

Company registration number: 08109112

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

**Annual report and audited financial statements for the year ended
31 December 2023**

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

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INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

OFFICERS AND PROFESSIONAL ADVISERS

| | |
|-----------------------------|--|
| Directors | C P Gill (resigned on 8 January 2024) W M F von Guionneau (resigned on 1 July 2023) K W Pickard (resigned on 31 March 2023) H Price (resigned on 17 September 2024) D B Mendonça (appointed on 17 January 2023) G A F Paris (appointed on 1 July 2023) B G Smith (appointed on 2 September 2024) |
| Company secretary | E Mendes |
| Company registration number | 08109112 |
| Registered office | Level 7, One Bartholomew Close Barts Square London EC1A 7BL |
| Banker | HSBC Bank Plc 8 Canada Square London E14 5HQ |
| Auditor | KPMG LLP 15 Canada Square London E14 5GL |

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

STRATEGIC REPORT

Strategic Report for the year ended 31 December 2023

The Directors present the strategic report of InfraRed Infrastructure Yield Holdings Limited (the "Company") for the year ended 31 December 2023.

Review of the business

The Company was incorporated on 18 June 2012 as a private limited company with registration number 08109112. The Company acts as an investment holding company established to hold underlying investments in other companies that own both equity and/or sub-debt investments in a range of infrastructure projects predominantly based in the United Kingdom.

The increase in turnover of £6,116k was caused by an increase in dividend income and loan stock interest in the year. The decrease in profit for the year of £24,449k was caused mainly by a decrease in the amount of fair value gains on investments and an increase to interest payable.

The key financial and other performance indicators were as follows:

| | For the year ended 31 Dec 2023 £'000 | For the year ended 31 Dec 2022 £'000 | Annual change £'000 | Change (%) |
|---|---|---|------------------------|---------------|
| Turnover | 31,612 | 25,496 | 6,116 | 24% |
| Profit for the year | 1,286 | 25,735 | (24,449) | -95% |
| Net assets attributable to shareholders | 125,067 | 133,071 | (8,004) | -6% |

The Company holds 15 (2022: 15) loan stock investments in subsidiaries, joint ventures and associates. The value of these loan stock balances at 31 December 2023 was £285 million (2022: £290.2 million), a decrease of 2% on the previous year. The top five investments account for approximately 85% of the Company's loan stock investment portfolio, while the total value of the Company's investments in loan stock of related undertakings represents 61% (2022: 62%) of the Company's total assets.

The Company also holds a number of equity investments. The value of these equity investments at 31 December 2023 was £172.3 million (2022: £170.6 million).

Streamlined Energy and Carbon Reporting

In estimating and reporting greenhouse gas emissions for the Company, Scope 1, Scope 2 and Scope 3 emissions have been measured in accordance with the GHG Protocol and the Partnership for Carbon Accounting Financials (PCAF), both of which are recognised standards for accounting on corporate emissions methodology.

In accordance with the guidance developed by PCAF, the Company has adopted the operational control approach as the Directors believe this reflects the level of emissions that can be actively controlled and reduced. There are no subsidiaries where the Company has operational control. As a result, the Company does not have any emissions under Scopes 1 and 2 and all emissions will be reported as part of Scope 3.

The Company's emissions fall under two categories within Scope 3 as defined by PCAF:

Category 1: Purchased goods and services, which relates to the office use and travel of the employees of the Investment Manager, the Board of Directors, and the Company Secretary

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

STRATEGIC REPORT (continued)

Streamlined Energy and Carbon Reporting (continued)

The Company's emissions fall under two categories within Scope 3 as defined by PCAF: (continued)

Category 15: Investments, which relates to the emissions of the Company's assets

Within Category 15 – Investments, the emissions can be further split by Scope 1, Scope 2 and Scope 3 for the underlying portfolio companies. Current guidance recommends that within Category 15 – Investments, that investment companies should measure and disclose the Scope 1 and 2 emissions of all portfolio companies. We are aware, however, that best practice is to incorporate the Scope 3 emissions and therefore the Company has elected to incorporate Scope 3 emissions of the portfolio companies within its overall emissions reporting.

Methodology

In accordance with the PCAF methodology, financed emissions should be attributable based on the proportional share of equity held in the portfolio companies. The Company's attributable emissions have been calculated in accordance with the PCAF attribution factor for project finance as set out below:

Attribution Factor = Outstanding Investment¹ / (Total Equity Value + Total Debt)

Note: (1) Outstanding investment is equivalent to the current value of the Company's equity investment in the portfolio company

The below sets out the Company's attributable emissions for the calendar year ending 31 December 2023.

| Attributable Emissions (tCO ₂ e) | Description | 31 December 2023 | 31 December 2022 |
|---|--|------------------|------------------|
| Scope 1 | Direct emissions - occur from sources that are owned or controlled by the organisation | Nil | Nil |
| Scope 2 | Indirect emissions - occur from the generation of purchased electricity, heating, cooling and steam | Nil | Nil |
| Scope 3 | Category 1, emissions from indirect purchased goods and services including those of the Investment Manager (InfraRed Capital Partners). The emissions have been attributed based on proportion of staff allocated to the Company | 43 | 21 |
| | Category 15, emissions from all operational investments | 15,279 | 24,814 |
| | Total Scope 3 emissions | 15,322 | 24,835 |
| Total emissions from Scopes 1, 2 and 3 | | 15,322 | 24,835 |

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

STRATEGIC REPORT (continued)

Methodology (continued)

A contributing factor to the decreased emissions for the year ended 31 December 2023 is a change in methodology for portfolio company level Scope 3 estimates. The Manager adopted EXIOBASE, a tool recommended by the GHG Protocol which uses more up to date sector and location-based emissions factors. Due to sectoral decarbonisation that has occurred between the original database and the updated one, the net impact is reduced emissions despite greater data coverage recorded in 2023.

