

BOS (SHARED APPRECIATION MORTGAGES) NO. 4 PLC

Annual report and accounts

2022

Member of Lloyds Banking Group

Table of Contents

	<u>Page</u>
Directors and company information	1
Strategic report	2
Directors' report	6
Statement of comprehensive income	9
Balance sheet	10
Statement of changes in equity	11
Cash flow statement	12
Notes to the financial statements	13
Independent auditor's report to the members of BOS (Shared Appreciation Mortgages) No. 4 plc	25

DIRECTORS AND COMPANY INFORMATION

Directors

Johan Robin Charles Von Schmidt Auf Altenstadt
Lavanya Menon

Company secretary

Alyson Elizabeth Mulholland

Registered office

Trinity Road
Halifax
HX1 2RG

Independent Auditor

Deloitte LLP
1 New Street Square
London
EC4A 3HQ

Strategic report

For the year ended 31 December 2022

The directors present their Strategic report for BOS (Shared Appreciation Mortgages) No. 4 plc ("the Company") for the year ended 31 December 2022.

Principal activities

The principal activity of the Company was to originate and finance mortgage lending. In 1998 the Company issued £203,700,000 fixed rate notes (the "Notes"). The Notes are secured on the mortgage portfolio. The capital appreciation arising on the sale of a mortgage holder's property is shared between the mortgage holder and the Company as set out in the original loan agreement. The Company pays its entire share of the appreciation to Note holders.

The activities of the Company are conducted primarily by reference to a series of transaction documents under the offering circular for BOS (Shared Appreciation Mortgages) No. 4 plc (the "Programme Documentation").

Please see note

Business structure

The Company is a subsidiary undertaking of Bank of Scotland plc (incorporate in Scotland) ("BOS") within the Lloyds Banking Group ("the Group").

Business review and performance

No new mortgages were originated and no new notes were issued by the Company in the current or previous year.

The loss for the financial year amounted to £42,967 (2021: £397,619). Total equity at 31 December 2022 amounted to £2,110,409 (2021: £2,153,376). The Company has recognised loss during the year mainly due to a change in the fair valuation, which has been driven by the updated model assumptions, such as the discount factor that has increased with Bank of England Base rate and a change in the forecast Halifax House Price Index ("HPI").

The mortgage portfolio is subject to the economic factors relating to the housing market (see "Credit risk" below). These factors did not have any significant bearing on the Company's arrears levels (see note 13(a)).

The net interest income is determined by a margin earned between the interest received on the mortgage portfolio and the interest paid to the Note holders. The Notes are listed on the London Stock Exchange.

Litigation

In January 2021, a litigation claim was brought by, or on behalf of, a number of customers against Bank of Scotland and its subsidiary undertakings which had issued shared appreciation mortgage products, including the Company. The claim was issued in the County Court and is brought under the unfair relationship provisions of the Consumer Credit Act 1974. The claimants claim that the relationship between the Company and the mortgage customers was and is (as applicable) unfair to the claimants. The claim value is unquantified at this stage. The Company has carried out an assessment of the likelihood that the Company will be required to make a payment to settle the matter and has concluded that no provision is required against that litigation on the basis that a payment to the claimants is not probable.

Key performance indicators

There is a board meeting held quarterly that is responsible for assessing the risk of irregularities, whether caused by fraud or error in financial reporting, and ensuring that processes are in place for the timely identification of internal and external matters with a potential effect on financial reporting. This meeting analyses and discusses the trends for the quarter and identifies any issues or required changes. Any such issues are then reported, further discussed, and collectively agreed. There were no significant issues impacting the Company in the current or previous year.

The key performance indicator used by management in assessing the performance of the Company are the monitoring of the fair value movement and the redemptions during the year. These have been identified by management as key drivers in the performance of the Company, more details for the fair value movement is in note 3 and details for the redemptions are in note 8 and 10.

The Company has made all necessary payments on the Notes in accordance with the scheduled repayment dates for the year ended 31 December 2022 and 31 December 2021.

Strategic report (continued)

For the year ended 31 December 2022

Key performance indicators (continued)

KPI	2022	2021	Analysis
Mortgage fair value movement (£)	2,718,781	(30,083,010)	Decrease in the fair value is expected due to the following factors: <ul style="list-style-type: none">• Increase in base rate causing an increase in the discount factor• Increase in dilapidations rate
Mortgage redemptions (£)	(15,539,024)	(18,865,235)	Decrease in redemptions from 2021 is consistent with the expectation as the closed book ages, and the number of redemptions becomes fewer.

Risk management

The majority of the Company's assets and liabilities have been classified as financial instruments in accordance with International Financial Reporting Standards ("IFRS") 9 "Financial Instruments". The Company's financial instruments comprise a mortgage portfolio with an embedded derivative (Financial assets held at fair value through profit or loss ("Financial assets at FVTPL")), cash liquid resources, interest-bearing loan notes with an embedded derivative (Financial liabilities designated at fair value through profit or loss ("Financial liabilities at FVTPL")) and various other receivables and payables that arise directly from its operations.

The Company's policy is that no trading in financial instruments is undertaken.

The principal risks arising from the Company's financial instruments are credit risk, liquidity risk and interest rate risk. These and other risks which may affect the Company's performance are detailed below. Further analysis of the risks facing the Company on its financial instruments is provided in note 13.

Credit risk

Credit risk arises on the individual loans within the mortgage loan portfolio which are in turn secured on the underlying UK residential properties. The performance of these loans is therefore influenced by the economic background and the UK housing market; however, with a maximum loan-to-value of the original advances being 25.00% and with the mortgage portfolio having a weighted average current loan-to-value of 5.14% at 31 December 2022 (2021: 5.70%), the credit exposure is considered to be low as the value is payable on the earlier of death of the customer or the sale of the property. The monthly interest is considered a low credit risk as it is a short term receivable.

The extent to which the Company can meet its obligations to pay interest and ultimately repay the Notes will be dependent upon the receipt of funds earned on the mortgage portfolio and the letter of credit issued by Bank of Scotland (see "Liquidity risk" below). To the extent that this income does not provide sufficient funds to cover the interest due on the Notes or the repayment of the Notes, the Note holders have no claim on the assets of Bank of Scotland.

The terms of the mortgage portfolio agreement given by Bank of Scotland in respect of the mortgages require Bank of Scotland to repurchase any mortgage which is found to be in breach of warranty; however, there is a clause in the agreement that allows the trustees to retain ownership if they choose. Bank of Scotland will repurchase any mortgages that are found or held not to be valid, binding and enforceable. There have been no such repurchases in the current year or the previous year. In such an event the total value of the outstanding loan and any accrued interest will be covered by Bank of Scotland, the Note holders will not receive the benefit of any future payments of appreciation amounts or partial repayment of appreciation amounts in respect of the mortgages repurchased.

Market risk

Market risk is the risk of financial losses to the Company in the event of movements in the prices of the market in which it operates. The Company's market is the UK residential housing market.

Under the terms of the Notes the Company is obligated to pay the Note holders the return on the shared appreciation that has accrued during the life of the mortgage loan at the rate implicit in the specific mortgage loan agreement as and when repaid by the mortgage loan customer. Shared appreciation is subject to the movement in the market value of the property which is dependent upon house price inflation, as measured by the Halifax House Price Index ("HPI").

However, the Company itself is not impacted by market risk as the risk of returns on the Notes being below initial expectations lies with the Note holder and there are no guarantees within the terms of the Notes for expected increases in value.

Interest rate risk

Interest rate risk exists where assets and liabilities have interest rates set under a different basis or which reset at a different time. The Company minimises its exposure to interest rate risk by ensuring that the interest rate characteristics of assets and liabilities are similar.

Strategic report (continued)

For the year ended 31 December 2022

Liquidity risk

The Company holds a reserve account of £2,202,445 to assist the Company should it not be able to meet its obligations. The reliance on this facility is therefore dependent upon the creditworthiness of Bank of Scotland. The rating requirement under the Programme Documentation for the Reserve Account to remain with Bank of Scotland is a short term rating with Standard and Poor's (S&P) of A-1 (2021: S&P short-term rating: A-1). The Company has not drawn on this facility since inception.

In accordance with the Programme Documentation the Company is bound to make payments to meet third party expenses. To mitigate this risk the directors hold quarterly board meetings to review the performance of the Company and ensure that the Company is in a position to meet all necessary payments.

Operational risk

Bank of Scotland has been appointed to act as account bank and servicer of the mortgage book on behalf of the Company. The Company uses the Bank of New York Mellon to provide all corporate services in respect of the Notes in issue.

The Company is exposed to the risk of failure to comply with changes to applicable statutory and regulatory requirements. During 2022, it was identified that the Company had not been fully compliant with listing requirements as it had not been uploading financial statements to the London Stock Exchange's National Storage Mechanism. This has been rectified and the Company is now fully compliant. To mitigate this risk going forward the Company now undertakes systematic horizon scanning to identify and ensure compliance with any future changes.

Streamlined energy and carbon reporting ("SECR")

The Company is out of scope of the SECR, as it does not meet the numerical thresholds in relation to turnover and number of employees.

Section 172(1) of the Companies Act 2006

In accordance with the Companies Act 2006 (the "Act"), for the year ended 31 December 2022, the directors provide the following statement to confirm that they have had regard to the matters set out in Section 172(1) of the Act, when performing their duty to promote the success of the Company under Section 172(1).

The Company is a wholly owned subsidiary of Bank of Scotland, within the Group. Consequently the directors further acknowledge that the activities taken with regard to the Company's strategy have been closely aligned to that of Lloyds Banking group, which is to achieve both long-term and sustainable returns, central to which is ensuring engagement with stakeholders, and considering in all instances the long-term implications of decisions made, acting at all times to maintain the highest possible standards of conduct. Further information on Lloyds Banking Group's strategy around Section 172(1) can be found in the Lloyds Banking Group plc's annual report and financial statements for 2022 on pages 22 - 23. Further details of how to obtain access to the Lloyds Banking Group annual report and financial statements for 2022 can be found in note 18.

Further, in accordance with the Large and Medium-sized Companies and Groups (Accounts and Reports) Regulations 2008, the directors also confirm that they have both engaged with and had regard to the interest of key stakeholders, in their duties as directors of the Company.

In accordance with s.426B of the Companies Act 2006 the above paragraph is available at the following website address <https://www.lloydsbankinggroup.com/investors/financial-downloads.html>.

Key stakeholders

The directors confirm that there has been regularly engagement with all key stakeholders of the Company, as well as confirm that they have treated all key stakeholders fairly in their activities, to ensure that there has been appropriate use of knowledge and expertise when making business decisions around the long-term strategy of the Company and its activities during the year. For example key Lloyds Banking Group business and functional service providers are represented and provide expert advice at Board meetings of the Company; holders of the Company's notes receive regular information in relation to cash flows due; and customers of the Company receive contact, engagement and support consistent with that provided to other customers of the wider group.

Customers and clients

The directors have ensured that the Company, as part of the Group, continues to work towards the Group's strategy for treating all customers fairly. To ensure the directors truly understand the needs of their customers, every opportunity has been taken to consider direct customer feedback and related management information as part of the directors' strategic decision-making process. The directors have worked to ensure the business of the Company is undertaken in line with the objectives of Lloyds Banking Group, with the directors regularly reviewing customer complaints to understand areas where improvements can be made. Lloyds Banking Group regularly benchmarks amongst its customers the performance of itself and its subsidiaries, including the Company, and uses this insight along with a range of internal and external research to ensure ongoing improvement in customer experience.

Strategic report (continued)

For the year ended 31 December 2022

Regulators and government

The Company and its directors are satisfied that there is a strong, open and transparent relationship with relevant regulators and other authorities and liaise regularly as part of Lloyds Banking Group to ensure the business is aligned to the evolving regulatory framework. Key areas of focus have included ensuring robust prudential standards and supervision arrangements are in place, ensuring the fair treatment of customers, adapting to changes in regulatory requirements, recovery, and resolution for the UK's withdrawal from the European Union. When a notable issue arose during the year such as the non-compliance with listing rules noted above, the directors ensured prompt and open disclosure to regulators and appropriate follow up action to mitigate impact.

The approach of Lloyds Banking Group plc, including that of the Company, to managing regulatory change is discussed further on page 21 of the Lloyds Banking Group annual report and financial statements for 2022.

Society and the environment

The directors acknowledge that they have performed all of their duties as directors in accordance with the strategy of Lloyds Banking Group around the Company's impact on its society and the environment, through engagement with representatives of the wider Lloyds Banking Group mortgages business. Further details can be found within the LBG annual report and financial statements for 2022.

As approved by the board of directors and signed on behalf of the board:



Johan Robin Charles Von Schmidt Auf Altenstadt
Director

DATE: 26 April 2023

Directors' report

For the year ended 31 December 2022

The directors present their annual report and the audited financial statements for BOS (Shared Appreciation Mortgages) No. 4 plc for the year ended 31 December 2022.

Employees

The Company had no employees during the year ended 31 December 2022 (2021: nil). None of the directors received any emoluments from the Company in the current or previous year.

Dividends

The directors did not recommend the payment of a dividend during the year ended 31 December 2022 (2021: £nil).

Future developments

The Company's business will continue to unwind over the life of the mortgages issued as no further advances will be made. Cash is received from mortgage redemptions and interest income. A review of the business can be found in the Strategic report.

The directors' assessment suggests that performance of the mortgage portfolio should continue to be satisfactory. Inflationary pressures and higher prices caused by sterling weakness may put pressure on household incomes, which may feed through to further increases in mortgage arrears. The UK rate of inflation has seen a significant increase in 2022 and this has the potential to impact mortgage holders' ability to repay their loans. There has been no material impact on the Company as of the strategic report date. The situation will be monitored and the Servicer, Bank of Scotland, will continue to adopt appropriate forbearance measures on behalf of the Company.

Long-term impact of the United Kingdom's exit from the European Union

Uncertainties in respect of the medium to long-term implications of the United Kingdom's ("UK") exit from the European Union ("EU") on trade, regulation and employment continue to present risks. This includes impacts on supply chains, affordability of goods and services and UK demographics and prosperity. The Directors believe that there will continue to be limited impact on the Company.

Russian invasion of Ukraine

The Russian invasion of Ukraine, beginning in February 2022, has increased tensions between members of the North Atlantic Treaty Organisation (NATO) and Russia and caused sanctions to be imposed. This could have significant adverse economic effects on financial markets and on energy costs and may also result in increased cyber-attacks and an increase in costs associated with such cyber-attacks, all of which could have a materially adverse effect on the Group's results of operations, financial condition, or prospects. The Group will monitor the situation and risks to the business. The Directors believe that there will continue to be limited impact on the Company.

Statement of going concern

As at 31 December 2022, the Company is showing a net assets position in the financial statements. The Company has continued to perform in line with the Programme Documentation. The directors are satisfied that the financial statements have been prepared on a going concern basis taking into account the following:

- There is a net asset position of (note 13). - The Company will continue to be able to repay its liabilities as they fall due through its liquid assets and/or its ability to drawdown on additional funding from its parent company.
- The credit enhancement features of the transaction and the limited recourse nature of the issued notes.

During the course of their regular monitoring of these KPIs and review of risk, the directors are confident that these will have no issues for the period of at least twelve months from when the financial statements are authorised for issue, despite the current adverse environment.

As discussed in Business review and performance a litigation claim has been commenced against the Company and is due to go to trial in 2024. The directors are confident that the future viability of the Company and its principal activity will not be severely impacted regardless of the outcome. As a result, the Company is considered to be a going concern.

Directors

The directors of the Company during the year, and up to the date of signing the financial statements, were:

Johan Robin Charles Von Schmidt Auf Altenstadt
Lavanya Menon

Company Secretary

Alyson Elizabeth Mulholland

Directors' report (continued)

For the year ended 31 December 2022

Risk management

Further details on the risks facing the Company and how these risks are managed are detailed in the Strategic report.

Directors' indemnities

Lloyds Banking Group has granted to the directors of the Company, a deed of indemnity through deed poll which constituted 'qualifying third party indemnity provisions' for the purposes of the Companies Act 2006. The deed was in force during the whole of the financial year and at the date of approval of the financial statements. The deed for existing directors is available for inspection at the registered office of Lloyds Banking Group, details of which can be found in note 18. The indemnity remains in force for the duration of the directors' period of office. The deed indemnifies the directors to the maximum extent permitted by law. In addition Lloyds Banking Group has in place appropriate directors and officers liability insurance cover which was in place throughout the financial year.

Corporate governance

The directors have been charged with governance in accordance with the Programme Documentation describing the structure and operation of the transaction. The governance structure of the Company is such that the key policies have been predetermined at the time of issuance and the operational roles have been assigned with their roles strictly governed by the Programme Documentation.

