Van Lanschot Conditional Pass-Through Covered Bond Company 2 B.V.

Annual Report 2022

Amsterdam, the Netherlands

Van Lanschot Conditional Pass-Through Covered Bond Company 2 B.V.
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The Netherlands
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1. Director's report

1.1 Activities and results

General
Van Lanschot Conditional Pass-Through Covered Bond Company 2 B.V. (the "Company") was incorporated on June 19, 2019. The shares of the Company are held by Stichting Holding Van Lanschot Conditional Pass-Through Covered Bond Company 2.

The Company is a special purpose vehicle within the framework of a Conditional Pass-Through Covered Bond Programme (the "Programme") initiated by Van Lanschot Kempen N.V. (the "Issuer" or the "Seller"). Reference is made to the prospectus dated July 16, 2019, as updated from time to time (the "Prospectus") for a complete description of the terms and conditions of the Programme. Unless indicated otherwise in this Annual Report, definitions of terms used in this report may be found in the Prospectus, though the Prospectus does not form a part of this Annual Report.

For the sake of clarity, the party referred to in this Annual Report as the Issuer or the Seller is referred to as the Issuer in the Prospectus.

On September 2, 2019, the Issuer issued a first series of Covered Bonds totalling EUR 300,000,000.

The above series of Covered Bonds issued by the Issuer (with a maximum of EUR 2,500,000,000) are secured by a portfolio of mortgage loans, the legal ownership of which was transferred to the Company. At the year-end, the book value of the portfolio of mortgage loans amounted to approximately EUR 352,870,228 (previous year EUR 360,150,727). The Covered Bonds have been rated individually by Fitch. On issuance the rating by Fitch was AAA. As per December 31, 2022, the rating remains unchanged.

Apart from an agreed upon minimum profit with the Dutch tax authorities, all income and expenses are allocated to the parties concerned in the Programme.

These financial statements give a true and fair view of the assets, liabilities, financial position and profit or loss of the Company and this Annual Report includes a fair view of the development and performance of the business and the position of the Company, together with a description of the principal risks that the Company faces.

Based on the set-up and structure of the Company (a special purpose vehicle with a fixed amount of profit each year as agreed with the tax authorities) no information or analyses are presented on the solvency, liquidity or any other performance ratios.

Research and development
Based on the set-up and structure of the Company, a special purpose vehicle, no information or analyses is presented on the subject matter of research and development.

Environmental, Social & Governance (ESG)
The Company is setup as a Special Purpose Vehicle and due to that reason has set no ESG goals. The Director is of the opinion that the Company itself has no direct influence into the ESG related aspects, as the Company has no activities that directly impact the environment or social aspects. For ESG reporting in which the Company has an indirect role, we refer to the ESG reporting of foremost the Orignator and secondly to the ESG reporting provided by the other involved parties as disclosed in the list of List of counterparties.

Result for the year
The net result for the year under review is EUR 2,125 (previous year EUR 2,125). This amount has been determined by the Company's tax ruling between the Issuer and Dutch tax authorities which has set the Company's income to a level to cover its expenses and a notional profit.

RISK MANAGEMENT

Following the purchase of the legal ownership of the Mortgage Loans under the Programme, the Company is exposed to a variety of risks. As the Company exposure to the Issuer and Covered Bond holders with limited recourse (i.e. a risk transfer to the bondholders), the risks for the Company itself are limited. However, the Company has taken a variety of measures to minimise the risks linked to the transaction.

All risks related to the transaction are well defined in the Prospectus. The key (financial instrument) risks comprises of financial risk, credit and concentration risk, interest rate risk and liquidity risk.

In addition to financial risks, the Company also faces operational risks. The servicing of the underlying Mortgage Loans, and the entity administration and investor reporting is performed by well-known companies. The operating risk is mitigated as the Company has contractual agreements with these companies and these companies either provide annual audit statements on the Mortgage Portfolios and/or an ISAE 3402 type II report with respect to the services provided by the Sub-Servicer, being Stater Nederland B.V. Furthermore the transaction includes measures to be taken once certain parties fail to maintain a specific credit rating. The Director believes that the operational risks are low and no further measures are deemed necessary.

The Company and the Dutch Tax Authorities have agreed, by way of a tax ruling, that the Company will be assessed on a pre-determined level of a minimum annual profit for tax purposes of 10% of the management fee with a minimum of EUR 2,500. As a result, the risks described above will not influence the profit of the Company.

Financial risk management

The main financial risks the Company is exposed to are credit and concentration risk, interest rate risk and liquidity risk. These risks relate to the Mortgage Loans as collateral to the Covered Bonds issued by the Issuer.

Credit and concentration risk

The Mortgage Loans bear a mix of credit and concentration risks. As a company that invests in residential mortgage loans in the Netherlands, the Company has significant exposure to credit and concentration risks associated with the housing market in the Netherlands.

Credit risk is mainly related to the economic conditions, as well as environmental conditions (including climate risk), and the risk that individual borrowers might be unable to fulfil their payment obligations. However, these risks are mitigated because each Mortgage Loan is collateralised by the related property, and the Mortgage Portfolio is well spread over many individual Mortgage Loans, a variety of mortgage types and collateral that is located in different geographical areas. If a borrower defaults and the Company forecloses on the property, the Company is entitled to all proceeds of the sale of the related property. If the proceeds from the sale of the property are insufficient to repay the outstanding principal and interest amount of the Mortgage Loan, the Company could record a loss in this respect though, ultimately, such losses will very likely be borne by the Company's creditors that are also a party to the transaction.

Consequently, not only the creditworthiness of the borrower can be recognised as a risk but also the general economic conditions in the Dutch economy and the housing market in particular have an impact on the probability of a loss. At the same time it should be noted that, in principle, the Company itself is not exposed to credit risk due to the limited recourse nature of the issued Covered Bonds at year-end as the Covered Bondholders primarily bears the credit risk of the assets.

