

CERTIFICATE OF EMPLOYERS' LIABILITY INSURANCE (a)

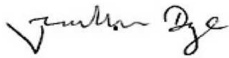
(Where required by regulation 5 of the Employers' Liability (Compulsory Insurance) Regulations 1998 and subsequently amended by regulation 2 of the Employers' Liability (Compulsory Insurance) Regulations 2008 (the regulations), one or more copies of this certificate must be displayed at each place of business at which the policyholder employs persons covered by the policy. This requirement will be satisfied if the certificate is made available in electronic form and each relevant employee to whom it relates has reasonable access to it in that form)

Policy number: 15332872
Name of Policyholder: Taylor Ross LTD
Certificate issue date: 07/08/2025
Date of expiry of insurance policy: 06/08/2026 both days inclusive

We hereby certify that subject to paragraph 2:

1. The policy to which this certificate relates satisfies the requirements of the relevant law applicable in Great Britain, Northern Ireland, the Isle of Man, the Island of Jersey, the Island of Guernsey, the Island of Alderney (b); and
2. the minimum amount of cover provided by this policy is no less than £5 million (c).

Signed on behalf of Hiscox Insurance Company Ltd



Jon Dye
CEO, Hiscox UK

Notes:

(a) Where the employer is a company to which regulation 3(2) of the regulations applies, the certificate shall state in a prominent place, either that the policy covers the holding company and all its subsidiaries, or that the policy covers the holding company and all its subsidiaries except any specifically excluded by name, or that the policy covers the holding company and only the named subsidiaries.

(b) Specify applicable law as provided for in regulation 4(6) of the Regulations.

(c) See regulation 3(1) of the Regulations and delete whichever of paragraphs 2(a) or 2(b) does not apply. Where 2(b) is applicable, specify the amount of cover provided by the relevant policy.

The certificate above shows that you are insured

- (i) with an authorised insurer, and
- (ii) terms required by the Act for your liability for bodily injury or disease sustained by your employees.

The certificate (or any copy) must not be displayed unless the policy has been renewed.

Hiscox Insurance Company Ltd
Registered in England Number 70234
Registered Office 22 Bishopsgate, London, EC2N 4BQ
Telephone No: 020 7448 6000



CERTIFICATE OF PUBLIC AND PRODUCTS LIABILITY INSURANCE

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| Policy Number: | 15332872 |
| Name of Policyholder: | Taylor Ross LTD |
| Description of Activities: | Estate Agency and Property Management - Residential estate agency; Residential lettings; Residential property management |
| Certificate issue date: | 07/08/2025 |
| Date of expiry of insurance policy: | 06/08/2026 expiring at Midnight |
| Limit of Indemnity: | £1,000,000 each and every claim or loss, excluding defence costs and criminal proceedings costs |

Signed on behalf of Hiscox Insurance Company Ltd

Jon Dye
CEO, Hiscox UK

Notes:

- a. This insurance is subject to policy terms and conditions and any special terms notified to the insured.
- b. The certificate above shows that you are insured with an authorised insurer.
- c. The certificate (or any copy) must only be displayed whilst the policy remains active and within the policy period above.

About the insurer:

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| Insurer | Hiscox Insurance Company Ltd |
| Company registration | Registered in England number 70234 |
| Registered address | 22 Bishopsgate, London, EC2N 4BQ |
| Status | Hiscox Insurance Company Ltd is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority |



CERTIFICATE OF PROFESSIONAL INDEMNITY INSURANCE

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| Policy Number: | 15332872 |
| Name of Policyholder: | Taylor Ross LTD |
| Description of Activities: | Estate Agency and Property Management - Residential estate agency; Residential lettings; Residential property management |
| Certificate issue date: | 07/08/2025 |
| Date of expiry of insurance policy: | 06/08/2026 expiring at Midnight |
| Limit of Indemnity: | £250,000 each and every claim or loss, excluding defence costs |
| Retroactive Date: | 07/08/2024 |

Signed on behalf of Hiscox Insurance Company Ltd

Jon Dye
CEO, Hiscox UK

Notes:

- This insurance is subject to policy terms and conditions and any special terms notified to the insured.
- The certificate above shows that you are insured with an authorised insurer.
- The certificate (or any copy) must only be displayed whilst the policy remains active and within the policy period above.

About the insurer:

| | |
|-----------------------------|--|
| Insurer | Hiscox Insurance Company Ltd |
| Company registration | Registered in England number 70234 |
| Registered address | 22 Bishopsgate, London, EC2N 4BQ |
| Status | Hiscox Insurance Company Ltd is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority |