

April 27, 2023

Report of Independent Auditors

To the Board of Directors of HCOB Residual Value Ltd.

Opinions

We have audited the accompanying condensed financial statements of HCOB Residual Value Ltd. (the "Company"), which comprise the condensed balance sheets and condensed statements of capital and surplus as of December 31, 2022 and December 31, 2021, and the related condensed statements of income for the years then ended, including the related notes (collectively referred to as the "condensed financial statements").

Unmodified opinion on regulatory basis of accounting

In our opinion, the accompanying condensed financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2022 and December 31, 2021, and the results of its operations for the years then ended in accordance with the financial reporting provisions of the Insurance Act 1978, amendments thereto and the Insurance Account Rules 2016 with respect to condensed general purpose financial statements (the "Legislation").

Adverse opinion on U.S. generally accepted accounting principles

In our opinion, because of the significance of the matter discussed in the *Basis for adverse opinion on U.S. generally accepted accounting principles* section of our report, the accompanying condensed financial statements do not present fairly, in accordance with accounting principles generally accepted in the United States of America, the financial position of the Company as of December 31, 2022 and December 31, 2021, or the results of its operations for the years then ended.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (US GAAS). Our responsibilities under those standards are further described in the *Auditors'* responsibilities for the audit of the condensed financial statements section of our report. We are required to be independent of the Company and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Basis for adverse opinion on U.S. generally accepted accounting principles

As described in Note 3 to the condensed financial statements, the condensed financial statements are prepared by the Company on the basis of the financial reporting provisions of the Legislation, which is a basis of accounting other than accounting principles generally accepted in the United States of America, to meet the requirements of the Bermuda Monetary Authority.

The effects on the condensed financial statements of the variances between the regulatory basis of accounting described in Note 3 and accounting principles generally accepted in the United States of America, although not reasonably determinable, are presumed to be material and pervasive.



Responsibilities of management for the condensed financial statements

Management is responsible for the preparation and fair presentation of the condensed financial statements in accordance with the financial reporting provisions of the Legislation. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the condensed financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the condensed financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern for one year after the date the condensed financial statements are available to be issued.

Auditors' responsibilities for the audit of the condensed financial statements

Our objectives are to obtain reasonable assurance about whether the condensed financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with US GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the condensed financial statements.

In performing an audit in accordance with US GAAS, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the condensed financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the condensed financial statements.
- Obtain an understanding of internal controls relevant to the audit in order to design audit
 procedures that are appropriate in the circumstances, but not for the purpose of expressing an
 opinion on the effectiveness of the Company's internal control. Accordingly, no such opinion is
 expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the condensed financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern for a reasonable period of time.



We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Chartered Professional Accountants

Pricewaterhouse Coopers Ital.

CONDENSED CONSOLIDATED BALANCE SHEET
HCOB RESIDUAL VALUE LTD.
As at
expressed in \$
December 31, 2022
United States Dollars LINE No. 2022 2021 CASH AND CASH EQUIVALENTS 4,882,950 4,935,411 1. QUOTED INVESTMENTS: 2 Bonds and Debentures (a) Held to maturity Other Total Bonds and Debentures (b) (c) Equities Common stocks ii. Preferred stocks iii. Mutual funds Total equities (e) (f) Other quoted investments
Total quoted investments UNQUOTED INVESTMENTS: Bonds and Debentures (a) i. Held to maturity ii. Other Total Bonds and Debentures (b) (c) Equities i. Common stocks ii. Preferred stocks iii . Mutual funds (d) Total equities Other unquoted investments Total unquoted investments (e) (f) 4. INVESTMENTS IN AND ADVANCES TO AFFILIATES Unregulated entities that conduct ancillary services (a) (b) (c) (d) Unregulated non-financial operating entities Unregulated financial operating entities Regulated non-insurance financial operating entities (e) (f) (g) (h) Regulated insurance financial operating entities Total investments in affiliates Advances to affiliates Total investments in and advances to affiliates INVESTMENTS IN MORTGAGE LOANS ON REAL ESTATE: 5. (a) Other than first liens (b) Total investments in mortgage loans on real estate (c) 6. POLICY LOANS REAL ESTATE: Occupied by the company (less encumbrances) Other properties (less encumbrances) (b) (c) COLLATERAL LOANS 8 9. INVESTMENT INCOME DUE AND ACCRUED ACCOUNTS AND PREMIUMS RECEIVABLE: 10. In course of collection (b) Deferred - not yet due Receivables from retrocessional contracts (c) (d) Total accounts and premiums receivable 11. REINSURANCE BALANCES RECEIVABLE: Foreign affiliates (a) (b) Domestic affiliates Pools & associations (c) (d) All other insurers (e) Total reinsurance balance receivable 12. FUNDS HELD BY CEDING REINSURERS