The Programme Documentation provides for procedures that have been designed for safeguarding assets against unauthorised use or disposition; for maintaining proper accounting records; and for the reliability and usefulness of financial information used within the business or for publication. Such procedures are designed to manage rather than eliminate the risk of failure to achieve business objectives whilst enabling them to comply with the regulatory obligations.

Due to the nature of the securities which have been issued, the Company is largely exempt from the requirements of the Financial Conduct Authority pertaining to the Disclosure and Transparency Rules (DTR) as detailed in DTR 7.1 Audit Committees and 7.2 Corporate Governance statements (save for the rule DTR 7.2.5 requiring a description of the features of the internal control and risk management systems), which would otherwise require the Company respectively, to have an audit committee in place and include a corporate governance statement in the report of the directors. The directors are therefore satisfied that there is no requirement for an audit committee or a supervisory body entrusted to carry out the functions of an audit committee or to publish a corporate governance statement.

From the perspective of the Company, the daily operational internal controls and risk management systems are integrated with those of Lloyds Banking Group, the Company's ultimate controlling party. Therefore additional information may be found in section "Internal Control" of the 2022 Annual Report of Lloyds Banking Group, which does not form part of this report. Details of where to get access to the 2022 Annual Report of LBG can be found in note 18.

Statement of directors' responsibilities in respect of the financial statements

The directors are responsible for preparing the Annual report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with adopted international accounting standards in conformity with the requirements of Companies Act 2006. Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the company for that period. In preparing the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether the financial statements comply with international accounting standards in conformity with the requirements of the Companies Act 2006, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006.

They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the Company's website.

Directors' report (continued)

For the year ended 31 December 2022

Directors' confirmations

Each of the directors are listed in the Directors' report, confirm that to the best of their knowledge:

- the Company financial statements, which have been prepared in accordance with United Kingdom adopted international accounting standards in conformity with the requirements of the Companies Act 2006, give a true and fair view of the assets, liabilities, financial position and profit of the Company; and
- the Directors' report includes a fair review of the development and performance of the business and the position of the Company, together with a description of the principal risks and uncertainties that it faces.

This confirmation is given and should be interpreted in accordance with the provisions of section 418(2) of the Companies Act 2006.

Disclosure of information to auditor

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as the directors are aware, there are no relevant audit information of which the Company's auditors are unaware; and
- they have taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of section 418(2) of the Companies Act 2006.

Independent auditor

The auditor, Deloitte LLP, has expressed its willingness to continue in office and pursuant to section 489 of the Companies Act 2006, a resolution will be proposed at the forthcoming annual general meeting for the re-appointment of Deloitte LLP as the auditor of the Company.

As approved by the board of directors and signed on behalf of board by:



Johan Robin Charles Von Schmidt Auf Altenstadt

Director

DATE: 26 April 2023

Statement of comprehensive income

For the year ended 31 December 2022

	Note	2022 £	2021 £
Interest receivable and similar income	2	52,499	130
Net interest income		52,499	130
Net fair value movements on financial assets at fair value through profit or loss	3	(12,820,243)	(48,948,244)
Net fair value movements on financial liabilities at fair value through profit or loss	3	12,816,790	48,528,247
Other operating income	4	1,150	1,450
Operating expenses	5	(103,241)	(80,183)
Loss before tax		(53,045)	(498,600)
Taxation	6	10,078	100,981
Loss for the year, being total comprehensive expense		(42,967)	(397,619)

The loss shown above is derived from continuing operations. The Company operates in a single business segment and all of the Company's activities are in the UK.

The accompanying notes are an integral part of the financial statements.

Balance sheet

As at 31 December 2022

	Note	2022 £	2021 £
Assets			
Cash and cash equivalents	7	4,804,646	3,941,709
Financial assets held at fair value through profit or loss	8	87,531,440	100,351,683
Current tax asset	6	14,243	98,899
Deferred tax asset	9	27,070	31,235
Total assets		92,377,399	104,423,526
Liabilities			
Bank overdraft	7	1,700	9,173
Trade and other payables	11	2,748,530	1,927,427
Financial liabilities designated at fair value through profit or loss	10	87,516,760	100,333,550
Total liabilities		90,266,990	102,270,150
Equity			
Share capital	12	50,001	50,001
Retained earnings		2,060,408	2,103,375
Total equity		2,110,409	2,153,376
Total liabilities and equity		92,377,399	104,423,526

The accompanying notes are an integral part of the financial statements.

The financial statements were approved by the board of directors on 26 April 2023 and were signed on behalf of the board by



Johan Robin Charles Von Schmidt Auf Altenstadt
Director
26 April 2023

Statement of changes in equity

For the year ended 31 December 2022

	Share capital £	Retained earnings £	Total equity £
Balance at 1 January 2022	50,001	2,103,375	2,153,376
Loss for the year, being total comprehensive expense	—	(42,967)	(42,967)
Balance at 31 December 2022	50,001	2,060,408	2,110,409

	Share capital £	Retained earnings £	Total equity £
Balance at 1 January 2021	50,001	2,500,994	2,550,995
Loss for the year, being total comprehensive expense	—	(397,619)	(397,619)
Balance at 31 December 2021	50,001	2,103,375	2,153,376

The accompanying notes are an integral part of the financial statements.

Cash flow statement

For the year ended 31 December 2022

	Note	2022 £	2021 £
Operating activities			
BOS administration fees paid		(34,421)	(37,589)
Administration expenses paid		(39,324)	(27,474)
Tax received / (paid)		98,899	(53,085)
Net cash flows generated from / used in operating activities		25,154	(118,148)
Investing activities			
Repayments on mortgage portfolio		1,735,245	3,427,034
Shared appreciation rights received		13,823,587	15,478,038
Bank interest received		52,499	130
Net cash flows generated from investing activities		15,611,331	18,905,202
Financing activities			
Repayment of borrowings		(1,649,727)	(3,604,959)
Shared appreciation rights paid to Note holders		(13,116,348)	(16,523,918)
Net cash flows used in investing financing activities		(14,766,075)	(20,128,877)
Net increase / (decrease) in Cash and cash equivalents		870,410	(1,341,823)
Cash and cash equivalents at start of year		3,932,536	5,274,359
Cash and cash equivalents at end of year		4,802,946	3,932,536
Cash and cash equivalents per Cash flow statement comprise:			
Cash at bank		4,804,646	3,941,709
Bank overdraft		(1,700)	(9,173)
Cash and cash equivalents per Cash flow statement	7	4,802,946	3,932,536

The Cash flow statement is presented using the direct method.

The accompanying notes are an integral part of the financial statements.

Notes to the financial statements

For the year ended 31 December 2022

1. Significant accounting policies

The Company is a public limited company domiciled, registered and incorporated in England and Wales under the Companies Act 2006.

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied in both years presented, unless otherwise stated.

(a) Basis of preparation

The financial statements have been prepared in accordance with the Companies Act 2006 as applicable to companies using international accounting standards and comply with the relevant provisions of Part 15 of the Companies Act 2006.

As at 31 December 2022, the Company is showing a net assets position in the financial statements. The Company has continued to perform in line with the Programme Documentation. There are certain items included in the Programme Documentation as referred to in the annual report and financial statements in KPIs (Strategic Report) and explained in the note on Management of risk. In the course of their regular monitoring of these KPIs and review of risk, the directors are confident that these will have no issues for the period of at least twelve months from when the financial statements are authorised for issue, despite the current adverse environment. The directors have also considered the credit enhancement features of the transaction and the limited recourse nature of the issued notes.

As discussed in Business review and performance a litigation claim has been commenced against the Company and is due to go to trial in 2024. The directors are confident that the future viability of the Company and its principal activity will not be severely impacted regardless of the outcome. As a result, the Company is considered to be a going concern.

The financial statements are presented in Sterling which is the Company's functional and presentation currency and have been prepared on the historical cost basis (except for financial assets and financial liabilities classified and measured at fair value through profit or loss ("FVTPL") in accordance with IFRS 9.

(b) Interest receivable and interest payable

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any fair value gains or losses recognised in profit or loss to the extent they are not part of a designated hedging relationship. The net gain or loss recognised in profit or loss includes interest earned on the financial asset and is included in the 'Net fair value movements on financial assets and liabilities at fair value through profit or loss' line item.

Bank interest income is recognised in the period in which it is earned.

