Property & Casualty Market & Solutions Overview

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GuideStone®

Agency Purpose Statement

GuideStone Agency Services empowers ministry partners to boldly pursue gospel work by delivering expert guidance, education, and insurance solutions providing financial security and ministry resilience.

Property Insurance & Insurability

Why Is Property Insurance So Expensive?

Factors contributing to a difficult market

Catastrophic (CAT) Losses

Frequent and severe weather-related losses have driven claims costs up, reducing carrier profitability.

Economic & Social Inflation

Aging buildings and increases in the cost of materials, labor and property construction.

Social inflation driven by litigation costs resulting from increased liability claims.

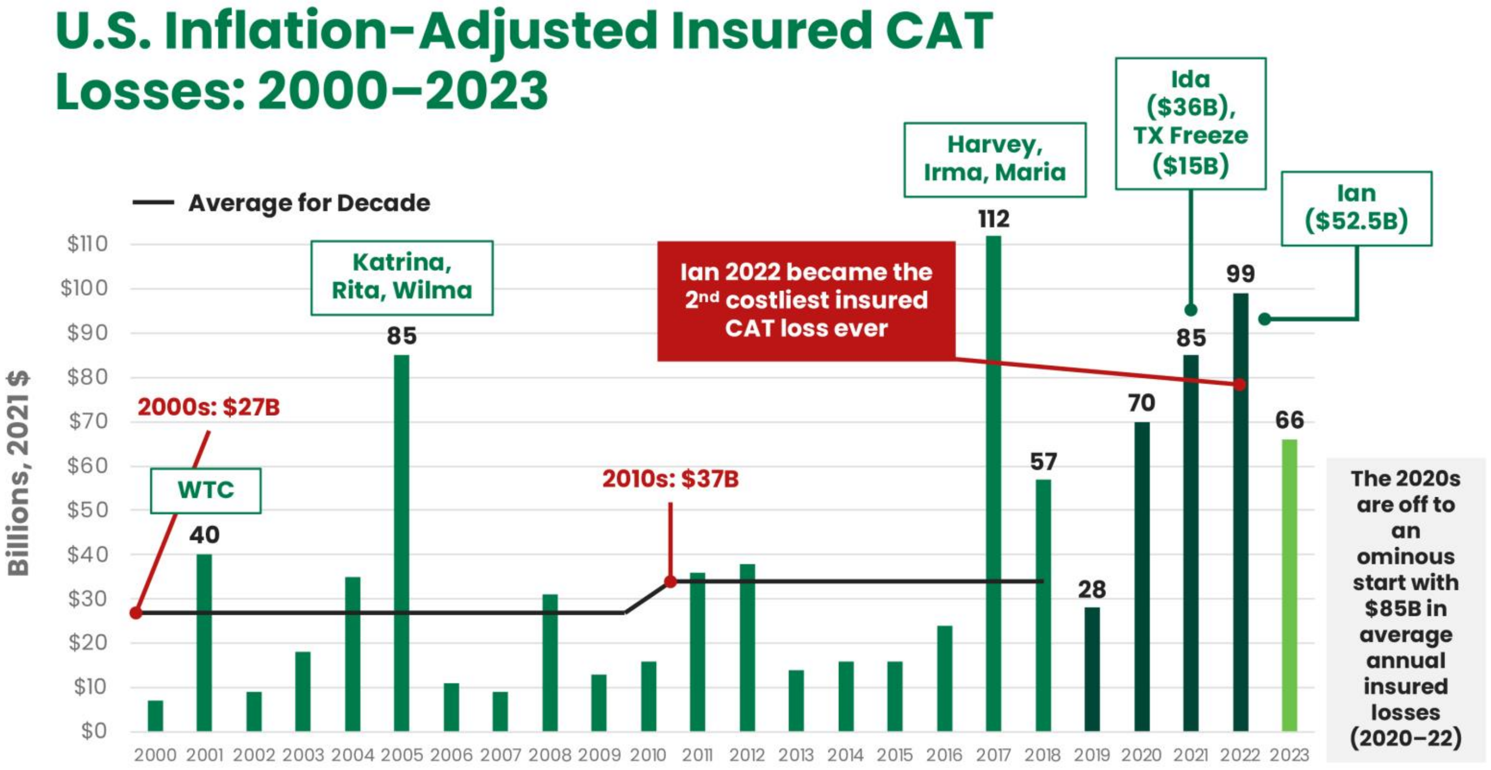
Expensive Reinsurance

Reinsurance tightened and became more expensive beginning in 2018-2019, increasing carrier exposure and accelerating market hardening.