The developments in the Dutch housing market during 2022 can be characterized by two distinct phases. The first part of the year saw a continuation of the trend of recent years of significant growth. During the second half of 2022, prices for existing dwellings came under increasing pressure from increases in mortgage interest rates and a decline in confidence. By the end of the year, the average sales price of a dwelling had decreased by 6.4% as compared to a year previous, according to the Dutch association of real estate agents ("NVM"). The NVM is involved in the vast majority, but not all, of the transactions on the Dutch housing market and, as such, this information needs to be seen as merely indicative of the housing market as a whole. The NVM also reports a sharp increase of houses for sale at the end of the year, more than double the amount at the end of the previous year. The number of transactions in the final quarter of 2022 has decreased with 6% compared to prior year. The NVM also reported a sharp decrease in the number of transactions that were concluded at prices that were higher than the initial asking price. These are very clear indications that the sharp price rises and shortages of supply in the market have passed their peak. Regional differences continue, as do developments in different classes of dwellings, but the foregoing picture nevertheless applied to almost the entire sector.

The market is likely to continue the trends of the second half of 2022 in the coming years. It also seems likely though that the shortage in the supply of newly built housing will continue into the coming years. The DNB expects house prices to decrease by around 3% in each of the coming two years in its 'most likely scenario'. Expectations are contingent on developments elsewhere in the economy especially in the areas mortgage interest rates, unemployment levels, wage inflation and fuel price driven general inflation.

Given that these are modest price decreases as compared to the large increases in recent years, the Company still expects to be relatively well placed as regards to the expected loss ratios on the Mortgage Portfolio. The Loan-to-Value ("LTV") ratios in the mortgage lending (i.e. lower LTV ratios) are still relatively favourable, especially where mortgages in the portfolio were concluded some years ago. Whilst this has the effect of reducing the Company's exposure to credit risk, it does not eliminate it. The Director is aware of the potential volatility in macro-economic developments and the effects that it could have on the housing market, and of the higher loss ratios that can result.

The maximum credit risk as at December 31, 2022 is EUR 516,935 (previous period: EUR 506,538).

In the unlikely situation that all risk measures as described above fail, the limited recourse clause of the Programme will take effect.

Interest rate risk

The interest rate risk arises when the interest received on the Mortgage Loans is insufficient to cover the fixed interest due on the Subordinated Loan. Such risk is partially mitigated by the fact that the interest rate for each mortgage receivable must be at least 1.5%. The Servicer is contractually obliged to offer a reset rate that is at least equal to 1.5%.

Moreover, historically, the weighted average interest rate on the mortgage receivables has been sufficient to cover the interest due on the Subordinated Loan.

The interest rate risk is also mitigated through the structure of the waterfall. The Interest Available Amounts and the Principal Available Amounts are both used to meet the Priority of Payments. As the interest due on the Subordinated Loan is senior to the principal due on the Subordinated loan, this further reduces the interest rate risk. Through the subordination in the waterfall structure, funds are distributed only to the extent available and as such the interest rate risk is addressed.

The Company did not enter into an interest rate swap agreement to mitigate interest rate risk. However, if the interest received on the Mortgage Loans portfolio is insufficient to cover the interest due on the Subordinated Loan, the Programme does allow the Company to enter into an interest rate swap agreement to mitigate the interest rate risk.

The liabilities of the Company towards the Issuer are limited recourse obligations. If the funds received by the Company are insufficient to pay in full all principal and interest on the Subordinated Loan, the Issuer shall have no further claim against the Company in respect of any such unpaid amounts.

Liquidity risk

Matching maturities of assets and liabilities and related cash flows is fundamental to the Director of the Company. This risk is addressed and mitigated by various credit enhancements granted by the Issuer.These enhancements entail guarantees and Cash Collateral Accounts, please refer to the Notes to the Assets for more information.

Limited Recourse

Any obligations of the Company towards holders of the Covered Bonds and the Seller are limited recourse obligations and the ability of the Company to meet any eventual obligations to pay principal and interest on the Covered Bonds is dependent on the receipt of funds from the Mortgage Loans and the proceeds of the sale of any Mortgage Loans and the availability of the Reserve Account balance.

If the proceeds are insufficient to repay in full all principal and interest and other amounts due under the Covered Bonds, then, as the Company has no other assets, it may be unable to satisfy claims in respect to any unpaid amounts.

In view of the above factors, the Company's risk appetite is considered to be low.

The Company does not have any employees.

Fraud

In view of fraud, bribery and anti-corruption, the Director implemented manual and automated internal controls such as segregation of duties and provides training to help employees to identify fraudulent behaviour. In addition, the Director implemented, amongst others, a code of conduct, whistle-blower policies and internal policies around reporting non-compliance. The Director applies a zero-tolerance policy in relation to fraud, bribery and anti-corruption. No instances of (internal or external) fraud or any other matters are identified in this respect that had a material effect on the financial statements.

Audit committee

The Company is an entity for securitization purposes according to Article 1 ministerial decree prudence rules Financial Supervision Act (Article 1, Decree on Prudential Rules for Financial Undertakings). As such the Company makes use of the exemption for securitization vehicles, concerning the obligation to establish an audit committee as defined in article 3d of the implementing regulation enforcing Article 41 of the European Directive no. 2006/43/EG. The implementing regulation came into effect in the Netherlands on August 8, 2008. The duties of the audit committee rest with the Director.

Diversity policy in the board of directors

The Company is set up as a Special Purpose Vehicle and management is performed by Intertrust Management B.V, which is a legal person. The Director is of the opinion that the requirement based on the DCC is not of added value for a Special Purpose Vehicle as there are no natural persons in the board of directors.

Conflict in the Ukraine

As the Company’s assets are located in the Netherlands, its direct exposure to the current conflict in the Ukraine is very limited. However, the Company’s operations and future prospects could be indirectly impacted by the effects that the conflict may have on the economy as a whole. The limited recourse principle embedded in the transaction means that any such negative consequences are transferred from the Company to the Originator and/or Noteholders and/or Subordinated Loan holder.

Risk appetite

The Company by its nature exposes itself to financial risks. The investors in the Covered Bonds issued by the Company are made aware of these risks and understand the possible adverse effects on repayment of principal and interest payments on issued Covered Bonds in the event these risks materialize into losses.

Based on the above, the Company is of the opinion that all significant risks are adequately addressed and covered. The credit enhancements granted are all part of the risk control measures. As a result, the Company's risk appetite is considered to be low.

