GREATER NEW YORK GROUP

AMB #: 003326 **NAIC #:** N/A **FEIN #:** N/A
Phone: **Fax:** **Website:** N/A

GNY Custom Insurance Co	A+
Greater Mid-Atlantic Indem Co	A+
Greater Midwestern Indem Co	A+
Greater New York Mutual Ins Co	A+
Ins Co of Greater New York	A+
Strathmore Insurance Company	A+

AM BEST
A+
SUPERIOR
Financial Strength Rating

Best's Credit Rating Effective Date
January 30, 2026

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Information

Best's Credit Rating Methodology

Guide to Best's Credit Ratings

Market Segment Outlooks

Financial Data Presented

Financial data in this report: (i) includes data of affiliated entities that are not rating unit members where analytics benefit from inclusion; and/or (ii) excludes data of rating unit member entities if they operate in different segments or geographic areas than the Rating Unit generally. See list of companies for details of rating unit members and any such included and/or excluded entities.

The financial data in this report reflects the most current data available to the Analytical Team at the time of the rating. Updates to the financial exhibits in this report are available here: Best's Financial Report.

Greater New York Group

AMB #: 003326
Associated Ultimate Parent: AMB # 000438 - Greater New York Mutual Insurance Company

Best's Credit Ratings - for the Rating Unit Members

Financial Strength Rating (FSR)	Issuer Credit Rating (ICR)
A+	aa-
Superior	Superior
Outlook: **Stable**	Outlook: **Stable**
Action: **Affirmed**	Action: **Affirmed**

Assessment Descriptors

Balance Sheet Strength	**Strongest**
Operating Performance	**Strong**
Business Profile	**Neutral**
Enterprise Risk Management	**Appropriate**

Rating Unit - Members

Rating Unit: Greater New York Group | AMB #: 003326

AMB #	Rating Unit Members	AMB #	Rating Unit Members
013589	GNY Custom Insurance Co	000438	Greater New York Mutual Ins Co
020982	Greater Mid-Atlantic Indem Co	003327	Ins Co of Greater New York
020981	Greater Midwestern Indem Co	012384	Strathmore Insurance Company

Rating Rationale

Balance Sheet Strength: Strongest

- Greater New York Group (GNY) maintains the strongest level of risk-adjusted capitalization as measured by Best's Capital Adequacy Ratio (BCAR) scores at the 99.6% VaR confidence level.
- Consistent annual surplus growth over the past five years driven by investment income and further complemented by moderate underwriting gains and surplus notes issuance.
- Conservative investment portfolio with a high share of assets allocated to high credit quality bonds, cash and short-term investments. The group has minimal exposure to high-risk assets.
- In 2024, prior year loss reserves developed unfavorably on an accident year basis partially due to litigation system abuse.

Operating Performance: Strong

- GNY's five-year average combined ratio and operating ratio compare favorably to the total US PC industry average over the same time frame, driven by a consistently low expense ratio and strong investment results.
- Pre-tax operating earnings reflect sustained and profitable investment income complemented by increasing levels of underwriting income.
- GNY's expense ratio has continued to compare favorably to the total US PC industry.
- Net premiums written have grown 126.2% in the last five years including an increase of 15.4% in 2024 for a five-year CAGR of 17.7%.

Business Profile: Neutral

- GNY is a niche writer of commercial real estate including habitational, light industrial, office building, and restaurant risks and writes business primarily in the Northeast.
- In 2024, GNY was the largest writer based on commercial multi-peril direct written premiums in New York, and a top five writer in New Jersey, Illinois, and Connecticut.
- Consistent effort to attain geographical diversification since 2003. In 2024, more than 30% of direct written premiums came from outside the tri-state area compared to approximately 10% in 2003.
- GNY has a highly experienced executive management team with significant market knowledge.

