AON

The Aon Centre
The Leadenhall Building
122 Leadenhall Street
London EC3V 4AN
United Kingdom

Date: 4 February 2026

To Whom It May Concern

Confirmation of Insurance

We, Aon UK Limited, are the insurance brokers for Tesco plc &/or Subsidiary Companies ("**Client**"), who have requested that we issue this letter on their behalf for information purposes only.

We confirm that we have placed contract(s) of insurance on behalf of our Client as described below ("**Insurance(s)**"). The Insurance(s) is/are in force as at the date of this letter.

Insurance(s)

Name of Insured:	Tesco PLC & Subsidiary Companies
Policy numbers:	UKFRIC38309.26
Type of insurance:	Property Damage and Business Interruption Policy
Period:	1st March 2026 to 28th February 2027 both dates inclusive
Insurers:	Chubb Insurance
Interest:	'All Risks' including but not limited to Theft, Subsidence, Computer Breakdown (only in respect of Business Interruption), Money, Property in Transit, Contract Works, Riot, Strikers, Locked out Workers, Civil Commotion, Malicious Damage, and Business Interruption:-
Territorial Limits:	United Kingdom including all territories seen and agreed by insurers.
Insured Premises:	Any Premises, anywhere within the Territorial Limits, owned, leased, occupied or used by the Insured for the purpose of the Business
Property Insured:	All real and personal property of every kind and description now or hereafter existing in any form, owned in whole or in part by the Insured; and property held in trust or on commission by the Insured or for which the Insured are responsible.
Other Interests Clause:	The interests of other parties in this insurance are noted, it being understood that in the event of loss the nature and extent of such other interests will be disclosed by the Insured. In the event of a lease agreement requiring property as insured herein to be in the joint names of the Insured and the other party or parties to that agreement, it is agreed that such parties be deemed noted as joint Insured to the extent required by such agreement provided that a)in the event of loss the nature and extent of such interests be disclosed to the Company b) the provisions of this Special Condition apply solely in respect of the property which is subject of such agreement.
Limits and Indemnity Periods:	All limits are per occurrence unless otherwise stated. All limits are expressed in GBP, unless otherwise stated.
General Exclusions:	The following summarises the standard principal exclusions applying to your policy:- • Earthquake in the State of California, Japan and China • Flood in the Netherlands, India and China Flood in United States of America Flood Zones A or V (as designated by the Federal Emergency Management Agency or other governmental agency of the United States of America)

- Storm Flut/Storm Surge in Germany
- Storm in China, India and in the Gulf States and Eastern Seaboard Region of the United States of America
- Wear and Tear
- Error or Omission but ensuing damage is not excluded
- Mechanical or Electrical Breakdown
- Theft – other than forcible or violent entry
- Dishonesty of the insured or their employees
- Fraudulent Device parting with possession of property if tricked into it.
- Disappearance unexplained shortage including if found at stock taking
- Subsidence (partial exclusion)
- Water Table Level
- Electronic Data
- Date Recognition
- Riot and Civil Commotion in Northern Ireland
- Vacant Property – no cover for theft or escape of water or oil from any water or heating installation

General Conditions and Claims Conditions:

- Automatic Reinstatement of Loss
- Cancellation – 60 days by the Insurer; no cancellation rights for the Insured.
- Claims Procedure
- Arbitration
- Maintenance of local policies
- Choice of Law & Jurisdiction – English Law
- Fraud
- Fire Alarms and Appliances
- Innocent misrepresentation

Non-Vitiation:

Where the Company agrees in writing to include a Finance Party in the Schedule as an additional insured this Section shall operate as if there is a separate policy covering the Finance Party to the extent of its interest under the Finance Agreement, provided that the total liability of the Company to all insured parties shall not exceed the Limit of Liability expressed in the Schedule nor any Sub–Limit of Liability detailed therein.

For the avoidance of doubt, the Company agrees that the rights and interests of the Finance Party shall not be prejudiced or affected by any breach whatever of the Duty of Fair Presentation or by any failure to comply with or any breach of any Policy warranties, conditions, terms or any other Policy provisions whatever by any other insured party.

Notwithstanding the above:

a) nothing hereunder shall oblige the Company to continue to provide coverage under this Policy where the Company would, under the terms of this Policy, be entitled to terminate, cancel or suspend coverage;

b) any claims or loss payments made to an insured party under this Policy shall discharge the Company’s liability to pay any other insured party in respect of the same loss;

c) all other terms and conditions of this Policy remain unaltered.

For the purposes of this Special Condition:

Finance Agreement means a facility agreement or other finance agreement relating to the Property Insured.

Finance Party means a party to a Finance Agreement which requires that such party is included as an additional insured with respect to the Property Insured.