Principal risks and uncertainties

The Company is part of the InfraRed Partners LLP (“InfraRed”) group of companies (the “Group”). Risk is managed on a Group basis. The managing partners of the Group are responsible for the Group risk management framework. This comprises identifying and evaluating the risks that the Group faces and ensuring that appropriate controls and processes are in place to manage these risks. It also comprises responsibility for the oversight of the risk management process. An important part of the Group risk management framework is to have documented policies and procedures in place.

The Directors of the Company are responsible for ensuring that the Company complies with the Group’s risk management framework. Assurance as to the effectiveness of and compliance with the risk management framework and internal controls is provided by the Group’s risk management functions.

The Directors consider its risk management framework is appropriate for a Company of its size and complexity.

a) Financial instrument risk

Valuations are performed using a discounted cash flow approach and discount rates are determined from similar secondary market participants. All the Company’s investments are in Pound Sterling and hence there is no foreign exchange risk.

b) Credit risk

Credit risk is managed in accordance with the Directors’ policies and procedures. The Directors’ credit team uses external credit ratings for all financial institutions. Appropriate credit checks are required to be made on all counterparties to the Company. The Company only deposits money with appropriately rated counterparties. The Company plays an active part in the oversight of all underlying projects and assesses the credit risk of the investments on an ongoing basis.

c) Liquidity risk

Liquidity risk is the risk that the Company may be unable to meet its payment obligations as they fall due or can only do so at a significantly high cost. The Company’s approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient funds to meet its liabilities when due.

The Company monitors its cash flow requirements on a monthly basis and compares expected cash flow obligations with expected cash flow receipts to ensure they are appropriately aligned. The Company has no other significant transactions.

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

STRATEGIC REPORT (continued)

Principal risks and uncertainties (continued)

c) Liquidity risk (continued)

The Directors will continue to provide valuable management expertise in order for the Company to meet its strategic goals and to enhance value.

On behalf of the Board



D B Mendonça

Director

Registered office
Level 7, One Bartholomew Close
Barts Square
London
EC1A 7BL

27 September 2024

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

DIRECTORS' REPORT

The Directors present their report and the audited financial statements of InfraRed Infrastructure Yield Holdings Limited (the "Company") for the year ended 31 December 2023.

Principal activities

The Company acts as an investment holding company, established to hold investments in companies established to undertake infrastructure projects.

Business review

The profit for the year before taxation is £131k (2022: £25,338k).

After making enquiries, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the financial statements. For further details on going concern see note 2b.

Future developments

No change in the Company's activities is anticipated.

Dividends

The Directors approved an interim dividend of £9,290k which was subsequently paid in respect of the year ended 31 December 2023 (2022: £2,332k).

Directors

The Directors who served during the year were as follows:

C P Gill (resigned on 8 January 2024)
 W M F von Guionneau (resigned on 1 July 2023)
 K W Pickard (resigned on 31 March 2023)
 H Price (resigned on 17 September 2024)
 D B Mendonça (appointed on 17 January 2023)
 G A F Paris (appointed on 1 July 2023)
 B G Smith (appointed on 2 September 2024)

The Articles of Association of the Company provide that in certain circumstances the Directors are entitled to be indemnified out of the assets of the Company against claims from third parties in respect of certain liabilities arising in connection with the performance of their functions, in accordance with the provisions of the UK Companies Act 2006. Indemnity provisions of this nature have been in place during the financial year but have not been utilised by the Directors.

Disclosure of information to auditor

Each person who is a Director at the date of approval of this report confirms that so far as the Director is aware, there is no relevant audit information of which the Company's auditor is unaware; and the Director has taken all the steps that he ought to have taken as a Director in order to make themselves aware of any relevant audit information and to establish that the Company's auditor is aware of that information. This confirmation is given pursuant to section 418 of the Companies Act 2006 and should be interpreted in accordance therewith.

Independent auditor

KPMG LLP is deemed to be reappointed in accordance with an elective resolution made under section 487 of the Companies Act 2006.

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

DIRECTORS' REPORT (continued)

Statement of Directors' responsibilities in respect of the Strategic report, Directors' report and the financial statements

The Directors are responsible for preparing the Strategic report, Directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the Directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

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 year. In preparing these financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- assess the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

On behalf of the Board



D B Mendonça
Director

Registered office
Level 7, One Bartholomew Close
Barts Square
London
EC1A 7BL

27 September 2024

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

Opinion

We have audited the financial statements of InfraRed Infrastructure Yield Holdings Limited (the "Company") for the year ended 31 December 2023 which comprise the statement of financial position, statement of comprehensive income, statement of changes in equity, statement of cash flows and related notes, including the accounting policies in note 2.