CONDENSED CONSOLIDATED BALANCE SHEET

	CONSOLIDATED BALANCE SHEET		
As at	VALUE LTD. December 31, 2022		
expressed in \$	United States Dollars		
LINE No.			2022 2021
13.	SUNDRY ASSETS:		
(a)	Derivative instruments		
(b)	Segregated accounts companies - long-term business - variable annuities		
(c)	Segregated accounts companies - long-term business -		
	other		
(d) (e)	Segregated accounts companies - general business Deposit assets		
(f)	Deferred acquisition costs		62,011 74,671
(g) (h)	Net receivables for investments sold Other Sundry Assets (Specify)		
(i)	Other Sundry Assets (Specify)		
(j)	Other Sundry Assets (Specify)		
(k)	Total sundry assets		62,011 74,671
14.	LETTERS OF CREDIT, GUARANTEES AND OTHER IN	STRUMENTS	
(a) (b)	Letters of credit Guarantees		
(c)	Other instruments		
(e)	Total letters of credit, guarantees and other instruments		
15.	TOTAL		4,944,961 5,010,082
	TOTAL INSURANCE RESERVES, OTHER LIABILITIES	AND STATUTORY CAPITAL AND SURPLUS	
16.	UNEARNED PREMIUM RESERVE		
(a)	Gross unearned premium reserves		545,315 653,864
(b)	Less: Ceded unearned premium reserve		
	Foreign affiliates Domestic affiliates		
	iii. Pools & associations		
4.	iv. All other insurers		
(c) (d)	Total ceded unearned premium reserve Net unearned premium reserve		545,315 653,864
17. (a)	LOSS AND LOSS EXPENSE PROVISIONS: Gross loss and loss expense provisions		147,430 191,446
(b)	Less : Reinsurance recoverable balance		191,140
	i. Foreign affiliates		
	ii. Domestic affiliates iii. Pools & associations		
	iv. All other reinsurers		
(c) (d)	Total reinsurance recoverable balance Net loss and loss expense provisions		147,430 191,446
			147,400
18.	OTHER GENERAL BUSINESS INSURANCE RESERVE	S	
19.	TOTAL GENERAL BUSINESS INSURANCE RESERVE	8	692,745 845,310
	LONG-TERM BUSINESS INSURANCE RESERVES		
20.	RESERVE FOR REPORTED CLAIMS		
21.	RESERVE FOR UNREPORTED CLAIMS		
22.	POLICY RESERVES - LIFE		
23.	POLICY RESERVES - ACCIDENT AND HEALTH		
24.	POLICYHOLDERS' FUNDS ON DEPOSIT		
25.	LIABILITY FOR FUTURE POLICYHOLDERS' DIVIDENI		
26.	OTHER LONG-TERM BUSINESS INSURANCE RESER		
27. (a)	TOTAL LONG-TERM BUSINESS INSURANCE RESER' Total Gross Long-Term Business Insurance Reserves	/ES	
(a) (b)	Less: Reinsurance recoverable balance on long-term bus	iness	-
, ,	(i) Foreign Affiliates		
	(ii) Domestic Affiliaties (iii) Pools and Associations		
	(iv) All Other Insurers		
(c)	Total Net Long Torm Rusiness Insurance Reserves		
(d)	Total Net Long-Term Business Insurance Reserves		
22	OTHER LIABILITIES		
28.	INSURANCE AND REINSURANCE BALANCES PAYAB		
29.	COMMISSIONS, EXPENSES, FEES AND TAXES PAYA	BLE	

s at xpressed in \$	VALUE LTD. December 31, 2022 [United States Dollars	
INE No.		2022 2021
30.	LOANS AND NOTES PAYABLE	
31.	(a) INCOME TAXES PAYABLE	
	(b) DEFERRED INCOME TAXES	
32.	AMOUNTS DUE TO AFFILIATES	
33.	ACCOUNTS PAYABLE AND ACCRUED LIABILITIES	45,324 46,762
34.	FUNDS HELD UNDER REINSURANCE CONTRACTS:	
35.	DIVIDENDS PAYABLE	
36.	SUNDRY LIABILITIES:	
(a)	Derivative instruments	
(b)	Segregated accounts companies	
(c)	Deposit liabilities	
(d)	Net payable for investments purchased Other sundry liabilities (specify)	
(e) (f)	Other sundry liabilities (specify)	
(g)	Other sundry liabilities (specify)	
(h)	Total sundry liabilities	
37.	LETTERS OF CREDIT, GUARANTEES AND OTHER INSTRUMENTS:	
(a)	Letters of credit	
(b)	Guarantees Other instruments	
(c) (d)	Total letters of credit, guarantees and other instruments	

