Product Name	Commercial Property Owners - Club
Co-Manufacturer	MSIG
Date	July 2026
Product Information	
Outcome of the Product Review and Fair Value Assessment	In accordance with the Financial Conduct Authority (FCA) regulation such as the Product Intervention & PROD 4 requirements, and Consumer Duty obligations, a comprehensive product review and fair assessment have been completed for the MSIG Commercial Property Owners Eplace & Acturis offering product The product has been subject to Acrisure UK full product review process and signed off by our authorised approvers as representing fair value to customers. The MSIG Commercial Property Owners product, accessed via Eplace & Acturis show both value in the covers provided for customers and usability. All customer centred metrics analysed in our assessment were within tolerance and indicated Price and Value Outcome.
Target Market Statement	
Product Description	This Commercial Property Owners product is designed to meet the demands and needs of corporate entities wishing to insure the assets, earnings and legal liabilities connected with their business as a Commercial Property Owner.
Who is the product suitable for?	The Commercial Property Owners product is designed for: • Corporate customers only (small, medium or large size companies) with real estate interests in the UK, needing to insure their assets, earnings and legal liabilities connected with their business as a property owner.
Who is the product not suitable for?	This product is not designed for: • Property Investors (Investment portfolio where the Insured occupation is not that of Landlord or property owner) • Non-Standard construction • Overseas investors • Residential only buildings (houses or blocks of flats) • Consumers (those Individuals not acting for their profession) and non-professional or accidental landlords • Policies where cover is required for contents only (leased buildings not owned by/not requiring buildings insurance by the Insured) • Plots of vacant land or derelict properties • Properties which have been long-term unoccupied • Policies in excess of 20 locations • Certain high risk trades including but not limited to Waste storage or recycling and Chemical Industries
Key Covers	• Property Damage • Business Interruption • Loss of Rent/Alternative Accommodation • Book debts • Landlords Contents • Glass • Property Owners Liability • Legal Expenses • Data Protection and Privacy • Employers' liability. • Prosecution defence costs • Terrorism
Key Exclusions	The policy does not insure, apply to or include any cover for any loss, damage, claim, cost, expense or other sum directly or indirectly arising out of or relating to: • Virus Disease Epidemic and Pandemic Damage caused by inherent vice, latent defect, gradual deterioration, wear and tear, faulty or defective design or materials. • Damage caused by corrosion, rust, wet or dry rot, shrinkage, evaporation, loss of weight, dampness, dryness, marring, scratching. • Damage to property in the open caused by wind, rain, hail, sleet, snow, flood or dust.

	There may be exclusions applicable to each of the covers provided, as further specified in the wording and policy schedule.
Fee Analysis	There are no fee's applied on this offering.
How should this product be sold and distributed?	This product is distributed to a select group of trading partners who have been onboarded by AUK Club. This product can only be accessed by approved brokers via acturis or the MSIG E-place portal. Bespoke user log ins are provided to those requiring access to retrieve quotations on behalf of their customers.
Actions expected from those involved in the distribution chain	Those involved with the distribution chain should: • Consider the value of the product and the impact to the end customer as a result of the addition of any fee's, premium finance/payment arrangements or ancillary products etc. • Make sure that care is taken to ensure no duplicate cover exists or is caused by an add-on where that cover is already provided by the policy. • Provide clear and consistent support to all customers. • Notify AUK/Acrisure of any complaints, fair value concerns or customer vulnerabilities they are made aware of so that these can be communicated to all those involved with the distribution chain. All parties are expected to respond to carrier requests promptly and without unreasonable delay.
How does this product meet the needs of vulnerable customers?	Whilst we are currently unaware of any areas of this scheme which could exploit a customer in a vulnerable circumstance, we continue to review and monitor any changes on an ongoing basis. At present AUK/Acrisure's evaluation suggests that vulnerable customers would receive the same if not better outcomes as a non-vulnerable customer.

How Often Will This Product Be Reviewed	Product reviewed bi-annually unless an earlier review needed due to changes in the product features or distribution strategy or product no longer delivering fair value		
Date of next review	*July 2027*	**Published**	*July 2026*