1.2 Future developments
The macro-economic analysis in this section is largely based on data and expectations presented by De Nederlandse Bank ("DNB") and the Central Bureau of Statistics ("CBS"). The analysis that focusses particularly on the housing market also includes information derived from reports from the NVM. The NVM is involved in the vast majority, but not all, of the transactions on the Dutch housing market and, as such, the information needs to be seen as merely indicative of the housing market as a whole.

The prediction of future trends and the quantification of developments is inherently a difficult task, full of uncertainties. The calculation of economic indicators and predictions will inevitably lag behind events and some of the information available may not be completely up-to-date with developments.

DNB has concluded that the Dutch economy has been subjected to distinct phases during 2022. The first two quarters showed strong growth in GDP as compared to the previous year as COVID-19 restrictions were relaxed, but during the third quarter of the year this transformed to a modest decrease largely as a result of the conflict in the Ukraine. However, in the fourth quarter it recovered again and more than made up for the decline of the third quarter. Nevertheless, by the end of 2022, the effects of the increased inflation rates (caused primarily by high fuel and raw material prices) and a decline in the growth rates in the worldwide economy were being felt though the Dutch economy appears to be more resilient than most economies surrounding it. Whilst those effects are expected to continue into 2023, the DNB predicts a year of stabilization as a result of public sector support to reduce the effects of high fuel prices on households and businesses, along with a general downward trend on fuel and raw material prices as the worldwide economy slows down.

Alongside its most likely scenario, the DNB has also sketched an alternative scenario for the coming years which is largely based on continued high fuel prices without imposed price ceilings and increasing raw material prices and, consequently, higher inflation levels. These adverse developments would very likely impact the global economy, as well as the Dutch economy.

Despite the modest decrease during the third quarter of the year, GDP in the Netherlands increased by around 4.5% in 2022, slightly less than the increase of 4.9% in 2021. The current expectations are that GDP will stabilize at an increase of around 0.8% in 2023 before improving somewhat to a level of 1.6% in 2024. In a 'worst case scenario' of continued high energy prices and increased political tension, a flat level GDP for 2023 and a very modest increase for 2024 are predicted.

All scenarios are significantly impacted by government spending, particularly in the form of supporting price ceilings for energy prices. This will all significantly impact inflation and interest rate levels. The level of government spending deficit decreased from 2.4% in 2021 to a more healthy level of around 1.0% in 2022. However, the effects of the various measures introduced to support households and businesses in the impact of higher energy prices is predicted to lead to a deficit in government spending of around 3.0% in 2023 and a deficit of 1.4% in 2024. Much of these projections will depend on the level and duration of this government support for the economy.

In determining the projections for 2023 and beyond, DNB has pointed to a number of strengths and weaknesses of the commercial sector within the Dutch economy underlying the projected developments. Businesses have generally responded well to the high energy prices and inflationary pressure. Cost and energy reduction programmes have absorbed a large part of the adverse effects. Many businesses continue to suffer under acute shortages of staff and raw materials, however. Levels of investments rose sharply during 2022 but will likely be curtailed again in 2023 to a modest decline before recovering in 2024. The restricted availability of credit from the banking sector plays a negative role in the 2023 projections. The export sector continues to perform well, outperforming the Dutch economy as a whole but at the same time unable to match growth levels in the worldwide economy, indicating a loss of global market share.

Unemployment levels continued to decrease during most of 2022 from a level of just above 4% to a level just below it. The continued shortages in the labour markets will ensure that the rise in unemployment in 2023 and 2024 will be restricted to around the 4.2% and 4.0% levels, respectively. A continued modest rise in the number of vacancies will be countered by the relatively high level of new entrants onto the labour markets. New entrants are encouraged by the rising number of vacancies but some entrants arrive out of economic necessity as household finances are hit by the effects of rising inflation.

Headline inflation increased from an average of 2.7% in 2021 to some 10% in 2022. Inflationary pressures came initially from higher energy costs, especially electricity, oil, gas and automotive fuel but spread later in the year to raw material prices, wage inflation and, ultimately, consumer prices in most areas. The effects of rising energy prices are expected to continue to contribute a relatively large element to overall inflation levels in the coming years. The tight labour market and consumer inflation are also expected to result in continued inflationary pressures on wage settlements, expected to average around 5% in 2023. These will, in turn, put pressure on production unit costs.

The domestic housing market also appears to be impacted by the macro-economic developments, especially rising interest rates and a general loss of confidence. The spectacular growth in domestic house prices slowed somewhat during the first half of 2022 and the last two quarters of 2022 showed decreases in the average price of existing dwellings. According to NVM, the average price of dwellings decreased by 6.4% during 2022. This should be seen against a background of a number of years of spectacular increases in prices. The number of houses on the market at the end of 2022 more than doubled as compared to the end of 2021. Transactions for the last quarter of 2022 were down 8% as compared to the same period in the previous year, which all resulted in downward pressure on price levels. Clearly, the effects of higher mortgage interest rates is being felt as well as the adverse developments in the economy as a whole. This downward pressure on prices is expected to continue in the coming years with DNB expecting price decreases in the region of 3% for both 2023 and 2024. As always, regional variations and differences in the various price sectors and types of dwelling continue to exist but the overall picture can be applied to the housing market as a whole. The downward pressure on prices is tempered somewhat by the levels of new housing being built which seems unable to keep up with new entrants onto the housing market.

Risk levels for existing homeowners and lenders alike have increased somewhat as compared to the previous year. Adverse economic conditions are likely to increase the levels of defaults though the indications are that this will be restricted in light of the expected limited rises in unemployment levels, as outlined above. New homeowners have for years been subjected to stricter lending conditions and these will continue into the coming years. Existing homeowners have seen debt ratios decrease, notwithstanding the relatively modest price decreases of 2022 and those expected for the coming years, as a result of a persistent period of major price rises. Competitive pressures are likely to continue in the mortgage provider market due to new entrants to the market. Whilst these factors generally increase risks, lenders still have relatively favourable debt ratios on existing portfolios as a result of the rising prices in recent years.

It is important to reiterate that the Company was incorporated specifically for its role in a structured finance transaction and is governed by the terms and conditions of the Prospectus and other Transaction Documents. These are drawn up, inter alia, to foresee all possible future economic conditions, including those caused by, for instance, political conflicts and pandemics. At this stage, it is quite possible that the consequences of adverse economic conditions will result in an increased level of losses of both interest and principal on the Company's assets. The limited recourse principle embedded in the Prospectus and Transaction Documents dictates that any such losses from the Company's assets are to be borne by the Company's creditors, in accordance with a pre-determined priority of payments waterfall.

