STRONGHOLD INSURANCE COMPANY, INCORPORATED

INVOICE

(This is not a Sales Invoice)

Class	:	**FIRE**	Date Issued	:	**August 15, 2024**
Type	:	**General**	BI No.	:	**F-24-0453**

Assured : **GLOBAL CARE CANCER INSTITUTE INC**

Address : GCCI BUILDING LOT 1152-A-1, NATIONAL HIGHWAY, BRGY MAITIM, BAY, LAGUNA

TIN # : **000-000-000**
Agent Code : **BR-1**

Particulars

Policy No. : **F-BC01-0366539**
Period of Insurance : **October 7, 2024 To October 7, 2025**
Sum Insured : **PESOS: FIVE HUNDRED EIGHTY-FOUR MILLION ONE HUNDRED THIRTY-EIGHT THOUSAND NINE HUNDRED ONLY (Ps 584,138,900.00) PHILIPPINE CURRENCY**

Premium (VATable)	:	**861,604.88**
Premium (VAT Exempt)	:	**0.00**
Value Added Tax	:	**103,392.59**
Doc. Stamps	:	**107,700.60**
Municipal Tax	:	**1,723.21**
Fire Service Tax	:	**17,232.10**
Other Charges		**0.00**
Total Amount Due	:	**1,091,653.38**

Payment should be made in favour of
STRONGHOLD INSURANCE CO., INC.

KEVIN ESPINOLA
Certified Correct

ONLY OUR OFFICIAL SALES INVOICE WILL BE RECOGNIZED AS PAYMENT ON THIS ACCOUNT. Please make your check payable to the STRONGHOLD INSURANCE CO., INC..

NOTE: Should the policy be cancelled or endorsed to a lower value, the insured is still liable to pay the full amount of the documentary stamps as stipulated in the policy prior to cancellation/endorsement.

ORTBCKAVIN|08/15/2024| 2:1

STRONGHOLD INSURANCE COMPANY, INCORPORATED

STRONGHOLD INSURANCE COMPANY, INCORPORATED Celebrating 60 YEARS 1960 2020 STRONGER AT 60 YEARS AND BEYOND

POLICY SCHEDULE

FIRE AND LIGHTNING

Policy No: F-BC01-0366539/G
SA No : F-24-0453
Type : General
Insured: **GLOBAL CARE CANCER INSTITUTE INC**

Address: GCCI BUILDING LOT 1152-A-1, NATIONAL HIGHWAY, BRGY MAITIM, BAY, LAGUNA

DATE ISSUED : August 15, 2024

Premium	***861,604.88***
Doc Stamps	*107,700.60*
V.A.T.	*103,392.59*
F.S.T.	*17,232.10*
L.G.T.	*1,723.21*
Others	0.00
Totals	**Php. *1,091,653.38***

Agent Code:BR-1 Renewing/Replacing: F-BC01-0352309

Period of Insurance: October 7, 2024 (4:00 p.m.) To October 7, 2025 (4:00 p.m.)

AMOUNT OF INSURANCE: PESOS: FIVE HUNDRED EIGHTY-FOUR MILLION ONE HUNDRED THIRTY-EIGHT THOUSAND NINE HUNDRED ONLY (Php. 584,138,900.00) Being Part of 0.00 PHILIPPINE CURRENCY

Location 1 : GCCI BUILDING LOT 1152-A-1, NATIONAL HIGHWAY BRGY MAITIM, BAY, BAY, LAGUNA
Block No. : UNBLOCKED FZ: 4 Const: A

ITEM	INTEREST INSURED		SUM INSURED
1	BUILDING AND IMPROVEMENTS		215,580,500.00
	CANCER TREATMENT FACILITY		
	BLDG - 3 STOREY	PHP 215,039,500.00	
	FENCE	PHP 541,000.00	
	Construction : THREE(3) STOREY HOSPITAL BUILDING		
2	MACHINERY AND EQUIPMENT		368,558,400.00
	PROPERTY INSURED		
	EXTERNAL BEAM RADIATION EQUIPMENT	PHP 144,375,000.00	
	CT SCAN / SIMULATOR	51,187,500.00	
	MOBILE C-ARM X-RAY	8,385,000.00	
	BRACHYTHERAPY	28,789,600.00	
	SPECT/CT	26,162,500.00	
	PET/CT SCANNER	85,312,500.00	
	LEVEL 3 NUCLEAR FACILITY	9,620,000.00	
	PORTABLE ULTRASOUND	2,827,500.00	
	ELECTROSURGICAL MACHINE	2,992,500.00	
	MAMMOGGRAPHY SYSTEM	6,375,000.00	
	POWER GENERATOR SET	2,531,300.00	
	TOTAL	PHP 368,558,400.00	

