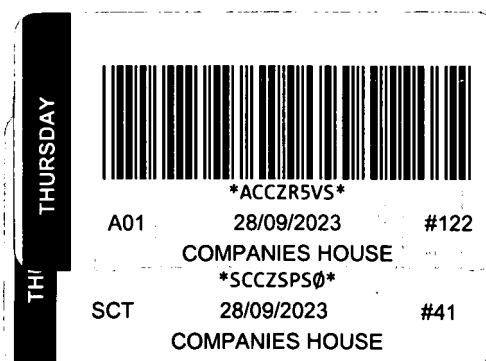


COMPANY REGISTRATION NUMBER: 04341657

**Group Accounts**



**CH Bolton (Holdings) Limited**  
**Annual Report and Financial Statements**  
**31 December 2022**



**CH Bolton (Holdings) Limited**  
**Annual Report and Financial Statements**  
**Year Ended 31 December 2022**

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# **CH Bolton (Holdings) Limited**

## **Officers and Professional Advisers**

### **The Board of Directors**

Bryan Acutt  
John Cavill

### **Company Secretary**

Infrastructure Managers Limited

### **Registered Office**

Cannon Place  
78 Cannon Street  
London  
EC4N 6AF

### **Independent Auditors**

PricewaterhouseCoopers LLP  
Chartered Accountants & Statutory Auditors  
Level 4  
Atria One  
144 Morrison Street  
Edinburgh  
EH3 8EX

### **Bankers**

Bank of Scotland  
The Mound  
Edinburgh  
EH1 1YZ

# **CH Bolton (Holdings) Limited**

## **Directors' Report**

### **Year Ended 31 December 2022**

The directors present their report and the audited Annual Report and Financial Statements of CH Bolton (Holdings) Limited ("the Company") for the year ended 31 December 2022.

#### **Principal Activities**

The principal activity of the Company is the holding of an investment in CH Bolton Limited, a Company whose principal activities are the provision of a primary school and community centre and associated facilities management for The Borough Council of Bolton over a contract period of 25 years.

#### **Performance Review**

The loss for the financial year, after taxation, amounted to £(1) (2021: £-).

The loss for the financial year will be transferred to reserves.

The directors are satisfied with the overall performance of the Company and do not foresee any significant change in the Company's activities in the coming financial year.

#### **Key Performance Indicators**

In its role as a holding company there are no key performance indicators for the directors to monitor. However, from a group point of view the performance of the investment is assessed every six months by testing the cash resources against the bank lending covenants. The key indicator being the debt service cover ratio. The investment has been compliant with the covenants laid out in the Group loan agreement.

#### **Climate Change**

The directors recognise that it is important to disclose their view of the impact of climate change on the company. As a holding company, the company itself does not trade. The company's subsidiary holds key operational contracts which are long-term and with a small number of known counterparties. In most cases, the cash flows from these contracts can be predicted with reasonable certainty for at least the medium-term. Having considered the company's operations, including the operations of its subsidiary, its contracted rights and obligations and forecast cash flows, there is not expected to be a significant impact upon the company's operational or financial performance arising from climate change.

#### **Going Concern**

Cash flow forecasts are prepared for the underlying investment looking over the expected life of the asset and so including the 12 month period from the date the financial statements are signed. In drawing up these forecasts, the directors have made assumptions based upon their view of the current and future economic conditions that will prevail over the forecast period.

The Company's cash flows are dependent on the performance of its investment. After reviewing the performance of the investment, which is done on a regular basis, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future.

In light of this, the directors continue to adopt the going concern basis of accounting in preparing the Company's annual financial statements.

#### **Directors**

The directors who served the Company during the year and up to the date of this report were as follows:

# **CH Bolton (Holdings) Limited**

## **Directors' Report** *(continued)*

### **Year Ended 31 December 2022**

Bryan Acutt  
John Cavill

#### **Dividends**

The directors do not recommend the payment of a dividend.

#### **Qualifying Third Party Indemnity Provisions**

During the year, and at the date of this report, the Company has in place qualifying third party indemnity provisions for the benefit of its directors.

#### **Small Company Provisions**

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

#### **Disclosure of Information to Auditors**

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

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

The independent auditors, PricewaterhouseCoopers LLP, are deemed to have been re-appointed in accordance with section 487 of the Companies Act 2006.

This report was approved by the board of directors on 11 May 2023 and signed by order of the board by:



Mike Forrest on behalf of Infrastructure Managers Limited  
Company Secretary

# **CH Bolton (Holdings) Limited**

## **Directors' Responsibilities Statement**

### **Year Ended 31 December 2022**

The directors are responsible for preparing the Directors' Report and the Annual Report and Financial Statements in accordance with applicable law and regulations.

Company law requires the directors to prepare the Annual Report and Financial Statements for each financial year. Under that law the directors have prepared the Annual Report and Financial Statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising Financial Reporting Standard 102 The Financial Reporting Standard Applicable in the UK and Republic of Ireland ("FRS 102"), and applicable law).

Under company law the directors must not approve the Annual Report and Financial Statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and the profit or loss of the Company for that period.

In preparing the Annual Report and Financial Statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 102 have been followed, subject to any material departures disclosed and explained in the Annual Report and Financial Statements; and
- prepare the Annual Report and Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors' responsibilities were approved by the board on 11 May 2023 and signed on its behalf by:



JCavill (May 11, 2023 10:48 GMT+1)

John Cavill  
Director

# **CH Bolton (Holdings) Limited**

## **Independent Auditors' Report to the Members of CH Bolton (Holdings) Limited**

### **Year Ended 31 December 2022**

#### **Report on the Audit of the Financial Statements**

##### **Opinion**

In our opinion, CH Bolton (Holdings) Limited's financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2022 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), which comprise: the Statement of Financial Position as at 31 December 2022; the Statement of Comprehensive Income and the Statement of Changes in Equity for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

##### **Basis for Opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

##### **Independence**

We remained independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

##### **Conclusions Relating to Going Concern**

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

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

However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the Company's ability to continue as a going concern.

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

# **CH Bolton (Holdings) Limited**

## **Independent Auditors' Report to the Members of CH Bolton (Holdings) Limited** *(continued)*

**Year Ended 31 December 2022**

### **Reporting on Other Information**

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

With respect to the Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on our work undertaken in the course of the audit, the Companies Act 2006 requires us also to report certain opinions and matters as described below.

### **Directors' Report**

In our opinion, based on the work undertaken in the course of the audit, the information given in the Directors' Report for the year ended 31 December 2022 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Directors' Report.

### **Responsibilities for the Financial Statements and the Audit**

#### **Responsibilities of the Directors for the Financial Statements**

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

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

# **CH Bolton (Holdings) Limited**

## **Independent Auditors' Report to the Members of CH Bolton (Holdings) Limited** (continued)

**Year Ended 31 December 2022**

### **Auditors' Responsibilities for the Audit of the Financial Statements**

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Based on our understanding of the company and industry, we identified that the principal risks of non-compliance with laws and regulations related to the Companies Act 2006 and UK tax legislation, and we considered the extent to which non-compliance might have a material effect on the financial statements. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries and the risk of management bias in accounting estimates. Audit procedures performed by the engagement team included:

- Enquiries of management around known or suspected instances of non-compliance with laws and regulations, claims and litigation, and instances of fraud;
- Understanding of management's controls designed to prevent and detect irregularities;
- Review of board minutes;
- Challenging management on assumptions and judgements made in their significant accounting estimates; and
- Identifying and testing journal entries to assess whether any of the journals appeared unusual, for example impacting distributable reserves.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

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

### **Use of This Report**

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

## **CH Bolton (Holdings) Limited**

### **Independent Auditors' Report to the Members of CH Bolton (Holdings) Limited** *(continued)*

**Year Ended 31 December 2022**

#### **Other Required Reporting**

##### **Companies Act 2006 Exception Reporting**

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

- we have not obtained all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the Company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.

## **CH Bolton (Holdings) Limited**

### **Independent Auditors' Report to the Members of CH Bolton (Holdings) Limited** *(continued)*

**Year Ended 31 December 2022**

#### **Entitlement to Exemptions**

Under the Companies Act 2006 we are required to report to you if, in our opinion, the directors were not entitled to: take advantage of the small companies exemption in preparing the Directors' Report; and take advantage of the small companies exemption from preparing a strategic report. We have no exceptions to report arising from this responsibility.



Matthew Kaye (Senior Statutory Auditor)  
for and on behalf of PricewaterhouseCoopers LLP  
Chartered Accountants & Statutory Auditors  
Edinburgh

11 May 2023

**CH Bolton (Holdings) Limited**  
**Statement of Comprehensive Income**  
**Year Ended 31 December 2022**

|                                                                    | Note | 2022<br>£  | 2021<br>£ |
|--------------------------------------------------------------------|------|------------|-----------|
| Administrative expenses                                            |      | (1)        | —         |
| <b>Operating (loss)/result</b>                                     |      | <b>(1)</b> | <b>—</b>  |
| Interest receivable and similar income                             | 6    | 162,763    | 159,422   |
| Interest payable and similar expenses                              | 7    | (162,763)  | (159,422) |
| <b>(Loss)/result before taxation</b>                               |      | <b>(1)</b> | <b>—</b>  |
| Tax on loss                                                        |      | —          | —         |
| <b>Loss for the financial year and total comprehensive expense</b> |      | <b>(1)</b> | <b>—</b>  |

All the activities of the Company are from continuing operations.

The notes on pages 13 to 18 form part of these Financial Statements.

# CH Bolton (Holdings) Limited

## Statement of Financial Position

As at 31 December 2022

|                                                                | Note | 2022<br>£        | 2021<br>£        |
|----------------------------------------------------------------|------|------------------|------------------|
| <b>Fixed assets</b>                                            |      |                  |                  |
| Investments                                                    | 8    | 895,128          | 895,128          |
| <b>Current assets</b>                                          |      |                  |                  |
| Debtors: amounts falling due within one year                   | 9    | 591,647          | 550,087          |
| Debtors: amounts falling due after more than one year          | 9    | 867,108          | 867,108          |
| Cash at bank and in hand                                       |      | 4                | 5                |
|                                                                |      | <u>1,458,759</u> | <u>1,417,200</u> |
| <b>Creditors: amounts falling due within one year</b>          | 10   | <u>(511,652)</u> | <u>(470,092)</u> |
| <b>Net current assets</b>                                      |      | <u>947,107</u>   | <u>947,108</u>   |
| <b>Total assets less current liabilities</b>                   |      | <u>1,842,235</u> | <u>1,842,236</u> |
| <b>Creditors: amounts falling due after more than one year</b> | 11   | <u>(867,108)</u> | <u>(867,108)</u> |
| <b>Net assets</b>                                              |      | <u>975,127</u>   | <u>975,128</u>   |
| <b>Capital and reserves</b>                                    |      |                  |                  |
| Called up share capital                                        | 12   | 5,981            | 5,981            |
| Share premium account                                          | 13   | 969,147          | 969,147          |
| Accumulated losses                                             | 13   | (1)              | —                |
| <b>Total shareholders' funds</b>                               |      | <u>975,127</u>   | <u>975,128</u>   |

The Financial Statements were approved by the board of directors and authorised for issue on 11 May 2023, and are signed on behalf of the board by:



JCavill (May 11, 2023 10:48 GMT+1)

John Cavill  
Director

Company registration number: 04341657

The notes on pages 13 to 18 form part of these Financial Statements.

# CH Bolton (Holdings) Limited

## Statement of Changes in Equity

Year Ended 31 December 2022

|                                          | Called up<br>share capital<br>£ | Share<br>premium<br>account<br>£ | Accumulate<br>d losses<br>£ | Total<br>£     |
|------------------------------------------|---------------------------------|----------------------------------|-----------------------------|----------------|
| At 1 January 2021                        | 5,981                           | 969,147                          | –                           | 975,128        |
| Result for the financial year            |                                 |                                  | –                           | –              |
| At 31 December 2021                      | 5,981                           | 969,147                          | –                           | 975,128        |
| Loss for the financial year              |                                 |                                  | (1)                         | (1)            |
| Total comprehensive expense for the year | –                               | –                                | (1)                         | (1)            |
| At 31 December 2022                      | <u>5,981</u>                    | <u>969,147</u>                   | <u>(1)</u>                  | <u>975,127</u> |

The notes on pages 13 to 18 form part of these Financial Statements.

