



Office Blocks



Logistics



Hotels



Laboratories

REAL ESTATE EXPERTS

LIVA is a market leading, M&A insurance broker with specialist knowledge and experience in the Real Estate sector. We have worked on transactions involving offices, logistics, hotels, life science laboratories and portfolios of the same. We draw on our experience of over 2,500 transactions for leading global advisors and investors in this sector, ensuring the best client outcome through unique, tailored and data-driven solutions.

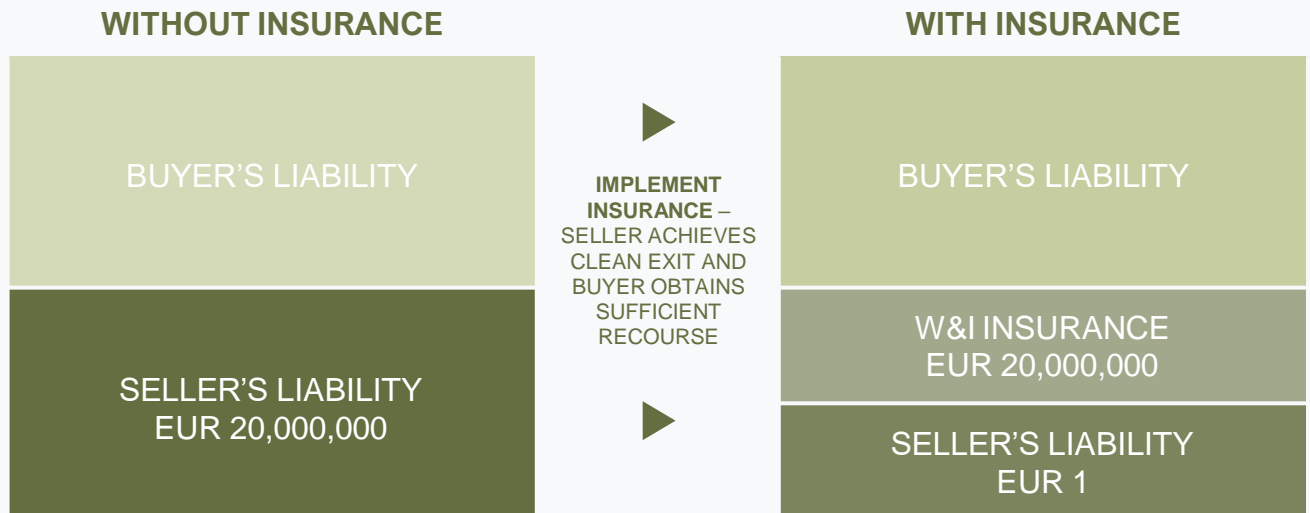
LIVA is part of the Ecclesia Group, one of the largest European commercial insurance brokers with a network of specialists in over 170 countries, providing clients insurance solutions and local capabilities on every continent.

W&I

LIVA can structure a warranty and indemnity (“W&I”) insurance policy into a real estate transaction process so that a buyer obtains the recourse they require in the event of warranty breaches and the seller obtains a ‘clean exit’.

KEY METRICS

- EUR 1 cap in the SPA. Nil excess in the policy.
- 3 years of cover for general warranties, 7 years for fundamental and tax warranties / indemnity.
- Premium rates of 0.5% - 0.8% of the limit purchased.



COVERAGE

USE OF INSURANCE ON REAL ESTATE TRANSACTIONS

- W&I provides cover for unknown issues in key areas, such as: title and capacity, accounts, planning, compliance with laws and permits, property, litigation, material contracts, IP, taxes.
- Low risk tax items can often be wrapped into the W&I. A Tax Insurance policy can provide cover for known tax issues which are carved out of the W&I.
- Title insurance can provide cover for known title issues, including: missing permits, violation of planning/zoning, legal access restrictions, infringements of rights of light or air.
- Enables seller to achieve a 'clean exit', particularly relevant where seller is a fund or developer.
- Increases financial recourse and broadens the scope of the warranties for buyer, including synthetic warranties and a tax indemnity.
- Alleviates concerns over the financial covenants of the seller or unfamiliar territories.
- Provides comfort for lenders or investment committees.

KEY CONTACTS



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