Consequently, any such losses are unlikely to be borne by the Company itself but rather by the Company's creditors, including the beneficiary of the Deferred Purchase Price, the Covered Bondholders, and only ultimately the Company's shareholder. The Company intends to continue to act within the terms and conditions set out for it by the Transaction Documents, and to otherwise comply with all its other obligations. The Company has no employees and is dependent on third-party service providers. However, the level and quality of the service provided has remained unaffected.

In conclusion, the Company expects to remain a going concern. The Director believes that the Company's risks are adequately mitigated by the various measures such as financial instruments and credit enhancements entered into, as described in the Financial statements and the Prospectus. Also, as the Company's obligations to the Covered Bondholders are of limited recourse, no significant changes in the current position of the Company are expected for the next 12 months.

Amsterdam, May 12, 2023

Director
Intertrust Management B.V.

2. Financial statements

2.1 Balance sheet as at December 31, 2022
(before result appropriation)

	Note	December 31, 2022		December 31, 2021	
ASSETS		€	€	€	€
Current assets					
Cash and cash equivalents	[1]		516.935		506.538
Total assets			516.935		506.538
SHAREHOLDERS' EQUITY AND LIABILITIES					
Shareholders' equity	[2]				
Issued share capital		1		1	
Other reserves		6.238		4.113	
Result for the period		2.125		2.125	
			8.364		6.239
Current liabilities					
Balance with the Seller	[3]	475.311		465.852	
Taxes	[4]	-63		-66	
Accrued expenses and other liabilities	[5]	33.323		34.513	
			508.571		500.299
Total shareholders' equity and liabilities			516.935		506.538

The accompanying notes form an integral part of these financial statements.

2.2 Statement of income for the year ended December 31, 2022

	Note	2022		2021	
		€		€	
Interest income	[6]	163.264		156.618	
			163.264		156.618
General and administrative expenses	[7]	160.764		154.118	
			160.764		154.118
Income before taxation			2.500		2.500
Income tax expense	[8]	375		375	
			375		375
Net result			2.125		2.125

The accompanying notes form an integral part of these financial statements.

2.3 Statement of cash flows for the year ended December 31, 2022

The Statement of cash flows has been prepared according to the indirect method.

	Note	2022		2021	
		€	€	€	€
Net result			2.125		2.125
Adjustments on the Statement of income:					
Income tax expense	[6]	375		375	
			375		375
Movements in working capital					
Balance with the Seller	[3]	9.459		-4.183	
Accrued expenses and other liabilities	[3]	-1.190		4.150	
Corporate income taxes paid	[3]	-372		-853	
			7.897		-886
Cash flow from operating activities			10.397		1.614
Movements in cash			10.397		1.614
Opening balance			506.538		504.924
Movements in cash			10.397		1.614
Closing balance			516.935		506.538

The accompanying notes form an integral part of these financial statements.

2.4 General notes to the Financial statements

General

Van Lanschot Conditional Pass-Through Covered Bond Company 2 B.V. (the “Company”) was incorporated on June 19, 2019. The shares of the Company are held by Stichting Holding Van Lanschot Conditional Pass-Through Covered Bond Company 2.

The Company is a special purpose vehicle within the framework of a Conditional Pass-Through Covered Bond Programme (the "Programme") initiated by Van Lanschot Kempen N.V. (formerly 'Van Lanschot Kempen Wealth Management N.V.') (the "Issuer" or the "Seller"). Reference is made to the prospectus dated July 16, 2019, as updated from time to time (the "Prospectus"). For a complete description of the terms and conditions of the Programme. Unless indicated otherwise in this Annual Report, definitions of terms used in this report may be found in the Prospectus, though the Prospectus does not form a part of this Annual Report.

For the sake of clarity, the party referred to in this Annual Report as the Issuer or the Seller is referred to as the Issuer in the Prospectus.

TRANSACTION STRUCTURE, MANAGEMENT AND RELATED PARTIES
On September 2, 2019, the Issuer issued a first series of Covered Bonds totalling EUR 300,000,000.

The above series of Covered Bonds issued by the Issuer (with a maximum of EUR 2,500,000,000)are secured by a portfolio of mortgage loans, the legal ownership of which was transferred to the Company. At the year-end, the book value of the portfolio of mortgage loans amounted to approximately EUR 352,870,228 (previous year EUR 360,150,727). The Covered Bonds have been rated individually by Fitch. On issuance the rating by Fitch was AAA. As per December 31, 2022, the rating remains unchanged.

If a transferror retains substantially all the risks and rewards associated with transferred assets, the transaction is accounted for as a financing transaction, notwithstanding that it is a sale transaction from a legal perspective. The Company's Director has concluded that the Issuer has retained substantially all the risks and rewards of the Mortgage Loan portfolio under the most likely future circumstances. As a consequence, the Company does not recognise the Mortgage Loan portfolio on its Balance sheet. The acquisition of the legal ownership of the Mortgage Loans was financed by a subordinated loan from the Seller which is subject to a limited recourse clause.

As such, the Company does not recognise the subordinated loan on its Balance sheet either, but rather it has presented these positions as a net Balance with the Seller on its Balance sheet.

Intertrust Management B.V. and Intertrust Administrative Services B.V. belong to the same group of companies but are not related to the Issuer. The Intertrust companies and the Issuer, as well as any entities belonging to those groups, are considered related parties to the Company. Intertrust Management B.V. manages the Company and the Issuer services the Mortgage Pool. Intertrust Administrative Services B.V. handles cash management, statutory accounting and investor reporting.

Stichting Holding Van Lanschot Conditional Pass-Through Covered Bond Company 2 (the "Foundation") is incorporated under the laws of the Netherlands on June 19, 2019. The objectives of the Foundation are to acquire and hold shares in the Company and to do everything that is in the interest of the Company and all those involved in the Company, including its creditors. The sole managing director of the Foundation is Intertrust Management B.V.

All legal entities that can be controlled, jointly controlled or significantly influenced are considered to be a related party. Also entities which can control the Company are considered to be a related party. In addition, statutory directors, other key management of the Company or the ultimate parent company and close relatives are regarded as related parties.