Limits (combined Property/Damage and Business Interruption)	
Policy Limit	**£50,000,000**
Maximum Indemnity Period	
▪ Gross Profit	24 months
▪ Rent Payable/Receivable	60 months
▪ Additional increase in Cost of Working	24 months
▪ Denial of Access (Non-damage)	3 months
▪ Utilities (electricity)	12 months
▪ Utilities (gas)	12 months
▪ Utilities (water)	12 months
▪ Utilities (telecommunication services)	3 months
▪ Loss of Attraction	3 months
▪ Notifiable Disease	3 months

Property Damage Limits	
Capital Additions (including newly acquired sites)	35,000,000
Claims Preparation Costs	50,000
Computer - Incompatibility of Records	500,000
Debris Removal Costs (including clearing of drains)	15,000,000
Deterioration of Refrigerated property	15,000,000
Electronic Data Processing Media	25,000
Employees', directors' and visitors' tools, pedal cycles and personal effects	2,500 per person; 100,000 in the aggregate
Expediting Expenses (including temporary repairs expediting costs)	10,000,000
Extinguishing Expenses	500,000
Fire Brigade Charges	1,000,000
Involuntary Betterment	5,000,000
Landlords and Tenants Covenants Act	10,000,000
Landscaping (FLEXA perils only)	325,000
loss or destruction of or damage to Money consisting of cash, bank notes and currency notes, crossed cheques, crossed cheques, crossed national giro payment orders, crossed bankers' drafts, VAT purchase invoices, crossed postal orders, crossed money orders, national savings certificates, premium bonds, credit card and debit card vouchers and unused franking machine units.	1,000,000
Loss Reduction Expenses	10,000,000
loss, destruction or damage to Leased Premises (Contingent cover)	10,000,000
Metered Water	1,000,000
Other Locations - temporary removal	10,000,000
Other Locations - temporary removal (documents)	1,000,000

Professional Fees	15,000,000
Property at third party Premises	5,000,000
Property in Transit	1,000,000
Sue and Labour	250,000
Tenants' and Neighbours Liability	7,500,000
Trace and Access	250,000
Unauthorised use of electricity, gas, oil or water	250,000

Business Interruption Limits	
Additional Increase in Cost of Working	15,000,000
Advance Profits	10,000,000
Contract Sites	5,000,000
Computer - Additional Expenditure	5,000,000
Computer – Reinstatement of Data	5,000,000
Denial of Access (Damage) including Loss of Attraction	15,000,000 and in the aggregate
Group Interdependency:	25,000,000
Notifiable Disease, Defective Sanitation, Murder or Suicide	250,000 and in the aggregate
Property Stored	5,000,000
Property in transit	5,000,000
Public Utilities facilities	15,000,000
Unspecified Customers' Premises	15,000,000
Unspecified Suppliers Premises	15,000,000

Property Damage and Business Interruption Combined Limits	
Automatic Acquisitions	35,000,000
Coinsurance Deficiency	5,000,000
Inadvertent Omissions	10,000,000

Natural Catastrophe: Property Damage and Business Interruption Combined Limits in the aggregate in any one Period of Insurance	
Earthquake: UK Earthquake	Policy limit each and every loss/no aggregate
Flood: UK & Rest of World Flood other than as stated below	Policy limit each and every loss/no aggregate
Storm: UK & Rest of World Storm other than as stated below	Policy limit each and every loss/no aggregate
India: Earthquake and Flood	Aggregate Policy limit £5,000,000

This letter is not to be understood as providing advice of any kind. You are responsible for any assumptions you may make regarding the cover afforded by the Insurance(s), which are subject to the terms, conditions and exclusions of each policy.

The issue of this letter does not make the person or organisation to whom/which it is sent an additional insured or loss payee, nor does it modify the Insurance(s) in any way.

We are not acting as the agent of insurer(s) in providing this letter.

We accept no obligation to update this letter should any of the Insurance(s) be cancelled, assigned, not renewed or changed in such a manner as to affect the accuracy of this document.

This letter is provided on the strict understanding that we do not owe or assume any duty, liability or responsibility whether in contract, tort or otherwise to anyone other than our Client. To the fullest extent permitted by law, we shall not be liable for any loss arising directly or indirectly from any use of this document by anyone other than our Client.

This letter will be governed by and construed in accordance with the laws of England and Wales and the parties shall submit to the exclusive jurisdiction of the courts of England and Wales to settle any dispute or claim that arises out of or in connection with this letter or its subject matter or formation (including non-contractual disputes or claims).

If you do not accept the basis on which this letter is provided, including the exclusions of liability set out above, please return the letter to us immediately.

Yours faithfully

Mark Mijalski

Client Service Advisor

For and on behalf of Aon UK Limited