(c) Taxation

Tax expense comprises current and deferred tax. Current and deferred tax are charged or credited in the Statement of Comprehensive Income except to the extent that the tax arises from a transaction or event which is recognised, in the same or a different period, outside the Statement of Comprehensive Income (either in other comprehensive income, directly in equity, or through a business combination), in which case the tax appears in the same statement as the transaction that gave rise to it.

Current tax is the amount of corporate income taxes expected to be payable or recoverable based on the profit for the period as adjusted for items that are not taxable or not deductible, and is calculated using tax rates and laws that were enacted or substantively enacted at the balance sheet date.

Current tax includes amounts provided in respect of uncertain tax positions when management expects that, upon examination of the uncertainty by His Majesty's Revenue and Customs (HMRC) or other relevant tax authority, it is more likely than not that an economic outflow will occur. Provisions reflect management's best estimate of the ultimate liability based on their interpretation of tax law, precedent and guidance, informed by external tax advice as necessary. Changes in facts and circumstances underlying these provisions are reassessed at each balance sheet date, and the provisions are re-measured as required to reflect current information.

Deferred tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the balance sheet. Deferred tax is calculated using tax rates and laws that have been enacted or substantively enacted at the balance sheet date, and which are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

Deferred tax liabilities are generally recognised for all taxable temporary differences but not recognised for taxable temporary differences arising on investments in subsidiaries, associates and joint arrangements where the reversal of the temporary difference can be controlled and it is probable that the difference will not reverse in the foreseeable future.

Notes to the financial statements (continued)

For the year ended 31 December 2022

(c) Taxation (continued)

Deferred tax liabilities are not recognised on temporary differences that arise from goodwill which is not deductible for tax purposes.

Deferred tax assets are recognised to the extent it is probable that taxable profits will be available against which the deductible temporary differences can be utilised, and are reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. In certain cases where forecast profits are not expected to be sufficient to support the recognition of a deferred tax asset on a standalone entity basis, further consideration has been given to the availability of UK group relief with connected companies to support the recognition.

Deferred tax assets and liabilities are not recognised in respect of temporary differences that arise on initial recognition of assets and liabilities acquired other than in a business combination. Deferred tax is not discounted.

(d) Financial instruments

The Company's financial instruments comprise cash, interest-bearing loan notes with an embedded derivative (Financial liabilities designated at fair value through profit or loss ("Financial liabilities at FVTPL")) and various other receivables and payables that arise directly from its operations.

The main purpose of these financial instrument is to originate the mortgage loans to retail customers and to finance such origination either through the capital markets or by way of bilateral arrangements with third party institutions.

(d)(i) Lifetime Mortgage portfolio

The Company has a lifetime mortgage portfolio. The contract for these loans contain a No Negative Equity Guarantee ('NNEG') clause where if the funds at the time of settlement of a mortgage are insufficient to cover all amounts owed in respect of the mortgage and any portion of the loan amount remains outstanding, a provision will be made for such outstanding amount, and the Company cannot pursue a borrower. Therefore, the lifetime mortgages meet the definition of an insurance contract under IFRS 4 "Insurance contracts". The Company has made an accounting policy choice to not un-bundle the contract and to account for the whole amount of the lifetime mortgage (including both the NNEG and the loan excluding NNEG) as one instrument and to recognise this at fair value on origination and subsequent measurements.

(d)(ii) Cash and cash equivalents

The Company holds bank accounts with BOS, its parent. These accounts are held in the Company's name and meet the definition of cash and cash equivalents. The use of certain accounts is restricted by a detailed priority of payments set out in the Programme Documentation. As the cash and Bank overdrafts can only be used to meet certain specific liabilities and is not available to be used with discretion, it is viewed as restricted cash.

These bank accounts are classified as financial assets held at amortised cost in accordance with IFRS 9 and income is recognised using the effective interest method.

For the purposes of the balance sheet and Cash flow statement, Cash and cash equivalents and Bank overdrafts comprise balances with less than three months' maturity.

(d)(iii) Embedded derivatives

Certain derivatives are embedded within other non-derivative host financial instruments to create a hybrid instrument. The economic characteristics and risks of the embedded derivatives are closely related to the economic characteristics and risks of the host instrument. The hybrid instrument is measured at fair value, and the embedded derivative is not separated from the host instrument with changes in fair value of the embedded derivative recognised in the Statement of comprehensive income in accordance with IFRS 9.

The capital appreciation arising on the sale of a mortgage holder's property is shared between the mortgage holder and the Company as set out in the original loan agreement. The Company pays its entire share of the appreciation to the Note holders.

The economic characteristics and risks of the shared appreciation rights receivable and payable are viewed as being closely related to those arising on the mortgages and Notes, respectively. There is uncertainty regarding the timing of any future shared appreciation, and therefore the shared appreciation rights receivable and payable have been valued with the mortgages and Notes at fair value through profit or loss using discounted cash flow valuation techniques for a number of accounting estimates including HPI forecasts. Further details can be found in note 1(e)(ii).

Notes to the financial statements (continued)

For the year ended 31 December 2022

(e) Critical accounting judgements and key sources of estimation uncertainty

The preparation of the financial statements necessarily requires the exercise of judgement both in the application of accounting policies and in the selection of assumptions used in the calculation of estimates. These judgements and estimates are reviewed on an ongoing basis and are continually evaluated based on historical experience and other factors.

The following are considered the most critical judgements and estimates made by the directors in the process of applying the Company's accounting policies and that have the most significant effect on the amounts recognised in the financial statements.

(e)(i) Critical accounting judgements

Litigation

In January 2021, a litigation claim was brought by, or on behalf of, a number of customers against BOS and its subsidiary undertakings which had issued shared appreciation mortgage products, including the Company. The claim was issued in the County Court and was brought under the unfair relationship provisions of the Consumer Credit Act 1974, further details of which can be found in note 14. The directors have used their judgement and considered the wider implication of this action on the Company by assessing the likelihood of various legal outcomes and the impact on the Company's assets and liabilities, as discussed in more detail per note 1(e)(ii) below.

(e)(ii) Key sources of estimation uncertainty

Fair value of financial assets and financial liabilities

Fair value is defined as the value at which assets, liabilities or positions could be closed out or sold in a transaction with a willing and knowledgeable counterparty.

The fair values of the embedded derivative and the host contract have been calculated by discounting expected cash flows at an appropriate market rate for a regular standard variable mortgage product. In addition, the fair value includes an estimate of future HPI growth using the Group's own economic growth assumptions, together with an estimated dilapidation rate which has been determined based upon actual impact to date from previous redemption activity. The fair value calculation also factors in mortality rates which are used by the Group's insurance division and sourced from industry-wide metrics. The embedded derivative and the host contract are therefore reported within Financial assets at FVTPL and Financial liabilities at FVTPL, respectively, for the mortgage assets and the Note liabilities. Further information on the accounting policies are discussed in notes 1(d)(i) and 1(d)(iii).

The NNEG clause within the lifetime mortgages has not been valued as it is deemed immaterial. There are no other derivative financial instruments.

The table below shows the impact on the Company's financial instruments carried at fair value from a decrease ('favourable') or increase ('unfavourable') of 1% in the dilapidation rate of 20.8% (2021: 20.1%):

	Favourable 2022 £	Unfavourable 2022 £	Favourable 2021 £	Unfavourable 2021 £
Financial assets held at fair value through profit or loss	1,438,600	(1,438,600)	1,655,630	(1,655,630)
Financial liabilities designated at fair value through profit or loss	(1,438,600)	1,438,600	(1,655,630)	1,655,630

The table below shows the impact on the Company's financial instruments carried at fair value from an increase ('favourable') or decrease ('unfavourable') in the HPI forecast rates by 1%:

	Favourable 2022 £	Unfavourable 2022 £	Favourable 2021 £	Unfavourable 2021 £
Financial assets held at fair value through profit or loss	8,482,040	(7,767,173)	9,905,312	(9,055,551)
Financial liabilities designated at fair value through profit or loss	(8,482,040)	7,767,172	(9,905,312)	9,055,551

Notes to the financial statements (continued)

For the year ended 31 December 2022

(e)(ii) Key sources of estimation uncertainty (continued)

The table below shows the impact on the Company's financial instruments carried at fair value from an increase ('favourable') or decrease ('unfavourable') in the discount factor forecast rates by 1%:

	Favourable 2022 £	Unfavourable 2022 £	Favourable 2021 £	Unfavourable 2021 £
Financial assets held at fair value through profit or loss	7,035,481	(6,344,840)	8,196,070	(7,377,690)
Financial liabilities designated at fair value through profit or loss	(7,034,511)	6,343,958	(8,194,795)	7,376,535