Occupancy : HOSPITAL

Tariff Code : 3.2.3
Co-Insurance : PLEASE SEE ATTACHEED TO AND FORMING PART OF THE POLICY FOR EXTENSION OF COVER, CONDITIONS, WARRANTIES AND CLAUSES.
Mortgagee : LOSS &/OR DAMAGE,IF ANY, UNDER THIS POLICY IS PAYABLE TO DEVELOPMENT BANK OF THE PHILIPPINES - DLS/SOUTH LUZON LENDING GROUP/LUCENA LENDING CENTER,AS THEIR INTEREST MAY APPEAR SUBJECT TO ALL TERMS AND CONDITIONS,CLAUSES AND WARRANTIES OF THIS POLICY. AND IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT THIS POLICY OR ANY RENEWAL THEREOF, SHALL NOT BE CANCELLED WITHOUT PRIOR WRITTEN NOTIFICATION TO AND CONFORMITY BY DEVELOPMENT BANK OF THE PHILIPPINES - DLS/SOUTH LUZON LENDING GROUP/LUCENA LENDING CENTER,

SCHEDULE OF PREMIUM

Loc No.	Item No.	Peril	Sum Insured	Rate
1	1	FIRE AND LIGHTNING	215,580,500.00	000.02250000
	1	EARTHQUAKE	215,580,500.00	000.10000000
	1	TYPHOON	215,580,500.00	000.00250000
	1	FLOOD	215,580,500.00	000.00250000
	1	EXTENDED COVERAGE	215,580,500.00	000.01000000
	1	RSMD	215,580,500.00	000.01000000
	2	FIRE AND LIGHTNING	368,558,400.00	000.02250000
	2	EARTHQUAKE	368,558,400.00	000.10000000
	2	TYPHOON	368,558,400.00	000.00250000
	2	FLOOD	368,558,400.00	000.00250000
	2	EXTENDED COVERAGE	368,558,400.00	000.01000000
	2	RSMD	368,558,400.00	000.01000000

PREMIUM	
FIRE AND LIGHTNING	131,431.26
EARTHQUAKE	584,138.90
TYPHOON	14,603.47
FLOOD	14,603.47
EXTENDED COVERAGE	58,413.89
RSMD	58,413.89
TOTAL PREMIUM	861,604.88

Subject to the following Clauses, Warranties and Endorsements:

EXTENDED COVERAGE ENDORSEMENT
FLOOD ENDORSEMENT
TYPHOON ENDORSEMENT
MALICIOUS DAMAGE ENDORSEMENT
RIOT AND STRIKE ENDORSEMENT
DOCUMENTARY STAMP TAX PAYMENT WARRANTY
EARTHQUAKE FIRE/EARTHQUAKE SHOCK ENDORSE
WAR & TERRORISM EXCLUSION ENDORSEMENT

STRONGHOLD
INSURANCE COMPANY, INCORPORATED

Policy No : F-BC01-0366539

IN WITNESS WHEREOF, a duly authorized officer of the company has set his hand hereunto in PASIG CITY Philippines this August 15, 2024.

Documentary Stamps to the value stated on this Policy have been affixed and properly cancelled

ZENAIDA A. TAN
VICE PRESIDENT
AUTHORIZED SIGNATURE

BR-1 / ORTBCK / 2:14 pm / 08/15/24

STRONGHOLD INSURANCE COMPANY, INCORPORATED

WARRANTIES AND CLAUSES

Policy No: F-BC01-0366539

***** EXTENDED COVERAGE ENDORSEMENT *****

Loss or damage directly caused by explosion, aircraft, vehicle and smoke shall be covered only by incorporation in, or endorsement upon, the policy covering the ordinary Fire risk.

