

Registered Number 03110558

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**YEAR ENDED 31 DECEMBER 2016**

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**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC  
DIRECTORS AND COMPANY INFORMATION**

**DIRECTORS**

Mark Stuart Dolman  
Tracey Anne Hill  
Emma Louise Lawrence

**COMPANY SECRETARY**

David Dermot Hennessey

**REGISTERED OFFICE**

Trinity Road  
Halifax  
HX1 2RG

**INDEPENDENT AUDITORS**

PricewaterhouseCoopers LLP  
7 More London Riverside  
London  
SE1 2RT

## **BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC STRATEGIC REPORT FOR THE YEAR ENDED 31 DECEMBER 2016**

The directors present their strategic report for BOS (Shared Appreciation Mortgages) No. 1 plc (the "Company") for the year ended 31 December 2016.

### **PRINCIPAL ACTIVITIES**

The principal activity of the Company is to finance mortgage lending. In 1997 the Company issued £27,200,000 fixed rate notes (the "Notes"). The interest payable on the Notes is set at 4.20% per annum until August 2027. Thereafter, the interest rate applicable to the Notes will be 5.20% per annum until 2072 when the Notes become due. 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 (the "Programme Documentation").

Movements in the mortgage book are disclosed in the notes to the financial statements.

### **BUSINESS STRUCTURE**

The Company is a subsidiary undertaking of Bank of Scotland plc ("BOS") and ultimately Lloyds Banking Group plc ("LBG").

### **BUSINESS REVIEW AND PERFORMANCE**

No new mortgages were acquired or originated by the Company in the year and no new Notes were issued.

The profit for the financial year amounted to £44,077 (2015: £55,092). Total equity as at 31 December 2016 amounted to £426,318 (2015: £382,241).

The principal asset in the Company is a mortgage portfolio which is subject to an annual impairment review. The mortgage portfolio is subject to the economic factors relating to the housing market (see "Credit Risk" below). However, these factors did not have any significant bearing on the Company's arrears levels (see note 16) and no impairment provision was deemed necessary as at 31 December 2016 or 31 December 2015.

The underlying profits are determined by a margin earned between the interest received on the mortgage portfolio and the interest paid to the Note holders.

Under International Financial Reporting Standards ("IFRSs") the mortgages and Notes are recognised initially at fair value with an appropriate effective yield adjustment recognised in the income statement. Subsequent measurement is at amortised cost with revenue being recognised using the effective interest method. The discount arising on initial recognition is being amortised over the expected life of the mortgages.

### **KEY PERFORMANCE INDICATORS**

The key performance indicator used by management in assessing the performance of the Company is the monitoring of actual cash flows against planned cash flows on the Notes.

The Board is responsible for assessing the risk of irregularities, where caused by fraud or error in the financial reporting and ensuring that the processes are in place for the timely identification of internal and external matters with a potential effect on financial reporting.

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC**  
**STRATEGIC REPORT FOR THE YEAR ENDED 31 DECEMBER 2016 (CONTINUED)**

**KEY PERFORMANCE INDICATORS (CONTINUED)**

In order to assist the directors to mitigate key risks, there is a Board meeting held quarterly with programme managers. 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 Company has made all necessary payments on the Notes in accordance with the scheduled repayment dates for the year ended 31 December 2016.

**RISK MANAGEMENT**

The majority of the Company's assets and liabilities have been classified as financial instruments in accordance with IAS 32 "Financial Instruments: Presentation".

The Company's financial instruments comprise a mortgage portfolio, cash and liquid resources, an embedded derivative, interest-bearing loans and borrowings and various other receivables and payables that arise directly from its operations.

It is, and has been throughout the year under review, the Company's policy that no trading in financial instruments is undertaken.

The principal risks arising from the Company's financial instruments are credit 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 16.

**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 75% and with the mortgage portfolio having a weighted average current loan-to-value of 18.1% as at 31 December 2016, the credit exposure is low.

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 (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 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.

In such an event the total value of the outstanding loan and any accrued interest 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.

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC**  
**STRATEGIC REPORT FOR THE YEAR ENDED 31 DECEMBER 2016 (CONTINUED)**

**RISK MANAGEMENT (CONTINUED)**

**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.

**Liquidity risk**

The Company has an unconditional and irrevocable 364-day revolving Letter of Credit provided by BOS. The Letter of Credit is for a maximum aggregate principal amount of £890,000 to assist the Company should it not be able to meet its obligations under the Notes. The reliance on this facility is therefore dependent upon the creditworthiness of BOS, which currently has a long term rating from Standard and Poor's (S&P) of A (2015: S&P long-term rating: A). The Company has not drawn on the Letter of Credit since inception.

**Operational risk**

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.

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

As approved by the Board of Directors and by order of the Board by:



**Mark Stuart Dolman**  
Director

Trinity Road  
Halifax  
HX1 2RG

**DATE: 26 April 2017**

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC  
DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2016**

The directors present their annual report and the audited financial statements for BOS (Shared Appreciation Mortgages) No.1 plc (the "Company") for the year ended 31 December 2016.

**DIRECTORS**

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

Tracey Anne Hill	
Emma Louise Lawrence	(appointed 28 April 2016)
Ian Gordon Stewart	(resigned 9 December 2016)
Mark Stuart Dolman	(appointed 9 December 2016)

**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 regulation.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the financial statements in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union. 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 applicable IFRSs as adopted by the European Union have been followed, 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.