# **CH Bolton (Holdings) Limited**

## **Notes to the Annual Report and Financial Statements**

### **Year Ended 31 December 2022**

#### **1. General Information**

CH Bolton (Holdings) Limited ("the Company") is a private company limited by shares and is incorporated and domiciled in England. The address of its registered office is Cannon Place, 78 Cannon Street, London, EC4N 6AF.

The principal activity of the Company is the holding of an investment in CH Bolton Limited, a Company whose principal activities are the provision of a primary school and community centre and associated facilities management for The Borough Council of Bolton over a contract period of 25 years.

The Company's functional and presentation currency is the pound sterling.

#### **2. Statement of Compliance**

The individual financial statements of CH Bolton (Holdings) Limited have been prepared in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102") and the Companies Act 2006.

#### **3. Accounting Policies**

##### **(a) Basis of preparation**

These financial statements are prepared on a going concern basis, under the historical cost convention, as modified by the revaluation of certain financial assets and liabilities.

The preparation of financial statements in conformity with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Company's accounting policies. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed further in the accounting policies.

The accounting policies stated below have been consistently applied to the years presented, unless otherwise stated.

##### **(b) Going concern**

Cash flow forecasts are prepared for the underlying investment looking over the expected life of the asset and so including the 12 month period from the date the financial statements are signed. In drawing up these forecasts, the directors have made assumptions based upon their view of the current and future economic conditions, that will prevail over the forecast period.

The Company's cash flows are dependent on the performance of its investment. After reviewing the performance of the investment, which is done on a regular basis, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future.

In light of this, the directors continue to adopt the going concern basis of accounting in preparing the Company's annual financial statements.

# CH Bolton (Holdings) Limited

## Notes to the Annual Report and Financial Statements *(continued)*

### Year Ended 31 December 2022

#### 3. Accounting Policies *(continued)*

##### (c) Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. Its financial statements are consolidated into the financial statements of BIIF Holdco Limited which can be obtained from the Company Secretary at Cannon Place, 78 Cannon Street, London, EC4N 6AF. As such, advantage has been taken of the following disclosure exemptions available under FRS 102:

- (a) No cash flow statement has been presented for the Company.
- (b) Certain disclosures required by Sections 11 and 12 of FRS 102 (Basic Financial Instruments and Other Financial Instruments Issues respectively)

The Company is wholly owned by BIIF Holdco Limited and has taken advantage of the exemption in section 33 of FRS 102 'Related Party Disclosures', that allows it not to disclose transactions with wholly owned members of a group.

##### (d) Consolidation

The Company is a wholly-owned subsidiary of BIIF Holdco Limited, a company incorporated in England. In accordance with Section 400 of the Companies Act 2006, is not required to produce, and has not published, consolidated financial statements.

##### (e) Judgments and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgments, estimates and assumptions that affect the amounts reported. These estimates and judgments are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

##### Key sources of estimation uncertainty

Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. The key assumptions and other sources of estimation uncertainty are as follows:

##### i) Impairment of assets

The carrying value of those assets recorded in the Company's Statement of Financial Position, at amortised cost less any impairment losses, could be materially reduced where circumstances exist which might indicate that an asset has been impaired and an impairment review is performed. Impairment reviews consider the fair value and/or value in use of the potentially impaired asset or assets and compare that with the carrying value of the asset or assets in the Statement of Financial Position. Any reduction in value arising from such a review would be recorded in the Statement of Comprehensive Income. Impairment reviews involve the significant use of assumptions. Consideration has to be given as to the price that could be obtained for the asset or assets, or in relation to a consideration of value in use, estimates of the future cash flows that could be generated by the potentially impaired asset or assets, together with a consideration of an appropriate discount rate to apply to those cash flows.

# CH Bolton (Holdings) Limited

## Notes to the Annual Report and Financial Statements *(continued)*

### Year Ended 31 December 2022

#### 3. Accounting Policies *(continued)*

##### (f) Income tax

Taxation expense for the period comprises current and deferred tax recognised in the reporting period. Tax is recognised in the Statement of Comprehensive Income, 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 or deferred taxation assets and liabilities are not discounted.

##### i) 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 period 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.

##### (g) Investments

Fixed asset investments are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses.

##### (h) Impairment of assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

#### 4. Auditors' Remuneration

The audit fee of £2,490 (2021: £2,260) was borne by the subsidiary Company CH Bolton Limited.

#### 5. Particulars of Employees and Directors

The average number of persons employed by the Company during the financial year amounted to nil (2021: nil). The directors are not employed by the Company and did not receive any remuneration from the Company during the year (2021: £nil).

#### 6. Interest Receivable and Similar Income

|                                  | 2022<br>£      | 2021<br>£      |
|----------------------------------|----------------|----------------|
| Interest from Group undertakings | <u>162,763</u> | <u>159,422</u> |

# CH Bolton (Holdings) Limited

## Notes to the Annual Report and Financial Statements *(continued)*

### Year Ended 31 December 2022

#### 7. Interest Payable and Similar Expenses

|                                    | 2022           | 2021           |
|------------------------------------|----------------|----------------|
|                                    | £              | £              |
| Interest due to Group undertakings | <u>162,763</u> | <u>159,422</u> |

#### 8. Investments

|                                        | Shares in<br>group<br>undertakings<br>£ |
|----------------------------------------|-----------------------------------------|
| <b>Cost</b>                            |                                         |
| At 1 January 2022 and 31 December 2022 | <u>975,128</u>                          |
| <b>Accumulated Impairment</b>          |                                         |
| At 1 January 2022 and 31 December 2022 | <u>80,000</u>                           |
| <b>Carrying amount</b>                 |                                         |
| At 31 December 2022                    | <u>895,128</u>                          |
| At 31 December 2021                    | <u>895,128</u>                          |

#### Subsidiaries, associates and other investments

The investment is in CH Bolton Limited, a Company in which 100% of the ordinary share capital is held. CH Bolton Limited is incorporated within the United Kingdom and registered at Cannon Place, 78 Cannon Street, London, EC4N 6AF. The results of the Company for the year ended 31 December 2022 were as follows:

|                                | 2022      | 2021        |
|--------------------------------|-----------|-------------|
|                                | £         | £           |
| Aggregate capital and reserves | 2,095,873 | 1,625,617   |
| Profit/(loss) for the year     | 319,894   | (1,088,059) |

The carrying value of the investment is supported by the net assets of the subsidiary.

#### 9. Debtors

Debtors amounts falling due within one year are as follows:

|                                    | 2022           | 2021           |
|------------------------------------|----------------|----------------|
|                                    | £              | £              |
| Amounts owed by Group undertakings | <u>591,647</u> | <u>550,087</u> |

Debtors amounts falling due after more than one year are as follows:

|                                    | 2022           | 2021           |
|------------------------------------|----------------|----------------|
|                                    | £              | £              |
| Amounts owed by Group undertakings | <u>867,108</u> | <u>867,108</u> |

# CH Bolton (Holdings) Limited

## Notes to the Annual Report and Financial Statements *(continued)*

### Year Ended 31 December 2022

#### 9. Debtors *(continued)*

In April 2002 the Company loan CH Bolton Limited a £850,000 Coupon Bearing Investment Sum. The interest rate on this loan is 14% per annum with the capital element being repaid by a one off payment in the year 2028. The Coupon on the principal amount accrues daily and is repayable in cash in June and December each year. The invested sum was advanced under a subordinated loan agreement and is therefore unsecured, and would rank alongside ordinary creditors in case of winding up.

Amounts owed by Group undertakings represent trading balances of £511,153 (2021: £469,594) that bear interest at 8.4% and trading balances of £80,494 (2021: £80,494) which bear no interest. Both amounts are repayable on demand.

#### 10. Creditors: amounts falling due within one year

|                                    | 2022           | 2021           |
|------------------------------------|----------------|----------------|
|                                    | £              | £              |
| Amounts owed to Group undertakings | 511,153        | 469,593        |
| Accruals and deferred income       | 499            | 499            |
|                                    | <u>511,652</u> | <u>470,092</u> |

The amounts owed to Group undertakings bear interest at 8.4% and are repayable on demand.

#### 11. Creditors: amounts falling due after more than one year

|                                    | 2022           | 2021           |
|------------------------------------|----------------|----------------|
|                                    | £              | £              |
| Amounts owed to Group undertakings | <u>867,108</u> | <u>867,108</u> |

Included within creditors: amounts falling due after more than one year is an amount of £867,108 (2021: £867,108) in respect of liabilities payable or repayable by instalments which fall due for payment after more than five years from the reporting date.

In April 2002 the Company borrowed £850,000 from PFI Infrastructure Finance Limited, the Company's immediate parent company, under a subordinated debt agreement. The interest rate on this loan is 14% per annum with the capital element being repaid by a one off payment in the year 2028. The Coupon on the principal amount accrues daily and is repayable in cash in June and December each year. The invested sum was advanced under a subordinated loan agreement and is therefore unsecured, and would rank alongside ordinary creditors in case of winding up.

#### 12. Called Up Share Capital

##### Issued, called up and fully paid

|                               | 2022           |              | 2021           |              |
|-------------------------------|----------------|--------------|----------------|--------------|
|                               | No.            | £            | No.            | £            |
| Ordinary shares of £0.01 each | <u>598,110</u> | <u>5,981</u> | <u>598,110</u> | <u>5,981</u> |

There is a single class of ordinary share. There are no restrictions on the distribution of dividends and the repayment of capital.

# **CH Bolton (Holdings) Limited**

## **Notes to the Annual Report and Financial Statements** *(continued)*

### **Year Ended 31 December 2022**

#### **13. Reserves**

Retained earnings records retained earnings and accumulated losses.

#### **14. Contingencies**

The Company has guaranteed the bank borrowings of its subsidiary, CH Bolton Limited; the amount outstanding at the year end was £2,285,990 (2021: £3,016,239).

#### **15. Controlling Party**

The immediate parent undertaking is PFI Infrastructure Finance Limited.

The intermediate parent undertaking is BIIF Holdco Limited, which is the parent undertaking of the smallest and largest group to consolidate these financial statements. Copies of BIIF Holdco Limited consolidated financial statements can be obtained from the Company Secretary at Cannon Place, 78 Cannon Street, London, EC4N 6AF.

The ultimate parent and controlling party is BIIF L.P. BIIF L.P. is owned by a number of investors with no one investor having individual control.

# **BIIF Holdco Limited**

**Annual Report and Consolidated Financial Statements  
For the year ended 31 December 2022**

**Registered number 06704550**

# **BIIF Holdco Limited**

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# **BIIF Holdco Limited**

## **Company Information**

**Directors:** John Cavill  
James Dawes

**Company Secretary:** Infrastructure Managers Limited

**Registered Office:** Cannon Place  
78 Cannon Street  
London  
EC4N 6AF

**Independent Auditors:** PricewaterhouseCoopers LLP  
Chartered Accountants and Statutory Auditors  
Level 4  
Atria One  
144 Morrison Street  
Edinburgh  
EH3 8EX

# **BIIF Holdco Limited**

## **Strategic Report (continued)**

### **Year Ended 31 December 2022**

The directors present their Annual Report and the audited Consolidated Financial Statements of BIIF Holdco Limited ("the Company") and its consolidated subsidiaries ("the Group") for the year ended 31 December 2022.

#### **Purpose, Principal Objectives and Strategies**

The Company's purpose is to invest in operational projects that deliver an income yield to investors. The principal activity of the Company was that of a holding company. The principal activity of the Group was the provision, operation and maintenance of various assets under the Private Finance Initiative ('PFI') and within regulated renewable energy markets.

#### **Review of the Business**

The results for the year are in line with management's current expectations with each of the Group's investments performing materially in line with the relevant financial model.

During the year, four projects reached maturity with their assets being either sold or handed back to the authorities in line with the terms of the individual project agreements. The projects were Bannockburn Homes Limited, which was previously held as an Investment Property, SD Marine Services Limited which was held as a Finance Debtor, Catchment Limited which was held as a Fixed Asset and Adams Campus Limited which was terminated earlier than modelled and was previously held as a Finance Debtor.

Current market trends in both energy prices and interest rates are having a material effect on the results of this reporting period. The turnover in the year shows a more than average increase and is in respect of the Group's assets held within the renewable energy markets. This sector has seen a substantial increase in prices during the year to December 2022, and in the first half of 2023 there has been a reversal of this trend. The effect on the Group of the rising interest rates has resulted in a significant decrease in the year end fair value of the financial derivative liabilities, with a gain for the current year of £51,892K (2021: 25,035K) recognised in the Statement of Comprehensive Income.

