PROPERTY AND CASUALTY

GLOBAL PROPERTY INSURANCE

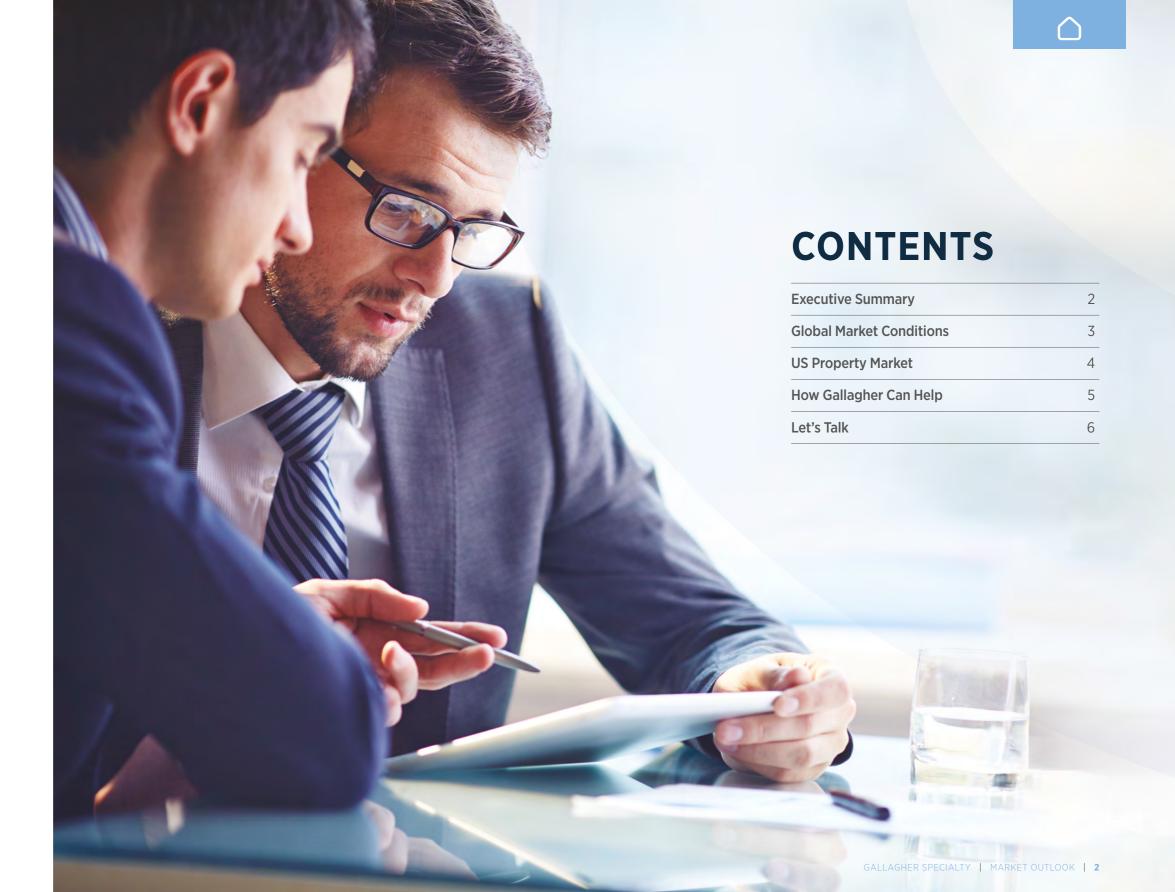
Market Outlook





EXECUTIVE SUMMARY

As we reach the end of the first half of 2025, the global insurance industry continues to exhibit a favourable market environment, with insurers worldwide offering more advantageous terms during renewals than at any point since 2017. This positive trend is underpinned by abundant carrier capacity across major international hubs — including London, Bermuda, Dubai, Singapore, Zurich and other key markets — facilitating more competitive offerings and improved underwriting conditions globally.



GLOBAL MARKET CONDITIONS

The strong underwriting results achieved in 2023 and 2024 have contributed to a more balanced and technically adequate property rating environment internationally.

rate reductions and enhancements in coverage terms, reflecting increased capacity and a cautious yet optimistic outlook.

The international reinsurance landscape continues to benefit from the momentum of prior months, demonstrating resilience and adaptability across markets worldwide.

There is ongoing growth from individual insurers, MGAs, other facilities and consortium arrangements, including market-tracking innovative risk transfer solutions.

inflation has greatly diminished during 2025 from prior years.

Looking at specific regions around the world, the North American property insurance market has transitioned to a more competitive phase. This shift is driven by ample capacity, improved profitability and robust reinsurance support. Rate reductions are evident, with California wildfire event, forecast to be in the USD40 billion-plus

Regions outside of North America are experiencing similar trends to

The increased capacity and competitive environment of 2025 are





US PROPERTY MARKET

The US property insurance market continues its transition to a more competitive phase for buyers, driven by ample capacity, improved carrier profitability and stronger reinsurance support. Despite the decreasing rating environment seen thus far in 2025, pricing is still seen as generally adequate from a technical pricing standpoint, further increasing competition.