Transactions with related parties are disclosed in the notes insofar as they are not transacted under normal market conditions. The nature, extent and other information is disclosed if this is necessary in order to provide the required insight.

Fraud
In view of fraud, bribery and anti-corruption, the Director implemented manual and automated internal controls such as segregation of duties and provides training to help employees to identify fraudulent behaviour. In addition, the Director implemented, amongst others, a code of conduct, whistle-blower policies and internal policies around reporting non-compliance. The Director applies a zero-tolerance policy in relation to fraud, bribery and anti-corruption. No instances of (internal or external) fraud or any other matters are identified in this respect that had a material effect on the financial

Financial reporting
The Director is responsible for establishing and maintaining adequate internal control over financial reporting. The Director is also responsible for the preparation and fair presentation of the financial statements. The Company's internal control over financial reporting is included in the ISAE 3402 framework of the Director.

These financial statements have been prepared for a reporting period of one year, from January 1, 2022 to December 31, 2022.

RISK MANAGEMENT

Following the purchase of the Mortgage Loans under the Programme, the Company is exposed to a variety of risks. As the Company's exposure to the Issuer and Covered Bond holders are with limited recourse (i.e. risk transfer to the parties), the risks for the Company itself are limited. However, the Company has taken a variety of measures to minimise the risks linked to the transaction.

In addition to financial risks, the Company also faces operational risks. The servicing of the underlying Mortgage Loans, and the entity administration and investor reporting is performed by well-known companies. The opeational risks are managed as the company has contractual agreements with these companies and these companies either provide annual audit statements on the Mortgage Portfolios and/or an ISAE 3402 type II report with respect to the services provided by the Sub-Servicer, being Stater Nederland B.V. Furthermore the transaction includes measures to be taken once certain parties fail to maintain a specific credit rating. The Director believes that the operational risks are low and no further measures deemed necessary.

The Company and the Dutch Tax Authorities have agreed, by way of a tax tuling, that the Company will be assessed on a pre-determined level of a minimum annual profit for tax purposes of 10% of the management fee with a minimum of EUR 2,500. As a result, the risks described above will not influence the profit of the Company.

Financial risk management

The main financial risks the Company is exposed to are credit and concentration risk, interest rate risk and liquidity risk. These risks relate to the Mortgage Loans as collateral to the Covered Bonds issued by the Issuer.

Credit and concentration risk

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Credit risk is mainly related to the economic conditions, as well as environmental conditions (including climate risk), and the risk that individual borrowers might be unable to fulfil their payment obligations. However, these risks are mitigated because each Mortgage Loan is collateralised by the related property, and the Mortgage Portfolio is well spread over many individual Mortgage Loans, a variety of mortgage types and collateral that is located in different geographical areas. If a borrower defaults and the Company forecloses on the property, the Company is entitled to all proceeds of the sale of the related property. If the proceeds from the sale of the property are insufficient to repay the outstanding principal and interest amount of the Mortgage Loan, the Company could record a loss in this respect though, ultimately, such losses will very likely be borne by the Company's holders of the Notes issued, as well as creditors that are also a party to the transaction.

Consequently, not only the creditworthiness of the borrower can be recognised as a risk but also the general economic conditions in the Dutch economy and the housing market in particular have an impact on the probability of a loss. At the same time it should be noted that, in principle, the Company itself is not exposed to credit risk due to the limited recourse nature of the issued Notes at year-end as the Covered Bondholders primarily bears the credit risk of the assets.

The developments in the Dutch housing market during 2022 can be characterized by two distinct phases. The first part of the year saw a continuation of the trend of recent years of significant growth. During the second half of 2022, prices for existing dwellings came under increasing pressure from increases in mortgage interest rates and a decline in confidence. By the end of the year, the average sales price of a dwelling had decreased by 6.4% as compared to a year previous, according to the Dutch association of real estate agents (“NVM”). The NVM is involved in the vast majority, but not all, of the transactions on the Dutch housing market and, as such, this information needs to be seen as merely indicative of the housing market as a whole. The NVM also reports a sharp increase of houses for sale at the end of the year, more than double the amount at the end of the previous year. The number of transactions in the final quarter of 2022, however, was down 6% on the end of 2021. The NVM also reported a sharp decrease in the number of transactions that were concluded at prices that were higher than the initial asking price. These are very clear indications that the sharp price rises and shortages of supply in the market have passed their peak. Regional differences continue, as do developments in different classes of dwellings, but the foregoing picture nevertheless applied to almost the entire sector.

The market is likely to continue the trends of the second half of 2022 in the coming years. It also seems likely though that the shortage in the supply of newly built housing will continue into the coming years. The DNB expects house prices to decrease by around 3% in each of the coming two years in its ‘most likely scenario’. Expectations are contingent on developments elsewhere in the economy especially in the areas mortgage interest rates, unemployment levels, wage inflation and fuel price driven general inflation.

Given that these are modest price decreases as compared to the spectacular increases in recent years, the Company still expects to be relatively well placed as regards to the expected loss ratios on the Mortgage Portfolio. The Loan-to-Value (“LTV”) ratios in the mortgage lending (i.e. lower LTV ratios) are still relatively favourable, especially where mortgages in the portfolio were concluded some years ago. Whilst this has the effect of reducing the Company’s exposure to credit risk, it does not eliminate it. The Director is aware of the potential volatility in macro-economic developments and the effects that it could have on the housing market, and of the higher loss ratios that can result.

The maximum credit risk as at December 31, 2022 is EUR 516,935 (previous period: EUR 506,538).

In the unlikely situation that all risk measures as described above fail, the limited recourse clause of the Programme will take effect.

Interest rate risk
The interest rate risk arises when the interest received on the Mortgage Loans is insufficient to cover the fixed interest due on the Subordinated Loan. Such risk is partially mitigated by the fact that the interest rate for each mortgage receivable must be at least 1.5%. The servicer is contractually obliged to offer a reset rate that is at least equal to 1.5%.

Moreover, historically, the weighted average interest rate on the mortgage receivables has been sufficient to cover the interest due on the Subordinated Loan.