The results for the current year include an exceptional costs of £14,804K which represents an onerous contract provision, for one of the subsidiaries. The provision represents the total liability to the end of the concession period in 2028, however based on the current forecasts, which assume the error is not rectified, the subsidiary is not expected to trade beyond 2025. More details are included in note 1.

A prior period adjustment has been recognised in the current year. It was identified that the period used to calculate the fair value amortisation did not match the project maturity dates of the assets and has resulted in the annual amortisation being understated since acquisition in January 2009. The total adjustment is £15,070K. This also allowed a review of the accounting for the fair value on acquisition and on reflection it has been decided to disclose this as goodwill. The reclassification of fair value has no effect on the trading results and is a reallocation of amounts within the Statement of Financial Position for the year ended 31 December 2021. More details are included in note 26.

#### **Future Developments**

The directors intend for the business to continue to run the assets and hold its interests in the investments.

#### **Key Performance Indicators**

Group performance is measured on the basis of cash flows, both for shareholders and lenders. As with all companies in this sector, detailed cash flow projections are prepared to demonstrate the ability of the business to service its debt. Current projections demonstrate that the business can continue to maintain its debt service cover ratios at the base case levels agreed with the Group's lenders and will continue to pay returns to shareholders. As such the directors are satisfied that the Group's performance is in line with forecast and, therefore, consider the going concern basis of preparation to be appropriate.

#### **Going Concern**

The Group has received loans from external banks, which are secured against the cash flows from the Group's investments together with issued Eurobonds. The financial statements have been prepared on a going concern basis following an assessment of the financial viability of each of the Group's principal investments, and also the sources of cash flow projected to be available to service the portfolio debt obligations and meet the covenant ratios within the Group. This assessment indicates that although the Group currently has net liabilities, sufficient funds will be generated to allow ongoing obligations to be met as they fall due.

# BIIF Holdco Limited

## Strategic Report (continued)

Distributions from the PFI Senior Funding senior debt facility, covering 18 of the projects in the portfolio, have been adversely affected by the increase in corporation tax rates from 19% to 25% in 2023 as opposed to any underlying project performance. This has resulted in the project life cover ratios falling below the lock up level however, in March 2023 the directors accelerated the repayment of the senior debt in lieu of paying distributions, reducing overall risk. In due course this will return the facility to above lock up levels and normal distributions will be able to recommence. Cashflow projections for this facility indicate that there are sufficient funds available to continue servicing the debt, and the impact of this restriction is not significant to the results of the group. Again, directors have performed a reverse stress test analysis on the facility and have analysed the scenarios which would need to occur for the portfolio to be unable to service its debt in the next 12 months and be in breach of its covenant levels. Based on this analysis, the directors have no concerns and consider these scenarios to be highly unlikely, such that the risk to the group of breaching the default ratios is considered remote.

After making the assessment on going concern, the directors considered it appropriate to prepare the financial statements of the Company on a going concern basis. The Company has sufficient financial resources and liquidity in the current economic environment to continue operations for a period of at least 12 months from the date of this report. Accordingly, they continue to adopt the going concern basis in preparing these financial statements.

### Financial Risk Management

The Group is exposed to a variety of financial risks that include retail price indices, interest rate risk and liquidity risk. The Group has in place measures to limit the adverse effects of changes in these risks. The Group's objective is to maintain a balance between continuity of funding and flexibility through the use of cash deposits and proceeds from investment sums. The Group also invests in cash deposits at floating rates.

#### *Objectives and policies*

The Group's exposure to and management of interest rate risk, credit risk and liquidity risk are detailed below:

#### *Interest rate risk*

The financial risk management objectives of the Group are to ensure that financial risks are mitigated by the use of financial instruments. The Group uses interest rate swaps to reduce its exposure to interest rate movements. Financial instruments are not used for speculative purposes.

#### *Inflation risk*

The financial risk management objectives of the Group are to ensure that financial risks are mitigated by the use of financial instruments. The Group uses RPI swaps to reduce its exposure to movements in inflation. Financial instruments are not used for speculative purposes.

#### *Credit risk*

Credit risk is the risk of financial loss to the Group if a customer, counterparty to a financial instrument or counterparty for facility management services, fails to meet their contractual obligations.

Credit risk is overseen by management, and arises mainly from:

- cash and cash equivalents.
- derivative financial instruments.
- credit exposures to amounts due from outstanding receivables; and
- other committed transactions with counterparties.

The Group's objective is to minimise credit risk to an acceptable level whilst not overly restricting the Group's ability to generate revenue and profit. It is the Group's policy to invest assets safely and profitably. Management monitors credit risk closely and considers that its current policies in managing the exposure to credit risk are appropriate.

The Group's exposure to credit risk is influenced mainly by the individual characteristics of its key customers or counterparties. The Group's largest credit exposures are to public sector bodies and financial institutions. The amounts owed by the public sector bodies in the United Kingdom are considered to be a low credit risk by the Group. The counterparties for facility management are with well-established companies that operate several facility management contracts, and the Group considers these companies unlikely to default on their respective liabilities to the Group.

# BIIF Holdco Limited

## Strategic Report (continued)

In determining whether a financial asset is impaired due to credit or counterparty risks, the Group takes account of:

- The fair value of the asset at the date of the Statement of Financial Position and, where applicable, the historic fair value of the asset.
- In the case of receivables, the counterparty's typical payment patterns; and
- In the case of other counterparty's, the current contract performance and the latest available information on the counterparty's credit worthiness.

### *Liquidity risk*

The Group's liquidity risk is principally managed through financing the Group by means of long term borrowing.

### **Principal Risks and Uncertainties**

The Group's activities are based on long-term contracts with public sector counterparties. There is a risk, arising from any future changes in political priorities, that the public sector may wish to terminate these contracts early. In most cases, the contracts have robust provisions which set out the basis on which investors will be compensated in the event of early termination at the request of the public sector. Where such provisions do not exist, termination and associated compensation is subject to mutual agreement. Overall, the directors consider the risk of material loss arising from widespread early termination of the projects to be low.

Another risk faced by the Group is the future cost of lifecycle expenditure. Each project has a lifecycle profile which is regularly reviewed and managed, to highlight and mitigate any potential adverse effects.

### **S172 Statement**

The directors of the Group consider that they have adhered to the requirements of section 172 of the Companies Act 2006 (the 'Act') and have, in good faith, acted in a way that they consider would be most likely to promote the success of the Group for the benefit of its shareholder and have had regard to and recognised the importance of considering all stakeholders and other matters (as set out in s.172(1) (a-f) of the Act) in its decision making.

Taking into account the relative size of the Group, it is considered reasonable that the day to day decision making of the subsidiary assets is delegated to project directors, regularly reporting to the Group Board. This promotes full and effective interaction across all levels of the Group and supports the delivery of strategic and business objectives within a framework of best corporate governance practice.

The following paragraphs summarise how the Directors fulfil their duties:

### *Business conduct*

The Group relies on maintaining a strong reputation. We ensure our values and ethics are aligned with our purpose and ways of working.

### *Our People*

The Group is committed to being a responsible business with its behaviour aligned with expectations of society as a whole. Given the nature of the group there are very few employees, however, for the Group to succeed we need to manage their performance, develop and bring through talent while ensuring we operate as efficiently as possible. We must also ensure we share common values that inform and guide our behaviour, so we achieve the goals of the Group in the right way.

### *Business Relationships*

The Board has an important relationship with Infrastructure Managers Limited ("IML"), the Company Secretary and a key stakeholder. IML, which is also a Group company, provides financial and operational management services to the Group. The project directors meet with the Board on a quarterly basis and information is provided at the meeting by the operational and financial management teams. This information will have regard to health and safety matters, the operational and financial performance of the project, planned major maintenance works and relationships with the client and the main subcontractors. The operational and financial management team make recommendations to the Board. These Board meetings are minuted and actions arising are monitored.

# BIIF Holdco Limited

## Strategic Report (continued)

### Community and Environment

The Group's approach is to create positive change for the people and communities with which we interact. The Board recognises that the Group is a key partner in the delivery of public infrastructure and encourages its partners in considering and delivering Environmental, Social and Governance ("ESG") values.

### Shareholders

The Board is committed to openly engaging with their shareholders, as they recognise the importance of a continuing effective dialogue to ensure full understanding of Group strategy and objectives. The ultimate parent and controlling entity of the Group is BIIF LP. BIIF LP is owned by a number of professional investors and the directors of the company meet regularly with these investors to update them on the performance of the Group.

### Principal decisions

The Board is focused on long-term predictable returns and risks across the business are carefully assessed and managed. The Group's principal risks and uncertainties are detailed earlier in the Strategic Report.

Examples of principal decisions made by the Board during the year ended 31 December 2022 were as follows:

|                 |                                                                                                                                                                          |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Decision</b> | <b>Undertake detailed analysis on the impact of the early termination of a project.</b>                                                                                  |
| Context         | The commissioning authority served notice of termination on one of the projects in the Group.                                                                            |
| Outcome         | Agreement was reached on terms for early termination of the project during the year. A compensation payment was received and there was a capital disposal of a building. |

|                 |                                                                                                                                                                |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Decision</b> | <b>Undertake detailed analysis on the impact of reaching the end of the concession period for relevant projects.</b>                                           |
| Context         | A number of projects are nearing the end of their concession period. The implications need to be assessed in relation to the financial model for each project. |
| Outcome         | The review identified areas where the financial models required updating or where clarification is required over the tax position.                             |

### Climate change

The directors recognise that it is important to disclose their view of the impact of climate change on the Group. The Group's investments have key operational contracts that are long-term and with a small number of known counterparties. In most cases, the cashflows from these contracts can be predicted with reasonable certainty for at least the medium-term. Having considered the operations of investments, their contracted rights and obligations and forecast cash flows, there is not expected to be a significant impact upon the Group's operational or financial performance arising from climate change.

Approved by the board on 26 September 2023 and signed on its behalf by:

James Dawes  
James Dawes (Sep 26, 2023 19:58 GMT+1)

James Dawes  
Director

# BIIF Holdco Limited

## Directors' Report

The directors present their report and the audited consolidated financial statements of the Company and the Group for the year ended 31 December 2022.

### Results and Dividends

The consolidated profit after tax and minority interests in the financial year was £43,362K (2021: £6,284K). The result for the year will be transferred to reserves. The Company made a profit of £653K (2021: a loss of £1,989K) for the financial year.

No dividends (2021: £nil) were paid by the Company during the year.

### Emissions and Energy Use

The Group and Company have a very limited direct impact on the environment and are not significant producers of greenhouse gas emissions. The Group consumed less than 40,000 kilowatt hours of energy in the financial year and are therefore exempt from the streamlined energy and carbon reporting disclosure requirements.

### Financial Risk Management

See information provided in the Strategic Report.

### Going Concern

See information provided in the Strategic Report.

### Future Developments

See information provided in the Strategic Report.

### Directors and their Interests

The directors in office during the year and up to the date of this report, shown on page 1, had no beneficial interest in the Company or its subsidiaries.

### Disclosure of Information to Auditors

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

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

### Independent Auditors

The auditors, PricewaterhouseCoopers LLP, have indicated their willingness to continue in office and a resolution concerning their reappointment will be proposed at the Annual General meeting.

The Directors' Report was approved by the board on 26 September 2023 and signed on its behalf by:

  
James Dawes (Sep 26, 2023 19:58 GMT+1)

James Dawes  
Director

Registered number 06704550

# BIIF Holdco Limited

## Statement of Directors' Responsibilities

The directors are responsible for preparing the Annual Report and Group Financial Statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the Group and Company financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law). 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 Group and Company and of the profit or loss of the Group and Company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently.
- state whether applicable United Kingdom Accounting Standards, comprising FRS 102 have been followed for the Group and Company financial statements, subject to any material departures disclosed and explained in the financial statements.
- make judgments and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

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

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Group and Company's transactions and disclose with reasonable accuracy at any time the financial position of the Group and Company and enable them to ensure that the financial statements comply with the Companies Act 2006 and as regards the Group financial statements, Article 4 of the IAS Regulation.