In our opinion, the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2023 and of its profit for the year then ended;
- have been properly prepared in accordance with UK Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the Company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

Going concern

The Directors have prepared the financial statements on the going concern basis as they do not intend to liquidate the Company or to cease its operations, and as they have concluded that the Company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the Directors' conclusions, we considered the inherent risks to the Company's business model and analysed how those risks might affect the Company's financial resources or ability to continue operations over the going concern period.

Our conclusions based on this work:

- we consider that the Directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified, and concur with the Directors' assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the above conclusions are not a guarantee that the Company will continue in operation.

Fraud and breaches of laws and regulations – ability to detect

Identifying and responding to risks of material misstatement due to fraud

To identify risks of material misstatement due to fraud ("fraud risks"), we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of the Directors and inspection of policy documentation as to the Company's high-level policies and procedures to prevent and detect fraud, as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Reading board minutes.
- Considering remuneration incentive schemes and performance targets for management.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED (continued)

Fraud and breaches of laws and regulations – ability to detect (continued)

Identifying and responding to risks of material misstatement due to fraud (continued)

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

As required by auditing standards and taking into account our overall knowledge of the control environment, we perform procedures to address the risk of management override of controls, in particular the risk that management may be in a position to make inappropriate accounting entries. On this audit, we do not believe there is a fraud risk related to revenue recognition because the calculation of the revenue is non-judgmental and straightforward, with limited opportunity for manipulation.

We did not identify any additional fraud risks.

We performed procedures including:

- Identifying and selecting certain journal entries made at the end of the reporting period and post-closing entries for testing and comparing the identified entries to supporting documentation.
- Assessing whether the judgements made in making accounting estimates are indicative of a potential bias.

Identifying and responding to risks of material misstatement due to non-compliance with laws and regulations

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience, and through discussion with the Directors and other management (as required by auditing standards) and discussed with the Directors and other management the policies and procedures regarding compliance with laws and regulations.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

The potential effect of these laws and regulations on the financial statements varies considerably.

Firstly, the Company is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related companies legislation), distributable profits legislation, and taxation legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Secondly, the Company is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, for instance through the imposition of fines or litigation or the loss of the Company's license to operate. We identified the following areas as those most likely to have such an effect: data protection, recognising the nature of the Company's activities. Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the Directors and other management and inspection of regulatory and legal correspondence, if any. Therefore, if a breach of operational regulations is not disclosed to us or evident from relevant correspondence, an audit will not detect that breach.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED (continued)

Fraud and breaches of laws and regulations – ability to detect (continued)

Context of the ability of the audit to detect fraud or breaches of law or regulation

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

Strategic report and Directors' report

The Directors are responsible for the strategic report and the Directors' report. Our opinion on the financial statements does not cover those reports and we do not express an audit opinion thereon.

Our responsibility is to read the strategic report and the Directors' report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the strategic report and the Directors' report;
- in our opinion, the information given in those reports for the financial year is consistent with the financial statements; and
- in our opinion, those reports have been prepared in accordance with the Companies Act 2006.

Matters on which we are required to report by exception

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

- 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; or
- certain disclosures of Directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in these respects.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED (continued)

Directors' responsibilities

As explained more fully in their statement set out on page 7, the Directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities

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 our opinion in an auditor's report.

Reasonable assurance is a high level of assurance, but does not guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities.

The purpose of our audit work and to whom we owe our responsibilities

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

Kushan Tikkoo

**Kushan Tikkoo (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor**

Chartered Accountants

15 Canada Square

London

E14 5GL

30 September 2024

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 December 2023

| | Note | 2023 £'000 | 2022 £'000 |
|--|------|-----------------|-----------------|
| Turnover | 4 | 31,612 | 25,496 |
| Operating expenses | 5 | <u>(1,171)</u> | <u>(129)</u> |
| Operating profit | | 30,441 | 25,367 |
| Fair value gain on investments | 10 | 1,780 | 14,929 |
| Interest receivable and similar income | 7 | 96 | 15 |
| Interest payable and similar charges | 8 | <u>(32,186)</u> | <u>(14,973)</u> |
| Profit before tax | | 131 | 25,338 |
| Tax credit on profit | 9 | <u>1,155</u> | <u>397</u> |
| Profit for the year | | <u>1,286</u> | <u>25,735</u> |
| Total comprehensive income for the year | | <u>1,286</u> | <u>25,735</u> |

All activities derived from continuing operations.

The accompanying notes on pages 16 to 26 form an integral part of these financial statements.