Enterprise Risk Management: Appropriate

- Enterprise risk management (ERM) capabilities are considered appropriate for the risk profile of the group given the scale, scope and complexity of the organization.
- GNY has a formalized, documented enterprise risk management (ERM) process with the stated goals of preserving capital and maintaining financial stability.
- GNY has a comprehensive reinsurance program that includes property CAT, property per risk, casualty, and aggregate terrorism excess of loss policies. In addition, there are reinsurance programs for admitted umbrella, cyber, mechanical breakdown, EPLI and identity theft.
- Formalized ERM practices are outlined in a detailed ORSA report at the group level. Comprehensive severe stress testing performed as a part of ORSA filing.

Outlook

- The stable outlooks reflect the expectation that the group will maintain the strongest balance sheet strength assessment level supported by strong and stable operating results.

Rating Drivers

- Negative rating action could occur if there is a weakening of quantitative or qualitative balance sheet factors, such as a material reduction of risk-adjusted capitalization.
- Negative rating action could occur if there is deterioration in operating results to a level no longer commensurate with similarly assessed peers.
- While unlikely, positive rating action could occur if the group materially improves its geographical diversification while maintaining a high level of operating results.

Credit Analysis

Balance Sheet Strength

Greater New York Group (GNY) maintains "strongest" level of risk-adjusted capital, as evidenced by its Best's Capital Adequacy Ratio (BCAR) scores at the VaR 99.6% level. GNY's balance sheet strength is further complemented by its quality of capital, comprehensive reinsurance program and conservative investment profile. The group's risk-adjusted capitalization reflects organic growth in surplus achieved through profitable operating performance mainly driven by investment income complemented by moderate underwriting gains. Capital base was further enhanced through surplus notes issuance in 2024. A.M. Best anticipates that overall capitalization will improve further over the near term, while projections for solid earnings should allow the group to generate additional surplus over the near term.

Capitalization

GNY has grown surplus by 68.5% over the past five years, CAGR of 11.0%. Growth was mainly driven by investment income and further aided by moderate underwriting income over the period. In addition, the group issued a series of surplus notes to provide long term stability to the capital base and provide additional protection for CAT events. The group's surplus is well protected through a comprehensive reinsurance program with highly rated counterparties.

GNY maintains an adequate liquidity position as non-affiliated invested assets outweigh total liabilities, although liquidity measures compare unfavorably to the commercial property composite and the total US PC industry. Reflective of the group's investment income and net underwriting income, liquidity was complemented by positive operating cash flows generated in each of the last five years.

The group maintains elevated underwriting leverage, as measured by its NPW/Surplus, net liability, net and gross leverage ratios, which are all higher than the averages for the commercial property composite and total US PC industry. Growth in premium and reserves has outpaced growth in surplus in recent periods further increasing the elevated leverage ratios. The company maintains asset leverage ratios below the industry composite and has remained relatively consistent as well. Recently, the group issued a series of surplus notes to provide long term stability to the capital base and provide additional protection for CAT events. Debt metrics are well within tolerances.

Asset Liability Management - Investments

While GNY oversees all investment activities, the group holds frequent meetings with external advisors. Primary advisors attend all Board of Directors meetings, in addition to monthly investment meetings, while secondary advisors attend one Board meeting each year. GNY's objective is to keep approximately $20m on hand for liquidity purposes. The investment portfolio continues to be focused on high-quality fixed income securities consisting of corporate bonds, US Agency bonds, CMBS, RMBS and tax-exempt municipal bonds. Most of the fixed income portfolio is comprised primarily of NAIC 1 and 2 class bonds. Asset allocations remain relatively unchanged. As of September 30, 2025, the fixed income portfolio's average credit quality is AA.