The directors 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.

**DISCLOSURE OF INFORMATION TO AUDITORS**

In accordance with Section 418 of the Companies Act 2006, in the case of each director in office at the date the report is approved:

- so far as the director is aware, there is no relevant audit information of which the company's auditors are unaware; and
- The director has taken all the steps that he or she ought to have taken as a director in order to make him or herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC**  
**DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2016 (CONTINUED)**

**DIRECTORS' INDEMNITIES**

Lloyds Banking Group plc has granted to the Directors of the Company, (including former directors who have resigned in the year), 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 or from the date of appointment in respect of the Directors who joined the Board of the Company during the financial year. Directors no longer in office but who served on the Board of the Company at any time in the financial year had the benefit of this contract of indemnity during that period of service. 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. Directors no longer in office but who served on the Board of the Company at any time in the financial year had the benefit of this contract of indemnity during that period of service.

**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 continuing to be collected. A review of the business can be found in the Strategic Report.

**DIVIDENDS**

The directors did not recommend the payment of a dividend during the year ended 31 December 2016 (2015: £150,000).

**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 LBG, the Company's ultimate controlling party. Therefore additional information may be found in section "Internal Control" of the 2016 Annual Report of LBG, which does not form part of this report. Details of where to get access to the 2016 Annual Report of LBG can be found in note 21.

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC  
DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2016 (CONTINUED)**

**RISK MANAGEMENT**

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

**EMPLOYEES**

The Company had no employees during the year ended 31 December 2016 or the previous year.

**INDEPENDENT AUDITORS**

A resolution will be proposed at the 2017 Annual General Meeting to re-appoint PricewaterhouseCoopers LLP as auditors of the Company.

**STATEMENT OF GOING CONCERN**

The directors are satisfied that the Company has adequate resources to continue to operate for the foreseeable future and is financially sound. For this reason, they continue to adopt the going concern basis in preparing these financial statements.

As approved by the Board of Directors and signed by order of the Board by:



**Mark Stuart Dolman**  
Director

Trinity Road  
Halifax  
HX1 2RG

**DATE: 26 April 2017**



**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC  
INDEPENDENT AUDITORS' REPORT  
TO THE MEMBERS OF BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC**

**Report on the financial statements**

**Our opinion**

In our opinion, BOS (Shared Appreciation Mortgages) No.1 Plc's financial statements (the "financial statements"):

- give a true and fair view of the state of the company's affairs as at 31 December 2016 and of its profit and cash flows for the year then ended;
- have been properly prepared in accordance with International Financial Reporting Standards ("IFRSs") as adopted by the European Union; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**What we have audited**

The financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), comprise:

- the Balance Sheet as at 31 December 2016;
- the Statement of Comprehensive Income for the year then ended;
- the Cash Flow Statement for the year then ended;
- the Statement of Changes in Equity for the year then ended; and
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory information.

The financial reporting framework that has been applied in the preparation of the financial statements is IFRSs as adopted by the European Union, and applicable law.

In applying the financial reporting framework, the directors have made a number of subjective judgements, for example in respect of significant accounting estimates. In making such estimates, they have made assumptions and considered future events.

**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 addition, in light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we are required to report if we have identified any material misstatements in the Strategic Report and the Directors' Report. We have nothing to report in this respect.

**Other matters on which we are required to report by exception**

**Adequacy of accounting records and information and explanations received**

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 no exceptions to report arising from this responsibility.

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC**  
**INDEPENDENT AUDITORS' REPORT**  
**TO THE MEMBERS OF BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC**  
**(CONTINUED)**

**Other matters on which we are required to report by exception (continued)**

**Directors' remuneration**

Under the Companies Act 2006 we are required to report to you if, in our opinion, certain disclosures of directors' remuneration specified by law are not made. We have no exceptions to report arising from this responsibility.

**Responsibilities for the financial statements and the audit**

**Our responsibilities and those of the directors**

As explained more fully in the Statement of Directors' Responsibilities, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland) ("ISAs (UK & Ireland)"). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

**What an audit of financial statements involves**

We conducted our audit in accordance with ISAs (UK & Ireland). An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of:

- whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed;
- the reasonableness of significant accounting estimates made by the directors; and
- the overall presentation of the financial statements.

We primarily focus our work in these areas by assessing the directors' judgements against available evidence, forming our own judgements, and evaluating the disclosures in the financial statements.

We test and examine information, using sampling and other auditing techniques, to the extent we consider necessary to provide a reasonable basis for us to draw conclusions. We obtain audit evidence through testing the effectiveness of controls, substantive procedures or a combination of both.

In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report. With respect to the Strategic Report and Directors' Report, we consider whether those reports include the disclosures required by applicable legal requirements.



Jessica Miller (Senior Statutory Auditor)  
for and on behalf of PricewaterhouseCoopers LLP  
Chartered Accountants and Statutory Auditors  
London  
26 April 2017

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE YEAR ENDED 31 DECEMBER 2016**

	Note	2016 £	2015 £
Interest receivable and similar income	2	489,158	531,510
Interest payable and similar charges	3	(404,744)	(450,747)
<b>Net interest income</b>		<u>84,414</u>	<u>80,763</u>
Other operating income	5	50	100
Operating expenses	6	(20,392)	(20,703)
<b>Profit before tax</b>		<u>64,072</u>	<u>60,160</u>
Taxation	7	(19,995)	(5,068)
<b>Profit for the financial year / total comprehensive income attributable to the owner</b>		<u><u>44,077</u></u>	<u><u>55,092</u></u>

The profit 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 on pages 14 to 32 are an integral part of the financial statements.