The interest rate risk is also mitigated through the structure of the waterfall. The Interest Available Amounts and the Principal Available Amounts are both used to meet the Priority of Payments. As the interest due on the Subordinated Loan is senior to the principal due on the Subordinated loan, this further reduces the interest rate risk. Through the subordination in the waterfall structure, funds are distributed only to the extent available and as such the interest rate risk is addressed.

The Company did not enter into an interest rate swap agreement to mitigate interest rate risk. However, if the interest received on the Mortgage Loans portfolio is insufficient to cover the interest due on the Subordinated Loan, the Programme does allow the Company to enter into an interest rate swap agreement to mitigate the interest rate risk.

The liabilities of the Company towards the Issuer are limited recourse obligations. If the funds received by the Company are insufficient to pay in full all principal and interest on the Subordinated Loan, the Issuer shall have no further claim against the Company in respect of any such unpaid amounts.

Liquidity risk
Matching maturities of assets and liabilities and related cash flows is fundamental to the Director of the Company. This risk is addressed and mitigated by various credit enhancements granted by the Issuer.

Limited Recourse
Any obligations of the Company towards holders of the Covered Bonds and the Seller are limited recourse obligations and the ability of the Company to meet any eventual obligations to pay principal and interest on the Covered Bonds is dependent on the receipt of funds from the Mortgage Loans and the proceeds of the sale of any Mortgage Loans and the availability of the Reserve Account balance.

If the proceeds are insufficient to repay in full all principal and interest and other amounts due under the Covered Bonds, then, as the Company has no other assets, it may be unable to satisfy claims in respect to any unpaid amounts.

In view of the above factors, the Company's risk appetite is considered to be low.

PRINCIPAL ACCOUNTING POLICIES
The principal accounting policies adopted in the preparation of these Financial statements are set out below:

Basis of presentation
The financial statements are drawn up in accordance with the provisions of Title 9, Book 2 of the Dutch Civil Code and the firm pronouncements in the Dutch Accounting Standards, as published by the Dutch Accounting Standards Board ('Raad voor de Jaarverslaggeving'). The Financial statements are prepared under the historical cost convention and presented in the joint currency of the European Monetary Union, the euro ("EUR" or "€"), the Company's functional currency. All amounts are in EUR, unless stated otherwise.

Unless specifically stated otherwise, assets and liabilities are recognised at the amounts at which they were acquired or incurred. The Balance sheet, Statement of income and Statement of cash flows include references to the notes.

An asset is recognised in the Balance Sheet when it is probable that the expected future economic benefits that are attributable to the asset will flow to the Company and the asset has a cost price or value of which the amount can be measured reliably. Assets that are not recognised in the Balance Sheet are considered as off-Balance Sheet assets.

A liability is recognised in the Balance Sheet when it is expected that the settlement of an existing obligation will result in an outflow of resources embodying economic benefits and the amount necessary to settle this obligation can be measured reliably. Allowances are recorded as a component of the Company's liabilities. Liabilities that are not recognised in the Balance Sheet are considered as off-Balance Sheet liabilities.

An asset or liability that is recognised in the Balance Sheet, remains recognised on the Balance Sheet if a transaction (with respect to the asset or liability) does not lead to a major change in the economic reality with respect to the asset or liability. Such transactions will not result in the recognition of results. When assessing whether there is a significant change in the economic circumstances, the economic benefits and risks that are likely to occur in practice are considered. The benefits and risks that are not reasonably expected to occur, are not taken in to account in this assessment.

An asset or liability is no longer recognised in the Balance Sheet, and thus derecognised, when a transaction results in all or substantially all rights to economic benefits and all or substantially all of the risks related to the asset or liability are transferred to a third party. In such cases, the results of the transaction are directly recognised in the Profit and Loss account.

If assets are recognised of which the Company does not have the legal ownership, this fact is being disclosed taking into account any allowances related to the transaction.

These financial statements are presented in EUR.

The Director has prepared the financial statements on May 5, 2023.

Comparison with prior year
The valuation principles and method of determining the result are the same as those used in the previous year.

Significant accounting judgments and estimates
The preparation of the financial statements requires the Director to form opinions and to make estimates and assumptions that influence the application of principles and the reported values of assets and liabilities and of income and expenditure. It also requires the Director to exercise its judgement in the process of applying the Company's accounting policies.

The actual results may differ from these estimates. The estimates and the underlying assumptions are constantly assessed. Revisions of estimates are recognised in the period in which the estimate is revised and in future periods for which the revision has consequences.

If necessary, for the purposes of providing the view required under article 2:362 sub 1 Dutch Civil Code (DCC), the nature of these estimates and judgments, including the related assumptions, is disclosed in the notes to the applicable financial statement items.

Going Concern
The Company's Director has made an assessment of the Company's ability to continue as a going concern and is satisfied that the Company has the resources and activities to continue in business for the foreseeable future. Furthermore, the Director is not aware of any material uncertainties that may cast significant doubt upon the Company's ability to continue as a going concern. Therefore, the Financial statements are prepared on the going concern basis.

Cash and cash equivalents
Cash and cash equivalents are valued at nominal value and, insofar as not stated otherwise, are at the free disposal of the Company. Cash and cash equivalents relate to immediately due and payable withdrawal claims against credit institutions and cash resources.

Balance with the Seller
The Balance with the Seller is initially recognized at fair value and subsequently carried at amortised cost. Mortgage Loans and all other related balances are deducted from the Balance with the Seller in recognition of the retention of economic ownership by the Seller.

Other liabilities
On initial recognition current liabilities are recognised at fair value. After initial recognition current liabilities are recognised at the amortised cost, being the amount received taking into account premiums or discounts and minus transaction costs. This is

Offsetting
Financial assets and liabilities are reported at the net amount in the balance sheet when there is a legally enforceable right to set-off the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously. Balances involving the Seller are presented as a single line item on the Balance sheet, reflecting the Company's function within the Programme when viewed from an economic reality perspective.

Revenue recognition
Income and expenses are recognised in the Statement of Income on an accrual basis. Losses are accounted for in the year in which they are identified.

The Company does not recognise cash flows in which it has no beneficial interest, principally those flowing to the Seller being the principal bearer of the risks and rewards associated with the Mortgage Loans.

General and administrative expenses
General and administrative expenses are accounted for in the period in which these are incurred.

