EARTHQUAKE DEDUCTIBLE BUY-DOWN

FOR COMMERCIAL PROPERTIES

Commercial Properties in seismic zones across Canada (excluding Quebec)

SPG Canada

Why SPG Canada for Earthquake Deductible Buydown?

Up to $5 million in buy-down capacity. Overlying TIV up to $200 million. Deductibles as low as 3%. Open to all commercial occupancies, nationwide (excluding Quebec).
Most programs cap capacity well below $5M or restrict eligibility by occupancy type. SPG Canada's program has no occupancy restrictions and the underlying property policy does not need to be placed through SPG Canada. Quote, bind, and issue 24/7 through the SPG Canada portal.

Key Benefits

- **All Occupancies Eligible:** Open to all commercial clients, whether building owners (landlords) or tenants. The underlying property policy with earthquake insurance does not need to be placed through SPG Canada.
- **Insurance Limits:** Maximum overlying TIV up to $200 million. Up to $5M EQ deductible buy-down limits available.
- **Available 24/7:** Visit the SPG Canada Portal to quote, bind, and issue policies.
- **Flexible Purchase:** Available as a stand-alone policy or when purchased alongside a commercial property policy.
- **In-House Claims Management:** Claims handled through Specialty Claims Canada with delegated authority.
- **Available Nationwide:** Open to commercial properties across Canada, excluding Quebec.

Who Benefits from This Insurance?

- Businesses in seismic zones across Canada (excluding Quebec)
- Property owners with high EQ deductibles
- Manufacturing & industrial facilities
- Retail and hospitality properties
- Warehouse and distribution centres
- Office building owners
- Commercial strata corporations
- Any commercial client seeking lower EQ exposure

Website: www.spgcanada.ca | **Email:** info@spgcanada.ca | **TF:** 1.877.532.6864 | **Portal:** portal.spgcanada.ca

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Product Enhancement Summary

Criteria	Details
Territory	Commercial property located in Canada (excluding Quebec)
Eligible Occupancies	All commercial occupancies
Maximum Overlying TIV	$200,000,000
Maximum Buy-Down Limit	$5,000,000
Minimum Deductible	3% of the insured limit
Building Age	All construction types, built 1950 and newer
EQ Insurance Requirement	Earthquake insurance must be carried on the primary commercial policy
Premises	Insurance is limited to designated premises

All quotes are subject to no active forest fires within 50km of the risk and the risk is not subject to any flood alerts, advisories or evacuation orders at the time of binding.

How It Works: Example

Reducing EQ Deductible from 15% to 3%

Scenario: A commercial property owner operates a large facility in an earthquake-prone region. Their commercial property policy includes a 15% earthquake deductible based on the building's insured limit of $30 million. In the event of an earthquake, they would be responsible for the first $4.5 million (15% of limit) before insurance applies.

Component	Amount
Original Deductible (15%)	$4,500,000
EQ Deductible Buydown Limit	$3,600,000
New Deductible with Buydown (3%)	$900,000
Client Savings per Event	$3,600,000

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Outcome: By using SPG Canada's Earthquake Deductible Buydown, the property owner reduced their out-of-pocket deductible from $4.5 million to $900,000, saving $3.6 million per event.

Underwriting Appetite

Target	Will Consider
Commercial properties (all occupancies)	Quebec is excluded from this program
All construction types built 1950+	Mixed-use properties
Properties with EQ on primary policy	Higher TIV cases
Owner-occupied or tenanted	Properties in lower seismic zones
TIV up to $200M	

Why Choose SPG Canada?

- Specialized earthquake insurance expertise with dedicated underwriting support
- 24/7 portal access for quoting, binding, and issuance
- In-house claims handling through Specialty Claims Canada with delegated authority

Contact Us

Quote, bind, and issue 24/7 through the SPG Canada portal

Portal: portal.spgcanada.ca

Send your submission to: **EQ@spgcanada.ca**

Every SPG Canada policy is backed by our claims management company, Specialty Claims Canada. With delegated authority, they handle claims quickly with a focus on customer satisfaction.