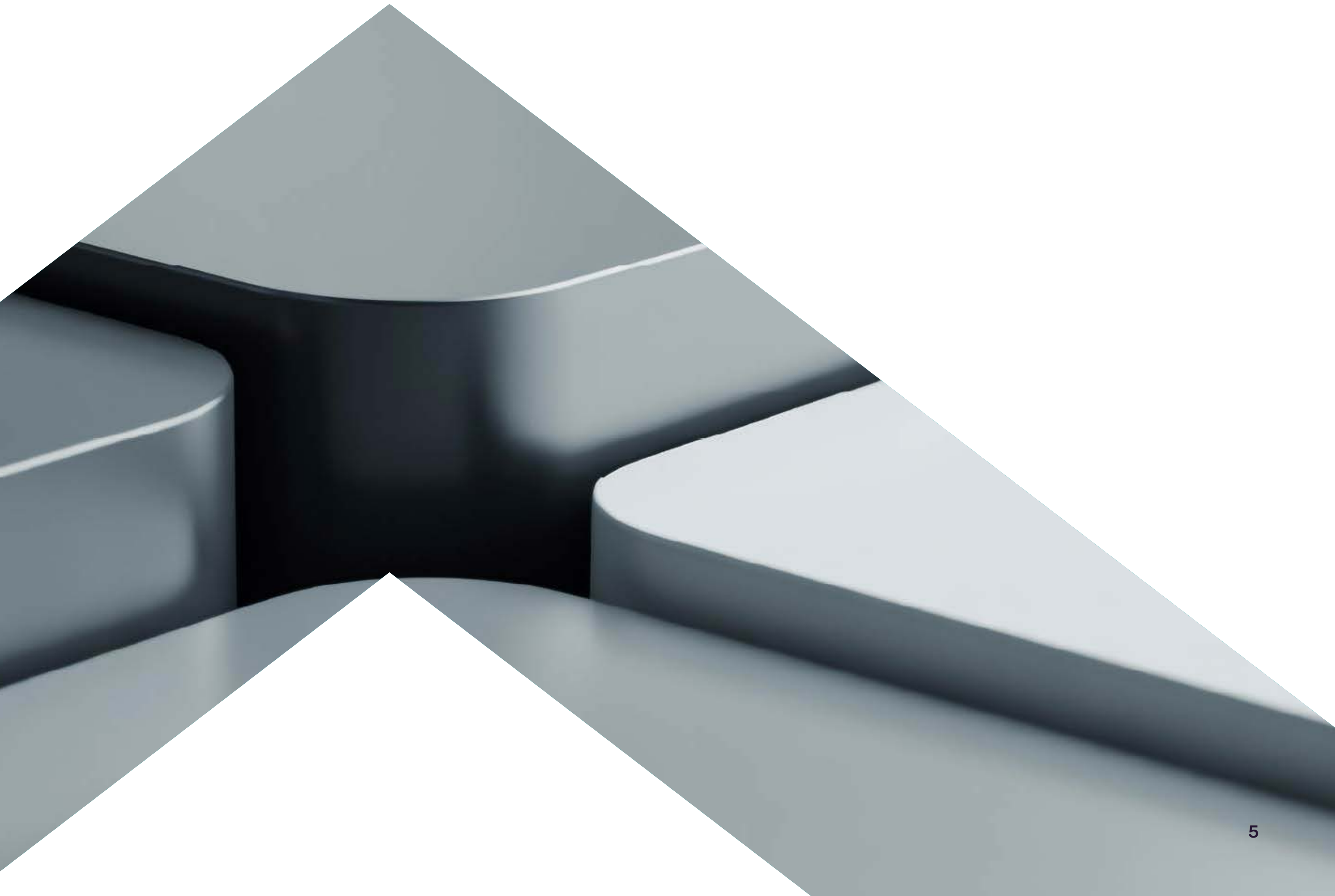
Title insurance is written for a one off premium, payable upfront for the life of the policy. Pricing reflects the limit purchased and the unique risk profile of the transaction.

When placed alongside W&I, we can offer highly competitive overall pricing for the integrated package, avoiding the cost and complexity of arranging separate policies including a 5% reduction in the W&I premium.