The table below shows the impact on the Company's financial instruments carried at fair value from an increase ('favourable') or decrease ('unfavourable') in the Mortality rates by 1%:

	Favourable 2022 £	Unfavourable 2022 £	Favourable 2021 £	Unfavourable 2021 £
Financial assets held at fair value through profit or loss	826,198	(889,801)	985,572	(1,050,646)
Financial liabilities designated at fair value through profit or loss	(825,845)	889,422	(985,230)	1,050,278

Fair value assessment of litigation

The Company has considered the impact of the legal action, as discussed in note 1(e)(i) above, on the carrying amount of the Company's mortgage assets which are measured at FVTPL. The Company has carried out a probability-based assessment for a variety of potential legal outcomes. Based on this assessment, the Company has determined that the fair value of these assets has a carrying amount of £87,531,440 at 31 December 2022 (2021: £100,351,683). The Company has loan notes in issue that are classified as financial liabilities measured at FVTPL. The fair value of the notes is intrinsically linked to the fair value of the mortgage assets. Accordingly, based on this assessment, the Company has determined that the fair value of the notes has a carrying amount of £87,516,760 at 31 December 2022 (2021: £100,333,550). This assessment had £nil impact on the Company's result for the year (2021: £nil).

(f) Fees and commissions

Fees and commissions receivable relate to incremental fees received on redemption for the continuing servicing of the mortgage portfolio and are recognised when the mortgage loan has been settled.

(g) Dividends

Dividends on ordinary shares are recognised in equity in the year in which they are paid.

(h) Trade and other payables

Trade and other payables are stated at amortised cost.

(i) Capital management

The Company is not subject to externally imposed capital requirements in the current and prior year. The Company manages its ordinary share capital in order that there is sufficient capital, in the opinion of the directors, to support the transactions and level of business undertaken by the Company.

2. Interest receivable and similar income

	2022 £	2021 £
Bank interest receivable	52,499	130

Notes to the financial statements (continued)

For the year ended 31 December 2022

3. Net fair value movements on financial assets and liabilities at fair value through profit or loss

	2022	2021
	£	£
Fair value movement on Financial assets at FVTPL	(12,820,243)	(48,948,245)
Fair value movement on Financial liabilities at FVTPL	12,816,790	48,528,248
	<u>(3,453)</u>	<u>(419,997)</u>

Of the above, the fair value movement of increase of £2,718,781 (2021: decrease of £30,083,010) towards the financial assets held at fair value through profit or loss and increase of £2,722,234 (2021: decrease of £29,657,626) towards the financial liabilities held at fair value through profit or loss is attributable to the change in unrealised gains or losses for those financial assets and financial liabilities held at fair value through profit or loss.

4. Other operating income

	2022	2021
	£	£
Fees and commissions receivable	1,150	1,450
	<u>1,150</u>	<u>1,450</u>

5. Operating expenses

	2022	2021
	£	£
Intercompany fees	34,421	37,589
Administration fees	39,324	27,474
Audit fees	29,496	15,120
	<u>103,241</u>	<u>80,183</u>

Audit fees relate to the statutory audit. Fees of £24,580 (2021: £12,600), net of VAT, are payable to Deloitte LLP. There are no fees payable to the auditors and their associates for services other than the statutory audit (2021: none). The Company has no employees (2021: none) and none of the directors received any emoluments from the Company in the current or previous year.

6. Taxation

6(a) Analysis of credit/(charge) for the year

	2022	2021
	£	£
UK corporation tax		
Current tax on taxable loss for the year	14,243	98,899
Current tax credit for the year	<u>14,243</u>	<u>98,899</u>
UK Deferred tax		
Origination and reversal of timing differences	(4,165)	(4,165)
Impact of deferred tax rate change	—	6,247
Deferred tax (charge)/credit for the year	<u>(4,165)</u>	<u>2,082</u>
Total tax credit for the year	<u>10,078</u>	<u>100,981</u>

Corporation tax is calculated at a rate of 19.00% (2021: 19.00%) of the taxable loss for the year.

Corporation tax rate is increasing to 25% from April 2023.

Notes to the financial statements (continued)

For the year ended 31 December 2022

6(b) Factors affecting the tax (charge)/credit for the year

A reconciliation of the credit/(charge) that would result from applying the standard UK corporation tax rate to the profit before tax to the actual tax charge for the year is given below:

	2022 £	2021 £
Loss before tax	(53,045)	(498,600)
Tax credit thereon at UK corporation tax in the UK of 19.00% (2021: 19.00%)	10,078	94,734
Factors affecting credit:		
– Effect of change in tax rate and related impacts	—	6,247
Tax credit on loss on ordinary activities	10,078	100,981
Effective rate	(19.00%)	(20.25%)

7. Cash and cash equivalents

	2022 £	2021 £
Cash at bank	4,804,646	3,941,709
Bank overdraft	(1,700)	(9,173)
Cash and cash equivalents per the Cash flow statement	4,802,946	3,932,536

The Company holds bank accounts with BOS. The use of the accounts is restricted by a detailed priority of payments set out in the Programme Documentation. As the cash can only be used to meet certain specific liabilities and is not available to be used with discretion, it is viewed as restricted cash. The accounts are held in the Company's name and meet the definition of cash and cash equivalents. The amounts are repayable on demand.

8. Financial assets held at fair value through profit or loss

	Note	2022 £	2021 £
At 1 January		100,351,683	149,299,928
Principal mortgage redemptions during the year		(1,724,361)	(3,387,197)
Fair value adjustment		2,718,781	(30,083,010)
Shared appreciation receivable movements in the year		(13,814,663)	(15,478,038)
	3	(12,820,243)	(48,948,245)
At 31 December		87,531,440	100,351,683

The mortgage loans advanced by the Company have no fixed maturity date but would terminate on the earlier of, the date of sale of the property, or the death of the mortgage account holder. All mortgage loans are considered to be due after one year as the maturity cannot be reasonably determined.

As the shared appreciation rights receivable are intrinsically linked to the maturity of the mortgage loans which have no fixed maturity, the balance is considered to be due after one year.

For the year ended 31 December 2022

	2022	2021
	£	£
At 1 January	31,235	29,153
(Charge)/credit for the year	(4,165)	2,082
At 31 December	27,070	31,235
The deferred tax (charge)/credit in the year comprises the following temporary differences:		
Other temporary differences	(4,165)	2,082
Deferred tax liability comprises:		
Other temporary differences	27,070	31,235

10. Financial liabilities designated at fair value through profit or loss

	Note	2022 £	2021 £
At 1 January		100,333,550	148,861,798
Principal note repayments during the year		(1,724,361)	(3,392,584)
Fair value adjustment		2,722,234	(29,657,626)
Shared appreciation payable movements in the year		(13,814,663)	(15,478,038)
	3	(12,816,790)	(48,528,248)
At 31 December		87,516,760	100,333,550

	2022	2021
	£	£
Non-current liabilities		
Notes	9,841,402	12,171,958
Shared appreciation payable	77,675,358	88,161,592
	87,516,760	100,333,550
Current liabilities		
Interest payable to Note holders	—	—
At 31 December	87,516,760	100,333,550

The Notes carry, in addition to interest, rights to receive certain amounts calculated by reference to the value of shared appreciation proceeds received from redeemed mortgages. The Notes are subject to mandatory part-redemption from time to time based on the level of redeemed mortgages and can be redeemed in full, in certain circumstances, at the option of the Company. The Notes are secured on the mortgage portfolio, the bank accounts and certain other assets of the Company.

19 BOS (Shared Appreciation Mortgages) No. 4 plc
Registered Number 03331873

Notes to the financial statements (continued)

For the year ended 31 December 2022

11. Trade and other payables

	2022	2021
	£	£
Shared appreciation payable	1,895,859	1,197,544
Note redemption payable	242,248	167,614
Accruals and deferred income	610,423	562,269
	2,748,530	1,927,427

All amounts are unsecured, non-interest bearing and due within 12 months of the Balance sheet date.

12. Share capital

	2022	2021
	£	£
Allotted, authorised and fully paid		
50,000 (2021: 50,000) ordinary shares of £1 each	50,000	50,000
1 (2021: 1) deferred share of £1	1	1

The Company is a directly held subsidiary undertaking of BOS.

The £1 deferred share is held by Deutsche Trustee Company Limited.

The holder of the ordinary shares is entitled to receive dividends as declared from time to time.