Reduced Carrier Capacity

The cumulative effect of all these contributing factors have resulted in more restrictive underwriting requirements and higher premiums.

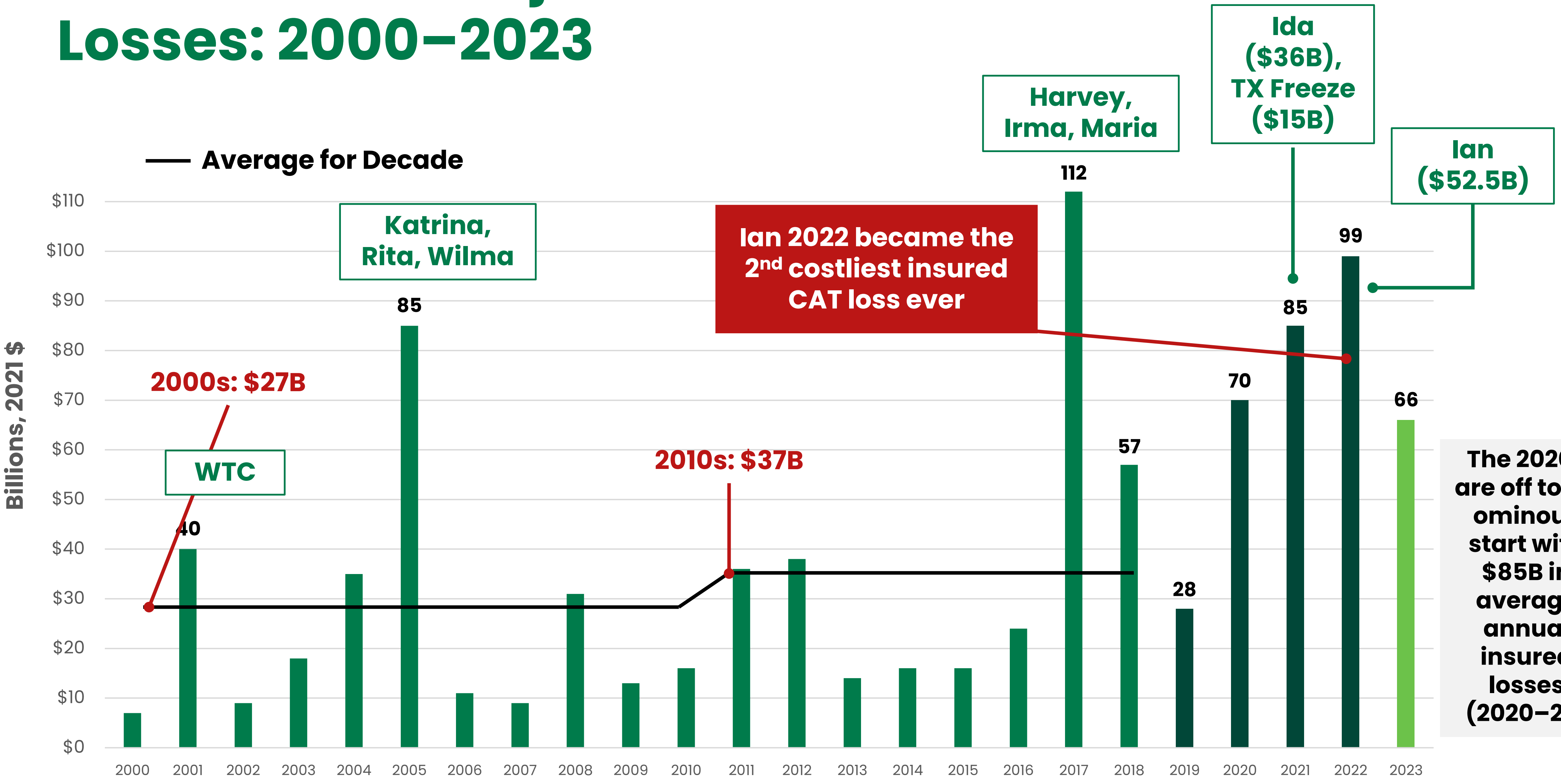
Factors Contributing to the Hard Market



Source: NCEI.noaa.gov/access/billions/

- Inflation
- Catastrophic Losses
- Reduced Capacity
- Increased Demand

U.S. Inflation-Adjusted Insured CAT Losses: 2000–2023



The 2020s are off to an ominous start with $85B in average annual insured losses (2020–22)