The following endorsement wordings are obligatory in all cases where the perils of explosion, aircraft, vehicle and smoke are included by means of the endorsement of an ordinary Fire Policy:----

In consideration of the payment by the Insured to the Company of an additional premium it is hereby agreed that this insurance, as herein defined subject to the special condition hereinafter contained, extend to include loss or damage directly caused by explosion, aircraft, vehicle and smoke.

Policy No: F-BC01-0366539

***** FLOOD ENDORSEMENT *****

In consideration of the payment by the Insured to the Company of an additional premium,it is hereby agreed that this insurance as herein defined subject to the Special Conditions hereinafter contained extends to include loss or damage directly caused by the Flood.

The term :FLOOD" is defined as the entry of water into the premises insured, from without, due to the inundation of land not usually covered by water, (a) by reason of an extra ordinary high tide or (b) following Typhoon, Cyclone, and/or Windstorm or (c) due to the burning or overflowing of rivers, reservoirs, canals and the like.

Special Conditions

1. It is a condition of this insurance that the Insured undertakes to exercise all ordinary and reasonable precautions for the safety of the property.

2. Unless liability is specifically assumed by amendment to this endorsement, the Company shall not be liable for loss or damage to property: (a) goods in the open, or (b) drains, water courses, boundary walls, garden walls, retaining walls, gates, posts, fences, driveway roads, walks or bulkheads.

3. The Company shall not be liable for:

   a) Loss or damage caused directly or indirectly by landslide, subsidence, cloudburst or explosion, whether incidental to flood or not, nor by theft whether occurring during or after a flood, nor by the neglect of the insured to use all reasonable means to save and preserve the property during and after a Flood.

   (b) Loss or damage caused by overflowing, bursting or leakage of water tanks, pipes and other water apparatus; loss or damage caused by overflowing of gutters and downpipes or bursting or overflowing of municipal or other public water supply mains; loss or damage due to seepage, leakage or influx of water from basement walls, including doors, windows and other openings therein, foundations, basement floors and sidewalks or water, which backs up through sewers or drains; loss or damage occasioned by high water unless directly caused by Flood as defined herein.

   (c) Loss or damage occasioned by or through or in consequence of the action or order of any government or public authority.

   (d) Loss or damage to property which at the time of the happening of such loss or damage, is insured by or would, but for the existence of this policy, be insured by Marine or Plate Glass policy or policies.

   (e) Consequential loss or damage of any kind or description whatsoever.

4. In the event of this Policy being surrendered by the Insured for cancellation, the Company shall retain a premium in accordance with the following scale for the time this endorsement has been in force.

   For 1 month.....20% of the annual premium
   For 2 month.....30% of the annual premium
   For 3 month.....40% of the annual premium
   For 4 month.....50% of the annual premium
   For 5 month.....60% of the annual premium
   For 6 month.....70% of the annual premium
   For 7 month.....80% of the annual premium
   For 8 month.....90% of the annual premium

In excess of 8 months.....100% of the annual premium

In is understood and agreed that the insured shall bear that portion of the loss or damage caused by flood to each affected item of insured property equivalent to 2% of its actual cash value at the time of loss, for each claim or series of claims arising out of any one Flood occurrence the duration and extent of which shall be limited to 168 consecutive hours. For the purpose of this clause, the following shall be limited to 168 consecutive hours. For the purpose of this clause, the following shall be considered as separate items of insured property, regardless of what is indicated in the policy schedule:

1. Each building, including machinery, equipment and fixtures normal to its operation;
2. All machinery and equipment contained in each building;
3. All stocks in trade (raw materials, work-in-process, supplies and finished goods), contained in each building;
4. All other contents contained in each building.

In case of other insurances on the same item of property, this clause shall apply only once regardless of policies or insurers. It is further understood and agreed that in the computation of the claims payable,Condition No. 20 (Average Clause) of this Policy shall apply after the application of the deductible provided herein.

6. Provided always that all the conditions of the policy shall apply except as they may be hereby expressly varied

Policy No: F-BC01-0366539

***** TYPHOON ENDORSEMENT *****

In consideration of the payment by the Insured to the Company of an additional premium, it is hereby agreed that this insurance as herein defined subject to the Special Condition hereinafter contained extends to include loss or damage directly caused by Typhoon.