The Directors' Responsibilities were approved by the board on 26 September 2023 and signed on its behalf by:

  
James Dawes (Sep 26, 2023 19:58 GMT+1)

James Dawes  
Director

# **BIIF Holdco Limited**

## **Independent Auditors' Report to the members of BIIF Holdco Limited**

### **Report on the audit of the financial statements**

#### **Opinion**

In our opinion, BIIF Holdco Limited's group financial statements and company financial statements (the "financial statements"):

- give a true and fair view of the state of the Group's and of the company's affairs as at 31 December 2022 and of the Group's profit and cash flows for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual Report and Consolidated Financial Statements (the "Annual Report"), which comprise: the Consolidated and Company Statements of Financial Position as at 31 December 2022; the Consolidated Statement of Comprehensive Income, the Consolidated Statement of Cash Flows, and the Consolidated and Company Statements of Changes in Equity for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

#### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### *Independence*

We remained independent of the group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

#### **Our audit approach**

##### *Overview*

##### *Audit scope*

- The group comprises 164 components, being operating subsidiaries and intermediary holding companies, as well as joint ventures and associates.
- Our audit scope was tailored to provide appropriate coverage of the consolidated financial statements through audit procedures performed across the components by the group audit team.
- The components where we performed full scope audit work accounted for approximately 91% of the group's turnover, 79% of profit before tax and 80% of net assets
- All audit work was performed by the same engagement team in the UK.

##### *Key audit matters*

- Risk of incorrect recognition of turnover as a result of inappropriate calculation and allocation of the unitary charge (group)
- Carrying Value of Investments (parent)

# BIIF Holdco Limited

## Independent Auditors' Report to the members of BIIF Holdco Limited

### Materiality

- Overall group materiality: £8,962,450 (2021: 7,025,970) based on 5% of earnings before interest, tax, depreciation and amortisation ("EBITDA").
- Overall company materiality: £383,580 (2021: £387,050) based on 1% of total assets.
- Performance materiality: £6,721,837 (2021: £5,269,478) (group) and £287,685 (2021: £290,288) (company).

### The scope of our audit

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the financial statements.

### Key audit matters

Key audit matters are those matters that, in the auditors' professional judgment, were of most significance in the audit of the financial statements of the current period and include the most significant assessed risks of material misstatement (whether or not due to fraud) identified by the auditors, including those which had the greatest effect on: the overall audit strategy; the allocation of resources in the audit; and directing the efforts of the engagement team. These matters, and any comments we make on the results of our procedures thereon, were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

This is not a complete list of all risks identified by our audit.

The key audit matters below are consistent with last year.

| Key audit matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | How our audit addressed the key audit matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>Risk of incorrect recognition of turnover as a result of inappropriate calculation and allocation of the unitary charge (Group)</i></p> <p>Through its subsidiaries, joint ventures and associates, the group has service concession arrangements with external parties for the design, construction, finance and maintenance of various public use assets including education facilities, railways, hospitals, roads, prisons and police stations.</p> <p>A significant proportion of the service concession arrangements are accounted for as finance debtors (as per note 12 and 13 of the financial statements), with amortisation and finance income recognised each year at a constant rate.</p> <p>The unitary charge payments received from customers for the service concession arrangements are allocated to turnover, finance income and the finance debtor amortisation. The allocation to turnover is calculated by applying a margin to the costs incurred in the operations and ongoing maintenance of the related asset. Due to the judgment required to estimate the margin over the life of the project and the significant impact that the allocation of the unitary charge has on key accounts: turnover, finance income, the finance debtor and any unitary charge control accounts ("UCCA"), including those most susceptible to fraudulent manipulation, we consider this risk to be a key area of audit focus.</p> | <p>Our audit addressed the risk as follows:</p> <p>In each project where such accounting is applied, we:</p> <ul style="list-style-type: none"><li>- tested a sample of unitary charge payments received from the customer, agreeing to invoice and evidence of cash receipt and used this to determine an expectation for total value of payments received in the year;</li><li>- compared the margin applied in the current year to the margin applied in the prior year. Where there was a material movement in the margin, we sought to understand and corroborate the factors that have driven this change. This included analysing the project financial models to establish any changes in trends for expected future costs which impact the lifetime margin of the project, and investigating unusual trends in key elements of the project forecasts;</li><li>- recalculated the revenue recognised by applying the margin to qualifying costs incurred in the year ended 31 December 2022;</li><li>- re-performed the allocation of the unitary payment between turnover, finance debtor amortisation, finance income and where applicable the UCCA and checked that the allocated amounts had been recognised appropriately.</li></ul> <p>Our audit work did not identify any issues and we therefore concluded that there was no material misstatement in any of the impacted financial statement lines.</p> |

# BIIF Holdco Limited

## Independent Auditors' Report to the members of BIIF Holdco Limited

| <i>Key audit matter</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <i>How our audit addressed the key audit matter</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>Carrying Value of Investments (parent)</i></p> <p>The company acts as a holding company for a portfolio of PFI investments. These investments are carried at cost. There is an inherent risk in such an entity that the carrying value of the investments could be impaired.</p> <p>As per note 10 of these financial statements, the Company's investment is in the share capital of two immediate subsidiaries, which each hold a portfolio of further holding companies and PFI project companies.</p> <p>As at 31 December 2022, the directors assessed the carrying value of the investments held by the Company.</p> <p>The directors designated a Valuations Committee to oversee the preparation of a discounted cash flow model, based upon forecast PFI project performance, to calculate the net present value ("NPV") of the investment portfolio. They compared this NPV to the carrying value of the investments in the financial statements.</p> <p>This assessment, by its nature, requires the use of judgements and estimates, and as a result was an area of focus for us in our audit.</p> | <p>We considered the process undertaken by the directors in concluding on the NPV of the portfolio, including the expertise of the members of the Valuation Committee and the approval process of the key assumptions and conclusions.</p> <p>We obtained the discounted cash flow model used by the directors to calculate the NPV of the investment portfolio.</p> <p>Our procedures over this model were as follows:</p> <ul style="list-style-type: none"> <li>- We compared the underlying forecast cash flows, for a sample of investments, to the individual project model.</li> <li>- We performed testing on a sample of the project models, including look-back tests to assess the models' historical forecasting accuracy.</li> <li>- For each of the key assumptions applied in the calculation of the discounted cash flows, including inflation rates and discount rates, we compared them to market expectations and independent sources.</li> <li>- We tested the mathematical and formulaic accuracy of the NPV calculation.</li> <li>- We used our knowledge of the underlying portfolio of investments to ensure that any specific issues or challenges on individual projects had been appropriately factored into the models for those projects.</li> </ul> <p>Our procedures did not identify any issues with the carrying value of the investments.</p> |

### *How we tailored the audit scope*

We tailored the scope of our audit to ensure that we performed enough work to be able to give an opinion on the financial statements as a whole, taking into account the structure of the group and the company, the accounting processes and controls, and the industry in which they operate.

The group comprises of 164 components, being operating subsidiaries and intermediary holding companies, as well as a number of joint ventures and associates. The principal activity of the majority of the operating subsidiaries is the provision, operation and maintenance of various assets under the Private Finance Initiative ('PFI'). The majority of the group's operations are within the UK, with two entities based in France. The group is partly funded by loan notes issued on the International Stock Exchange, issued by the Company and its subsidiary BIIF Issuerco.

None of the components are individually financially significant, however, we perform a full scope audit over 103 components.

All audit work was performed by the same engagement team within the UK.

The company BIIF Holdco Limited is a holding company for the two portfolio but is not itself a trading entity. We perform a full scope audit over the company.

### *The impact of climate risk on our audit*

As part of our audit we made enquiries of management to understand the extent of the potential impact of climate risk on the group's and company's financial statements, and we remained alert when performing our audit procedures for any indicators of the impact of climate risk. Our procedures did not identify any material impact as a result of climate risk on the group's and company's financial statements.

# BIIF Holdco Limited

## Independent Auditors' Report to the members of BIIF Holdco Limited

### Materiality

The scope of our audit was influenced by our application of materiality. We set certain quantitative thresholds for materiality. These, together with qualitative considerations, helped us to determine the scope of our audit and the nature, timing and extent of our audit procedures on the individual financial statement line items and disclosures and in evaluating the effect of misstatements, both individually and in aggregate on the financial statements as a whole.

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

|                                        | <i>Group financial statements</i>                                                                                                                                                                                                                                                                                                                                                           | <i>Company financial statements</i> |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Overall materiality</b>             | £8,962,450 (2021: £7,025,970).                                                                                                                                                                                                                                                                                                                                                              | £383,580 (2021: £387,050).          |
| <b>How we determined it</b>            | 5% of earnings before interest, tax, depreciation and amortisation ("EBITDA")                                                                                                                                                                                                                                                                                                               | 1% of total assets                  |
| <b>Rationale for benchmark applied</b> | EBITDA is a generally accepted performance benchmark which is commonly used by shareholders of groups with investment portfolios which are financed through debt. It is a benchmark that is closely correlated to the cash flows generated by the portfolio of investments. It is therefore considered the most appropriate benchmark for assessing materiality for the audit of the Group. |                                     |
|                                        | The principal operations of the Company are to operate as a holding company and to provide funding for its investments. We believe therefore that total assets is the primary measure used by the shareholders in assessing the performance and financial position of the entity, and is a generally accepted auditing benchmark.                                                           |                                     |

For each component in the scope of our group audit, we allocated a materiality that is less than our overall group materiality. The range of materiality allocated across components was between £1,000 and £8,066,205. Certain components were audited to a local statutory audit materiality that was also less than our overall group materiality.

We use performance materiality to reduce to an appropriately low level the probability that the aggregate of uncorrected and undetected misstatements exceeds overall materiality. Specifically, we use performance materiality in determining the scope of our audit and the nature and extent of our testing of account balances, classes of transactions and disclosures, for example in determining sample sizes. Our performance materiality was 75% (2021: 75%) of overall materiality, amounting to £6,721,837 (2021: £5,269,478) for the group financial statements and £287,685 (2021: £290,288) for the company financial statements.

In determining the performance materiality, we considered a number of factors - the history of misstatements, risk assessment and aggregation risk and the effectiveness of controls - and concluded that an amount at the upper end of our normal range was appropriate.

We agreed with those charged with governance that we would report to them misstatements identified during our audit above £448,123 (group audit) (2021: £351,299) and £19,179 (company audit) (2021: £20,300) as well as misstatements below those amounts that, in our view, warranted reporting for qualitative reasons.

### Conclusions relating to going concern

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

- assessing management's going concern models for reasonableness, including the review of the inputs and key assumptions used in those models;
- testing the underlying data generated to prepare the forecasted model and determined whether there was adequate support for the assumptions underlying the forecasts, including considering the accuracy of prior year forecasts;
- obtaining an understanding of the debt covenants associated with the loan facilities, and ensuring that the forecasts show that the group will remain in compliance with them;
- ensuring that there was sufficient cash available to repay the group debt liabilities in line with the terms of the debt in place; and
- reviewing managements going concern disclosures.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group's and the company's ability to continue as a going concern for

## **BIIF Holdco Limited**

### **Independent Auditors' Report to the members of BIIF Holdco Limited**

a period of at least twelve months from when the financial statements are authorised for issue.

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

However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the group's and the company's ability to continue as a going concern.

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

#### **Reporting on other information**

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

With respect to the Strategic Report and Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on our work undertaken in the course of the audit, the Companies Act 2006 requires us also to report certain opinions and matters as described below.

#### *Strategic Report and Directors' Report*

In our opinion, based on the work undertaken in the course of the audit, the information given in the Strategic Report and Directors' Report for the year ended 31 December 2022 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the group and company and their environment obtained in the course of the audit, we did not identify any material misstatements in the Strategic Report and Directors' Report.

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

##### *Responsibilities of the directors for the financial statements*

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

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

## **BIIF Holdco Limited**

### **Independent Auditors' Report to the members of BIIF Holdco Limited**

#### *Auditors' responsibilities for the audit of the financial statements*

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Based on our understanding of the group and industry, we identified that the principal risks of non-compliance with laws and regulations related to UK tax legislation, employment legislation and Health and Safety laws and regulations, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the financial statements such as the Companies Act 2006. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to posting inappropriate journal entries and the risk of management bias in accounting estimates. Audit procedures performed by the engagement team included:

- Enquiries of management around known or suspected instances of non-compliance with laws and regulations, claims and litigation, and instances of fraud;
- Understanding of management's controls designated to prevent and detect irregularities;
- Review of board minutes;
- Challenging management on assumptions and judgements made in their significant accounting estimates, in particular in relation to the carrying value of investments; and
- Identifying and testing journal entries to assess whether any of the journals appeared unusual, impacting revenue and distributable reserves.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

Our audit testing might include testing complete populations of certain transactions and balances, possibly using data auditing techniques. However, it typically involves selecting a limited number of items for testing, rather than testing complete populations. We will often seek to target particular items for testing based on their size or risk characteristics. In other cases, we will use audit sampling to enable us to draw a conclusion about the population from which the sample is selected.