KEY THEMES

PRICING TRENDS

Strong double-digit rate reductions on clean accounts; core CAT pricing now seen as broadly adequate following prior correction.

CAPACITY

Strong carrier appetite across admitted and E&S markets; MGA, facility and program business adding further capacity. Admitted markets are starting to repatriate select accounts after retrenching in recent years.

REINSURANCE IMPACT

Reinsurance rates are generally declining.

SECONDARY PERILS

Hail, SCS and wildfire exposures remain a challenge for the marketplace and continue to be tightly underwritten.

VALUATIONS

ITV increases largely stabilised after prior inflationary adjustments; carriers remain vigilant on valuation accuracy.

DEDUCTIBLES

Deductible levels generally holding firm; isolated examples of lower retentions on well-performing risks.

ALTERNATIVE SOLUTIONS

Continued interest in captives, parametrics, and ILS-backed solutions for retention volatility management.

US MARKET OUTLOOK

- Continued rate reductions are expected for clean, well-performing risks through the second half of 2025
- Challenging occupancies, CAT-heavy programmes and loss-impacted accounts may still require creative structuring and layering to achieve client goals
- Market competition is likely to remain elevated into 2026, barring any major catastrophic events

US KEY WATCHPOINTS FOR H2 2025

- Atlantic hurricane season activity
- Severe Convective Storm (SCS) losses (already elevated YTD)
- Wildfire activity in the western US



HOW GALLAGHERCAN HELP

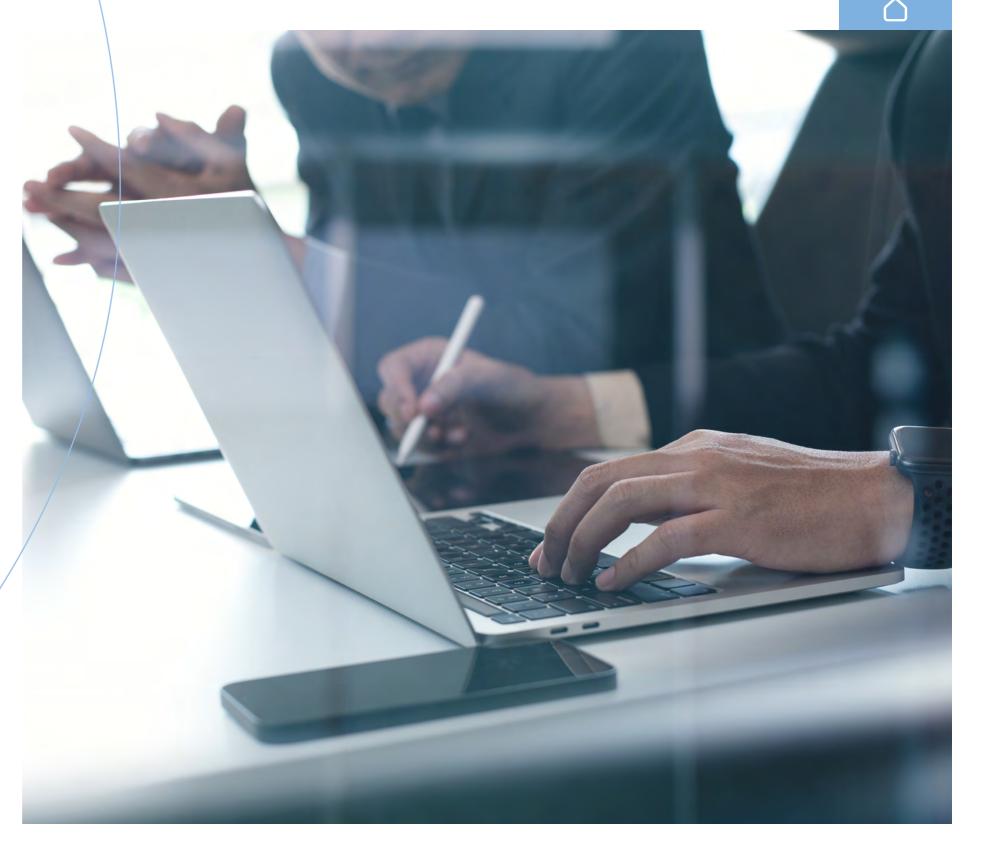
Our large team of placement specialists can assist with the following products/occupancies:

PRODUCTS

- Primary/Excess of loss/ Quota share limits
- Large high excess limits
- Difference in conditions/limits
- Named perils only, i.e., flood, windstorm, etc.
- Deductible buy-downs (CAT/Non-CAT)

OCCUPANCIES

- Public entity
- Higher Ed/Scholastic
- Real estate and hospitality
- Manufacturing/Industrial
- Habitational/Multi-family/ Single-family rentals
- Risk pools
- Agri-business
- Warehousing
- Retail
- Ports and terminals
- Rail
- Telecoms
- Religious



LET'S TALK







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Managing Director



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