Special Condition
1. It is a condition of this insurance that the Insured undertakes to exercise all ordinary and reasonable precautions for the safety of the property.

2. Unless liability is specifically assumed by amendment to this endorsement, the Company shall not be liable for loss or damage to buildings in the course of construction or reconstruction (or their contents) unless entirely enclosed and under roof with outside doors and windows permanently in place, or property contained in any portion of any building described in this policy not completely enclosed and roofed.

3.The Company shall not be liable for:

(a) Loss or damage caused directly or indirectly by flood, tidal wave, high water or overflow whether driven by wind or not. The Company shall not be liable for loss/ or damage caused directly or indirectly by backing up sewers, drains, canals, creeks, rivers and or / or storm drainage system.

(b) Loss or damage caused directly or indirectly by landslide, subsidence, cloudburst or explosion, whether incidental to Typhoon, Hurricane or Tornado or by theft occurring during or after Typhoon, Tornado or Hurricane or by the neglect of the insured to use all reasonable means to save and preserve the property during and after a Typhoon.

(c) Loss or damage caused by rain whether driven by wind or not, unless the building insured or containing the property insured shall first sustain an actual damage to roof or walls by the direct force of a Typhoon and shall then be liable for such loss or damage to the building or insured property therein as may be caused by rain entering the building through openings in the roof or walls made by direct action of such Typhoon.

(d) Water damage as a result of doors, windows, transoms or roof lights being open, notwithstanding the existence or presence of Typhoon, Tornado or Hurricane.

(e) Loss or damage to any building, or the contents thereof, if on the happening of such loss or damage the building was already in a damaged, defective, fallen or displaced condition as regards foundation, walls, ceiling, roofs, roof gutters and flushing, roof light, air vents, doors, windows and transoms. (f) Loss or damage occasioned by or through or in consequence of the action or order of any government or public authority.

4. In the event of this endorsement being surrendered by the Insured for cancellation, the Company shall retain a premium in accordance with the following scale for the time this endorsement has been in forced:

For 1 month.....20% of the annual premium
For 2 month.....30% of the annual premium
For 3 month.....40% of the annual premium
For 4 month.....50% of the annual premium
For 5 month.....60% of the annual premium
For 6 month.....70% of the annual premium
For 7 month.....80% of the annual premium
For 8 month.....90% of the annual premium
In excess of 8 months.....100% of the annual premium

5. It is understood and agreed that the insured shall bear that portion of the loss or damage caused by typhoon to each affected item of insured property equivalent to 2% of its actual cash value at the time of loss, for each claim or series of claim arising out of any one Typhoon occurrence the duration and extent of which shall be limited to 168 consecutive hours. For the purpose of this clause, the following shall be considered as separate items of insured property, regardless of what is indicated in the policy schedule:

1. Each building, including machinery, equipment and fixtures normal to its operation;
2. All machinery and equipment contained in each building;
3. All stocks in trade (raw materials, work-in-process, supplies and finished goods), contained in each building;
4. All other contents contained in each building.

In case of other insurances on the same item of property, this clause shall apply only once regardless of policies or insurers.

It is further understood and agreed that in the computation of the claims payable, Condition No. 20 (Average Clause) of this

Policy No: F-BC01-0366539

Policy shall apply after the application of the deductible provided herein.

6. Provided always that all the conditions of the policy shall apply except as they may be hereby expressly varied.

***** MALICIOUS DAMAGE ENDORSEMENT *****

It is hereby agreed and declare that the insurance under the said Riot & Strike Endorsement shall extend to include Malicious Damage which for the purpose of this extension shall mean -

Loss of or damage to the property insured directly caused by the malicious act of any persons (whether or not such act is committed in the course of a disturbance of the public peace) not being an act amounting to or committed in connection with an occurrence mentioned in Special Conditions 6, of the said Riot and Strike Endorsement but the Company shall not be liable under this extension for any loss or damage by fire or explosion nor for any loss or damage arising out of or in the course of burglary, housebreaking, theft or larceny or any attempt thereat or caused by any person taking part therein.