Fair value financial instruments
Due to the short-term nature of the cash and cash equivalents, the Balance with the Seller and other liabilities included in these Financial statements, the estimated fair value for these financial instruments approximates the book value.

Corporate Income Tax
The Company is liable to Dutch corporate income tax under a tax opinion. This stipulates that the Company should report annual income on the basis of a 10% mark-up on the Director’s fee, with a minimum of EUR 2,500.

Contingent liabilities and commitments
The Company has granted a first ranking right of pledge on the Mortgage Loans and Beneficiary Rights to Stichting Security Trustee Van Lanschot Conditional Pass-Through Covered Bond Company 2. In addition the Company has granted a right of pledge over all rights of the Company under or in connection with the Guarantee Support Agreement, the Servicing Agreement, the Administration Agreement, the Asset Monitor Appointment Agreement, the CBC Account Agreement and in respect of the GIC-accounts to the Stichting Security Trustee Van Lanschot Conditional Pass-Through Covered Bond

The exercise of the pledge is subject to certain terms and conditions. Not meeting the Company’s obligations to certain secured parties can lead to exercising the right of pledge by Stichting Security Trustee Van Lanschot Conditional Pass-Through Covered Bond Company 2.

Statement of cash flows
The Statement of cash flows has been prepared using the indirect method. The cash items disclosed in the Statement of cash flows are comprised of cash and cash equivalents. Income taxes are included in cash from operating activities. Dividends paid are recognised as cash used in financing activities. Transactions not resulting in inflow or outflow of cash are not recognised in the Statement of cash flows.

2.5 Notes to the Balance sheet

CURRENT ASSETS [1]

	December 31, 2022 €	December 31, 2021 €
CBC Account	9.367	5.545
Reserve Account	507.568	500.993
	516.935	506.538

CBC Account

The CBC Account relates to a floating rate current account with BNG Bank N.V. in Den Haag, the Netherlands.

Reserve Account

The Reserve Account relates to an optional reserve deposit with BNG Bank N.V. in Den Haag, the Netherlands. These funds are not available to finance the Company’s day-to-day operations but serve as a security to enable the Company to meet its fees and other obligations. If and to the amount that excess funds are available after these obligations, these are deposited on the Reserve Account up to the Reserve Account Required Amount.If the Reserve Account Required Amount is reached, excess funds are available for payment of the Balance with the Seller.

2.5 Notes to the Balance sheet

SHAREHOLDER'S EQUITY [2]
The authorised capital which are issued and paid-in amounts to € 1, consisting of 1 ordinary share of € 1. The net result for the year amounts to EUR 2,125 (previous period: EUR 2,125).

	2022	2021
Issued share capital	€	€
Balance as per beginning of period	1	1
Issue share	-	-
Balance as per end of period	1	1

	2022	2021
Other reserves	€	€
Balance as per beginning of period	4.113	2.025
Profit prior year	2.125	2.088
Balance as per end of period	6.238	4.113

	2022	2021
Result for the period	€	€
Balance as per beginning of period	2.125	2.088
Undistributed profit transferred to Other reserves	-2.125	-2.088
Net result for the period	2.125	2.125
Balance as per end of period	2.125	2.125

CURRENT LIABILITIES

Balance with the Seller [3]

The Company recognises all balances under the Programme involving the Seller as Balance with the Seller. As balances are regularly settled with the Seller and on a net basis, this balance is considered to be a current liability, notwithstanding that the individual underlying contracts under the Programme may be of a long-term nature. The Subordinated Loan is subordinated to all other liabilities.
The individual balances that make up the overall Balance with the Seller are as follows:

	December 31, 2022 EUR	December 31, 2021 EUR
Subordinated Loan	356.239.783	364.712.220
Deemed Loan to the Seller	-352.870.228	-360.150.726
Accounts receivable	-2.861.982	-4.060.501
Interest receivable	-562.551	-611.299
Accrued Deferred Purchase Price	335.132	348.971
Interest payable	164.944	196.254
Mortgage pool servicing fee	30.213	30.933
	475.311	465.852

For more information and substantiation of the recognition of the Subordinated Loan and Deemed Loan to the Seller as included in the Balance with the Seller, and the nature of these items included, please refer to the sections TRANSACTION "STRUCTURE, MANAGEMENT AND RELATED PARTIES" and "RISK MANAGEMENT".

Taxes [4]

	December 31, 2022 €	December 31, 2021 €
Corporate income tax	-63	-66

Accrued expenses and other liabilities [5]

	December 31, 2022 EUR	December 31, 2021 EUR
Audit fee	33.323	33.652
Management fee	-	861
Other payable	-	-
	33.323	34.513

2.6 Notes to the Statement of income

	2022	2021
Interest income [6]	€	€
Income from Mortgage Loans	6.839.356	7.576.667
Interest on Subordinated Loan	-4.694.996	-4.670.112
Accrued Deferred Purchase Price	-1.620.685	-2.390.431
Mortgage pool servicing fee	-360.412	-359.506
	163.264	156.618

All income was due from the Seller.

	2022	2021
General and administrative expenses [7]	€	€
Administration fee	76.909	74.887
Management fee	35.037	34.768
Independent auditor fee	34.128	33.991
Other advisory fee	15.779	5.237
Negative interest on bank accounts	-1.088	5.235
	160.764	154.118

The Administration fee and Management fee were payable to a related party.

The fee to PricewaterhouseCoopers Accountants N.V., in their role as independent auditor of the Company, amounts to EUR 26,305 (previous period: EUR 25,005). No other fees were paid or are payable to the independent auditor of the Company.

	2022	2021
Income tax expense [8]	€	€
Income tax expense	375	375

The Company and the Dutch Tax Authorities agreed by way of a ruling that the taxable amount is calculated at the higher of EUR 2,500 and 10% of the annual remuneration paid to the Director of the Company. The applicable tax rate for the year under review is 15.0% (previous period: 15%) of the taxable amount.

Employees
During the period under review the Company did not employ any personnel in and outside the Netherlands (previous period: nil).

Remuneration of the of Director
The management board of the Company consists of one corporate director; the remuneration of the Director is included in the management fee as disclosed under General and administrative expenses, above and amounts to EUR 19,416 (previous period: EUR 18,507). The Company does not have a supervisory board.