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

## **BIIF Holdco Limited**

### **Independent Auditors' Report to the members of BIIF Holdco Limited**

#### *Use of this report*

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

#### **Other required reporting**

##### **Companies Act 2006 exception reporting**

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

- we have not received all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the company financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.



Paul Cheshire (Senior Statutory Auditor)  
for and on behalf of PricewaterhouseCoopers LLP  
Chartered Accountants and Statutory Auditors  
Edinburgh

Date 26 September 2023

# BIIF Holdco Limited

## Consolidated Statement of Comprehensive Income

For the year ended 31 December 2022

|                                                                   |      | Year ended 31 Dec 2022 |                  | Restated<br>Year ended 31 Dec 2021 |                  |
|-------------------------------------------------------------------|------|------------------------|------------------|------------------------------------|------------------|
|                                                                   | Note | £000                   | £000             | £000                               | £000             |
| <b>Turnover</b>                                                   | 2    |                        | 371,628          |                                    | 351,735          |
| Cost of sales                                                     |      |                        | <u>(274,154)</u> |                                    | <u>(274,698)</u> |
| <b>Gross profit</b>                                               |      |                        | 97,474           |                                    | 77,037           |
| Operating expenses                                                |      |                        | (41,657)         |                                    | (43,090)         |
| Exceptional cost                                                  | 17   |                        | (14,804)         |                                    | -                |
| Gain on sale of investment properties and assets                  |      |                        | 19,629           |                                    | -                |
| Gain on revaluation of investment properties                      |      |                        | 4,200            |                                    | 16,404           |
| <b>Operating profit</b>                                           |      |                        | <u>64,842</u>    |                                    | <u>50,351</u>    |
| Net finance costs                                                 | 3    |                        |                  |                                    |                  |
| - Group interest receivable and payable                           |      | (69,816)               |                  | (61,817)                           |                  |
| - Fair value gain on derivatives                                  |      | <u>51,892</u>          |                  | <u>25,035</u>                      |                  |
|                                                                   |      |                        | (17,924)         |                                    | (36,782)         |
| Share of results in joint ventures and associates                 | 11   |                        | <u>17,055</u>    |                                    | <u>10,555</u>    |
| <b>Profit before taxation</b>                                     | 4    |                        | 63,973           |                                    | 24,124           |
| Tax on profit                                                     | 7    |                        | (13,828)         |                                    | (15,238)         |
| <b>Profit after taxation</b>                                      |      |                        | <u>50,145</u>    |                                    | <u>8,886</u>     |
| <b>Profit attributable to:</b>                                    |      |                        |                  |                                    |                  |
| Owners of the parent company                                      |      |                        | 43,362           |                                    | 6,284            |
| Non-controlling interests                                         |      |                        | 6,783            |                                    | 2,603            |
| <b>Profit for the financial year</b>                              |      |                        | <u>50,145</u>    |                                    | <u>8,887</u>     |
| <b>Other comprehensive income/(expense)</b>                       |      |                        |                  |                                    |                  |
| Fair value movements on cash flow hedging instruments, net of tax |      |                        |                  |                                    |                  |
| - Group                                                           |      | 29,786                 |                  | 18,054                             |                  |
| - Associates and joint ventures                                   |      | <u>55,092</u>          | 84,878           | <u>526</u>                         | 18,580           |
| Exchange differences on retranslation of subsidiary undertakings  |      |                        | 850              |                                    | (1,048)          |
| <b>Total comprehensive income for the year</b>                    |      |                        | <u>135,873</u>   |                                    | <u>26,419</u>    |
| <b>Total comprehensive income for the year attributable to:</b>   |      |                        |                  |                                    |                  |
| Owners of the parent company                                      |      |                        | 128,042          |                                    | 23,036           |
| Non-controlling interests                                         |      |                        | <u>7,831</u>     |                                    | <u>3,383</u>     |
|                                                                   |      |                        | <u>135,873</u>   |                                    | <u>26,419</u>    |

# BIIF Holdco Limited

## Consolidated and Company Statements of Financial Position

As at 31 December 2022

|                                                                |      | Group            | Restated<br>Group | Company       | Company        |
|----------------------------------------------------------------|------|------------------|-------------------|---------------|----------------|
|                                                                |      | 31 Dec<br>2022   | 31 Dec 2021       | 31 Dec 2022   | 31 Dec<br>2021 |
|                                                                | Note | £000             | £000              | £000          | £000           |
| <b>Fixed assets</b>                                            |      |                  |                   |               |                |
| Tangible assets                                                | 8    | 182,543          | 213,531           | -             | -              |
| Investment properties                                          | 8    | 73,000           | 68,800            | -             | -              |
| <b>Goodwill</b>                                                | 9    | 138,752          | 159,559           | -             | -              |
| <b>Investments</b>                                             | 10   |                  |                   | 34,547        | 34,547         |
| Interests in joint ventures:                                   | 11   |                  |                   |               |                |
| Share of gross assets                                          |      | 1,498,199        | 1,569,107         | -             | -              |
| Share of gross liabilities                                     |      | (1,229,376)      | (1,338,372)       | -             | -              |
| Associates:                                                    | 11   |                  |                   |               |                |
| Interest in associates                                         |      | 71,966           | 70,391            | -             | -              |
| <b>Total equity investments</b>                                |      | <u>340,789</u>   | <u>301,126</u>    | <u>-</u>      | <u>-</u>       |
|                                                                |      | <u>735,084</u>   | <u>743,016</u>    | <u>34,547</u> | <u>34,547</u>  |
| <b>Current assets</b>                                          |      |                  |                   |               |                |
| Investment properties                                          | 8    | -                | 34,000            | -             | -              |
| Debtors: due within one year                                   | 12   | 133,005          | 185,758           | 3,811         | 4,158          |
| Debtors: due after more than one year                          | 13   | 800,790          | 883,496           | -             | -              |
| Cash in hand and at bank                                       |      | 284,657          | 252,799           | -             | -              |
|                                                                |      | <u>1,218,452</u> | <u>1,356,053</u>  | <u>3,811</u>  | <u>4,158</u>   |
| <b>Creditors: amounts falling due within one year</b>          | 14   | (338,639)        | (377,580)         | -             | -              |
| <b>Net current assets</b>                                      |      | <u>879,813</u>   | <u>978,473</u>    | <u>3,811</u>  | <u>4,158</u>   |
| <b>Total assets less current liabilities</b>                   |      | <u>1,614,897</u> | <u>1,721,489</u>  | <u>38,358</u> | <u>38,705</u>  |
| <b>Creditors: amounts falling due after more than one year</b> | 15   | (1,677,238)      | (1,823,830)       | (37,078)      | (38,078)       |
| <b>Derivative financial instruments</b>                        | 16   | (193,855)        | (286,526)         | -             | -              |
| <b>Provision for liabilities and charges</b>                   |      |                  |                   |               |                |
| Onerous Contract                                               | 17   | (14,804)         | -                 | -             | -              |
| Deferred taxation                                              | 18   | (62,040)         | (73,780)          | -             | -              |
| <b>Net (liabilities)/assets</b>                                |      | <u>(333,040)</u> | <u>(462,647)</u>  | <u>1,280</u>  | <u>627</u>     |

# BIIF Holdco Limited

## Consolidated and Company Statements of Financial Position

As at 31 December 2022

|                                     | Note | Group<br>31 Dec 2022<br>£000 | Restated<br>Group<br>31 Dec 2021<br>£000 | Company<br>31 Dec 2022<br>£000 | Company<br>31 Dec 2021<br>£000 |
|-------------------------------------|------|------------------------------|------------------------------------------|--------------------------------|--------------------------------|
| <b>Capital and reserves</b>         |      |                              |                                          |                                |                                |
| Called up share capital             | 19   | -                            | -                                        | -                              | -                              |
| Hedging reserve                     |      | (239,927)                    | (323,757)                                | -                              | -                              |
| Other reserves                      |      | 47,640                       | 49,145                                   | -                              | -                              |
| Profit and loss account             |      | (178,105)                    | (219,702)                                | -                              | -                              |
| At beginning of year                |      | -                            | -                                        | 627                            | 2,616                          |
| Profit/ (loss) for the year         |      | -                            | -                                        | 653                            | (1,989)                        |
| At end of year                      |      | -                            | -                                        | 1,280                          | 627                            |
| Total shareholders' (deficit)/funds |      | (370,392)                    | (494,314)                                | 1,280                          | 627                            |
| Non-controlling interests           |      | 37,352                       | 31,667                                   | -                              | -                              |
|                                     |      | <u>(333,040)</u>             | <u>(462,647)</u>                         | <u>1,280</u>                   | <u>627</u>                     |

These financial statements on pages 15 to 54 were approved by the directors and authorised for issue on 26 September 2023 and are signed on its behalf by:

James Dawes  
James Dawes (Sep 26, 2023 19:58 GMT+1)

James Dawes  
Director  
Company registration number: 06704550

## BIIF Holdco Limited

### Consolidated Statement of Changes in Equity

For the year then ended 31 December 2022

| Group                                                             | Called up share capital | Profit and loss account (restated) | Hedging reserve | Other reserves      |                          | Non-controlling interests | Total equity |
|-------------------------------------------------------------------|-------------------------|------------------------------------|-----------------|---------------------|--------------------------|---------------------------|--------------|
|                                                                   |                         |                                    |                 | Revaluation reserve | Foreign exchange reserve |                           |              |
|                                                                   | £'000                   | £'000                              | £'000           | £'000               | £'000                    | £'000                     | £'000        |
| As at 1 January 2021 (as previously reported)                     | -                       | (195,891)                          | (341,557)       | 31,107              | 2,805                    | 33,798                    | (469,738)    |
| Prior period adjustment                                           | -                       | (13,814)                           | -               | -                   | -                        | -                         | (13,814)     |
| <i>As at 1 January 2021 (restated)</i>                            | -                       | (209,705)                          | (341,557)       | 31,107              | 2,805                    | 33,798                    | (483,552)    |
| <b>Profit for the year</b>                                        | -                       | -                                  | -               | -                   | -                        | -                         | -            |
| <b>Other comprehensive income</b>                                 | -                       | 6,284                              | -               | -                   | -                        | 2,603                     | 8,887        |
| Fair value movements on cash flow hedging instruments, net of tax | -                       | -                                  | 17,800          | -                   | -                        | 780                       | 18,580       |
| Exchange differences on retranslation of subsidiary undertakings  | -                       | -                                  | -               | -                   | (1,048)                  | -                         | (1,048)      |
|                                                                   | -                       | 6,284                              | 17,800          | -                   | (1,048)                  | 3,383                     | 26,419       |
| Dividends                                                         | -                       | -                                  | -               | -                   | -                        | (5,513)                   | (5,513)      |
| <b>Transfers</b>                                                  | -                       | -                                  | -               | -                   | -                        | -                         | -            |
| Revaluation of investment property                                | -                       | (16,404)                           | -               | 16,404              | -                        | -                         | -            |
| Gain on disposal of investment property                           | -                       | 123                                | -               | (123)               | -                        | -                         | -            |
| <b>Total comprehensive expense for the year</b>                   | -                       | (9,997)                            | 17,800          | 16,281              | (1,048)                  | (2,130)                   | 20,906       |
| As at 31 December 2021                                            | -                       | (219,702)                          | (323,757)       | 47,388              | 1,757                    | 31,668                    | (462,646)    |
| <b>Profit for the year</b>                                        | -                       | 43,362                             | -               | -                   | -                        | 6,783                     | 50,145       |
| <b>Other comprehensive income</b>                                 | -                       | -                                  | -               | -                   | -                        | -                         | -            |
| Fair value movements on cash flow hedging instruments, net of tax | -                       | -                                  | 83,830          | -                   | -                        | 1,048                     | 84,878       |
| Exchange differences on retranslation of subsidiary undertakings  | -                       | -                                  | -               | -                   | 850                      | -                         | 850          |
|                                                                   | -                       | 43,363                             | 83,830          | -                   | 850                      | 7,831                     | 135,873      |
| Dividends                                                         | -                       | -                                  | -               | -                   | -                        | (6,267)                   | (6,267)      |
| <b>Transfers</b>                                                  | -                       | -                                  | -               | -                   | -                        | -                         | -            |
| Transfer between reserves                                         | -                       | (14,875)                           | -               | 10,755              | -                        | 4,120                     | -            |
| Revaluation of investment property                                | -                       | (4,200)                            | -               | 4,200               | -                        | -                         | -            |
| Gain on disposal of investment property                           | -                       | 17,310                             | -               | (17,310)            | -                        | -                         | -            |
| <b>Total comprehensive income for the year</b>                    | -                       | 41,598                             | 83,830          | (2,355)             | 850                      | 5,684                     | 129,607      |
| As at 31 December 2022                                            | -                       | (178,105)                          | (239,927)       | 45,033              | 2,607                    | 37,352                    | (333,040)    |