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC**  
**BALANCE SHEET AS AT 31 DECEMBER 2016**

	Note	2016 £	2015 £
<b>Assets</b>			
Cash and cash equivalents	8	375,037	393,953
Mortgage portfolio	9	6,519,313	6,524,600
Shared appreciation rights receivable	10	17,518,408	16,022,917
Trade and other receivables	11	-	794
<b>Total assets</b>		<b>24,412,758</b>	<b>22,942,264</b>
<b>Equity and liabilities</b>			
Bank overdraft	8	151	534
Interest-bearing loans and borrowings	12	6,258,786	6,272,772
Shared appreciation rights payable	10	17,518,408	16,022,917
Current tax liability	7	19,995	10,562
Deferred tax liability	13	-	-
Trade and other payables	14	189,100	253,238
<b>Total liabilities</b>		<b>23,986,440</b>	<b>22,560,023</b>
Share capital	15	50,001	50,001
Retained earnings		376,317	332,240
<b>Total equity</b>		<b>426,318</b>	<b>382,241</b>
<b>Total equity and liabilities</b>		<b>24,412,758</b>	<b>22,942,264</b>

The financial statements on pages 10 to 32 were approved by the Board of Directors on 26 April 2017 and were signed on behalf of the Board by:



**Mark Stuart Dolman**  
Director

The accompanying notes on pages 14 to 32 are an integral part of the financial statements.

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC**  
**STATEMENT OF CHANGES IN EQUITY**  
**FOR THE YEAR ENDED 31 DECEMBER 2016**

	Share capital £	Retained earnings £	Total equity £
Balance at 1 January 2016	50,001	332,240	382,241
Profit for the financial year / total comprehensive income for the year	-	44,077	44,077
Dividends paid in the year	-	-	-
	<hr/>	<hr/>	<hr/>
Balance at 31 December 2016	50,001	376,317	426,318
	<hr/>	<hr/>	<hr/>

	Share capital £	Retained earnings £	Total Equity £
Balance at 1 January 2015	50,001	427,148	477,149
Profit for the financial year / total comprehensive income for the year	-	55,092	55,092
Dividends paid in the year	-	(150,000)	(150,000)
	<hr/>	<hr/>	<hr/>
Balance at 31 December 2015	50,001	332,240	382,241
	<hr/>	<hr/>	<hr/>

The accompanying notes on pages 14 to 32 are an integral part of the financial statements.

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC**  
**CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2016**

	Note	2016 £	2015 £
<b>Operating Activities</b>			
BOS administration fees paid		(10,142)	(11,519)
External audit fees paid		(1,200)	(1,200)
Administration expenses paid		(9,071)	(7,994)
Tax paid		(10,561)	(26,620)
		<hr/>	<hr/>
<b>Net cash flows used in operating activities</b>		(30,974)	(47,333)
		<hr/>	<hr/>
<b>Investing Activities</b>			
Repayments on mortgage portfolio		104,894	145,257
Income earned on mortgage portfolio		388,775	399,802
Shared appreciation rights received		299,711	303,800
Bank interest received		512	1,512
		<hr/>	<hr/>
<b>Net cash flows generated from investing activities</b>		793,892	850,371
		<hr/>	<hr/>
<b>Financing Activities</b>			
Repayment of borrowings		(158,032)	(95,959)
Interest paid on borrowings		(284,098)	(293,033)
Shared appreciation rights paid to Note holders		(339,321)	(157,550)
Dividends paid		-	(150,000)
		<hr/>	<hr/>
<b>Net cash flows used in financing activities</b>		(781,451)	(696,542)
		<hr/>	<hr/>
Net (decrease) / increase in cash and cash equivalents		(18,533)	106,496
Cash and cash equivalents at start of year		393,419	286,923
		<hr/>	<hr/>
<b>Cash and cash equivalents at end of year</b>	8	374,886	393,419
		<hr/>	<hr/>

The cash flow statement is presented using the direct method.

The accompanying notes on pages 14 to 32 are an integral part of the financial statements.

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2016**

**1. SIGNIFICANT ACCOUNTING POLICIES**

BOS (Shared Appreciation Mortgages) No. 1 plc is a public limited company domiciled and incorporated in the United Kingdom.

**(a) Basis of preparation**

The financial statements for the year ended 31 December 2016 have been prepared in accordance with EU adopted International Financial Reporting Standards (IFRSs) and interpretations issued by the IFRS Interpretations Committee (IFRS IC). The standards applied by the Company are those endorsed by the European Union and effective at the date the financial statements are approved by the Board. All accounting policies have been consistently applied in the financial statements.

There are no new or amended accounting standards that have required a change to accounting policies for the year.

The financial statements have been prepared in accordance with the Companies Act 2006 as applicable to companies using IFRSs.

