MATRIX UNDERWRITING

Matrix Underwriting Fair Value Assessment outcome

Target Market Statement	Property Owners (BRIT/IRWELL)
Product	POBU-0126
Date Fair Value Summary Completed	1st January 2026

Product Fair Value Summary
Matrix has completed Fair Value Assessment work on products we co-manufacture. This is based on groupings of products which may be similar in features and are intended to be distributed to similar target markets. This Product Fair Value Summary is not intended to replicate our Fair Value Assessments, but sets out the approach taken and the outcome of the assessment.

Product Information

An insurance product suitable for insuring the business interests of commercial policyholders including a range of activities from design to manufacture and distribution, retail, wholesale, leisure and services sectors.

The Unoccupied Property Owners product provides cover for physical loss or damage to Buildings, Landlords Contents, Fixtures and Fittings along with any associated Loss of Rental Income, Property Owners Liability, Employer's Liability and Terrorism. It is designed specifically to cover landlords of Unoccupied commercial and residential buildings in the UK.

This product is not suitable for personal lines policyholders, or for commercial policyholders outside the United Kingdom or the Republic of Ireland and should be sold via an intermediary.

<u>Optional Products</u>

None

Distributor Remuneration

Matrix agrees commission rates with each distributor and as part of the fair value assessment process has requested details of any additional fees that may be added in the distribution chain. The fee details received have been analysed and if Matrix considers these could impact the value of the product this would be raised directly with distributors.

All distributors should be able to:

- Confirm annually that the commissions and fees they charge are reasonable relative to the service(s) they provide and the total cost of the product to the customer; and

- Justify that commissions and fees they charge are fair, and support the intended value of the product.

How Matrix Mitigates risks to Products Fair Value
Matrix' commission structure is intended to ensure that it reflects product features and benefits and the services we provide, which support product fair value. Matrix does not benefit from distributors increasing or decreasing their own commissions/fees. Matrix has taken steps to validate that distributor commissions/fees charged are within a reasonable range and in line with usual market practice, in order to ensure the value of our products is not diluted.

Does this product Provide Fair Value
The outcome of the fair value assessment found that this product provides fair value, which is based on Matrix's review of information related to sales practices and services, claims, complaints and market intelligence. This is subject to distributors: • Not charging customers additional fees that bear no reasonable relationship to the service(s) provided, or the overall cost of the product; and • Ensuring that there is no duplication of cover as a result of any add-on products sold, including premium finance cover, where appropriate cover is already provided by the policy.

How Does Matrix Assess Value
Matrix's product governance and oversight process requires a full review of all product groups at least annually to determine if the product offers fair value to the customer. These reviews consider the target market, distribution strategy, remuneration, marketing, product information, product performance, product design (including wordings), and any feedback received from distributors or customers. We also consider sales, claims and complaints data, and risk metrics related to these factors.