# BIIF Holdco Limited

## Company Statement of Changes in Equity

For the year then ended 31 December 2022

| Company                                  | Called up<br>share capital<br>£'000 | Profit and loss<br>account<br>£'000 | Total equity<br>£'000 |
|------------------------------------------|-------------------------------------|-------------------------------------|-----------------------|
| As at 1 January 2021                     | -                                   | 2,616                               | 2,616                 |
| Loss for the year                        | -                                   | (1,989)                             | (1,989)               |
| Total comprehensive expense for the year | -                                   | (1,989)                             | (1,989)               |
| As at 31 December 2021                   | -                                   | 627                                 | 627                   |
| Profit for the year                      | -                                   | 653                                 | 653                   |
| Total comprehensive income for the year  | -                                   | 653                                 | 653                   |
| As at 31 December 2022                   | -                                   | 1,280                               | 1,280                 |

**BIIF Holdco Limited**  
**Consolidated Statement of Cash Flows**  
For the year ended 31 December 2022

|                                                                                                                   |             | <b>Year ended<br/>31 Dec 2022</b> | <i>Restated</i><br><b>Year ended<br/>31 Dec 2021</b> |
|-------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------------|------------------------------------------------------|
|                                                                                                                   | <b>Note</b> | <b>£000</b>                       | <b>£000</b>                                          |
| <b>Net cash from operating activities</b>                                                                         | 20          | <b>209,671</b>                    | <b>160,080</b>                                       |
| Taxation                                                                                                          |             | <b>(12,039)</b>                   | <b>(1,118)</b>                                       |
| <b>Net cash generated from operating activities</b>                                                               |             | <b><u>197,632</u></b>             | <b><u>158,962</u></b>                                |
| <b>Investing activities</b>                                                                                       |             |                                   |                                                      |
| Interest received                                                                                                 |             | <b>47,181</b>                     | <b>50,139</b>                                        |
| Dividends received                                                                                                |             | <b>29,156</b>                     | <b>38,257</b>                                        |
| Purchase of tangible fixed assets                                                                                 |             | <b>(71)</b>                       | <b>(2,758)</b>                                       |
| Proceeds from disposal of tangible fixed assets                                                                   |             | <b>29,000</b>                     | <b>-</b>                                             |
| Proceeds from disposal of investment property                                                                     |             | <b>34,000</b>                     | <b>318</b>                                           |
| <b>Net cash generated from investing activities</b>                                                               |             | <b><u>139,266</u></b>             | <b><u>85,956</u></b>                                 |
| <b>Financing activities</b>                                                                                       |             |                                   |                                                      |
| Interest paid                                                                                                     |             | <b>(111,362)</b>                  | <b>(112,788)</b>                                     |
| Repayment of bank borrowings and other loans                                                                      |             | <b>(212,819)</b>                  | <b>(130,037)</b>                                     |
| Capital repayments of loan amounts issued to joint ventures and associates                                        |             | <b>5,707</b>                      | <b>4,742</b>                                         |
| Receipt from loan amounts due from project companies in the Group under sub participation agreement from the bank |             | <b>13,324</b>                     | <b>12,368</b>                                        |
| <b>Net cash used in financing activities</b>                                                                      |             | <b><u>(305,150)</u></b>           | <b><u>(233,845)</u></b>                              |
| <b>Increase in cash and cash equivalents</b>                                                                      |             | <b><u>31,750</u></b>              | <b><u>19,203</u></b>                                 |
| <b>Effect of exchange rates on cash and cash equivalents</b>                                                      |             | <b><u>108</u></b>                 | <b><u>(249)</u></b>                                  |
| <b>Cash and cash equivalents at the beginning of the year</b>                                                     |             | <b><u>252,799</u></b>             | <b><u>233,845</u></b>                                |
| <b>Cash and cash equivalents at the end of the year</b>                                                           |             | <b><u>284,657</u></b>             | <b><u>252,799</u></b>                                |

# **BIIF Holdco Limited**

## **Notes to the financial statements**

For the year ended 31 December 2022

### **1. Accounting policies**

A summary of the principal Group Accounting Policies, all of which have been applied consistently throughout the year, are set out below.

#### **Statement of compliance**

BIIF Holdco Limited is a private company limited by shares incorporated in England. The Registered Office is Cannon Place, 78 Cannon Street London EC4N 6AF.

The Group's financial statements have been prepared in compliance with FRS 102 as it applies to the financial statements of the Group for the year ended 31 December 2022.

#### **Basis of preparation**

The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain financial instruments and in accordance with Companies Act 2006 and applicable Accounting Standards in the United Kingdom. The financial statements are prepared in sterling which is the functional currency of the Group and rounded to the nearest £'000.

The directors have taken advantage of the exemption available under section 408 of the Companies Act 2006 and have not prepared a statement of comprehensive income for BIIF Holdco Limited.

#### **Going concern**

The Group has received loans from external banks, which are secured against the cash flows from the Group's investments together with issued Eurobonds. The financial statements have been prepared on a going concern basis following an assessment of the financial viability of each of the Group's principal investments, and also the sources of cash flow projected to be available to service the portfolio debt obligations and meet the covenant ratios within the Group. This assessment indicates that although the Group currently has net liabilities, sufficient funds will be generated to allow ongoing obligations to be met as they fall due.

Distributions from the PFI Senior Funding senior debt facility, covering 18 of the projects in the portfolio, have been adversely affected by the increase in corporation tax rates from 19% to 25% in 2023 as opposed to any underlying project performance. This has resulted in the project life cover ratios falling below the lock up level however, in March 2023 the directors accelerated the repayment of the senior debt in lieu of paying distributions, reducing overall risk. In due course this will return the facility to above lock up levels and normal distributions will be able to recommence. Cashflow projections for this facility indicate that there are sufficient funds available to continue servicing the debt, and the impact of this restriction is not significant to the results of the group. Again, directors have performed a reverse stress test analysis on the facility and have analysed the scenarios which would need to occur for the portfolio to be unable to service its debt in the next 12 months and be in breach of its covenant levels. Based on this analysis, the directors have no concerns and consider these scenarios to be highly unlikely, such that the risk to the group of breaching the default ratios is considered remote.

After making the assessment on going concern, the directors considered it appropriate to prepare the financial statements of the Company on a going concern basis. The Company has sufficient financial resources and liquidity in the current economic environment to continue operations for a period of at least 12 months from the date of this report. Accordingly, they continue to adopt the going concern basis in preparing these financial statements.

# **BIIF Holdco Limited**

## **Notes to the financial statements**

For the year ended 31 December 2022

### **Accounting policies (continued)**

#### **Method of consolidation – subsidiaries**

On acquisition of a business, all the business' assets and liabilities that exist at the date of acquisition are recorded at their fair values. Initially, provisional fair values are allocated and these are finalised within twelve months of the date of control. All changes to those assets and liabilities and resulting gains and losses that arise after the Group has gained control of the subsidiary are charged to the post acquisition statement of comprehensive income. The purchase consideration is measured as the fair value of the assets given up or liabilities undertaken plus costs directly attributable to the acquisition. Goodwill is the excess purchase consideration over the fair value of the identifiable assets and liabilities acquired.

Subsidiaries are enterprises that are controlled by the Group over which it typically has in excess of 50% of the voting rights. The Group consolidates the results of the company and its subsidiaries. Subsidiary acquisitions are accounted for using the acquisition method of accounting. All inter-group transactions, balances and unrealised gains on transactions between Group entities have been eliminated in full.

Fair value adjustments which are made at the date of acquisition are amortised on a straight line basis over the period of the life of the underlying asset.

Uniform accounting policies are applied across all subsidiaries within the Group.

#### **Method of consolidation – associates and joint ventures**

Investments in associates and joint ventures are consolidated using the equity method. In arriving at the amounts to be included by the equity method, the same accounting policies as those of BIIF Holdco Limited are applied. Where practicable, associates and joint ventures are included on the basis of financial statements prepared for a period not more than three months before the Group's year end. Where the associate's or joint venture's accounting reference date is greater than three months prior to 31 December, the associates are consolidated based on the latest statutory accounts adjusted for management accounts to 31 December.

Associates are enterprises, other than joint ventures, that are not controlled by the Group, over which the Group generally has between 20% and 50% of the voting rights, or over which the Group has significant influence.

All balances and effects of transactions between each associate and joint venture and the Group have been eliminated to the extent of the Group's interest in the associate and joint venture.

# **BIIF Holdco Limited**

## **Notes to the financial statements**

For the year ended 31 December 2022

### **Accounting policies (continued)**

#### **Judgments and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgments, estimates and assumptions that affect the amounts reported. These estimates and judgments are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

#### ***Key sources of estimation uncertainty***

Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. The key assumptions and other sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are as follows:

##### **i) Impairment of assets**

The carrying value of those assets recorded on the Group's Statement of Financial Position at amortised cost could be materially reduced if the value of those assets were assessed to have been impaired. Impairment reviews are performed in the event that circumstances change which might indicate that an asset has been impaired. In principle, such impairment reviews consider the fair value and or value in use of the potentially impaired asset or assets and compares that with the carrying value of the asset or assets on the Statement of Financial Position. Any reduction in value arising from such a review would be recorded in the Income Statement. Impairment reviews involve the significant use of assumptions. Consideration has to be given as to the price that could be obtained for the asset or assets, or in relation to a consideration of value in use, estimates of the future cash flows that could be generated by the potentially impaired asset or assets, together with a consideration of an appropriate discount rate to apply to those cash flows.

##### **ii) Accounting for service concession agreements**

Accounting for the service concession contracts and finance debtors requires estimation of service margins, finance debtor interest rates and associated amortisation profiles which are based on forecast results of the contracts.

##### **iii) Revaluation of investment property**

The Group carries its investment property at fair value, with changes in fair value being recognised in the Statement of Comprehensive Income. The aggregate surplus or deficit is transferred to or from a revaluation reserve except where a deficit is deemed to represent a permanent impairment in the value of the property, in which event it is charged to the Statement of Comprehensive Income. The Group engages an independent valuation specialist to determine the fair value of the property, and the valuation relates to the year ended 31 December 2022. The property was revalued using a market approach based on vacant possession. The key assumptions used to determine the fair value of the investment property is further explained in note 7.

##### **iv) Fair values for derivative contracts**

Fair values for derivative contracts are based on market-to-market valuations provided by the contract counterparty. Whilst these can be tested for reasonableness, the exact valuation methodology and forecast assumptions for future interest rates or inflation rates are specific to the counterparty

# **BIIF Holdco Limited**

## **Notes to the financial statements**

For the year ended 31 December 2022

### **Accounting policies (continued)**

#### **Taxation**

Taxation expense for the period comprises current and deferred tax recognised in the reporting period. Tax is recognised in the profit and loss account, 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 or deferred taxation assets and liabilities are not discounted.

##### **i) 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 period end. The directors periodically evaluates 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.

##### **ii) 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 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 period end and that are expected to apply to the reversal of the timing difference.

#### **Turnover**

Turnover represents the services share of the management services income received by the Group for the provision of a PFI asset to the customer. This income is received over the life of the concession period. Management service income is allocated between revenue and reimbursement of finance debtor so as to generate a constant rate of return in respect of the finance debtor over the life of the contract.

#### **Interest income**

Interest income is recognised as interest accrues using the effective interest method.

#### **Dividends**

Dividends are recognised as income when the Group's right to receive payment is established.

#### **Foreign currencies**

Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency. The assets and liabilities of overseas subsidiary undertakings are translated into the presentational currency at the rate of exchange ruling at the statement of financial position date. Income and expenses for each statement of comprehensive income are translated at exchange rates at the dates of transaction. All resulting exchange differences are recognised in other comprehensive income.