The Company is reliant on funding provided by Bank of Scotland plc (BOS) which is a subsidiary of Lloyds Banking Group plc (LBG). Lloyds Bank plc has provided letters of support dated 21 February 2017 stating that in its capacity as the indirect parent of BOS, it will continue to provide access to adequate liquidity and capital resources for the foreseeable future and, accordingly, the directors of the Company are satisfied that the financial statements have been prepared on a going concern basis.

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 that derivative financial instruments are stated at fair value).

**(b) Interest income and interest payable**

Interest receivable and similar income and interest payable and similar charges have been calculated using the effective interest method. The effective interest method is a method of calculating the amortised cost of a financial asset or liability and of allocating the interest income or interest expense over the expected life of the financial instrument. The effective interest rate is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or, when appropriate, a shorter period, to the net carrying amount of the financial asset or financial liability. When calculating the effective interest rate, the future cash flows are estimated after considering all the contractual terms of the instrument.

**(c) Taxation**

Income tax recognised in the Statement of Comprehensive Income comprises both current and deferred tax. Current income tax, which is payable on taxable profits, is recognised as an expense in the period in which the profits arise.

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2016 (CONTINUED)**

**1. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**(c) Taxation (Continued)**

Deferred tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred tax is determined using tax rates that have been enacted or substantially enacted by the balance sheet date which are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

The Company's tax charge is calculated on an IFRS basis and disclosed in accordance with IAS 12.

**(d) Financial instruments**

The Company's financial instruments comprise a mortgage portfolio, cash and liquid resources, an embedded derivative, interest-bearing loans and borrowings and various other receivables and payables that arise directly from its operations.

The main purpose of these financial instruments is to raise finance for the Company's operations. These financial instruments are classified in accordance with the principles of IAS 39 as described below.

**(d)(i) Mortgage portfolio**

The Company's mortgage portfolio comprises mortgage loans with no fixed maturity date. The individual mortgage loans terminate on the earlier of the date of sale of the property or the death of the mortgage account holder.

Under IAS 39, the mortgage portfolio is classified within "loans and receivables". The initial measurement is at fair value (excluding amounts for the shared appreciation referred to in (d)(iv) below). Subsequent measurement is at amortised cost with revenue being recognised using the effective interest method. The discount arising on initial recognition is being amortised over the expected life of the mortgages.

At each reporting period end, the Company assesses whether there is any objective evidence that mortgage loans within the portfolio are impaired. The directors do not consider that a provision for impaired assets is currently required.

**(d)(ii) Cash and cash equivalents**

The Company holds bank accounts with BOS, its parent undertaking. 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 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 within "loans and receivables" in accordance with IAS 39 and income is being recognised using the effective interest method.

**(d)(iii) Interest-bearing loans and borrowings**

The Company's interest-bearing loans and borrowings comprise mortgage-backed fixed rate Notes that have been issued in the capital market.



**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2016 (CONTINUED)**

**1. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**(d) Financial instruments (continued)**

**(d)(iii) Interest-bearing loans and borrowings (continued)**

Interest-bearing loans and borrowings are recognised initially at fair value less directly related incremental transaction costs. Subsequent to initial recognition, interest-bearing loans and borrowings are stated at amortised cost with any difference between cost and redemption value being recognised in the income statement over the period of the borrowings on an effective interest basis.

**(d)(iv) Embedded derivatives**

Certain derivatives are embedded within other non-derivative host financial instruments to create a hybrid instrument. Where the economic characteristics and risks of the embedded derivatives are not closely related to the economic characteristics and risks of the host instrument, and where the hybrid instrument is not measured at fair value, the embedded derivative is separated from the host instrument with changes in fair value of the embedded derivative recognised in the income statement. Depending on the classification of the host instrument, it is then measured in accordance with IAS 39.

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 not viewed as being closely related to those arising on the mortgages and Notes, respectively. The shared appreciation rights receivable and payable have therefore been valued separately from the mortgages and Notes using historic HPI. There is uncertainty regarding the timing of any future shared appreciation. As a borrower could sell immediately the directors consider that spot price is the best estimate of shared appreciation and therefore historic HPI is used.

The resulting fair value movements of these embedded derivatives are recorded in net fair value gains and losses on derivatives in the income statement and the embedded derivatives are shown separately on the face of the balance sheet. The host instruments are valued at amortised cost, as noted above in (d)(i) and (d)(iii).

**(e) Critical accounting judgements and estimates**

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 are reviewed on an ongoing basis and are continually evaluated based on historical experience and other factors. The most significantly affected components of the financial statements and associated critical judgements are as follows:

**Effective interest rate method**

The effective interest rate is calculated on initial recognition of the financial asset or liability, estimating the future cash flows after considering all the contractual terms of the instrument. The calculation includes all amounts expected to be paid or received by the Company including expected early redemption fees and related penalties and premiums and discounts that are an integral part of the overall return. Direct incremental transaction costs related to the acquisition, issue or disposal of a financial instrument are also taken into account in the calculation. Once a financial asset or a group of similar financial assets has been written down as a result of an impairment loss, interest income is recognised using the rate of interest used to discount the future

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NOTES TO THE FINANCIAL STATEMENTS  
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**1. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**(e) Critical accounting judgements and estimates (continued)**

**Effective interest rate method (continued)**

cash flows for the purpose of measuring the impairment loss.

For the purpose of the effective yield calculation on the Notes, an average expected life has been calculated based on prepayment expectations for the mortgages. This is revised on a regular basis, considering actual redemption experience and actual contractual terms of Notes.