Reserve Adequacy

GNY actively collaborates and reviews loss projections with a certifying actuary on an annual basis. The group has a very conservative reserving approach and carries a reserve position above the midpoint estimate selected by an independent actuary. Commercial multi-peril made up the bulk of GNY's reserves at year-end 2024. Other liability and workers' compensation represented a moderate portion with the remainder split between 7 other lines of business. Portfolio of risks is relatively short tailed; workers' compensation has been less than 5% of premiums written since 2008 and the settlement of liability claims continues to be slow. Reserves to surplus ratio has continued to increase in the most recent five-year period despite constant surplus growth. GNY's active claims management leads to timely settlement of claims, where possible, reducing the potential for adverse development. Post COVID claims settlements continue to be slower than in the past, but the group continues to see savings on claims that are settled. In accordance with the group's quarterly reserve review, reserves increased year-over-year. In 2025, the group responded to lengthened loss development patterns in the admitted liability business due to litigation system abuse by increasing prior year loss and LAE reserves.

Operating Performance

GNY has had a history of consistent net income profitability with results that in the long term are favorable compared to peers. Strong results reflect sustained and increasing levels of investment income and complemented in recent periods by profitable underwriting. Through year-end 2024, the group outperforms the total US PC composite averages in multiple metrics including pre-tax return measures, loss experience, operating expenses and operating ratios.

Operating Performance (Continued...)

The group's five-year average loss and LAE ratio compares favorably to the total US PC composite. GNY's loss and LAE ratio remained stable year-over-year. GNY's loss and LAE ratio consistency is attributable to the group's risk selection and underwriting guidelines which allows the group to manage its catastrophe losses well. Expense ratio compares very favorably to the composite. Commission expenses, which include direct commissions to agents and brokers, agency incentive payments, other marketing costs, and fees, continue to compare unfavorably to peers. Other expenses compare very favorably to the composite over the long term. GNY's expense ratio has consistently outperformed the composite since 2016.

The underwriting performance has become a significant factor in recent years as GNY remains overall capable of generating underwriting and net income profitability. Underwriting income is on a trend of strengthening with gains reported in the most recent three years, with additional positive results through 3Q'25. Net underwriting losses in the prior years were primarily due to their premium growth and the statutory accounting requirement to expense acquisition costs as incurred, coupled with very conservative reserving.

Five-year average investment yield is commensurate to the industry's average over the same time frame. In recent years, net investment income is becoming reliably favorable and continued its trend of strengthening in 2024 reaching a group high. Through 3Q'25, the group has reported significant increases in net investment income.

Significant increase in net premiums written in the last five years with a CAGR of 17.7%, and overall growth of 126.2%. Net premiums written have increased by 15.4% in 2024, 24.5% in 2023 and 17.8% in 2022 aided by strong new business growth and continued rate increases on renewal pricing. Policy retention continues to be strong despite steady rate increases reflecting GNY's pricing power and strength in the market. Growth is further aided by the broadening of group's geographic profile with increased writings in all markets they support. The group's appetite for workers' compensation remains minimal. Strong surplus growth over the same time frame has supported NPW growth.

AM Best anticipates GNY's operating performance will retain favorable characteristics and remain advantageous when compared to peer companies with low volatility in results.

Business Profile

GNY is a niche, multi-line carrier that offers insurance products designed for light industrial, office building, and restaurant risks with a specific focus on the commercial multi-peril line of business. The group has more than 100 years of expertise in designing, underwriting and providing insurance solutions for business owners and property managers.

The group is heavily concentrated in commercial multi-peril which accounted for most of the net premiums written in 2024. Other liability, workers' compensation, commercial auto liability, homeowners', auto physical damage, fire, and allied lines make up the remaining percentage of NPW. Commercial multi-peril is geared towards property while workers' comp business is written both on a standalone basis and in support of the group's package product.

The group began writing E&S business through GNY Custom, formerly a dormant shell company, in 2020 due to an uptick in the E&S market with a specific focus on casualty policies. The group initially targeted larger middle market business and widened its focus to include smaller middle market business within the multi-family residential housing space. As E&S pricing continues to become more competitive, GNY will not chase business. Through 3Q'25, GNY has scaled back its writings by approximately 10%. GNY entered the excess liability market opportunistically in 2022 to round out its product offering. The entry was timed to optimize pricing and help retain renewals while driving new package business. Excess Liability is heavily supported by a favorable reinsurance treaty that includes a sizeable ceding commission.