Appetite

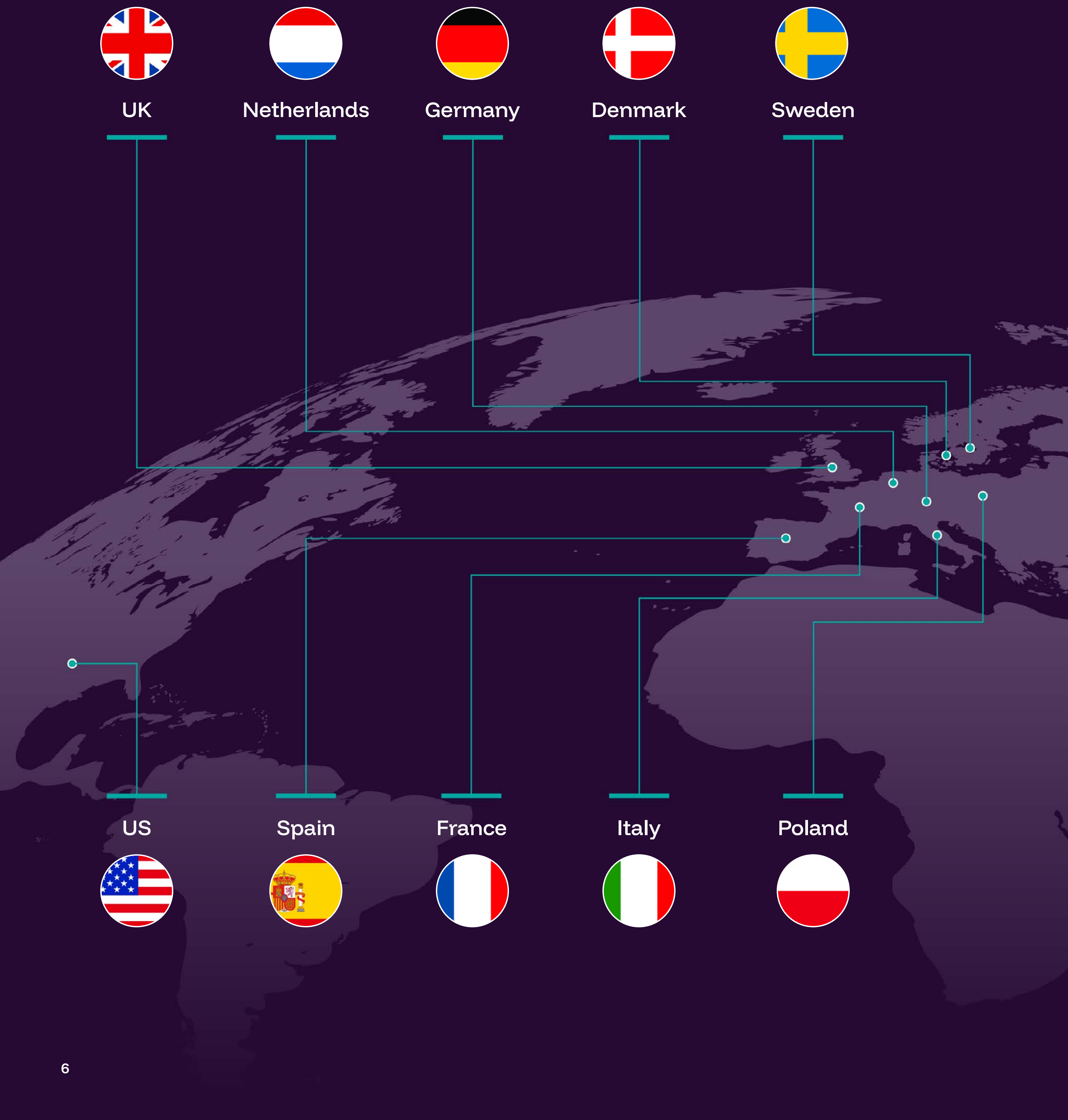
Acquinex supports Title risks across a wide range of sectors and European jurisdictions, for both share deals and real estate heavy transactions.

We maintain an extensive library of local law wordings aligned to key European jurisdictions and are open to extending this where required, so that the policy can closely follow the governing law and structure of your deal.



Our Offices

We have local underwriting teams servicing Transactional Risk & Title insurance solutions across the UK, Europe & the US:



Acquinex Team

Matt Andrews

Global Head of Title

matt.andrews@acquinex.com

Seamless protection

"No matter how thorough the due diligence, every transaction carries residual title risk. Our Acquinex title insurance solution provides seamless protection against unknown, and often known, risks relating to the ownership and use of shares and/or real estate through a no-fault insurance contract whilst solving the industry wide problem of providing title insurance at the service levels required by M&A deal teams.

Matt Andrews, Global Head of Title

Speak to one of our *specialists* today

CEE

Gabriela Socha

Head of EEA Title

gabriela.socha@acquinex.com

Natalia Wisniewska

Title Underwriter

natalia.wisniewska@acquinex.com

UK

Thomas Cuthbert

Senior Title Underwriter

thomas.cuthbert@acquinex.com

Bronte Knutson

Assistant Title Underwriter

bronte.knutson@acquinex.com

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info@acquinex.com

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Registered address: 6 Lloyd's Avenue, London, EC3N 3AX, United Kingdom. ACQD260807