Proposed appropriation of result
The net result for the year under review is EUR 2,125 (previous period EUR 2,125). The Director proposes to add the net result to the Other reserves.

Post-balance sheet events
No events took place that could have a major effect on the financial position of the Company.

Amsterdam, May 12, 2023

Director
Intertrust Management B.V.

3. Other information

3.1 Statutory provisions

In accordance with article 19 of the Company's articles of association and applicable law, the Director is authorised to retain the profits or a part thereof, as appears from the most recently adopted financial statements. The general meeting is subsequently authorised to resolve to distribute or to reserve what then remains of the profits or a part thereof. The general meeting is also authorised to resolve to make interim distributions, which includes distributions from the reserves.

The Company may make distributions to the shareholder only to the extent that the Company’s shareholder’s equity exceeds the sum of the reserves which it is legally required to maintain.

The Company may only follow a resolution of the General Meeting to distribute after the management board has given its approval to do this. The Director withholds approval only if it knows or reasonably should be able to foresee that the Company cannot continue to pay its due debts after the distribution.

3.2 Independent auditor's report

See next page.

Independent auditor's report

To: the general meeting of Van Lanschot Conditional Pass-Through Covered Bond Company 2 B.V.

Report on the financial statements 2022

Our opinion

In our opinion, the financial statements of Van Lanschot Conditional Pass-Through Covered Bond Company 2 B.V. ('the Company') give a true and fair view of the financial position of the Company as at 31 December 2022, and of its result for the year then ended in accordance with Part 9 of Book 2 of the Dutch Civil Code.

What we have audited

We have audited the accompanying financial statements 2022 of Van Lanschot Conditional Pass-Through Covered Bond Company 2 B.V., Amsterdam.

The financial statements comprise:

- the balance sheet as at 31 December 2022;
- the income statement for the year then ended; and
- the notes, comprising a summary of the accounting policies applied and other explanatory information.

The financial reporting framework applied in the preparation of the financial statements is Part 9 of Book 2 of the Dutch Civil Code.

The basis for our opinion

We conducted our audit in accordance with Dutch law, including the Dutch Standards on Auditing. We have further described our responsibilities under those standards in the section 'Our responsibilities for the audit of the financial statements' of our report.

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

PricewaterhouseCoopers Accountants N.V., Thomas R. Malthusstraat 5, 1066 JR Amsterdam, P.O. Box 90357, 1006 BJ Amsterdam, the Netherlands
T: +31 (0) 88 792 00 20, F: +31 (0) 88 792 96 40, www.pwc.nl

Independence

We are independent of Van Lanschot Conditional Pass-Through Covered Bond Company 2 B.V. in accordance with the 'Verordening inzake de onafhankelijkheid van accountants bij assuranceopdrachten' (ViO, Code of Ethics for Professional Accountants, a regulation with respect to independence) and other relevant independence regulations in the Netherlands. Furthermore, we have complied with the 'Verordening gedrags- en beroepsregels accountants' (VGBA, Dutch Code of Ethics).

Report on the other information included in the annual report

The annual report contains other information. This includes all information in the annual report in addition to the financial statements and our auditor's report thereon.

Based on the procedures performed as set out below, we conclude that the other information:

- is consistent with the financial statements and does not contain material misstatements; and
- contains all the information regarding the director's report and the other information that is required by Part 9 of Book 2 of the Dutch Civil Code.

We have read the other information. Based on our knowledge and the understanding obtained in our audit of the financial statements or otherwise, we have considered whether the other information contains material misstatements.

By performing our procedures, we comply with the requirements of Part 9 of Book 2 of the Dutch Civil Code and the Dutch Standard 720. The scope of such procedures was substantially less than the scope of those procedures performed in our audit of the financial statements.

The director is responsible for the preparation of the other information, including the director's report and the other information in accordance with Part 9 of Book 2 of the Dutch Civil Code.

Responsibilities for the financial statements and the audit

Responsibilities of the director

The director is responsible for:

- the preparation and fair presentation of the financial statements in accordance with Part 9 of Book 2 of the Dutch Civil Code; and for
- such internal control as the director determines is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

As part of the preparation of the financial statements, the director is responsible for assessing the Company's ability to continue as a going concern. Based on the financial reporting framework mentioned, the director should prepare the financial statements using the going-concern basis of accounting unless the director either intends to liquidate the Company or to cease operations or has no realistic alternative but to do so. The director should disclose in the financial statements any event and circumstances that may cast significant doubt on the Company's ability to continue as a going concern.

Our responsibilities for the audit of the financial statements

Our responsibility is to plan and perform an audit engagement in a manner that allows us to obtain sufficient and appropriate audit evidence to provide a basis for our opinion. Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error and to issue an auditor's report that includes our opinion. Reasonable assurance is a high but not absolute level of assurance, which makes it possible that we may not detect all material misstatements. Misstatements may arise due to fraud or error. They are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

Materiality affects the nature, timing and extent of our audit procedures and the evaluation of the effect of identified misstatements on our opinion.

A more detailed description of our responsibilities is set out in the appendix to our report.

Amsterdam, 12 May 2023
PricewaterhouseCoopers Accountants N.V.

Original has been signed by C.C.J. Segers RA

Appendix to our auditor's report on the financial statements 2022 of Van Lanschot Conditional Pass-Through Covered Bond Company 2 B.V.

In addition to what is included in our auditor's report, we have further set out in this appendix our responsibilities for the audit of the financial statements and explained what an audit involves.

The auditor's responsibilities for the audit of the financial statements

We have exercised professional judgement and have maintained professional scepticism throughout the audit in accordance with Dutch Standards on Auditing, ethical requirements and independence requirements. Our audit consisted, among other things of the following:

- Identifying and assessing the risks of material misstatement of the financial statements, whether due to fraud or error, designing and performing audit procedures responsive to those risks, and obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion. 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 intentional override of internal control.
- Obtaining an understanding of internal control 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.
- Evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the director.
- Concluding on the appropriateness of the director's use of the going-concern basis of accounting, and based on the audit evidence obtained, concluding whether a material uncertainty exists related to events and/or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion.
  Our conclusions are based on the audit evidence obtained up to the date of our auditor's report and are made in the context of our opinion on the financial statements as a whole. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluating the overall presentation, structure and content of the financial statements, including the disclosures, and evaluating whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the director regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.