The deferred share carries no entitlement to any dividend or to any share in any surplus assets of the Company on a winding-up, other than the right to be repaid the amount of any paid-up share capital thereon. The right to be repaid any paid-up share capital in the deferred share shall be deferred until after all paid-up share capital has been first repaid on all other classes of issued share capital in the Company.

The deferred share carries the right to receive notice of all general meetings of the Company but does not carry the right to attend, speak or vote at a general meeting unless a resolution is to be proposed abrogating, varying or modifying any of the rights or privileges of the holder of the deferred share, or for the winding up or administration of the Company under the Insolvency Act 1986, or for the entry by the Company with any other party into a merger, reconstruction, scheme of arrangement or amalgamation of or affecting the Company, in any of which cases such holder shall have the right to attend such general meeting and shall be entitled to speak and vote. Whenever the holder of the deferred share is entitled to vote at a general meeting, such holder shall have one vote and on a poll such number of votes as is equal to 34.00% of the number of votes attached to all other issued shares of the Company.

13. Management of risk

The principal risks arising from the Company's financial instruments are credit risk, liquidity risk and interest rate risk. Considerable resource is given to maintaining effective controls to manage, measure and mitigate these risks. Further detailed analysis of the risks facing the Company in relation to its financial instruments is provided below.

The Company's exposure to risk on its financial instruments and the management of such risk is largely determined at the inception of the securitisation transaction. The Company's activities and the role of each party to the transaction are clearly defined and documented.

31 December 2022	Note	Carrying value			
		Financial assets		Financial liabilities	
		FVTPL	Amortised cost	FVTPL	Amortised cost
Cash and cash equivalents	7		4,804,646		
Financial assets held at fair value through profit or loss	8	87,531,440			
Bank overdraft	7				1,700
Trade and other payables	11				2,748,530
Financial liabilities designated at fair value through profit or loss	10			87,516,760	

Notes to the financial statements (continued)

For the year ended 31 December 2022

13. Management of risk (continued)

31 December 2021	Note	Carrying value			
		Financial assets		Financial liabilities	
		FVTPL	Amortised cost	FVTPL	Amortised cost
Cash and cash equivalents	7		3,941,709		
Financial assets held at fair value through profit or loss	8	100,351,683			
Bank overdraft	7				9,173
Trade and other payables	11				1,927,427
Financial liabilities designated at fair value through profit or loss	10			100,333,550	

13(a) Credit risk

Credit risk is the risk of financial loss arising from a customer's failure to settle financial obligations as they fall due.

Credit risk arises on the individual loans within the mortgage portfolio which are in turn secured on the underlying UK residential properties. The performance of these loans is therefore influenced by the economic background and the UK housing market. Mortgage loans are no longer offered by the Company but the maximum loan-to-value of the original advances was 25.00% and the credit risk is considered to be low as the customer is required to pay back principal and share appreciation on sell or death whichever is earlier and also considerations for interest receipts.

The ability of the Company to meet its obligations to repay the Notes is dependent upon the receipt of funds earned on the mortgage portfolio and the letter of credit issued by BOS (see "Liquidity risk"). To the extent that this income does not provide sufficient funds to cover the interest due on the Notes or the repayment of the Notes, the Note holders have no claim on the assets of BOS.

The terms of the mortgage portfolio agreement given by BOS in respect of the mortgages require BOS to repurchase any mortgage which is found to be in breach of warranty. BOS will repurchase any mortgages that are found or held not to be valid, binding and enforceable. Although in such an event the total value of the outstanding loan will be covered by BOS, the Note holder will not receive the benefit of any future payments of appreciation amounts or partial repayment of appreciation amounts in respect of the mortgages repurchased.

In terms of the shared appreciation in all other circumstances, in accordance with the Programme Documentation, amounts received by the Company from the borrower are required to be paid over to the Note holders.

In terms of arrears management, the Company has engaged BOS as servicer of the loans in the portfolio to help reduce the risk of loss. The servicer is required to monitor repayments on the mortgage loans in accordance with its usual credit policies.

The total value of interest arrears at 31 December 2022 was £nil (2021: £nil). All accounts in the mortgage portfolio had a maximum loan-to-value of 25.00% (2021: 25.00%) and those accounts in interest arrears had a current loan-to-value ratio of less than 40.00% (2021: less than 40.00%). Credit risk is considered to be low. There are no properties in possession or bad debts within the Company (2021: none).

The maximum exposure to credit risk arising on the Company's financial assets at the reporting date is disclosed in the table below.

	Note	Carrying amount 2022 £	Maximum exposure 2022 £	Carrying amount 2021 £	Maximum exposure 2021 £
Assets held at amortised cost:					
Cash and cash equivalents	7	4,804,646	4,804,646	3,941,709	3,941,709
Assets held at fair value:					
Financial assets held at fair value through profit or loss	8	87,531,440	87,531,440	100,351,683	100,351,683
Total Assets		92,336,086	92,336,086	104,293,392	104,293,392

Notes to the financial statements (continued)

For the year ended 31 December 2022

13(b) Market risk

Market risk is the risk of financial losses to the Company in the event of movements in the prices of the market in which it operates. The Company's market is the UK residential housing market.

Under the terms of the Notes the Company is obliged to pay the Note holders the return on the shared appreciation that has accrued during the life of the mortgage loan at the rate implicit in the specific mortgage loan agreement as and when repaid by the mortgage loan customer. Shared appreciation is subject to the movement in the market value of the property which is dependent upon house price inflation, as measured by the HPI.

However, the Company itself is not impacted by market risk as the risk of returns on the Notes being below initial expectations lies with the Note holder and there are no guarantees within the terms of the Notes for expected increases in value.

13(c) Liquidity risk

Liquidity risk is the risk that the Company is not able to meet its financial obligations as they fall due or can do so only at an unacceptably high cost.

The extent to which the Company can meet its obligations to pay interest and ultimately repay the Notes will be dependent upon the receipt of funds earned on the mortgage portfolio and the letter of credit issued by BOS.

The Company holds a reserve account of £2,202,445 to assist the Company should it not be able to meet its obligations. The reliance on this facility is therefore dependent upon the creditworthiness of Bank of Scotland. The rating requirement under the Programme Documentation for the Reserve Account to remain with Bank of Scotland is a short term rating with Standard and Poor's (S&P) of A-1 (2021: S&P short-term rating: A-1). The Company has not drawn on this facility since inception.

The liquidity tables reflect the undiscounted cash payments which will fall due if the structure continues until the earliest contractual maturity date as set out in the Programme Documentation. However, the actual Note repayment profile mirrors the repayment of the mortgages and based on current modelling assumptions, which use mortality rates sourced from industry wide metrics, it is anticipated that not all of the mortgages will have been settled by the earliest contractual maturity date used for the maturity analysis in these tables.

2022	Carrying amount	Contractual repayment value	Not later than one month	Later than one month but not later than three months	Later than three months but not later than one year	Later than one year and not later than five years	Later than five years
	£	£	£	£	£	£	£
Financial liabilities designated at fair value through profit or loss	87,516,759	87,516,759	-	-	-	-	87,516,759
Trade and other payables	2,748,530	2,748,530	-	2,748,530	-	-	-
Bank overdraft	1,700	1,700	1,700	-	-	-	-
	90,266,989	90,266,989	1,700	2,748,530	-	-	87,516,759
2021	Carrying amount	Contractual repayment value	Not later than one month	Later than one month but not later than three months	Later than three months but not later than one year	Later than one year and not later than five years	Later than five years
	£	£	£	£	£	£	£
Financial liabilities designated at fair value through profit or loss	100,333,550	100,333,550	-	-	-	-	100,333,550
Trade and other payables	1,927,426	1,927,426	-	1,927,426	-	-	-
Bank overdraft	9,173	9,173	9,173	-	-	-	-
	102,270,149	102,270,149	9,173	1,927,426	-	-	100,333,550

Note – the repayment of principal and associated shared appreciation is contractually due when the mortgage loan becomes due on either the date of sale of the property or on the death of the customer.