	CONSOLIDATED BALANCE SHEET		
As at expressed in \$	VALUE LTD. December 31, 2022 [United States Dollars		
	United States Dollars	0000	0004
LINE No.		2022	2021
38.	TOTAL OTHER LIABILITIES	45,324	46,762
39.	TOTAL INSURANCE RESERVES AND OTHER LIABILITIES	738,069	892,072
	CAPITAL AND SURPLUS		
40.	TOTAL CAPITAL AND SURPLUS	4,206,892	4,118,010
41.	TOTAL	4,944,961	5,010,082
		TRUE	TRUE
		-	-

CONDENSED CONSOLIDATED STATEMENT OF INCOME HCOB RESIDUAL VALUE LTD. As at expressed in \$ United States Dollars LINE No. 2022 2021 GENERAL BUSINESS UNDERWRITING INCOME 1. **GROSS PREMIUMS WRITTEN** (a) Direct gross premiums written(b) Assumed gross premiums written (c) Total gross premiums written REINSURANCE PREMIUMS CEDED 2. NET PREMIUMS WRITTEN 3. INCREASE (DECREASE) IN UNEARNED PREMIUMS 4. 108,548 108,548 NET PREMIUMS EARNED 108,548 5. 108,548 OTHER INSURANCE INCOME 6. 7. TOTAL GENERAL BUSINESS UNDERWRITING INCOME 108,548 108,548 GENERAL BUSINESS UNDERWRITING EXPENSES 8. INCURRED (44,016) (353,547) 9. COMMISSIONS AND BROKERAGE 12,660 12,660 10. TOTAL GENERAL BUSINESS UNDERWRITING EXPENSES (31,356) (340,887) NET UNDERWRITING PROFIT (LOSS) - GENERAL BUSINESS 11. 139,904 449,435 LONG-TERM BUSINESS INCOME GROSS PREMIUMS AND OTHER CONSIDERATIONS: 12. (a) Direct gross premiums and other considerations (b) Assumed gross premiums and other considerations (c) Total gross premiums and other considerations PREMIUMS CEDED 13. NET PREMIUMS AND OTHER CONSIDERATIONS: 14. (a) Life (b) Annuities (c) Accident and health (d) Total net premiums and other considerations 15. OTHER INSURANCE INCOME TOTAL LONG-TERM BUSINESS INCOME 16. LONG-TERM BUSINESS DEDUCTIONS AND EXPENSES CLAIMS - LIFE 17. 18. POLICYHOLDERS' DIVIDENDS SURRENDERS 19. MATURITIES 20 21. ANNUITIES 22. ACCIDENT AND HEALTH BENEFITS 23. COMMISSIONS 24. OTHER TOTAL LONG-TERM BUSINESS DEDUCTIONS AND EXPENSES 25. INCREASE (DECREASE) IN POLICY RESERVES (ACTUARIAL LIABILITIES): 26. (a) Life (b) Annuities (c) Accident and health (d) Total increase (decrease) in policy reserves 27. TOTAL LONG-TERM BUSINESS EXPENSES NET UNDERWRITING PROFIT (LOSS) - LONG-TERM BUSINESS 28. 29. COMBINED NET UNDERWRITING RESULTS BEFORE

THE UNDERNOTED ITEMS

139,904

449,435

CONDENSED CONSOLIDATED STATEMENT OF INCOME HCOB RESIDUAL VALUE LTD. As at December 31, 2022 expressed in \$ United States Dollars LINE No. 2022 2021 UNDERNOTED ITEMS COMBINED OPERATING EXPENSE (a) General and administration (b) Personnel cost 30. 139,163 137,605 (c) Other (d) Total combined operating expenses 139,163 137,605 COMBINED INVESTMENT INCOME - NET 70,777 501 31. 32. COMBINED OTHER INCOME (DEDUCTIONS) COMBINED INCOME BEFORE TAXES 71,518 33. 312,331 COMBINED INCOME TAXES (IF APPLICABLE): 34. (a) Current (b) Deferred (c) Total 35. COMBINED INCOME BEFORE REALIZED GAINS (LOSSES) 71,518 312,331 COMBINED REALIZED GAINS (LOSSES) 36. COMBINED INTEREST CHARGES 37. 38. NET INCOME 71,518 312,331 0