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

STATEMENT OF FINANCIAL POSITION

As at 31 December 2023

| | Note | 2023 £'000 | 2022 £'000 |
|---|------|-----------------------|-----------------------|
| Non-current assets | | | |
| Investments | 10 | <u>457,376</u> | <u>460,746</u> |
| Current assets | | | |
| Debtors | 11 | 5,635 | 4,414 |
| Cash at bank and in hand | 15 | <u>3,156</u> | <u>5,314</u> |
| Total current assets | | 8,791 | 9,728 |
| Current liabilities | | | |
| Creditors: amounts falling due within one year | 12 | <u>(1,780)</u> | <u>(42)</u> |
| Net current assets | | <u>7,011</u> | <u>9,686</u> |
| Total assets less current liabilities | | 464,387 | 470,432 |
| Non-current liabilities | | | |
| Creditors: amounts falling due after more than one year | 13 | <u>(339,320)</u> | <u>(337,361)</u> |
| Net assets | | <u><u>125,067</u></u> | <u><u>133,071</u></u> |
| Capital and reserves | | | |
| Called up share capital | 14 | 1,107 | 1,107 |
| Share premium account | | 54,030 | 54,030 |
| Profit and loss account | | <u>69,930</u> | <u>77,934</u> |
| Equity Shareholder's funds | | <u><u>125,067</u></u> | <u><u>133,071</u></u> |

The accompanying notes on pages 16 to 26 form an integral part of these financial statements.

These financial statements were approved by the Board of Directors on 27 September 2024 and were signed on its behalf by

Dulce Mendonça

D B Mendonça
Director

Company Registration Number: 08109112

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

STATEMENT OF CHANGES IN EQUITY

As at 31 December 2023

| | Called up Share Capital £'000 | Share Premium Account £'000 | Profit and Loss Account £'000 | Total £'000 |
|---------------------|--|--------------------------------------|--|----------------|
| At 1 January 2022 | 1,107 | 54,030 | 54,531 | 109,668 |
| Profit for the year | - | - | 25,735 | 25,735 |
| Dividends paid | - | - | (2,332) | (2,332) |
| At 31 December 2022 | 1,107 | 54,030 | 77,934 | 133,071 |
| Profit for the year | - | - | 1,286 | 1,286 |
| Dividends paid | - | - | (9,290) | (9,290) |
| At 31 December 2023 | 1,107 | 54,030 | 69,930 | 125,067 |

The accompanying notes on pages 16 to 26 form an integral part of these financial statements.

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

STATEMENT OF CASH FLOWS

As at 31 December 2023

| | Note | 2023 £'000 | 2022 £'000 |
|---|------|---------------|---------------|
| Cash flows from operating activities | | | |
| Profit before tax | | 131 | 25,338 |
| Adjustments for: | | | |
| Unrealised gain on revaluation of investments | | (1,780) | (14,929) |
| Interest and other receivables | | (96) | (15) |
| Interest and other payables | | 32,186 | 14,973 |
| Accrued interest | | (4,067) | 596 |
| Corporation tax received | | 634 | 563 |
| Increase / (decrease) in creditors | | 1,038 | (75) |
| Net cash generated from operating activities | | 28,046 | 26,451 |
| Cash flows from investing activities | | | |
| Redemptions of investments | | 270 | 990 |
| Receipt of mezzdebt repayments | | 1,005 | 437 |
| Net cash generated from investing activities | | 1,275 | 1,427 |
| Cash flows from financing activities | | | |
| Interest paid | | (20,722) | (20,532) |
| Dividends paid | | (9,290) | (2,332) |
| Repayment of Eurobond loan notes | | (1,467) | (2,664) |
| Net cash used in financing activities | | (31,479) | (25,528) |
| (Decrease) / increase in cash and cash equivalents in the year | 16 | (2,158) | 2,350 |
| Cash and cash equivalents at 1 January | | 5,314 | 2,964 |
| Cash and cash equivalents at 31 December | | 3,156 | 5,314 |

The accompanying notes on pages 16 to 26 form an integral part of these financial statements.

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2023

1. GENERAL INFORMATION

InfraRed Infrastructure Yield Holdings Limited (the "Company") was incorporated on 18 June 2012. The Company is a private limited company with Company number 08109112.

The Company acts as an investment holding company established to hold investments in companies established to undertake infrastructure projects.

The Company's registered address is Level 7, One Bartholomew Close, Barts Square, London, EC1A 7BL.

2. MATERIAL ACCOUNTING POLICIES

a) Statement of compliance

The audited financial statements have been prepared in accordance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland" ("FRS 102").

The Company has adopted the Amendments to FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland – International tax reform. These Amendments are effective for accounting periods beginning on or after 1 January 2023.

There has been no material impact following the adoption of the amendments on accounting policies for classification, recognition and measurement of items within the financial statements or on disclosures within these.

b) Basis of preparation

These financial statements have been prepared in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom (FRS 102). These financial statements are presented in Pounds Sterling ("£"), the Company's functional currency. Amounts have been rounded to the nearest £1,000.

The Company invests in the entities disclosed in note 10, which directly and indirectly invest in a diverse range of infrastructure assets. The Directors have considered going concern by reviewing forecasts of the Company's investments and what payments the Company expects to receive in. The investment portfolio includes a number of entities with debt facilities. These debt facilities are currently being serviced by revenues generated from the entities' operations and are non-recourse to the Company itself. The entities are expected to continue to earn revenues and pay loan principal and/or interest to the Company as they fall due. The Company has no obligation to invest further funds into any of its investments, but may do so based on the Directors' assessment of the returns to the Company.