Notes to the financial statements (continued)

For the year ended 31 December 2022

13(d) Fair values

The financial instruments below are analysed by valuation method. The different levels are defined as follows:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is derived from prices (level 2)).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

Financial assets and liabilities carried at fair value

	2022	2021
	£	£
	Level 3	Level 3
Financial assets held at fair value through profit or loss	87,531,440	100,351,683
Financial liabilities designated at fair value through profit or loss	(87,516,759)	(100,333,550)
	<u>14,681</u>	<u>18,133</u>

The shared appreciation rights receivable and mortgage portfolio as a whole (financial assets at FVTPL), plus the shared appreciation rights payable and loan notes as a whole (financial liabilities at FVTPL), are both measured at fair value. The fair value has been calculated by discounting expected cash flows at an appropriate market rate for a regular standard variable mortgage product. In addition, the fair value includes an estimate of future HPI growth using the Group's own economic growth assumptions, together with an estimated dilapidation rate which has been determined based upon actual impact to date from previous redemption activity. The fair value calculation also factors in mortality rates which are used by the Group's insurance division and sourced from industry wide metrics. For this reason, in accordance with IFRS 13 Fair value measurement ("IFRS 13"), the fair value measurement is considered to be Level 3 in the fair value hierarchy.

Financial assets and liabilities carried at amortised cost

Cash and cash equivalents and Trade and other payables are recognised at amortised cost. The fair value of these assets and liabilities is considered to be a close approximation to amortised cost due to the short-term nature of these assets and liabilities.

14. Contingent liabilities

The Group has an open matter in relation to a claim for group relief of losses incurred in its former Irish banking subsidiary, which ceased trading on 31 December 2010. In 2013 HMRC informed the Group that its interpretation of the UK rules means that the group relief is not available. In 2020, HMRC concluded their enquiry into the matter and issued a closure notice. The Group's interpretation of the rules has not changed and hence it has appealed to the First Tier Tax Tribunal, with a hearing expected in 2023. If the final determination of the matter by the judicial process is that HMRC's position is correct, management estimate that this would result in an increase in current tax liabilities for the company of approximately £2172k (including interest). The Group, having taken appropriate advice, does not consider that this is a case where additional tax will ultimately fall due.

During the ordinary course of business the Company is subject to complaints and threatened or actual legal proceedings (including class or group action claims) brought by, or on behalf of, customers as well as legal and regulatory reviews, challenges, investigations and enforcement actions.

In those instances where it is concluded that it is more likely than not that a payment will be made, a provision is established to management's best estimate of the amount required at the relevant balance sheet date. In some cases it will not be possible to form a view, for example because the facts are unclear or because further time is needed properly to assess the merits of the case, and no provisions are held in relation to such matters. In these circumstances, specific disclosure in relation to a contingent liability will be made where material.

In January 2021, a litigation claim was brought by, or on behalf of, a number of customers against BOS and its subsidiary undertakings which had issued shared appreciation mortgage products, including the Company. The claim was issued in the County Court and is brought under the unfair relationship provisions of the Consumer Credit Act 1974. The claimants claim that the relationship between the Company and the mortgage customers was and is (as applicable) unfair to the claimants. The claim value is unquantified at this stage. The Company has carried out an assessment of the likelihood that the Company will be required to make a payment to settle the matter and has concluded that no provision is required against that litigation on the basis that a payment to the claimants is not probable and any eventual costs of settlement will be borne by Bank of Scotland plc.

Notes to the financial statements (continued)

For the year ended 31 December 2022

15. Related parties

The Company is a subsidiary undertaking of BOS and ultimately Lloyds Banking Group plc.

The Company receives bank interest from BOS on its bank deposits. BOS administers the mortgage portfolio on behalf of the Company, for which quarterly service fees are paid. No dividend was paid during the year (2021: £nil).

During the year the Company undertook the following transactions with companies in the Lloyds Banking group:

	Parent and its subsidiary undertakings 2022 £	Parent and its subsidiary undertakings 2021 £
Statement of comprehensive income		
Interest receivable and similar income	52,499	130
Operating expenses	(34,421)	(37,589)
Balance sheet		
Assets		
Cash and cash equivalents	4,804,646	3,941,709
Liabilities		
Bank overdraft	(1,700)	(9,173)
Trade and other payables	(87,816)	(58,320)

16. Future accounting pronouncements

The following pronouncement is not applicable for the year ended 31 December 2022 and has not been applied in preparing these financial statements.

Minor amendments to other accounting standards

There have been a number of minor amendments to IFRSs effective 1 January 2023 and in later years (including IAS 37 provisions, Contingent Liabilities and Contingent Assets). These amendments are not expected to have a significant impact on the Company.

17. Post balance sheet events

There are no post balance sheet events which require disclosure in the financial statements.

18. Parent undertaking and controlling party

The Company's immediate parent company is Bank of Scotland plc (incorporated in Scotland)..

The financial statements of the parent undertaking, which is the parent undertaking of the smallest group to consolidate these financial statements is Bank of Scotland plc may be obtained from 25 Gresham Street, London EC2V 7HN.

The ultimate parent undertaking and controlling party is Lloyds Banking Group plc, which is the parent undertaking of the largest group to consolidate these financial statements. Copies of the consolidated annual report and financial statements of Lloyds Banking Group plc may be obtained from Lloyds Banking Group plc's head office at 25 Gresham Street, London EC2V 7HN or downloaded via www.lloydsbankinggroup.com.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BOS (SHARED APPRECIATION MORTGAGES) NO. 4 PLC

Report on the audit of the financial statements

1. Opinion

In our opinion the financial statements of BOS (Shared Appreciation Mortgages) No. 4 plc (the 'company'):

- give a true and fair view of the state of the company's affairs as at 31 December 2022 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom adopted international accounting standards; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements which comprise:

- the statement of comprehensive income;
- the balance sheet;
- the statement of changes in equity;
- the cash flow statement; and
- the related notes 1 to 18.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom adopted international accounting standards.

2. Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (the 'FRC's') Ethical Standard as applied to listed public interest entities, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We confirm that we have not provided any non-audit services prohibited by the FRC's Ethical Standard to the company.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

3. Summary of our audit approach

Key audit matters	The key audit matter that we identified in the current year was the valuation of financial assets held at fair value through profit or loss.
Materiality	The materiality that we used in the current year was £1.4 million which was determined on the basis of 1.5% of total assets.
Scoping	All audit procedures to respond to risks of material misstatement were performed by the audit engagement team, including our valuation specialists.
Significant changes in our approach	We have changed our benchmark for determining materiality from 1.5% of the forecasted financial assets held at fair value through profit or loss to 1.5% of total assets. The revised benchmark is more aligned with the industry the company operates in, and with the needs and expectations of the users of the financial statements. There are no other significant changes in our approach.

4. Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Our evaluation of the directors' assessment of the company's ability to continue to adopt the going concern basis of accounting included:

- inspecting the securitisation programme documentation to identify triggers that could have an impact on the company's ability to continue as a going concern;
- specific consideration of the impact of the litigation claims, in order to understand, challenge and assess the key judgements made by management;
- considering the limited recourse features of the notes and the impact on liquidity requirements;
- inspecting the minutes of meetings of the company's board of directors for periodic discussion of the performance of the company; and
- assessing the appropriateness of the disclosures made in the financial statements.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

5. Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period and include the most significant assessed risks of material misstatement (whether or not due to fraud) that we identified. These matters included those which had the

greatest effect on: the overall audit strategy, the allocation of resources in the audit; and directing the efforts of the engagement team.

These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

5.1. Valuation of financial assets held at fair value through profit or loss

Key audit matter description

The company issued lifetime mortgage loans, which included terms that entitled the company to a share of the capital appreciation of the property collateral, on which the mortgage loans are secured. The company's share of appreciation is determined in accordance with a formula agreed at the time of the origination of the mortgage loans, including the 'loan-to-value' ratio on the principal amount borrowed. The company is entitled to the share of appreciation in the event of a sale of the property or the death of the borrower. Due to these terms, the mortgage loans failed the 'solely payment of principal and interest' test under IFRS 9 'Financial Instruments', and accordingly have been recognised at fair value through profit or loss.

The valuation model involves management judgement in determining the fair valuation methodologies. It involves the estimate of future HPI ('House Price Index') growth using Lloyds Banking Group's own economic growth assumptions, together with an estimated dilapidation rate which has been determined based upon the actual impact to date of previous redemption activity. The fair value calculation also factors in mortality rates which are based on an analysis of the average age of borrowers in the portfolio, derived from industry wide metrics. The model also includes an estimation of future cash flows discounted at an appropriate market rate for a regular standard variable mortgage product. As explained in note 1(e)(ii), the fair valuation model also factors in the probabilities of the legal outcomes to calculate a litigation adjustment to the fair value of the financial assets.

Due to the complexity involved in the valuation process, we consider that the above key judgements and estimates carry a risk of management bias and therefore give rise to a potential risk of fraud.