CONDENSED CONSOLIDATED STATEMENT OF CAPITAL AND SURPLUS HCOB RESIDUAL VALUE LTD. As at December 31, 2022 expressed in \$ United States Dollars LINE No. 2022 2021 1. CAPITAL: Capital Stock (i) Common Shares (a) 120,000 120,000 authorized 120,000 shares of par 1.000 each issued and value fully paid 120,000 shares (ii) (A) Preferred shares: authorized shares of par each issued and fully paid shares aggregate liquidation value for -2022 2021 (B) Preferred shares issued by a subsidiary: authorized shares of par each issued and value fully paid shares aggregate liquidation value for -2022 2021 (iii) Treasury Shares shares of par value each issued 4,880,000 4,880,000 (b) Contributed surplus Any other fixed capital (i) Hybrid capital instruments (c) (ii) Guarantees and others (iii) Total any other fixed capital Total Capital 5,000,000 5,000,000 (d) 2. SURPLUS: (a) Surplus - Beginning of Year (881,990) (1,176,958) 71,518 312,331 (b) Add: Income for the year (c) Less: Dividends paid and payable (d) Add (Deduct) change in unrealized appreciation (depreciation) of investments (17,363) Add (Deduct) change in any other surplus 17,364 (e) (f) Surplus - End of Year (793,108) (881,990) MINORITY INTEREST 3.

4,206,892

4,118,010

TOTAL CAPITAL AND SURPLUS

4.

NOTES TO CONDENSED CONSOLIDATED GENERAL PURPOSE FINANCIAL STATEMENTS

Matters to be set forth in a General Note to the Financial Statements

- 1. HCOB Residual Value Ltd. (the "Company") was incorporated under the laws of Bermuda on July 17, 2006. The Company is a wholly owned subsidiary and is ultimately controlled by Hamburg Commercial Bank AG.
- 2. The Company is a registered Class 3A Direct Insurer Company whose sole activity is to write residual value insurance business on U.S. commercial real estate financings. In 2009, the Company decided to discontinue its US real estate business. No new policies will be issued and the existing policies will run off.
- These condensed general purpose financial statements are prepared in accordance with financial reporting provisions of the Insurance Act 1978, amendments thereto and the Insurance Accounts Rules 2016 with respect to condensed general purpose financial statements (the "Legislation"). The recognition and measurement principles applied are in line with accounting principles generally accepted in the United States of America ("US GAAP"). The presentation of these financial statements in accordance with the guidance prescribed under the legislation differs from US GAAP in certain respects as follows:
 - The format of the financial statements is prescribed by schedules IX and X of the Insurance Accounts Rules 2016;
 - Statement of Cash Flows or equivalent is not included; and
 - Certain disclosures required by US GAAP are not included.

The effects of the foregoing variances from US GAAP on the accompanying condensed general purpose financial statements have not been determined, but are presumed to be material.

- 4. The following are significant accounting policies adopted by the Company.
 - a. Cash and cash equivalents
 Cash and cash equivalents include cash, money market funds and all highly liquid debt instruments with an original maturity of less than ninety days when purchased.
 The carrying amount approximates fair value.
 - b. Premiums

Premiums assumed are recorded on an accrual basis and are included on a pro-rated basis over the life of the policies with the unearned portion deferred on the balance sheet

- c. Losses and loss adjustment expenses
 - The provision for losses and loss expenses represents estimates of the ultimate net cost of incurred losses, including a provision of development of reported losses and for claims incurred but not reported based on recommendation of an independent actuary using the past loss experience of the company and industry data.
 - Management believes, based on the recommendations of the independent actuary, that this provision will be accurate to cover the ultimate net cost of losses incurred to the balance sheet date, but the provision is necessarily an estimate and may be ultimately settled for a significant greater or less amount. It is at least reasonably possible that management will revise this estimate significantly in the near term. Any subsequent differences arising are recorded in the period in which they are determined.
- d. Investment Income
 - Interest income comprises interest on cash held in money market funds. Investment income is recognized on an accrual basis.
- e. Use of estimates
 - US Generally Accepted Accounting Principles require management to make estimates and assumptions that affect the amount reported in the financial statement and accompanying notes. Actual results may differ from estimates.