**Fair value**

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 value of the embedded derivative has been calculated separately from the host contract using current HPI at the balance sheet date. All inputs into the valuation models are obtained from observable market data. No assumption for future HPI has been included as the directors do not consider it is possible to make a reliable estimate on this basis. As a borrower could sell immediately, spot price is deemed more appropriate to use.

There are no other derivative financial instruments.

**(f) Fees and commissions**

Fees and commissions receivable for the continuing servicing of loans and receivables are recognised on the basis of services provided. Other fees are recognised when receivable.

**(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 cost or at amortised cost if deemed to be a financial liability.

**(i) Trade and other receivables**

Trade and other receivables are stated at cost or at amortised cost if deemed to be a financial asset.

**(j) 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.

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**2. INTEREST RECEIVABLE AND SIMILAR INCOME**

	<b>2016</b> £	<b>2015</b> £
Interest receivable on mortgage portfolio	488,646	529,998
Bank interest receivable	512	1,512
	<hr/>	<hr/>
	489,158	531,510
	<hr/>	<hr/>

**3. INTEREST PAYABLE AND SIMILAR CHARGES**

	<b>2016</b> £	<b>2015</b> £
Interest payable on Notes	387,814	428,671
Amortisation of issue costs	16,930	22,076
	<hr/>	<hr/>
	404,744	450,747
	<hr/>	<hr/>

**4. NET FAIR VALUE GAINS AND LOSSES ON DERIVATIVES**

	<b>2016</b> £	<b>2015</b> £
Fair value movement on shared appreciation rights receivable	1,495,491	1,432,655
Fair value movement on shared appreciation rights payable	(1,495,491)	(1,432,655)
	<hr/>	<hr/>
	-	-
	<hr/>	<hr/>

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2016 (CONTINUED)**

**5. OTHER OPERATING INCOME**

	2016 £	2015 £
Fees and commissions receivable	50	100
Shared appreciation receivable	299,711	303,800
Shared appreciation payable	(299,711)	(303,800)
	<u>50</u>	<u>100</u>

**6. OPERATING EXPENSES**

	2016 £	2015 £
Inter-company fees	10,123	11,508
Administration fees	9,069	7,995
Audit fees	1,200	1,200
	<u>20,392</u>	<u>20,703</u>

The Company has no employees (2015: none) and none of the directors received any emoluments from the Company in the current or previous year.

Audit fees relate to the statutory audit. There are no fees payable to the auditors and their associates for services other than the statutory audit (2015: £nil).

The audit fee for the current year, net of VAT, was £1,000 (2015: £1,000).

**7. TAXATION**

	2016 £	2015 £
<b>Current Tax</b>		
Corporation tax charge for the year	12,814	17,744
Adjustments in respect of prior years	7,181	(7,182)
	<u>19,995</u>	<u>10,562</u>
<b>Deferred Tax</b>		
Deferred tax change in tax rate – debit	-	69
Deferred tax credit for the year	-	(5,562)
	<u>-</u>	<u>-</u>
<b>Total tax charge for the year</b>	<u>19,995</u>	<u>5,069</u>

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC**  
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**7. TAXATION (CONTINUED)**

<b>Reconciliation of effective tax rate</b>	<b>2016</b>	<b>2015</b>
	<b>£</b>	<b>£</b>
The tax assessed for the year is higher than (2015: lower than) the standard rate of corporation tax in the UK of 20.00% (2015: 20.25%)		
Profit before tax	64,072	60,160
	<hr/>	<hr/>
Profit before tax multiplied by the standard rate of corporation tax in the UK of 20.00% (2015: 20.25%)	12,814	12,182
Effects of:		
Deferred tax change in tax rate – debit	-	69
Adjustments in respect of prior years	7,181	(7,182)
	<hr/>	<hr/>
<b>Total tax charge for the year</b>	<b>19,995</b>	<b>5,069</b>
	<hr/>	<hr/>

The current tax liability of £19,995 (2015: £10,562) represents the net amount of income tax payable in respect of the current year.

The adjustments in respect of prior years relates to an amount of group relief paid for by the company but subsequently made available for £nil payment. The credit represents the reversal of the tax charge.

The Finance Act 2013 which was substantively enacted on 2 July 2013 reduced the main rate of corporation tax to 21% with effect from 1 April 2014 and 20% with effect from 1 April 2015.

The Finance (No. 2) Act 2015 which was substantively enacted on 26 October 2015 reduced the main rate of corporation tax to 19% with effect from 1 April 2017 and 18% with effect from 1 April 2020.

The Finance Act 2016, which was substantively enacted on 6 September 2016, further reduced the corporate tax rate to 17% with effect from 1 April 2020.

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**8. CASH AND CASH EQUIVALENTS**

	2016 £	2015 £
Bank accounts	375,037	393,953
Bank overdraft	(151)	(534)
	<hr/>	<hr/>
Cash and cash equivalents per the cash flow statement	374,886	393,419
	<hr/>	<hr/>

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.

**9. MORTGAGE PORTFOLIO**

	2016 £	2015 £
At 1 January	6,524,600	6,539,766
Mortgage redemptions in the year	(105,209)	(145,462)
Amortisation of discount	99,922	130,296
	<hr/>	<hr/>
At 31 December	6,519,313	6,524,600
	<hr/>	<hr/>

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 non-current as maturity cannot be reasonably determined, with the exception of an amount of £80,172 (2015: £116,685) in respect of the discount amortisation due within 12 months.