Due to the nature of the investments and their contractual structure, they are considered to largely be insulated from the continuing impact of the current geopolitical situation. The Company's availability-based investments (93% of the portfolio at 31 December 2023) have performed in line with expectations. In accordance with the terms of the Eurobond loan notes held by InfraRed Infrastructure Yield Holdings Guernsey Limited repayments commence in 2031 and any unpaid interest can, at the discretion of the Company, be capitalised via the issuance of Payment in Kind (PIK) notes.

Therefore, the Directors consider the Company has sufficient resources to maintain operations at their existing levels and consequently have prepared the financial statements on a going concern basis.

The principal accounting policies, which have been consistently applied throughout the year and the preceding year, are described overleaf.

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2023

2. MATERIAL ACCOUNTING POLICIES (continued)

c) Exemption from preparing consolidated financial statements

The Company is exempt by virtue of FRS 102 section 9.9(b) from the requirement to prepare group financial statements as its subsidiaries are held as part of an investment portfolio and required to be measured at fair value with changes in fair value recognised through profit and loss in accordance with section 9.9C (a) of FRS 102. These financial statements present information about the Company as an individual undertaking and not about its group.

d) Turnover

Turnover represents loanstock interest, indexation and dividends received from investments.

Loanstock interest and indexation are recognised in profit or loss on an accruals basis, from the date the entitlement arises.

Dividend income from investments is recognised when the right to receive payment is established.

e) Taxation

Taxation expense for the year comprises current tax and deferred tax recognised in the financial year. Tax is recognised in profit or loss except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is also recognised in other comprehensive income or directly in equity respectively.

Current tax

Current tax is the amount of income tax payable in respect of the taxable profit for the year or prior years. Tax is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the year end.

The Directors periodically evaluate positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred tax

Deferred tax arises from timing differences that are differences between taxable profits and total comprehensive income as stated in the financial statements. These timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements.

Deferred tax is recognised on all timing differences at the reporting date except for certain exceptions. Unrelieved tax losses and other deferred tax assets are only recognised when it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2023

2. MATERIAL ACCOUNTING POLICIES (continued)

f) Investments

Investments in equity

Investments in the equity of entities engaged in infrastructure activities are designated at fair value through profit or loss since the Company manages these investments based on their fair value. Fair values are determined using the income approach which discounts the expected cash flows attributable to each asset at an appropriate rate to arrive at fair values. In determining the appropriate discount rate, regard is had to relevant long term government bond yields, the specific risks of each investment and the evidence of recent transactions. Fair values include accrued interest on loans outstanding at the reporting date.

g) Interest-bearing loans and borrowings

All interest-bearing loans and borrowings are basic financial instruments and are initially recognised at the present value of cash receivable from (in the case of an asset) or payable to (in the case of a liability) the counterparty (including interest).

After initial recognition, they are measured at amortised cost using the effective interest rate method (in the case of assets, less impairment). The effective interest rate amortisation is included within turnover in the statement of comprehensive income where the loan is an asset and interest payable and similar charges for where the loan is a liability.

h) Cash and cash equivalents

Cash and cash equivalents include cash on hand and deposits held on call with banks.

i) Current debtors and creditors

Debtors and creditors with no stated interest rate and which are receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the Statement of Comprehensive Income in other operating expenses.

j) Share capital

Shares are classified as equity when there is no contractual obligation to transfer cash or other financial assets. Incremental costs directly attributable to the issue of equity instruments are shown in equity as a deduction from proceeds, net of tax.

Dividends payable in relation to equity shares are recognised as a liability in the period in which they are declared.

3. USE OF ASSUMPTIONS AND ESTIMATES

When preparing the financial statements, it is the Directors' responsibility to select suitable accounting policies and to make assumptions and estimates that are reasonable and prudent.

The accounting policies that are deemed critical to the Company's results and financial position, in terms of materiality, of the items to which the policy applied, which involve a high degree of assumption and estimation are addressed overleaf.

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2023

3. USE OF ASSUMPTIONS AND ESTIMATES (continued)

Valuation of investments

Investments held at fair value are valued using the discounted cash flow method in the underlying entity. Valuations of investments are particularly sensitive to the judgements made by the Directors on discount rates and assumptions around the timing of cash flows, dividends and capital requirements.

Valuations of investments have been based on the assumptions and estimates made by the Directors based on market conditions as at 31 December 2023, including the impact of the current high levels of inflation, interest rates and energy prices. The portfolio's investments benefit from inflation-linked cashflows meaning higher inflation leads to an increase in the valuation of the portfolio. Additionally, interest rates on senior debt held at the individual investments are primarily fixed rate or floating rate with interest rate swaps in place, therefore higher interest rates provide a positive benefit to portfolio value through higher interest on cash deposits.

The Directors also make project specific adjustments to cashflows of valuations to better reflect a market participant's view.

Discount rates have also been increased across all investments primarily reflecting the increase to government bond yields in the period as well as reference to listed peers' share prices and updated assumptions. This has partially offset the increase in valuation driven by the macro-economic factors referred to above.