Largely a regional writer, the group has heightened geographic concentration of direct premiums written as GNY writes most of its business in the Northeast. GNY is consistently one of the top commercial multi-peril writers in Northeast. In 2024, GNY ranks first in market share based on commercial multi-peril direct premiums written in New York. GNY also has a leading position in multiple other states where the company writes. The company ranks 4th within New Jersey, 4th in Connecticut, 4th in Illinois, 7th in Rhode Island and 10th in Massachusetts. Overall, the group ranks 17th in the United States, based on commercial multi-peril direct premiums written. The group has a negligible amount of premium that originates outside its top ten states and DC.

The group keeps much of the servicing work inhouse which helps keep claims costs down. GNY is also able to provide loss prevention support, such as, how to handle construction projects and how to respond to tenant complaints. The group maintains close relationships with regulators and legislators, which leaves it well-equipped to navigate regulatory challenges.

The group has sophisticated pricing models and an elevated level of data quality as demonstrated by the consistent operating performance results. Premium renewal rates are based upon risk-by-risk pricing as opposed to blanket increases and all new policies are reviewed via monthly branch meetings. Underwriting authority levels are established based on capabilities with active involvement

Business Profile (Continued...)

of the CUO and CEO for large accounts. GNY continues to leverage data to refine pricing, identify areas of opportunity, and enhance ease of doing business.

The group has several AI initiatives to drive efficiency and improve decision-making across the organization. In underwriting, AI enhances risk selection, summarizes claim history, identifies loss drivers, predicts claim outcomes, and digitizes unstructured data to streamline submissions. Al also supports fraud detection in claims, accelerates rate filings and analysis in product development, improves coding efficiency across IT and data science teams and enables company-wide summarization of meetings, documentation and user manuals.

Enterprise Risk Management

GNY has a formalized and documented enterprise risk management process with the goal of preserving capital and maintaining financial stability. GNY utilizes a risk committee made up of senior management, an audit committee, and the board of directors in the ERM process. On a quarterly basis, the risk committee reviews ERM guidelines, and the audit committee is provided with an ERM report on a quarterly basis with updates to the board of directors done at least twice a year. All risks are assessed based on the relation to risk tolerances. GNY also utilizes loss control reports and high touch personal service to identify and mitigate risk before and after claims occur. In addition, an ORSA report is filed to the state in November of each year. In 2025, the group added a highly stressed scenario to the risk assessment process.

GNY ensures risk appetite is clear to all key stakeholders. The group's risk tolerances are set by senior management, and the company uses a risk grid to assess and monitor key risks. Tolerances are developed based upon capital level and are assessed quarterly. Exposures are monitored relative to the group's set risk tolerances and the recommendations that are made to the board of directors. Renewal pricing is monitored on a risk-by-risk basis, and new policies and renewals are reviewed often by committee and overall results in monthly branch meetings.

CAT exposures are a key consideration in risk tolerance and are monitored via periodic modeling and daily underwriting procedures. GNY uses sublimits and deductibles extensively to further protect itself from CAT losses. Experience suggests models overstate exposure, but reinsurance purchased is based on modeled exposures. Underwriters have tools at their disposal for evaluating risks like RiskMeter, flood maps, and computer modeling. Components of the ERM process include robust quality assurance for compliance, quality control reviews and a centralized database. The group has sustainable emerging risk management as emerging risks are discussed at risk committee meetings. In addition, company personnel are actively engaged in industry trade groups to keep in the know of emerging regulations and other macroeconomic developments.