Provided always that all the conditions and provisos of the said Riot and Strike Endorsement shall apply to this extension as if they had been incorporated herein.

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***** RIOT AND STRIKE ENDORSEMENT *****

In consideration of the payment by the Insured to the Company of P..... additional premium, it is hereby agreed and declared that notwithstanding anything in the within written policy contained to the contrary, the insurance under (Items.....of) this policy shall extend to cover Riot & Strike damage which for the purpose of this Endorsement shall mean (subject always to the Special conditions hereinafter contained).

Loss of or damage to the property insured (under the items hereinbefore referred to but none other)directly caused by:

1. The act of any person taking part together with others in any disturbance of public peace (whether in connection with a strike or lock-out or not) not being an occurrence mentioned in condition 6 of the Special condition hereof.

2. The action any lawfully constituted authority to suppressing or attempting to suppress any such disturbance or in minimizing the consequences of any such disturbance.

3. The willful act of any strike or locked-out worker done in furtherance of a strike or in resistance to a lock-out.

4. The action of any lawfully constituted authority in preventing or attempting to prevent any such act or in minimizing the consequence of any such act.

Special Conditions

For the purpose of this endorsement but not otherwise there shall be substituted for the respectively numbered conditions of the policy in the following:

Condition 5

This insurance does not cover:

a) Loss of earnings, loss by delay, loss of market or other consequential or indirect loss or damage or any kind or description whatsoever.

b) Loss or damage resulting from total or partial cessation of work or the retarding or interruption or cessation of any process of operation.

c) Loss or damage occasioned by permanent or temporary dispossession resulting from confiscation, commandeering or requisition by any lawfully constituted authority.

d) Loss or damage occasioned by permanent or temporary dispossession of any building resulting from the unlawful occupation by any person of such building.

e) Loss by looting, pillage, robbery or theft.

Provided nevertheless that the Company is not relieved under (c) or (d) above or any liability to the insured in respect of physical damage to the property insured occurring before dispossession or during temporary dispossession.

Condition 6

This insurance does not cover any loss or damage occasioned by or through or in consequence, directly or indirectly, of any of the following occurrences, namely:

a) War, invasion, act of foreign enemy, hostilities or warlike operations (whether war be declared or not), civil war.

b) Mutiny, civil commotion assuming the proportions of or amounting to a popular rising, insurrection, rebellion, revolution, military or usurped power, or any acting on behalf of or in connection with any organization with activities directed towards the overthrow by force of the government de jure or de facto or to the influencing of it by terrorism or violence In any action, suit or other proceeding, where the Company alleges that by reason of the provisions of this condition any loss or damage is not covered by this insurance, the burden of proving that such loss or damage is covered shall be upon the Insured.

Condition 7

Unless otherwise expressly stated in the policy, this insurance does not cover:

a) Goods held in trust or on commission.

b) Bullion or unset precious stones.

c) Any curiosity or work of art for an amount exceeding P200.00.

d) Manuscripts, plans, drawing or designs, patterns, models or moulds.

e) Securities, obligations, or documents of any kind, stamps, coined or paper money,cheques, books of account or other business books.

f) Explosives.

Condition 10

This insurance may at any time be terminated by the Company on notice to that effect being given to the Insured, in which case the Company shall be liable to repay a ratable proportion of the premium for the unexpired term from the date of cancelment. If the insurance be terminated at the request of the Insured, the Company shall not be liable to repay the premium or any part of it except insofar as the insurance applies to stocks in respect of which the Company shall retain a premium calculated according to its customary short period scale for the time the said insurance has been in force.

Condition 17

If the property hereby insured shall at the breaking out of any fire or at the commencement of any destruction of or damage to such property by any other peril insured against by this endorsement be collectively of greater value than the sum insured thereon, then the insured shall be considered as being his own insurer for the difference and shall bear a ratable share of the amount of the loss accordingly. Every item if more than one of the policy shall be separately subject to this condition.

Provided that it is hereby further expressly agreed and declared that:

1) All the conditions of this policy shall apply in all respect to the insurance granted by this extension save in so far as the same are expressly varied by the above Special Conditions and any reference to fire in the Conditions of the policy shall be deemed to include the perils hereby insured against.