4. TURNOVER

| | 2023 £'000 | 2022 £'000 |
|-------------------------|---------------|---------------|
| Loanstock interest | 23,134 | 21,584 |
| Dividend income | 8,478 | 3,510 |
| Other investment income | - | 402 |
| | <u>31,612</u> | <u>25,496</u> |

5. OPERATING EXPENSES

| | 2023 £'000 | 2022 £'000 |
|-------------------------|---------------|---------------|
| Administrative expenses | <u>1,171</u> | <u>129</u> |

Operating expenses include fees payable for the audit of £61k (2022: £51k).

6. INFORMATION REGARDING DIRECTORS AND EMPLOYEES

Directors are not remunerated by the Company. The Directors are either partners of Charles II Realisation LLP and are remunerated through profit shares from the LLP or are employees of and are remunerated by InfraRed Partners LLP, an intermediate parent company.

The number of persons employed by the Company during the year was nil (2022: nil).

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2023

7. INTEREST RECEIVABLE AND SIMILAR INCOME

| | 2023 £'000 | 2022 £'000 |
|----------------------|---------------|---------------|
| Interest on deposits | 96 | 15 |

8. INTEREST PAYABLE AND SIMILAR CHARGES

| | 2023 £'000 | 2022 £'000 |
|---------------------------------|---------------|---------------|
| Interest on Eurobond loan notes | 32,186 | 14,973 |

9. TAX ON PROFIT

| | 2023 £'000 | 2022 £'000 |
|---|---------------|---------------|
| Current tax | | |
| UK corporation tax | 666 | 542 |
| Adjustments in respect of prior years | (370) | (1,327) |
| Total current tax charge / (credit) | 296 | (785) |
| Deferred tax | | |
| Origination and reversal of temporary differences | (2,136) | (101) |
| Effect of changes in tax rates | (494) | - |
| Adjustments in respect of prior years | 1,179 | 489 |
| Total deferred tax (credit) / charge | (1,451) | 388 |
| Total tax credit for the year | (1,155) | (397) |

The tax assessed for the year is different to that resulting from applying the standard rates of corporation tax applicable in the UK of 25% (2022: 19%). The differences are explained below:

| | 2023 £'000 | 2022 £'000 |
|---|---------------|---------------|
| Profit before taxation | 131 | 25,338 |
| Profit multiplied by standard rate | 31 | 4,814 |
| Effects of: | | |
| Income and gains not taxable | (2,698) | (3,503) |
| Amounts not deductible for tax purposes | 1,197 | (870) |
| Adjustments in respect of prior years | 809 | (838) |
| Deferred tax not recognised on losses | - | - |
| Effects of changes in tax rates | (494) | - |
| Total tax credit for the year | (1,155) | (397) |

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2023

9. TAX ON PROFIT (continued)

Factors affecting current and future tax charges

The UK corporation tax rate has increased from 19% to 25% effective 1 April 2023. This change was substantially enacted on 24 May 2021 and the 25% rate has been applied, where applicable, to deferred tax balances at the statement of financial position date. The blended corporation tax rate used is 23.52%.

The Company has unused tax losses of £12,404k (2022: £12,970k) which are able to be offset against future taxable profits of the Company.

The deferred tax balances and movements:

| | Tax losses £'000 | Other timing differences £'000 | Total £'000 |
|---|-----------------------------|---|------------------------|
| Balance as at 1 January 2022 | 3,006 | 1,566 | 4,572 |
| Origination and reversal of temporary differences | 101 | - | 101 |
| Changes in tax rates | - | - | - |
| Adjustments in respect of prior years | (489) | - | (489) |
| Balance as at 31 December 2022 | <u>2,618</u> | <u>1,566</u> | <u>4,184</u> |
| Origination and reversal of temporary differences | 2,136 | - | 2,136 |
| Effect of changes in tax rates | 494 | - | 494 |
| Adjustments in respect of prior years | (1,179) | - | (1,179) |
| Balance as at 31 December 2023 | <u>4,069</u> | <u>1,566</u> | <u>5,635</u> |

10. INVESTMENTS

| | 2023 £'000 | 2022 £'000 |
|--|-----------------------|-----------------------|
| At 1 January | 460,746 | 411,177 |
| Accrued interest and remeasurement of debt | (3,875) | 36,066 |
| Redemptions | (1,275) | (1,426) |
| Change in fair value of equity investments | <u>1,780</u> | <u>14,929</u> |
| At 31 December | <u>457,376</u> | <u>460,746</u> |

Investments are measured at fair value and are categorised as Level 3 as prescribed in FRS 102. There were no transfers between levels in the year (2022: none). At 31 December 2023, the investment balance is comprised of equity of £172,339k (2022: £170,560k) and loanstock of £285,037k (2022: £290,187k).

The Company had equity interests in the following equity investments incorporated in the United Kingdom as at 31 December.