# BIIF Holdco Limited

## Notes to the financial statements

For the year ended 31 December 2022

### Accounting policies (continued)

#### Accounting for PFI assets

The Group has taken the transition exemption in FRS 102 Section 35.10(i) that allows the Group to continue the service concession arrangement accounting policies from previous UK GAAP.

#### i. Finance debtor

The Group is accounting for the concession asset based on the ability to substantially transfer all the risks and rewards of ownership to the customer, with this arrangement the costs incurred by the Group on the design and construction of the assets have been treated as a finance debtor within these financial statements.

#### ii. Tangible fixed assets

The Group is accounting for the concession asset based on the inability to substantially transfer all the risks and rewards of ownership to the customer, with this arrangement the costs incurred by the Group on the design and construction of the assets have been treated as a fixed asset within these financial statements.

#### iii. Investment properties

Investment properties are accounted for in accordance with FRS 102 Section 16 'Investment Property'. Investment properties are revalued every two to three years by an external qualified and registered property valuer and every other year the directors assess the carrying value in light of any changes in market conditions. The aggregate surplus or deficit is charged to the income statement; and no amortisation is provided in respect of long leasehold investment properties.

#### Goodwill

Goodwill arises on the business acquisitions and represents the excess of the cost of acquisition over the Group's interest in the net amount of the identifiable assets, liabilities and contingent liabilities of the acquired business.

Goodwill is measured at the cost less the accumulated amortisation and accumulated impairment losses. It is amortised on a straight-line basis over its useful life. Where reliable estimate of the useful life of goodwill or intangible assets cannot be made, the life is presumed not to exceed ten years.

#### Depreciation

On completion (date on which an availability certificate is issued), depreciation is charged on buildings on a straight line basis to the income statement over the useful economic life of each asset. The annual rates applied to each class of asset are:

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Buildings | concession period 25 to 35 years – 2.9% to 4.0% straight line              |
| Equipment | concession period 25 to 29 years straight line                             |
|           | short life assets 3-4 years straight line and 12.5% – 33% reducing balance |

#### Impairment

All assets, including financial assets, are reviewed for impairment annually at the reporting date. Where an indicator of impairment or objective evidence exists, an estimate of the asset's recoverable amount is made. An impairment loss is recognised in the income statement for the amount by which the asset's carrying amount exceeds its recoverable amount. Recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets. This is at the individual project company level within the Group.

# **BIIF Holdco Limited**

## **Notes to the financial statements**

For the year ended 31 December 2022

### **Accounting policies (continued)**

#### **Government grants**

Grants which relate to specific capital expenditure are accounted for using the accrual model. These are initially treated as *deferred income* and subsequently released to the income statement on a straight line basis over the asset's useful economic life. Other grants are recognised in the income statement when any associated performance conditions are met.

#### **Deferred income**

Deferred income also includes capital contributions towards the construction of fixed assets from the public sector counterparty on certain projects completed by the Group. These are accounted for using the accrual model and released to the income statement on a straight line basis over the life of the related asset.

#### **Capital instruments**

Shares are included in shareholder funds. Debt instruments, which contain an obligation to repay, are classified as liabilities. The finance costs recognised in the income statement in respect of capital instruments, other than shares, are allocated to periods over the operating life of the instrument to which they relate at a constant carrying amount in accordance with FRS 102 section 22.

#### **Financial instruments**

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the income statement, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in the income statement immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

# **BIIF Holdco Limited**

## **Notes to the financial statements**

For the year ended 31 December 2022

### **Accounting policies (continued)**

#### **Hedge accounting**

Some entities in the Group have entered into an arrangement with third parties that is designed to hedge future cash flows arising on variable rate interest loan arrangements, with the net effect of exchanging the cash flows arising under those arrangements for a stream of fixed interest cash flows ("interest rate swaps"). Some entities have also entered into an arrangement with third parties that is designed to hedge future cash receipts arising from its principal activity (RPI swaps). These entities have designated that these arrangements are a hedge of another (non-derivative) financial instrument, to mitigate the impact of potential volatility on the Group's net cash flows.

To qualify for hedge accounting, documentation is prepared specifying the hedging strategy, the component transactions and methodology used for effectiveness measurement. Changes in the carrying value of financial instruments that are designated and effective as hedges of future cash flows ("cash flow hedges") are recognised directly in a hedging reserve in equity and any ineffective portion is recognised immediately in the income statement. Amounts deferred in equity in respect of cash flow hedges are subsequently recognised in the income statement in the same period in which the hedged item affects net profit or loss or the hedging relationship is terminated and the underlying position being hedged has been extinguished.

The companies within the group are at different stages in their negotiations with lenders to agree an amendment to both the loan and swap agreements to provide for the replacement of LIBOR, with an interest rate based on the Compounded Reference Rate. The Compounded Reference Rate will be SONIA (sterling overnight index average) plus a 5 day credit adjustment spread. The use of the same LIBOR replacement rate for both the loan and swap agreement means that the LIBOR Transition Amendments are materially net cash neutral for the companies and that the current hedge effectiveness continues.

#### **Capital risk management**

The Group's objective when managing capital is to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

#### **Defined contribution plans**

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

#### **Company**

##### **Disclosure exemptions**

The Company satisfies the criteria of being a qualifying entity as defined in FRS 102. As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS 102:

- (a) No cash flow statement has been presented for the Company.
- (b) The Company has taken advantage of the exemption in section 33 of FRS 102 'Related Party Disclosures', that allows it not to disclose transactions with wholly owned members of a group.

## **BIIF Holdco Limited**

### **Notes to the financial statements**

For the year ended 31 December 2022

#### **2. Turnover**

The turnover and profit before tax are attributable to the one principal activity of the Group and arise entirely from continuing operations. An analysis of revenue is given below:

|                | <b>31 Dec 2022</b>    | <b>31 Dec 2021</b>    |
|----------------|-----------------------|-----------------------|
|                | <b>£000</b>           | <b>£000</b>           |
| United Kingdom | <b>363,089</b>        | 341,564               |
| European Union | <b>8,539</b>          | 10,171                |
| Total revenue  | <b><u>371,628</u></b> | <b><u>351,735</u></b> |

#### **3. Net finance costs**

|                                               | <b>31 Dec 2022</b>      | <b>31 Dec 2021</b>      |
|-----------------------------------------------|-------------------------|-------------------------|
|                                               | <b>£000</b>             | <b>£000</b>             |
| <b>Interest payable</b>                       |                         |                         |
| Interest payable on bank loans and overdrafts | <b>(47,950)</b>         | (43,167)                |
| Interest payable on Eurobond                  | <b>(47,616)</b>         | (49,998)                |
| Interest on long term bond                    | <b>(10,999)</b>         | (6,736)                 |
| Other interest payable and similar items      | <b>(1,198)</b>          | (1,980)                 |
| Total interest payable and similar items      | <b><u>(107,763)</u></b> | <b><u>(101,881)</u></b> |
| <b>Interest receivable</b>                    |                         |                         |
| Bank interest receivable                      | <b>847</b>              | 38                      |
| Other interest receivable                     | <b>5,598</b>            | 4,679                   |
| Finance debtor interest receivable            | <b>31,502</b>           | 35,347                  |
| Total interest receivable                     | <b><u>37,947</u></b>    | <b><u>40,064</u></b>    |
| Net interest payable and similar items        | <b><u>(69,816)</u></b>  | <b><u>(61,817)</u></b>  |

**BIIF Holdco Limited**  
**Notes to the financial statements**  
For the year ended 31 December 2022

4. **Profit before taxation**

|                                                                                                                                                                                | 31 Dec 2022<br>£000 | <i>Restated</i><br>31 Dec 2021<br>£000 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------------|
| Profit before taxation is stated after charging:                                                                                                                               |                     |                                        |
| Depreciation of tangible fixed assets                                                                                                                                          | 19,373              | 17,378                                 |
| Amortisation of fair value adjustments                                                                                                                                         | 29,523              | 31,467                                 |
| Gain on disposal of tangible fixed assets                                                                                                                                      | 19,629              | -                                      |
| Gain on disposal of investment properties                                                                                                                                      | -                   | 43                                     |
| Gain on revaluation of investment properties                                                                                                                                   | 4,200               | 16,404                                 |
| Wages and salaries                                                                                                                                                             | 8,649               | 8,371                                  |
| Social security costs                                                                                                                                                          | 1,047               | 912                                    |
| Other pension costs                                                                                                                                                            | 1,331               | 1,146                                  |
| <br>Fees payable to the Company auditors for the audit of the parent company, subsidiary companies and consolidated financial statements (parent company: 2022: £4K 2021: £4K) | <br>1,128           | <br>1,049                              |
| Fees payable to the company auditors for other services                                                                                                                        |                     |                                        |
| - Non-audit related services                                                                                                                                                   | 75                  | -                                      |
| - Tax compliance and advisory services                                                                                                                                         | 33                  | 343                                    |

None of the directors of the Company received any remuneration from the Group during the year (2021: £nil). Attention is drawn to the payments made to certain directors of subsidiary undertakings disclosed in note 22.

5. **Employees and directors**

**Group**

The average monthly number of persons employed by the group during the year was:

|                    | 31 Dec 2022<br>No. | 31 Dec 2021<br>No. |
|--------------------|--------------------|--------------------|
| Operations         | 49                 | 47                 |
| Finance management | 42                 | 44                 |
| Asset and advisory | 13                 | 13                 |
| Other              | 16                 | 14                 |
|                    | <u>120</u>         | <u>118</u>         |

**Company**

The company had no employees during 2022 or 2021.

6. **Results of holding company**

A Company profit of £653K (2021: loss of £1,989K) is included in the group financial statements of BIIF Holdco Limited. The directors have taken advantage of the exemption available under section 408 of the Companies Act 2006 and have not presented a Statement of Comprehensive Income for the Company.

# BIIF Holdco Limited

## Notes to the financial statements

For the year ended 31 December 2022

### 7. Tax on profit

|                                                                  | 31 Dec 2022<br>£000 | Restated<br>31 Dec 2021<br>£000 |
|------------------------------------------------------------------|---------------------|---------------------------------|
| <b>Current tax</b>                                               |                     |                                 |
| UK corporation tax on profit for the year                        | 9,297               | 8,669                           |
| Adjustments in respect of prior periods for subsidiary companies | (1,150)             | (4,576)                         |
| <b>Current tax on profit</b>                                     | <b>8,147</b>        | <b>4,093</b>                    |
| <b>Deferred tax</b>                                              |                     |                                 |
| Origination and reversal of timing differences                   | 3,673               | 6,821                           |
| Adjustments in respect of prior periods for subsidiary companies | (602)               | (88)                            |
| Impact of change in tax rate                                     | 2,610               | 4,412                           |
| Total deferred tax charge                                        | 5,681               | 11,145                          |
| <b>Tax on profit on ordinary activities</b>                      | <b>13,828</b>       | <b>15,238</b>                   |

The tax assessed for the year is higher than (2021: higher than) the standard rate applying in the UK (19.00%) (2021: 19.00%). The differences are explained below:

|                                                            | 31 Dec 2022<br>£000 | Restated<br>31 Dec 2021<br>£000 |
|------------------------------------------------------------|---------------------|---------------------------------|
| Group profit before tax                                    | 63,973              | 24,124                          |
| Profit before tax at the UK tax rate 19.00% (2021: 19.00%) | 12,155              | 4,584                           |
| Effects of:                                                |                     |                                 |
| Income/(expenses) not deductible for tax purposes          | (3,683)             | 6,367                           |
| Losses utilised                                            | 701                 | 168                             |
| Adjustment in respect of prior year tax charge             | (1,752)             | (4,664)                         |
| Non-trading transfer pricing adjustment                    | 3,797               | 4,371                           |
| Effect of rate change                                      | 2,610               | 4,412                           |
| <b>Tax on profit on ordinary activities</b>                | <b>13,828</b>       | <b>15,238</b>                   |

**BIIF Holdco Limited**  
**Notes to the financial statements**  
For the year ended 31 December 2022

**8. Tangible fixed assets - Group**

|                                         | <b>Buildings<br/>£000</b> | <b>Equipment<br/>£000</b> | <b>Total<br/>£000</b> |
|-----------------------------------------|---------------------------|---------------------------|-----------------------|
| <b>Cost or valuation</b>                |                           |                           |                       |
| As at 1 January 2022                    | 314,626                   | 133,194                   | 447,820               |
| Additions                               | -                         | 71                        | 71                    |
| Disposals                               | (20,042)                  | (24,863)                  | (44,905)              |
| Foreign exchange translation adjustment | -                         | 2,632                     | 2,632                 |
| <b>As at 31 December 2022</b>           | <b>294,584</b>            | <b>111,034</b>            | <b>405,618</b>        |
| <b>Accumulated depreciation</b>         |                           |                           |                       |
| As at 1 January 2022                    | 148,502                   | 85,787                    | 234,289               |
| Charge for the period                   | 11,529                    | 7,844                     | 19,373                |
| Disposals                               | (8,499)                   | (23,442)                  | (31,941)              |
| Foreign exchange translation adjustment | -                         | 1,354                     | 1,354                 |
| <b>As at 31 December 2022</b>           | <b>151,532</b>            | <b>71,543</b>             | <b>223,075</b>        |
| <b>Net book value</b>                   |                           |                           |                       |
| <b>As at 31 December 2022</b>           | <b>143,052</b>            | <b>39,491</b>             | <b>182,543</b>        |
| As at 31 December 2021                  | 166,124                   | 47,407                    | 213,531               |

Included in the total net book value of tangible fixed assets is £18,399K (2021: £19,613K revised) in respect of interest capitalised. Depreciation for the year on these assets was £547K (2021: £710K).