**10. SHARED APPRECIATION RIGHTS RECEIVABLE / PAYABLE**

The Company is contractually obliged to pay to the Note holders any amounts received from mortgage customers for the shared appreciation. A corresponding embedded derivative liability has therefore been recognised in the balance sheet.

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 non-current (see note 9).

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2016 (CONTINUED)**

**11. TRADE AND OTHER RECEIVABLES**

	2016 £	2015 £
Other debtors	-	794
	<u>          </u>	<u>          </u>

All amounts are due within 12 months of the balance sheet date.

**12. INTEREST-BEARING LOANS AND BORROWINGS**

This note provides information about the contractual terms of the Company's interest-bearing loans and borrowings. For more information about the Company's exposure to interest rate risk and the fair value of its financial instruments, see note 16.

	2016 £	2015 £
<b>Non-current liabilities</b>		
Notes	6,290,586	6,320,938
Deferred issue costs	(42,062)	(52,806)
	<u>6,248,524</u>	<u>6,268,132</u>
<b>Current liabilities</b>		
Accrued interest payable to Note holders	23,846	24,410
Deferred issue costs	(13,584)	(19,770)
	<u>10,262</u>	<u>4,640</u>
<b>At 31 December</b>	<u><u>6,258,786</u></u>	<u><u>6,272,772</u></u>

The mortgage-backed fixed rate Notes are due to redeem in 2072. The interest rate payable on the Notes up to and including the interest period ending in the quarter to 31 August 2027 is 4.20% per annum. Thereafter, the interest rate payable on the Notes will be 5.20% per annum until 2072 when the Notes are due to redeem. At the end of the year the Notes, as rated by S&P, had a rating of A (2015: rating of A).

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.

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**13. DEFERRED TAX LIABILITY**

	2016 £	2015 £
At 1 January	-	5,493
Credit for year	-	(5,562)
Change in Tax Rate – debit	-	69
	<hr/>	<hr/>
At 31 December	-	-
	<hr/>	<hr/>

The deferred tax liability was recognised for the fair value adjustments that arose on transition to IFRS and is being released to the income statement over a period of ten years from adoption.

At the balance sheet date the amount due within 12 months is £nil (2015: £nil).

The Finance Act 2013 which was substantively enacted on 2 July 2013 reduced the main rate of corporation tax to 21% with effect from 1 April 2014 and 20% with effect from 1 April 2015.

The Finance (No. 2) Act 2015 which was substantively enacted on 26 October 2015 reduced the main rate of corporation tax to 19% with effect from 1 April 2017 and 18% with effect from 1 April 2020.

The Finance Act 2016, which was substantively enacted on 6 September 2016, further reduced the corporate tax rate to 17% with effect from 1 April 2020.

**14. TRADE AND OTHER PAYABLES**

	2016 £	2015 £
Shared appreciation payable	106,640	146,250
Accruals and deferred income	81,405	105,914
Amounts owed to BOS	1,055	1,074
	<hr/>	<hr/>
	189,100	253,238
	<hr/>	<hr/>

All amounts are due within 12 months of the balance sheet date.



**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2016 (CONTINUED)**

**15. SHARE CAPITAL**

	2016 £	2015 £
<b>Authorised</b>		
50,000 (2015: 50,000) ordinary shares of £1 each	50,000	50,000
	<hr/>	<hr/>
1 (2015: 1) deferred share of £1	1	1
	<hr/>	<hr/>
<b>Allotted and paid up</b>		
50,000 (2015: 50,000) ordinary shares of £1 each	50,000	50,000
	<hr/>	<hr/>
1 (2015: 1) deferred share of £1	1	1
	<hr/>	<hr/>

The Company is a directly held subsidiary undertaking of BOS.

The £1 deferred share is held by Deutsche Trustee Company Limited (formerly Bankers 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% of the number of votes attached to all other issued shares of the Company.

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2016 (CONTINUED)**

**16. MANAGEMENT OF RISK**

The principal risks arising from the Company's financial instruments are credit risk and interest rate risk. However, 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.

**16(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 75% and the credit risk is considered to be low.

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 and any accrued interest 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 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 mortgage balances are monitored as part of the LBG impairment process. At each reporting period end, the Company assesses whether there is any objective evidence that mortgage loans within the portfolio are impaired. All loans in the mortgage portfolio pay a fixed rate of interest of 5.75%.

The total value of interest arrears at 31 December 2016 was £35,520 (2015: £26,795). All accounts in the mortgage portfolio had a maximum loan-to-value of 75% and those accounts in interest arrears have a current loan-to-value ratio of less than 40% (2015: less than 40%). Credit risk is considered to be low. There are no properties in possession or bad debts within the Company (2015: nil). No impairment provision was deemed necessary at 31 December 2016 or 31 December 2015.

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2016 (CONTINUED)**

**16. MANAGEMENT OF RISK (CONTINUED)**

**16(a) Credit risk (continued)**

	2016 £	2015 £
Neither past due nor impaired	6,371,928	6,029,939
Past due but not impaired	145,338	737,501
Impaired	330,636	185,670
	<u>6,847,902</u>	<u>6,953,110</u>

Securitised loans and advances which are past due but not impaired:

Days past due	2016 £	2015 £
0-30 days	61,012	288,414
30-60 days	-	318,778
60-90 days	84,326	83,998
90-180 days	-	46,311
	<u>145,338</u>	<u>737,501</u>

In respect of the Originator's secured mortgage portfolio, 'past due' is when a borrower has failed to make a payment when contractually due. The definition of impaired loans is those which are six months or more in arrears.