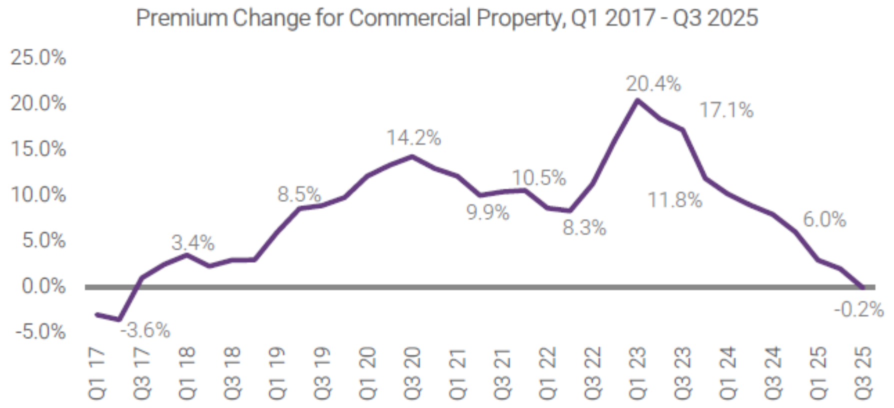
The Good News!

Capacity Growth and a softened reinsurance market are impacting premiums

Premium Data Points*

- Commercial property premiums fell by -0.2% on average in Q3 2025
- This represents the first recorded decrease in property premiums since Q2 2017
- This was also a more than 100% decrease from the previous quarter's 1.9% average increase.

*Source – The Council of Insurance Agents & Brokers



A Reason for Optimism

Recent evidence of a softening market

Premium Decline

A 5.8% Decrease

Commercial property premiums fell by an average of 5.8% in Q1 2026, marking a shift away from years of steady increases.

Historic Shift

First Decrease Since 2017

For the first time since 2017, premiums across all account sizes decreased in 2026. In addition, premiums across all lines of business were lower, signaling a meaningful turn in the market cycle.

Trend Reversal

Premium trending down

The market has experienced an overall decrease in premiums across all account sizes over the past 12 months, reflecting recent capacity growth and a softened reinsurance market.

Source – The Council of Insurance Agents & Brokers P&C Market Survey Q1 2026

Ways to Make a Ministry More Insurable

Improving insurability is reducing preventable claims through proactive risk management

1 Develop a Comprehensive Risk Management Program

- Form an internal team/committee
- Keep policies and procedures current
- Use external resources to build a plan

2 Improve Property Maintenance

- Curb appeal matters
- Conduct routine facility inspections and document repairs
- Regular maintenance can reduce loss severity and frequency

3 Enhance Safety & Security

- Develop protocols for emergency situations
- Safety teams should be trained and have clear, written procedures
- Seek local counsel

4 Implement Best Practices for Child Protection

- Background checks, onboarding screening, and annual abuse prevention trainings for volunteers/staff
- 2 Adult Rule, 6 Month Rule, windows in classrooms, and check-in/out systems

About GuideStone Agency Services

Advantages of Operating as an Independent Agency

Access to Multiple Insurance Companies

More coverage options and competitive pricing – without single-carrier limitations

Coverage Tailored to Ministry Needs

Policies tailored to a ministry’s specific risks and mission – not generic models

Ministry Advocacy

Guidance for the ministry across placement, renewal, and claims

Risk Management Resources

Proactive risk guidance, reducing losses and strengthening safety and sustainability

Property & Casualty Policy Solutions We Offer

Most Common Policy Types

	Policy Type	Description	Coverages Typically Included
1	**Commercial Package Policy**	CPP combines several key coverages into one policy.	• Property • General Liability • Buildings and contents • Ordinance & Law • Income & extra expense • Sexual abuse liability • Religious expression liability
2	**Worker's Compensation**	Required in most states when ministries employ staff.	• Employee related illness or injury • Medical expenses • Lost wages • Rehabilitation • Employer liability for workplace injuries
3	**Commercial Auto**	Applies if the ministry owns, leases or relies upon employee vehicle use.	• Liability for bodily injury and property damage to others • Physical damage (Comp & Collision) • Medical payments • Volunteer and employee POV (HNOA)
4	**Accident Medical**	Accident medical coverage for injuries sustained during church activities	• Reduce liability claims • Excess or primary medical payments

Other Policy Types

- **Monoline Property**
- **Monoline General Liability**
- **Umbrella**
- **Wind/Hail Deductible Buy Back**
- **Flood**
- **Kidnap & Ransom**
- **Worldwide Liability**
- **Mobile Equipment (IM)**

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