- Premiums assumed are recorded on an accrual basis and are included on a pro-rated basis over the life of the policies with the unearned portion deferred on the balance sheet.
 Commission Income N/A Investment Income is recognized on an accrual basis.
- 6. N/A.
- 7. N/A
- 8. N/A
- 9. N/A
- 10. N/A.
- 11. N/A
- 12. N/A
- 13. N/A
- 14. N/A
- 15. The Company has access to an unlimited parental guarantee from its parent, Hamburg Commercial Bank AG (Parent). The Parental Guarantee is in the form of a "Harte Patronatsertlaerung" (Letter of Comfort), a German legal mechanism by which the Parent is obligated to ensure that the Company is financially equipped so that it can meet its obligations which have been entered into during Hamburg Commercial Bank AG's shareholding in HCOB Residual Value Ltd. as and when they fall due. The BMA's approval dated January 2, 2007 for the Company's \$5,000,000 parental guarantee to be included as a relevant asset was revoked effective August 31, 2018. In the event the Company will require an approval going forward in order to meet the liquidity requirement, the Company will need to make an application to the BMA for the same. Currently, the Company does not require the parental guarantee to meet its liquidity requirements.
- 16. N/A
- 17. Restricted assets supporting current liabilities \$Nil (2021: \$Nil).

Matters to be set forth in Notes to the Consolidated Statement of Capital and Surplus

- 1(a) Capital Stock
 The Company's Authorized share capital is \$120,000 (2021-\$120,000) divided into 120,000 common shares of par value \$1; 120,000 shares issued and fully paid.
- $\begin{array}{cc} 1 \text{(b)} & \text{Contributed surplus} \\ & \text{N/A} \end{array}$
- 1(c) N/A
- 2(c) N/A

Matters to be set forth in Notes to the Consolidated Balance Sheet

1. Cash and cash equivalents

The Company considers cash funds readily convertible into cash, including money market funds, as equivalent to cash. There is no encumbrance on cash or cash equivalents.

2. Quoted investments

N/A

3. Unquoted investments

N/A

4. Investment in and advances to affiliates

N/A

5. Investments in mortgage loans on real estate

N/A

6. Policy loans

N/A

7. Real estate

N/A

8. Collateral loans

N/A

9. Investment income due andaccrued

N/A

10. Accounts and premiums receivable

N/A

11. Reinsurance balances receivable

N/A

12. Funds held by cedingreinsurers

N/A

13. Sundry assets

Deferred acquisition costs represent the portion of the costs of acquiring insurance that will be expensed in the future. The costs of acquiring insurance are expensed on a pro rata basis over the term of the policies to which they relate.

14. Letters of credit, guarantees and other

N/A

16. Unearned premium reserve

Premiums assumed are recorded on an accrual basis and are included on a pro-rated basis over the life of the policies with the unearned portion deferred on the balance sheet.

17. Loss and loss expense provisions

	2022	2021
	\$	\$
Gross Loss and Loss expense provision at beginning of year	191,446	544,993
Less: Reinsurance recoverable at beginning of year	-	-
Net loss expense provision at beginning of year	191,446	544,993
Losses incurred related to:		
Current year	-	-
Prior years	(44,016)	(353,547)
Total incurred net incurred losses and Loss expenses		(353,547)
Net losses and loss expenses paid or payable related to:		
Current year	-	-
Prior years	-	-
Total losses and loss expenses paid or payable		
Foreign exchange and other	_	-
Net Loss and loss expense provision at end of year	147,430	191,446
Add Reinsurance recoverable at end of year		
Gross Loss and Loss expense provision at end of year	147,430	191,446

Movement on prior year loss and loss expense provisions arises due to the reassessment of incurred but not reported (IBNR) loss estimates on policies written before the company entered run off in 2009, primarily driven by changes in US property prices. No additional premiums are accrued as a result of these changes.

The \$147,430 (2021: \$191,446) of carried reserves are unsecured with no asset set aside to support the obligation.

- 20. Reserves for reported claims N/A
- 21. Reserves for unreported claims N/A
- 22. Policy reserves life N/A
- 23. Policy reserves accident and health N/A
- 24. Policyholders' funds ondeposit N/A
- 25. Liability for future policyholders' dividends N/A
- 26. Other insurance reserves long term N/A
- 27. Total long-term business insurance reserves N/A
- 28. Insurance and reinsurance balances payable N/A

- 29. Commissions, expenses, fees and taxes payable N/A
- 30. Loans and notes payable N/A
- 31. Income taxes payable N/A
- 32. Amounts due to affiliates N/A
- 33. Accounts payable and accrued liabilities

 Accounts payable and accrued liabilities are the expenses incurred in the current period that are yet to be settled.
- 34. Funds held under reinsurance contracts N/A
- 35. Dividends payable N/A
- 36. Sundry liabilities N/A
- 37. Letters of credit, guarantees and other instruments N/A

Matters to be set forth in Notes to the Consolidated Statement of Income

- 6. Other insurance income N/A
- 15. Other insurance income N/A
- 32. Combined other income (deductions) $\ensuremath{\mathrm{N/A}}$
- 36. Combined realized gains (loss) $\rm N/A$