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2023

10. INVESTMENTS (continued)

| | Place of incorporation | Nature of business | Class of shares held | Proportion held by the Company | |
|--|---------------------------|-----------------------|---------------------------|-----------------------------------|---------|
| | | | | 2023 | 2022 |
| Catalyst Healthcare (Manchester) Holdings Limited <i>C/O Albany Spc Services Ltd 3rd Floor, 3-5 Charlotte Street, Manchester, England, M1 4HB</i> | UK | Healthcare | Ordinary £1 shares | 25.00% | 25.00% |
| Catalyst Healthcare (Manchester) Holdings Limited <i>C/O Albany Spc Services Ltd 3rd Floor, 3-5 Charlotte Street, Manchester, England, M1 4HB</i> | UK | Healthcare | C preference £0.01 shares | 25.00% | 25.00% |
| Prospect Healthcare (Ipswich) Holdings Limited <i>Second Floor, 46 Charles Street, Cardiff, Wales, CF10 2GE</i> | UK | Healthcare | A ordinary £1 shares | 50.00% | 50.00% |
| Aspire Defence Holdings Limited <i>Aspire Business Centre, Ordnance Road, Tidworth, England, SP9 7QD</i> | UK | Accommodation | Ordinary £1 shares | 5.00% | 5.00% |
| Consort Healthcare (Birmingham) Holdings Limited <i>6th Floor, 350 Euston Road, Regents Place, London, NW1 3AX</i> | UK | Healthcare | B ordinary £1 shares | 30.00% | 30.00% |
| Consort Healthcare (Birmingham) Intermediate Limited <i>6th Floor, 350 Euston Road, Regents Place, London, NW1 3AX</i> | UK | Healthcare | Ordinary £1 shares | 30.00% | 30.00% |
| Eastbury Park (Holdings) Limited <i>8 White Oak Square, London Road, Swanley, England, BR8 7AG</i> | UK | Accommodation | Ordinary £1 shares | 50.00% | 50.00% |
| By Education (Lewisham) Holdings Limited <i>Second Floor, 46 Charles Street, Cardiff, Wales, CF10 2GE</i> | UK | Education | A ordinary £1 shares | 100.00% | 100.00% |
| Paradigm (Sheffield BSF) Holdings Limited * <i>Third Floor Broad Quay House, Prince Street, Bristol, United Kingdom, BS1 4DJ</i> | UK | Education | C £1.8367 shares | 19.60% | 19.60% |

* 19.6% represents the proportion by number of shares. The proportion by nominal value is 36%.

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2023

10. INVESTMENTS (continued)

| | Place of incorporation | Nature of business | Class of shares held | Proportion held by the Company | |
|---|---------------------------|-----------------------|-------------------------|-----------------------------------|---------|
| | | | | 2023 | 2022 |
| Sheffield LEP Limited <i>Third Floor Broad Quay House, Prince Street, Bristol, United Kingdom, BS1 4DJ</i> | UK | Education | C £1 shares | 40.00% | 40.00% |
| ByNorth (Holdings) Limited <i>8 White Oak Square, London Road, Swanley, England, BR8 7AG</i> | UK | Healthcare | A ordinary £1 shares | 100.00% | 100.00% |
| Peterborough Hospital Investments Limited <i>Level 7, One Bartholomew Close, Barts Square, London, EC1A 7BL</i> | UK | Healthcare | Ordinary £1 shares | 100.00% | 100.00% |
| By Education (Waltham Forest) Holdings Limited ** <i>21 St Thomas Street, Bristol, BS1 6JS</i> | UK | Education | Ordinary £1 shares | 58.20% | 58.20% |
| Bouygues Partnership for Education and Community (Waltham Forest) Limited <i>21 St Thomas Street, Bristol, BS1 6JS</i> | UK | Education | A ordinary £1 shares | 85.00% | 85.00% |
| Consort Healthcare (Salford) Holdings Limited <i>Second Floor, 46 Charles Street, Cardiff, Wales, CF10 2GE</i> | UK | Healthcare | B ordinary £1 shares | 50.00% | 50.00% |
| Consort Healthcare (Tameside) Holdings Limited <i>Second Floor, 46 Charles Street, Cardiff, Wales, CF10 2GE</i> | UK | Healthcare | B ordinary £1 shares | 50.00% | 50.00% |
| TT2 (Holdings) Limited <i>Tyne Tunnels, Wallsend, Tyne And Wear, NE28 0PD</i> | UK | Transport | Ordinary £1 shares | 41.00% | 41.00% |
| By Chelmer Holdings Limited <i>8 White Oak Square London Road, Swanley, England, BR8 7AG</i> | UK | Healthcare | A ordinary £1 shares | 100.00% | 100.00% |
| Maesgwyn Investments Limited <i>Level 7, One Bartholomew Close, Barts Square, London, EC1A 7BL</i> | UK | Renewable energy | Ordinary £100 shares | 100.00% | 100.00% |

** 58.20% represents the proportion by nominal value. The proportion by number of shares is 29.2%.

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2023

11. DEBTORS

| | 2023 £'000 | 2022 £'000 |
|------------------|---------------|---------------|
| Group Tax Relief | - | 229 |
| Deferred tax | 5,635 | 4,185 |
| | <u>5,635</u> | <u>4,414</u> |

The Deferred tax asset at 31 December 2023 amounting to £5,635k (2022: £4,185k) is due after more than one year.