As of 31 December 2022, the company has recognised the fair value of financial assets held at fair value through profit or loss of £87.5 million (2021: £100.4 million).

Refer to notes 1(d)(i), 1(e)(i) and (ii), 8 and 13(d) in the financial statements.

How the scope of our audit responded to the key audit matter

We obtained an understanding and tested the relevant controls over the company's valuation process.

We performed the following substantive audit procedures over valuation of financial assets:

- involved valuation specialists, who performed an independent recalculation of the fair value of financial assets at the year end;
 - challenged and assessed the reasonableness of the future HPI growth rates, discount rates and mortality rates through comparison to independent market data;
-

- assessed the reasonableness of dilapidation rates by performing recalculations and on sample basis vouched the inputs to underlying source data;
- challenged and assessed the litigation probabilities and its impact on the fair valuation model, by performing independent inquiries with both in-house legal counsel and external legal counsel;
- tested on a sample basis the accuracy and completeness of the inputs to the fair valuation model to underlying source data; and
- performed a stand back assessment of the appropriateness of the assumptions, model, and input data to evaluate any contradictory evidence.

Key observations

From the work performed, we are satisfied that the judgements and estimates involved in the fair valuation are reasonable and the fair valuation of the financial assets held at fair value through profit or loss as at 31 December 2022 is appropriate.

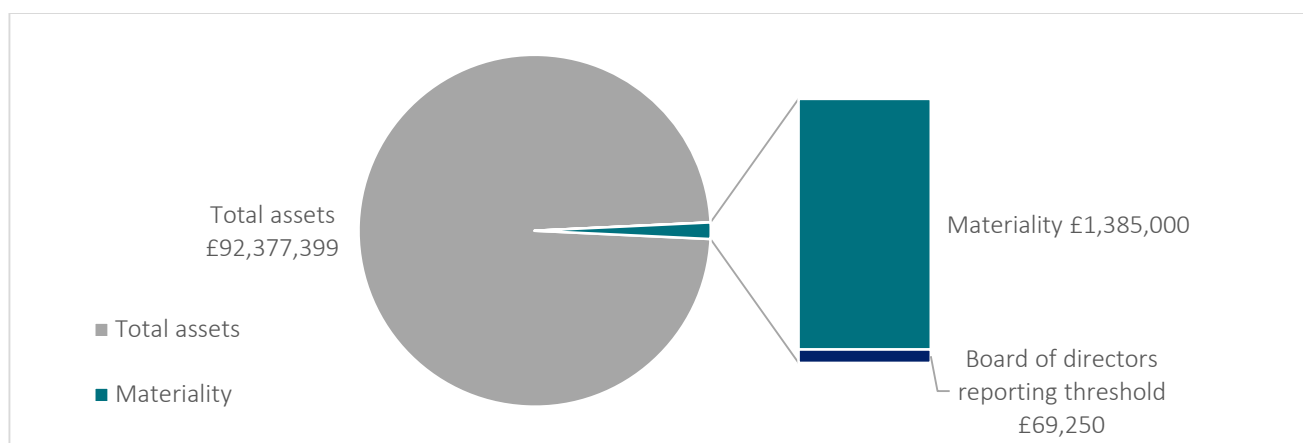
6. Our application of materiality

6.1. Materiality

We define materiality as the magnitude of misstatement in the financial statements that makes it probable that the economic decisions of a reasonably knowledgeable person would be changed or influenced. We use materiality both in planning the scope of our audit work and in evaluating the results of our work.

Based on our professional judgement, we determined materiality for the financial statements as a whole as follows:

Materiality	£1.4 million (2021: £1.5 million)
Basis for determining materiality	1.5% of total assets (2021: 1.5% of financial assets held at fair value through profit or loss)
Rationale for the benchmark applied	The noteholders are the primary users of the financial statements and the key focus for users of the financial statements is the total assets as the repayment to noteholders is driven by this. During the year, we have changed our benchmark for determining materiality from 1.5% of the forecasted financial assets held at fair value through profit or loss to 1.5% of total assets. The revised benchmark is more aligned with the industry the company operates in, and with the needs and expectations of the users of the financial statements.



6.2. Performance materiality

We set performance materiality at a level lower than materiality to reduce the probability that, in aggregate, uncorrected and undetected misstatements exceed the materiality for the financial statements as a whole. Performance materiality was set at 70% of materiality for the 2022 audit (2021: 70%). In determining performance materiality, we considered the following factors:

- our risk assessment, including our assessment of the company's overall control environment;
- our understanding of the business processes and complexity involved in the preparation of financial statements;
- ongoing litigation claims in relation to the mortgages issued by the company; and
- the nature, volume and size of corrected and uncorrected misstatements in the previous audit which has indicated a low number of corrected and uncorrected misstatements identified in prior period.

6.3. Error reporting threshold

We agreed with the board of directors that we would report to them all audit differences in excess of £69,250 (2021: £75,000), as well as differences below that threshold that, in our view, warranted reporting on qualitative grounds. We also report to the board of directors on disclosure matters that we identified when assessing the overall presentation of the financial statements.

7. An overview of the scope of our audit

7.1. Scoping

Our audit scope was determined through obtaining an understanding of the entity and its environment, including internal controls, and assessing risks of material misstatements. Audit procedures to respond to risks of material misstatement were performed by the valuation specialists and the audit engagement team.

7.2. Our consideration of the control environment

We obtained an understanding of the control environment, including the underlying IT systems. We planned not to rely on the general IT controls or application controls, as the company's operations are largely based on manual processes and controls.

We took a controls reliance approach over the valuation of financial assets held at fair value through profit or loss.

8. Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated.

If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

9. Responsibilities of directors

As explained more fully in the statement of director's responsibilities, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

10. Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

11. Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities,

including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

11.1. Identifying and assessing potential risks related to irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the industry and sector, control environment and business performance including the design of the company's remuneration policies, key drivers for directors' remuneration, bonus levels and performance targets;
- results of our enquiries of management and the directors about their own identification and assessment of the risks of irregularities including those that are specific to the company's sector;
- any matters we identified having obtained and reviewed the company's documentation of their policies and procedures relating to:
 - identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 - detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
 - the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations;
- the matters discussed among the audit engagement team and relevant internal specialists, including valuations specialists regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the organisation for fraud and identified the greatest potential for fraud in the valuation of the financial assets held at fair value through profit or loss. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory framework that the company operates in, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included the UK Companies Act, Listing Rules and tax legislation.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental to the company's ability to operate or to avoid a material penalty.

11.2. Audit response to risks identified

As a result of performing the above, we identified valuation of financial assets held at fair value through profit or loss as a key audit matter related to the potential risk of fraud. The key audit matters section of our report explains the matter in more detail and also describes the specific procedures we performed in response to that key audit matter.

In addition to the above, our procedures to respond to risks identified included the following:

- reviewing the financial statement disclosures and testing these to supporting documentation to assess compliance with the provisions of relevant laws and regulations described as having a direct effect on the financial statements;

- enquiring of management, the directors, in-house and external legal counsel concerning actual and potential litigation and claims;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- reading minutes of meetings of those charged with governance, and reviewing correspondence with HMRC; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of a sample of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members including internal specialists, and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

Report on other legal and regulatory requirements

12. Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report have been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified any material misstatements in the strategic report or the directors' report.

13. Matters on which we are required to report by exception

13.1. Adequacy of explanations received and accounting records

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns.

We have nothing to report in respect of these matters.

13.2. Directors' remuneration

Under the Companies Act 2006 we are also required to report if in our opinion certain disclosures of directors' remuneration have not been made.

We have nothing to report in respect of this matter.

14. Other matters which we are required to address

14.1. Auditor tenure

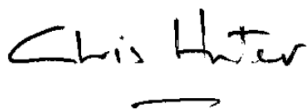
Following the recommendation of the audit committee of ultimate controlling party as defined in note 18, we were appointed by the shareholders of the ultimate controlling party at its annual general meeting on 12 May 2022 to audit the financial statements for the year ending 31 December 2022 and subsequent financial periods. The period of total uninterrupted engagement including previous renewals and reappointments of the firm is 2 years, covering the years ending 31 December 2021 to 31 December 2022.

14.2. Consistency of the audit report with the additional report to those charged with governance

Our audit opinion is consistent with the additional report to those charged with governance we are required to provide in accordance with ISAs (UK).

15. Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Chris Hunter, CA (Senior statutory auditor)
For and on behalf of Deloitte LLP
Statutory Auditor
London, United Kingdom
26 April 2023