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 2016 £	Maximum Exposure 2016 £	Carrying Amount 2015 £	Maximum Exposure 2015 £
<b>Assets held at amortised cost:</b>					
Cash and cash equivalents	8	375,037	375,037	393,953	393,953
Mortgage portfolio	9	6,519,313	6,847,744	6,524,600	6,952,952
Trade and other receivables	11	-	-	794	794
<b>Assets held at fair value:</b>					
Shared appreciation rights receivable	10	17,518,408	17,518,408	16,022,917	16,022,917
<b>Total Assets</b>		<u>24,412,758</u>	<u>24,741,189</u>	<u>22,942,264</u>	<u>23,370,616</u>

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2016 (CONTINUED)**

**16. MANAGEMENT OF RISK (CONTINUED)**

**16(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 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.

**16(c) 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. Both the mortgage portfolio and the Notes issued by the Company are exposed to fair value interest rate risk as they carry fixed interest rates.

At 31 December 2016, if interest rates had been 100 basis points higher or lower with all other variables held constant, the net effect on the Company's income statement would be insignificant. All items remain unaffected by interest rate changes except for interest earned on bank accounts but a 100 basis points change would not give rise to a significant impact on bank interest.

**16(d) 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 has an unconditional and irrevocable 364-day revolving Letter of Credit provided by BOS. The Letter of Credit is for a maximum aggregate principal amount of £890,000 to assist the Company should it not be able to meet its obligations under the Notes. The reliance on this facility is therefore dependent upon the creditworthiness of BOS, which currently has a long term rating from Standard and Poor's (S&P) of A (2015: S&P long-term rating: A). The Company has not drawn on the Letter of Credit 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. The Note repayment profile mirrors the repayment of the mortgages, and based on current modelling assumptions, it is not anticipated that any mortgages will still be outstanding beyond the step-up date of August 2027.

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2016 (CONTINUED)**

**16. MANAGEMENT OF RISK (CONTINUED)**

**16(d) Liquidity risk (continued)**

<b>2016</b>	<b>Carrying amount</b>	<b>Contractual repayment value</b>	<b>Not later than one month</b>	<b>Later than one month but not later than three months</b>	<b>Later than three months but not later than one year</b>	<b>Later than one year and not later than five years</b>	<b>Later than five years</b>
	£	£	£	£	£	£	£
<b>Principal</b>							
Loans and borrowings (excluding deferred issue costs)	6,290,586	6,633,343	-	-	-	-	6,633,343
Shared appreciation payable	17,518,408	17,518,408	-	-	-	-	17,518,408
Trade and other payables	189,100	189,100	-	189,100	-	-	-
Bank overdraft	151	151	151	-	-	-	-
<b>Interest payable</b>							
Interest payable on Notes	23,846	2,996,672	-	68,696	209,905	1,115,164	1,602,907
	<u>24,022,091</u>	<u>27,337,674</u>	<u>151</u>	<u>257,796</u>	<u>209,905</u>	<u>1,115,164</u>	<u>25,754,658</u>
<b>2015</b>	<b>Carrying amount</b>	<b>Contractual repayment value</b>	<b>Not later than one month</b>	<b>Later than one month but not later than three months</b>	<b>Later than three months but not later than one year</b>	<b>Later than one year and not later than five years</b>	<b>Later than five years</b>
	£	£	£	£	£	£	£
<b>Principal</b>							
Loans and borrowings (excluding deferred issue costs)	6,320,938	6,767,975	-	-	-	-	6,767,975
Shared appreciation payable	16,022,917	16,022,917	-	-	-	-	16,022,917
Trade and other payables	253,238	253,238	-	253,238	-	-	-
Bank overdraft	534	534	534	-	-	-	-
<b>Interest payable</b>							
Interest payable on Notes	24,410	3,342,527	-	70,869	214,165	1,137,799	1,919,694
	<u>22,622,037</u>	<u>26,387,191</u>	<u>534</u>	<u>324,107</u>	<u>214,165</u>	<u>1,137,799</u>	<u>24,710,586</u>

Note – the shared appreciation payable in both tables 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.

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2016 (CONTINUED)**

**16. MANAGEMENT OF RISK (CONTINUED)**

**16(e) 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**

	2016 £ Level 2	2015 £ Level 2
Shared appreciation rights receivable	17,518,408	16,022,917
Shared appreciation rights payable	(17,518,408)	(16,022,917)
	<hr/>	<hr/>

**Share appreciation rights**

The shared appreciation rights receivable and shared appreciation rights payable are measured at fair value. The fair value has been calculated by discounting expected cash flows at an appropriate market rate. All significant inputs into the valuation models are obtained from observable market data. For this reason, in accordance with "IFRS 7 Financial Instruments: Disclosures", the fair value measurement is considered to be Level 2 in the Fair Value Hierarchy.

**Financial assets and liabilities carried at amortised cost**

The table below analyses the fair values of the financial assets and liabilities of the Company which are carried at amortised cost.