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

| | 2023 £'000 | 2022 £'000 |
|-------------------|---------------|---------------|
| Provisions | 1,025 | - |
| Accrued expenses | 55 | 42 |
| Group tax payable | 700 | - |
| | <u>1,780</u> | <u>42</u> |

At 31 December, the Company recognised provision in relation to Tameside Hospital restructuring costs amounting to £1,025k (2022: £nil).

13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

| | 2023 £'000 | 2022 £'000 |
|---------------------|----------------|----------------|
| Eurobond loan notes | <u>339,320</u> | <u>337,361</u> |

The Eurobonds mature between 2031 and 2046. Effective interest rates used range from 8.02% to 8.45% with a weighted average of 8.24%. These Eurobonds are listed on The International Stock Exchange but fully subscribed by InfraRed Infrastructure Yield Holdings Guernsey Limited.

14. CALLED UP SHARE CAPITAL

| | 2023 £'000 | 2022 £'000 |
|--|---------------|---------------|
| Allotted, called up and fully paid 1,107k (2022: 1,107k) ordinary shares of £1 each | <u>1,107</u> | <u>1,107</u> |

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2023

15. ANALYSIS OF NET DEBT

| | As at 1 January 2023 £'000 | Cash flows £'000 | As at 31 December 2023 £'000 |
|--------------------------|-------------------------------------|---------------------|------------------------------------|
| Cash at bank and in hand | 5,314 | (2,158) | 3,156 |
| Eurobond loan notes | (337,361) | (1,959) | (339,320) |
| | <u>(332,047)</u> | <u>(4,117)</u> | <u>(336,164)</u> |

16. FINANCIAL RISK MANAGEMENT

Financial risk factors

The Company's exposure to credit, market and liquidity risk arises in the normal course of its business. This note presents information about the exposure to each of the above risks and the Director's objectives, policies and processes for measuring and managing these risks.

Risk management framework

The Directors use a risk matrix to identify the material risks to the business, the likelihood and impact of these risks arising and the controls in place to monitor, identify, and if necessary, mitigate these risks. The risk is reviewed by the Company's investment committee on a quarterly basis. The Directors consider its risk management framework is appropriate for the size and complexity of the Company.

a) **Credit risk**

Credit risk is the risk of financial loss if a counterparty fails to meet its obligations to pay outstanding amounts as they fall due. The Company's credit risk arises principally from debt investments in its underlying projects, receivables from those projects and cash balances with banks.

Appropriate credit checks are required to be made on all counterparties to the Company. The Company only deposits money with HSBC and National Australia Bank (NAB). The Company plays an active part in the oversight of all underlying projects and assesses the credit risk of the investments on an ongoing basis.

b) **Liquidity risk**

Liquidity risk is the risk that the Company may be unable to meet its payment obligations as they fall due or can only do so at a significantly high cost. The Company's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient funds to meet its liabilities when due.

The Company monitors its cash flow requirements on a monthly basis and compares expected cash flow obligations with expected cash flow receipts to ensure they are appropriately aligned. The Company has no other significant transactions.

INFRARED INFRASTRUCTURE YIELD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2023

16. FINANCIAL RISK MANAGEMENT (continued)

c) Market Risk

Market risk is the risk that changes in the market prices, such as interest rates and foreign exchange rates, will affect the Company's Statement of Comprehensive Income, or the value of its holdings of financial instruments. The objective is to minimise market risk through managing and controlling the risk to acceptable parameters, while optimising the return on risk.

Interest rate risk

The Company has no exposure to interest bearing borrowings and only minimal exposure to short-term interest bearing bank balances.

There are no other significant interest exposures and hence no analysis of the impact of market movements in interest rates has been prepared.

Foreign currency risk

The Company has no exposure to foreign exchange risk as all transactions are denominated in its functional currency, Pounds Sterling ("£").

17. RELATED PARTY TRANSACTIONS

The Company is a related party of all companies within the InfraRed Partners LLP ("InfraRed") group of companies by virtue of its immediate parent company being InfraRed Infrastructure Yield LP (acting by its general partner, InfraRed Infrastructure Yield General Partner Limited), an InfraRed group company incorporated in the England and Wales. The registered address of InfraRed Partners LLP is Level 7, One Bartholomew Close, Barts Square, London, EC1A 7BL.

By virtue of its shareholding interest, the Company is related party to the companies shown in note 10 to the financial statement.

18. ULTIMATE PARENT UNDERTAKING

The ultimate controlling party is Sun Life Financial Inc, with a registered address of 1 York Street, Toronto, Ontario, Canada, M5J 0B6.

The smallest and largest group which consolidates the results of the Company is InfraRed Partners LLP, with a registered address of Level 7, One Bartholomew Close, Barts Square, London, EC1A 7BL.

The consolidated financial statements of the Group are available to the public and may be obtained from Companies House.

19. CONTINGENT ASSETS AND LIABILITIES

There are no contingent assets and liabilities that require disclosure in the financial statements.

20. SUBSEQUENT EVENTS

On 28th August 2024, the underlying asset Tameside Hospital was sold for £1 having been valued at £nil in these accounts.