The group is very responsive to emerging cyber risks. GNY's chief information security officer manages cyber risk and has introduced several safeguards in doing so. Safeguards include a security firewall, content filters for web browsers, and anti-virus and malware scanning. The group also has data scientists to solve new data challenges and uses third-party vendors to audit controls and policies and perform network penetration tests on its computer systems. IT staff are trained monthly in Cyber security, including mandatory quarterly cyber training to educate employees on security awareness. The group is fully in compliance with NYDFS regarding cyber regulations.

Management is aware of operational risks that could affect the functionality or day-to-day operations of the company. The company is focused on data accuracy and quality. Human-made catastrophes such as cyber-attacks and terrorism are carefully considered. Risk controls for operation risk include: Internal audit that covers all meaningful areas of the company every 24 months with riskier areas assessed at least every 18 months; lean management structure ensures senior management knows what is going on (i.e., no silos); robust quality assurance functions to ensure compliance; and frequent meetings to review operational performance, i.e. monthly branch meetings and quarterly reviews.

GNY also has a business continuity plan in place which is updated as needed.

Reinsurance Summary

GNY has a comprehensive reinsurance program that includes property CAT, property per risk, casualty, and aggregate terrorism excess of loss policies. The group also maintains a separate reinsurance treaty for GNY Custom to provide additional capital protection as business grows. The quota-share agreement effective June 1, 2021, covers 50% of primary business and 80% of excess. Overall, the reinsurance program helps to lessen the impact from potential losses and guards against a reduction in policyholder's surplus. All reinsurance continues to be placed with well-rated, financially secure traditional reinsurers (no hedge funds). GNY carries an adequate amount of reinsurance compared to its exposures. In 2025, most subscriptions remained relatively unchanged.

Enterprise Risk Management (Continued...)

Environmental, Social & Governance

AM Best considers group's exposure to material environmental, social and corporate governance (ESG) risks to be moderate. As the group has concentration in the Northeast, Greater New York is subject to increased catastrophe risk from weather-related events such as hurricanes. The group understands climate change and emerging weather patterns is an ongoing and continuous process. Loss prevention engineers monitor building codes and research new technologies to identify ways to mitigate emerging weather risk. GNY is not subject to unique social risk factors, though as with all insurance companies, the group is subject to social inflation such as increased litigation and unfavorable jury awards. The group understands that all things being equal, it is riskier to own securities with poor business practices. GNY does not have material governance issues. Management has focused on growing net premiums written and broadening the group's geographic footprint in recent years.

Financial Statements

	9-Months		Year End - December 31			
	2025		2024		2023	
Balance Sheet	**USD (000)**	**%**	**USD (000)**	**%**	**USD (000)**	**%**
Cash and Short Term Investments	61,732	1.9	104,597	3.6	89,784	3.6
Bonds	2,569,399	79.3	2,204,882	76.0	1,759,220	70.6
Preferred and Common Stock	216,430	6.7	185,932	6.4	162,207	6.5
Other Invested Assets	162	...	5	...	21	...
Total Cash and Invested Assets	2,847,725	87.9	2,495,416	86.0	2,011,231	80.7
Premium Balances	281,220	8.7	300,659	10.4	277,334	11.1
Net Deferred Tax Asset	32,737	1.0	34,292	1.2	28,528	1.1
Other Assets	78,363	2.4	70,948	2.4	175,813	7.1
Total Assets	3,240,045	100.0	2,901,315	100.0	2,492,907	100.0
Loss and Loss Adjustment Expense Reserves:						
Net Reported Loss Reserves*	823,551	25.4	728,655	25.1	602,203	24.2
Net IBNR Loss Reserves*	688,067	21.2	308,016	10.6	253,082	10.2
Net LAE Reserves	...	...	245,871	8.5	195,522	7.8
Total Net Loss and LAE Reserves	1,511,618	46.7	1,282,542	44.2	1,050,807	42.2
Net Unearned Premiums	598,987	18.5	583,315	20.1	507,327	20.4
Other Liabilities	77,652	2.4	97,820	3.4	90,760	3.6
Total Liabilities	2,188,257	67.5	1,963,678	67.7	1,648,894	66.1
Unassigned Surplus	940,088	29.0	825,937	28.5	732,313	29.4
Other Surplus	111,700	3.4	111,700	3.8	111,700	4.5
Total Policyholders' Surplus	1,051,788	32.5	937,637	32.3	844,013	33.9
Total Liabilities and Surplus	3,240,045	100.0	2,901,315	100.0	2,492,907	100.0