	Note	Carrying Amount 2016 £	Fair Value 2016 £	Carrying Amount 2015 £	Fair Value 2015 £
<b>Loans and Receivables at amortised cost</b>					
Mortgage portfolio	9	6,519,313	4,922,463	6,524,600	4,800,830
		<hr/>	<hr/>	<hr/>	<hr/>
<b>Financial liabilities at amortised cost</b>					
Interest-bearing loans and borrowings	12	(6,258,786)	(5,115,914)	(6,272,772)	(5,041,175)
		<hr/>	<hr/>	<hr/>	<hr/>

**BOS (SHARED APPRECIATION MORTGAGES) NO. 1 PLC**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2016 (CONTINUED)**

**16. MANAGEMENT OF RISK (CONTINUED)**

**16(e) Fair values (continued)**

The fair value of the mortgage portfolio and loans and borrowings have been calculated by discounting future cash flows at an appropriate market rate and are considered to be Level 2 in the Fair Value Hierarchy in accordance with "IFRS 7 Financial Instruments: Disclosures".

Trade and other receivables and payables are recognised on an amortised cost basis that is considered to be a close approximation to fair value due to short nature of these assets and liabilities.

**17. RELATED PARTIES**

The Company is a subsidiary undertaking of BOS and ultimately LBG.

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 (2015: £150,000).

During the year the Company undertook the following transactions with companies in the LBG Group:

	Parent and subsidiary undertakings	Parent and subsidiary undertakings
	2016 £	2015 £
<b>Statement of Comprehensive Income</b>		
Interest receivable and similar income	512	1,512
Operating expenses	(10,123)	(11,508)
<b>Balance Sheet</b>		
<b>Assets</b>		
Cash and cash equivalents	375,037	393,953
<b>Liabilities</b>		
Bank overdraft	(151)	(534)
Other payables	(1,055)	(1,074)
<b>Equity</b>		
Dividends paid in the year	-	(150,000)

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**18. FUTURE ACCOUNTING PRONOUNCEMENTS**

The following pronouncements are not applicable for the year ended 31 December 2016 and have not been applied in preparing these financial statements. Save as disclosed below, the full impact of these accounting changes is being assessed by the Company.

**IFRS 9 Financial Instruments**

IFRS 9 replaces IAS 39 Financial Instruments: Recognition and Measurement. IFRS 9 requires financial assets to be classified into one of three measurement categories, fair value through profit or loss, fair value through other comprehensive income and amortised cost, on the basis of the objectives of the entity's business model for managing its financial assets and the contractual cash flow characteristics of the instruments. These changes are expected to have some impact on the Company.

IFRS 9 also replaces the existing 'incurred loss' impairment approach with an expected credit loss approach. This change in approach is not expected to have a significant impact on the Company.

The hedge accounting requirements of IFRS 9 are more closely aligned with risk management practices and follow a more principle-based approach than IAS 39. The revised requirements are not expected to have a significant impact on the Company.

IFRS 9 is effective for annual periods beginning on or after 1 January 2018. This standard was endorsed in November 2016.

**IFRS 15 Revenue from Contracts with Customers**

IFRS 15 replaces IAS 18 Revenue and IAS 11 Construction Contracts. IFRS 15 establishes principles for reporting useful information about the nature, amount, timing and uncertainty of revenue and cash flows arising from an entity's contracts with customers. Revenue is recognised at an amount that reflects the consideration to which the entity expects to be entitled in exchange for goods and services. Financial instruments, leases and insurance contracts are out of scope and so this standard is not expected to have a significant impact on the Company.

IFRS 15 is effective for annual periods beginning on or after 1 January 2018. As at March 2017, this standard is awaiting EU endorsement.



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**19. DIVIDENDS**

	2016 £	2015 £
<b>Ordinary shares</b>		
£nil per £1 share (2015: £3 per £1 share)	-	150,000
<b>Deferred shares</b>		
£nil per £1 share (2015: £nil per £1 share)	-	-
	<hr/>	<hr/>
	-	150,000
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**20. CONTINGENT LIABILITIES**

The Group provides for potential tax liabilities that may arise on the basis of the amounts expected to be paid to tax authorities. This includes open matters where Her Majesty's Revenue and Customs (HMRC) adopt a different interpretation and application of tax law which might lead to additional tax. 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 their interpretation of the UK rules, permitting the offset of such losses, denies the claim; if HMRC's position is found to be correct management estimate that this would result in an increase in current tax liabilities for the company of approximately £50k (including interest). The Group does not agree with HMRC's position and, having taken appropriate advice, does not consider that this is a case where additional tax will ultimately fall due.

**21. PARENT UNDERTAKING AND CONTROLLING PARTY**

The Company's immediate parent company is Bank of Scotland plc. The company regarded by the directors as the ultimate controlling party is Lloyds Banking Group plc, a limited liability company incorporated and domiciled in Scotland, which is also the parent undertaking of the largest group of undertakings for which group financial statements are drawn up and of which the Company is a member. Bank of Scotland plc is the parent undertaking of the smallest such group of undertakings. Copies of the group financial statements of both companies may be obtained from Group Secretariat, Lloyds Banking Group plc, 25 Gresham Street, London EC2V 7HN or downloaded via [www.lloydsbankinggroup.com](http://www.lloydsbankinggroup.com).