2) The Special Conditions herein shall apply only to the insurance granted by this extension and the conditions of the policy shall apply in all respects to the insurance granted by the policy as if this endorsement had not been made thereon.

***** DOCUMENTARY STAMP TAX PAYMENT WARRANTY *****

DOCUMENTARY STAMP TAX PAYMENT WARRANTY

- IN CASE OF POLICY CANCELLATION, THE ASSURED OR THE INTERMEDIARY CONCERNED HAS TO REMIT THE DOCUMENTARY STAMPS TAX ADVANCED BY THE INSURER. DOCUMENTARY STAMPS TAX CAN NO LONGER BE REFUNDED IN CASES OF CANCELLATION, ENDORSEMENT OF THE POLICY OR REDUCTION OF PREMIUM.

Policy No: F-BC01-0366539

***** EARTHQUAKE FIRE/EARTHQUAKE SHOCK ENDORSE *****

In consideration of the payment by the Insured to the Company of an additional premium the Company agrees, notwithstanding what is stated in the printed conditions of this Policy to the contrary, that this insurance covers loss or damage including loss or damage by fire to any of the property insured by the Policy occasioned by or through or in consequence of Earthquake.

Provided always that all the conditions of this Policy shall apply (except in so far as they may be hereby expressly varied) and that any reference therein to loss or damage by fire should be deemed to apply also to loss or damage occasioned by or through or in consequence of Earthquake.

Clauses

1. Average

If the property hereby insured shall on the occurrence of any loss or damage be collectively of greater value than the sum insured thereon, then the Insured shall be considered as being his own insurer for the difference and shall bear a ratable proportion of the loss accordingly. Every item, if more than one, of the Policy shall be separately subject to the conditions.

2. Consequential Loss
No consequential loss or damage of any kind or description nor any loss or damage caused by confiscation or willful destruction by Government or any Municipal or Local Authority is covered.

3. Excess Clause

It is understood and agreed that the Insured shall bear that portion of the loss or damage caused by earthquake to each affected item of insured property equivalent to 2% of its actual cash value at the time of loss, for each claim or series of claims arising out of one occurrence. For the purpose of this clause, the following shall be considered as separate items of insured property, regardless of what is indicated in the policy schedule:

1) Each building, including machinery, equipment and fixtures normal to its operations;

2) All machinery and equipment contained in each building;

3) All stocks in trade (raw materials, work-in-process, supplies and finished goods), contained in each building;

4) All other contents contained in each building

All losses caused by earthquake or series of earthquake (whether continuous or whether or not due to the same seismic conditions) during each period of 48 consecutive hours commencing from the first tremor shall be considered as arising out of one occurrence.

In case of other insurances on the same item of property, this clause shall apply only once regardless of the number of policies or insurers.

It is further understood and agreed that in the computation of the claims payable, Conditions No. 20 (Average Clause) of this Policy shall apply after the application of the deductible provided herein.

Policy No: F-BC01-0366539

***** WAR & TERRORISM EXCLUSION ENDORSEMENT *****

Notwithstanding any provision to the contrary within this insurance or any endorsement thereto it is agreed that this insurance excludes loss, damage, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any of the following regardless of any other cause or event contributing concurrently or in any other sequence to the loss.

(1) War, invasion, acts of foreign enemies, hostilities or warlike operations (whether war be declared or not) civil war, rebellion, revolution, insurrection, civil commotion assuming the proportions of or amounting to an uprising, military or usurped power; or

(2) Any act of terrorism for the purpose of this endorsement an act of terrorism means act, including but not limited to the use of force or violence and/ or the threat, of any person or group (s), committed for political, religious, ideological or similar purposes including the intention to influence any government and/ or to put the public, or any section in fear.

This endorsement also excludes loss, damage, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any action taken in controlling, preventing, suppressing or in anyway relating to (1) And/ or (2)above.

If the Underwriters allege that by reason of this exclusion, any loss, damage, cost or expense is not covered by this insurance the burden of proving the contrary shall be upon the Assured. In the event any portion of this endorsement is found to be invalid or unenforceable, the remainder shall remain in full force and effect.

***** *NOTHING FOLLOWS* ****