Source: BestLink® - Best's Financial Suite

* Interim reserves balances include LAE.

Last Update
January 30, 2026

Identifiers
AMB #: 003326

Contact Information

This company is a data record that AM Best utilizes to represent the AM Best Consolidated financials for the Property/Casualty business of AMB#: 000438 Greater New York Mutual Insurance Company.

AMB#: 000438 Greater New York Mutual Insurance Company has been assigned as the AMB Group Lead for this consolidation and should be used to access name, address, or other contact information for this AM Best Consolidated Group.

Financial Data Presented

See LINK for details of the entities represented by the data presented in this report.

Greater New York Group

Operations

Date Incorporated: August 19, 1927

Domiciled: New York, United States

Business Type: Property/Casualty
Organization Type: Mutual
Marketing Type: Independent Agency

Best's Credit Ratings

Rating Relationship

This group represents an AM Best Rating Unit. In our opinion, companies under this Rating Unit have a Superior ability to meet their ongoing insurance obligations and a Superior ability to meet their ongoing senior financial obligations.

Best's Credit Rating Effective Date: January 30, 2026

Rating rationale and credit analysis can be found in the Best's Credit Report for AMB# 003326 - Greater New York Group.

		Best's Credit Ratings	
AMB#	**Rating Unit Members**	**Financial Strength Rating**	**Long-Term Issuer Credit Rating**
013589	GNY Custom Insurance Co	A+	aa-
020982	Greater Mid-Atlantic Indem Co	A+	aa-
020981	Greater Midwestern Indem Co	A+	aa-
000438	Greater New York Mutual Ins Co	A+	aa-
003327	Ins Co of Greater New York	A+	aa-
012384	Strathmore Insurance Company	A+	aa-

Management

Administration of affairs is under the direction of Ms. Elizabeth Heck, chairman, president and chief executive officer. Elizabeth Heck joined the group in 2001 and served as chief financial officer before being named president and chief operating officer in 2010. She was appointed chief executive officer in January 2015 to succeed Warren Heck, who is presently lead director of the board. Christopher McNulty joined the company in 2013 and is executive vice president, chief financial officer and treasurer.

History

The origin of the group dates back to August 29, 1927, when the lead company, Greater New York Mutual Insurance Company, was incorporated under the laws of New York as the Greater New York Taxpayers Mutual Insurance Association. Operations were previously conducted for a period of about 15 years as a membership corporation. As such, it afforded general liability coverage to property owners of the Greater New York Taxpayers Association. The present title was adopted on March 17, 1954.

State Rate Filings

Summary of Approved Filings

The table below shows the number of approved filings in the last five years. For more information, please refer to Best's State Rate Filings - 003326 - Greater New York Group

Major Line	2026	2025	2024	2023	2022
Commercial Auto	7	71	30	61	37
Commercial General Liability	23	296	140	193	196
Commercial Inland Marine	...	6	19	2	10
Commercial Interline	2	37	9	12	1
Commercial Multi-Peril	4	16	31	33	17
Crime	...	3	59	18	13
Fidelity & Surety	...	1	20	16	9
Fire And Allied Lines (Commercial Property)	1	111	89	68	67
Personal Interline	1	...	...	1	...
Workers Compensation	10	28	44	23	32
Total	48	569	441	427	382

Source: Best's State Rate Filings