



Allianz Global Corporate & Specialty®

Insurance for Real Estate Owners and Managers

Experience makes the difference

For more than 140 years, Allianz Global Corporate and Specialty®, has been insuring commercial real estate clients.

Let's Talk

With our expertise in the Real Estate industry, we look forward to discussing your business opportunities. Since there are often nuances to our stated appetite, we encourage you to call your Allianz representative for a quote or further appetite information.

We understand the risks of owning and managing commercial property, so we can offer coverage specifically tailored to the real estate industry. And our customized risk management solutions help your clients protect their assets, improve operations and control costs.

Place your clients with a carrier that offers coverage specifically designed for the real estate industry.

Products

Our industry-leading coverages include:

- General liability
- Excess liability
- Umbrella
- Property
- Property for Highly Protected Risk (HPR)
- Automobile
- Inland marine
- Workers' compensation
- International

Our coverages and services for your middle market clients go beyond basic insurance to protect property owners and managers before, during and after a loss. These include:

- Package solutions for accounts with multiple locations helps prevent gaps in coverage
- Innovative coverage options, such as Green-Gard® (Green Building coverage) and Historic Property coverage
- One of the largest capacities for property and umbrella in the industry
- Risk Services consultants, fire protection engineers and claims adjusters with industry-specific experience

Standout Coverages and Services

Allianz offers state-of-the-art real estate coverages and services, including:

Green-Gard® Building Coverage

Provides coverages for certified green buildings with features such as solar panels and vegetated roofs, including an option to rebuild at one certification level higher following a loss. With our Green upgrade coverage, policyholders can also repair traditional buildings using eco-friendly materials and equipment.

Historic Property Coverage

Covers the cost of restoring historic buildings with provisions for highly skilled craftsmen, hard-to-match materials, and extra time to rebuild.

Triple Net Coverage

Protects the property owner from loss when tenants fail to adequately insure the building as required by their leases.

Additional Valuable Coverages Available to Building Owners and Managers

Communicable Disease

Protects real estate owners and managers from expenses incurred due to an outbreak at one of their insured properties.

Contract Cancellation

Covers a property manager's income if their client cancels the contract after a covered loss.

Crisis Management

Pays for the services of a professional public relations firm to manage communications for up to 60 days after a covered event, including lost income and extra expenses related to the crisis.

Data Compromise

Pays for legal review and forensic research to determine the cause and scope of stolen or compromised personal information. The coverage also includes notification and remediation services for affected individuals.

Loss Avoidance

Pays up to \$10,000 for precautionary measures to help mitigate a loss, such as boarding up windows and doors before a hurricane. Available for HPR as part of our Property-Gard Pinnacle® product.

General Liability Aggregate Limit Per Location

Provides separate liability limits for each site.

High Value Single-Location Property Coverage

Covers up to \$500+ million of risk at a single location, in-house.

Lost Lease

Protects a property owner's income for up to 12 months beyond the period of restoration after a major loss if tenants cancel their lease and replacements cannot be found.

Realty Tax Assessment

Reimburses your client for up to \$100,000 for the cost of increased taxes due to reassessment after construction, repair or rebuilding after a covered loss.

Tenant Move-Back Expenses

Pays the expenses of moving back commercial tenants who temporarily vacate your client's building. The vacancy must occur because the building cannot be occupied due to a covered loss or damage.

Umbrella and Excess Coverage

Provides umbrella capacity up to \$25 million.

Wrongful Eviction of a Corporation

Extends liability coverage to respond to an allegation of wrongful eviction of a corporation as well as natural persons.

Appetite Information

These appetite guidelines indicate our general risk preferences to help you better qualify business opportunities with Allianz.

Market Segment

- Commercial real estate
 - Real estate owners and managers, including retail, office and industrial buildings
- Residential real estate
 - Condominium owners' associations and property managers

Preferred Risk Characteristics

- Commercial real estate:
 - Any construction type
- Residential real estate:
 - Non-combustible or fire-resistive construction
 - Fully-sprinklered to NFPA 13 standards
 - 75% of buildings younger than 30 years
 - Occupancy levels 70% or greater
 - "Green" buildings:
 - LEED®-certified, ENERGY STAR® labeled
 - Appropriate safety and risk transfer programs
 - Life safety codes
 - Slip and fall prevention
 - Clients that engage in accident prevention practices, have return to work programs, or reduced employee turnover
- Favorable claims history

We Also Consider

- Apartment buildings with superior construction and protection characteristics
- Property catastrophe coverage based on favorable individual location and overall account characteristics

Not in Appetite

- Frame apartments
- Senior living, assisted living, student housing
- Development services provided to third parties
- Develop or conversion of properties for sale to others

About Allianz

As an international financial services company, we offer our 85 million customers worldwide products and solutions in insurance and asset management. Allianz Global Corporate & Specialty® is our dedicated brand for corporate, specialty, and middle market risks and insures over half of the Fortune 500® companies.