**Company**

The Company had no tangible fixed assets at 31 December 2022 (2021: none).

| <b>Investment properties - Group</b> | <b>Land &amp;<br/>Buildings<br/>£000</b> |
|--------------------------------------|------------------------------------------|
| <b>Cost or valuation</b>             |                                          |
| As at 1 January 2022                 | 102,800                                  |
| Disposals                            | (34,000)                                 |
| Revaluation                          | 4,200                                    |
| <b>As at 31 December 2022</b>        | <b>73,000</b>                            |

The Group holds a commercial investment property.

The property was revalued using a market approach on a vacant possession basis as at 31 December 2022 in January 2023 by David Ingham a member of the Royal Institution of Chartered Surveyors on behalf of CBRE. The valuation has been recognised in the financial statements to 31 December 2022. When carrying out the valuation the following assumptions have been made:

- A) An equivalent yield of 5.75%
- B) A reversionary yield of 6.52%
- C) Capital value of £5,655.40 per sq m (£525.40 per sq ft)

**Company**

The Company had no investment properties at 31 December 2022 (2021: none).

# BIIF Holdco Limited

## Notes to the financial statements

For the year ended 31 December 2022

### 9. Goodwill

#### Group

*Restated*  
**Total**  
**£000**

#### Cost

As at 1 January 2022 and 31 December 2022

463,534

#### Amortisation

As at 1 January 2022

303,975

Charge for year

20,807

As at 31 December 2022

324,782

#### Carrying amount

As at 31 December 2022

138,752

As at 31 December 2021

159,559

### 10. Investments

The Group had no fixed asset investments at 31 December 2022 (2021: none)

#### Company

#### Investments

**Total**  
**£000**

#### Cost

As at 1 January 2022 and 31 December 2022

37,621

#### Impairment

As at 1 January 2022

3,074

Impairment losses

-

As at 31 December 2022

3,074

#### Carrying amount

As at 31 December 2022

34,547

As at 31 December 2021

34,547

#### Subsidiaries, associates and other investments

The Company owns 100% of the issued share capital of BIIF Holdco II Limited and BIIF Issuerco Limited. Both investments are held at cost with an impairment applied against the carrying value of the investment in BIIF Holdco II Limited.

**BIIF Holdco Limited**  
**Notes to the financial statements**  
For the year ended 31 December 2022

**11. Investments – Group**

**Interests in joint ventures and associates**

|                               | Joint<br>ventures<br>£000 | Associates<br>£000 | Loans to<br>joint<br>ventures<br>£000 | Loans to<br>associates<br>£000 | Total<br>£000  |
|-------------------------------|---------------------------|--------------------|---------------------------------------|--------------------------------|----------------|
| <b>Cost or valuation</b>      |                           |                    |                                       |                                |                |
| As at 1 January 2022          | 84,659                    | 52,769             | 146,076                               | 17,622                         | 301,126        |
| Additions                     | -                         | -                  | 943                                   | 828                            | 1,771          |
| Share of retained profits     | 15,818                    | 1,237              | -                                     | -                              | 17,055         |
| Dividends receivable          | (23,622)                  | (5,534)            | -                                     | -                              | (29,156)       |
| Movement on hedge reserve     | 49,780                    | 5,312              | -                                     | -                              | 55,092         |
| Foreign exchange movement     | 120                       | 23                 | 465                                   | -                              | 608            |
| Repayment of loan             | -                         | -                  | (5,416)                               | (291)                          | (5,707)        |
| <b>As at 31 December 2022</b> | <b>126,755</b>            | <b>53,807</b>      | <b>142,068</b>                        | <b>18,159</b>                  | <b>340,789</b> |

The following additional information is provided in respect of equity accounted investments:

|                         | Share of<br>Revenue<br>£000 | Share of<br>non-current<br>assets<br>£000 | Share of<br>current<br>assets<br>£000 | Share of<br>non-current<br>liabilities<br>£000 | Share of<br>current<br>liabilities<br>£000 | Share of<br>net assets<br>£000 |
|-------------------------|-----------------------------|-------------------------------------------|---------------------------------------|------------------------------------------------|--------------------------------------------|--------------------------------|
| <b>31 December 2022</b> |                             |                                           |                                       |                                                |                                            |                                |
| Joint ventures          | 141,245                     | 1,261,167                                 | 237,032                               | 1,103,463                                      | 125,913                                    | 268,823                        |
| Associates              | 55,793                      | 194,256                                   | 64,358                                | 161,664                                        | 24,984                                     | 71,966                         |
| <b>31 December 2021</b> |                             |                                           |                                       |                                                |                                            |                                |
| Joint ventures          | 131,256                     | 1,343,394                                 | 225,713                               | 1,253,506                                      | 84,866                                     | 230,735                        |
| Associates              | 51,355                      | 213,276                                   | 62,376                                | 180,260                                        | 25,001                                     | 70,391                         |

Investments in Group undertakings are stated at amortised cost and are listed in note 27 and 28. The directors consider that to give full particulars of all subsidiaries would lead to a statement of excessive length.

The Group accounts for an investment as an associate when it has significant influence but not control. This is typically demonstrated when the Group nominates one or more directors to the board of the investment. Where the shareholder agreements stipulate that all shareholders with board representation must consent to the approval of key matters the Group designates the investment to be a joint venture, even if the equity holding is not 50%.

**BIIF Holdco Limited**  
**Notes to the financial statements**  
For the year ended 31 December 2022

**12. Debtors: amounts falling due within one year**

|                                         | <b>Group</b>       | <b>Group</b>       | <b>Company</b>     | <b>Company</b>     |
|-----------------------------------------|--------------------|--------------------|--------------------|--------------------|
|                                         | <b>31 Dec 2022</b> | <b>31 Dec 2021</b> | <b>31 Dec 2022</b> | <b>31 Dec 2021</b> |
|                                         | <b>£000</b>        | <b>£000</b>        | <b>£000</b>        | <b>£000</b>        |
| Trade debtors                           | 21,606             | 13,858             | -                  | -                  |
| Finance debtor                          | 36,980             | 92,011             | -                  | -                  |
| Sub participation amounts due (note 13) | 16,161             | 13,961             | -                  | -                  |
| Prepayments and accrued income          | 41,845             | 47,804             | -                  | -                  |
| Other debtors                           | 16,413             | 18,124             | 3,811              | 4,158              |
|                                         | <b>133,005</b>     | <b>185,758</b>     | <b>3,811</b>       | <b>4,158</b>       |

Refer to note 25 for further information in relation to credit risk exposure in the Group.

**13. Debtors: amounts falling due after one year**

|                                  | <b>Group</b>       | <i>Restated</i><br><b>Group</b> | <b>Company</b>     | <b>Company</b>     |
|----------------------------------|--------------------|---------------------------------|--------------------|--------------------|
|                                  | <b>31 Dec 2022</b> | <b>31 Dec 2021</b>              | <b>31 Dec 2022</b> | <b>31 Dec 2021</b> |
|                                  | <b>£000</b>        | <b>£000</b>                     | <b>£000</b>        | <b>£000</b>        |
| Sub participation amounts due    | 115,379            | 130,905                         | -                  | -                  |
| Finance debtor                   | 612,210            | 650,715                         | -                  | -                  |
| Derivative financial instruments | 31,616             | 43,432                          | -                  | -                  |
| Deferred tax asset (note 18)     | 41,585             | 58,444                          | -                  | -                  |
|                                  | <b>800,790</b>     | <b>883,496</b>                  | <b>-</b>           | <b>-</b>           |

Sub participation amounts due represents debt due from project companies in the Group, which were the subject of a sub participation agreement from the bank to the Company. These loans are secured by a fixed and floating charge over all the assets, rights and undertakings of the individual project companies. They bear interest at a range of rates between a minimum of LIBOR plus 1.84% and a maximum of a fixed swap rate plus margin of 7.45%.

The companies within the group have agreed with the lenders to replace the LIBOR reference in the loan and swap agreements with SONIA from 9 February 2023, adjusted for a historic credit adjustment spread of 0.2766% per annum.

**14. Creditors: amounts falling due within one year**

|                                        | <b>Group</b>       | <i>Restated</i><br><b>Group</b> | <b>Company</b>     | <b>Company</b>     |
|----------------------------------------|--------------------|---------------------------------|--------------------|--------------------|
|                                        | <b>31 Dec 2022</b> | <b>31 Dec 2021</b>              | <b>31 Dec 2022</b> | <b>31 Dec 2021</b> |
|                                        | <b>£000</b>        | <b>£000</b>                     | <b>£000</b>        | <b>£000</b>        |
| Trade creditors                        | 15,004             | 12,777                          | -                  | -                  |
| Accruals                               | 179,660            | 150,612                         | -                  | -                  |
| Corporation tax                        | 7,263              | 11,416                          | -                  | -                  |
| Other taxes and social security costs  | 8,705              | 6,159                           | -                  | -                  |
| Bank loans and overdrafts (note 15(a)) | 94,926             | 147,154                         | -                  | -                  |
| Eurobond (note 15(b))                  | 12,500             | 20,000                          | -                  | -                  |
| Guaranteed secured bonds (note 15(c))  | 6,974              | 8,154                           | -                  | -                  |
| Zero coupon bond (note 15(d))          | -                  | 6,748                           | -                  | -                  |
| Other loans (note 15(e))               | 2,814              | 2,602                           | -                  | -                  |
| Other creditors (note 15(f))           | 10,046             | 10,476                          | -                  | -                  |
| Deferred income (note 15(g))           | 747                | 1,482                           | -                  | -                  |
|                                        | <b>338,639</b>     | <b>377,580</b>                  | <b>-</b>           | <b>-</b>           |

# BIIF Holdco Limited

## Notes to the financial statements

For the year ended 31 December 2022

### 15. Creditors: amounts falling due after one year

|                                        | Group<br>31 Dec 2022<br>£000 | Group<br>31 Dec 2021<br>£000 | Company<br>31 Dec 2022<br>£000 | Company<br>31 Dec 2021<br>£000 |
|----------------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|
| Bank loans and overdrafts (note 15(a)) | 966,902                      | 1,074,205                    | -                              | -                              |
| Eurobond (note 15(b))                  | 564,520                      | 597,020                      | 37,078                         | 38,078                         |
| Guaranteed secured bonds (note 15(c))  | 104,777                      | 107,965                      | -                              | -                              |
| Other loans (note 15(e))               | 1,316                        | 2,367                        | -                              | -                              |
| Other creditors (note 15(f))           | 8,847                        | 7,586                        | -                              | -                              |
| Deferred income (note 15(g))           | 30,876                       | 34,687                       | -                              | -                              |
|                                        | <u>1,677,238</u>             | <u>1,823,830</u>             | <u>37,078</u>                  | <u>38,078</u>                  |

The repayment of bank and other loans is due as follows:

| Group                    | 31 Dec 2022<br>£000 | 31 Dec 2021<br>£000 |
|--------------------------|---------------------|---------------------|
| Due within one year      | 97,740              | 149,755             |
| Due in two to five years | 669,904             | 719,717             |
| Due in over five years   | 298,314             | 356,856             |
|                          | <u>1,065,958</u>    | <u>1,226,328</u>    |

#### Company

The Company did not have any bank or other loans at 31 December 2022 (2021: none).

#### Group

##### (a) Bank loans

The total amount drawn down under bank loans at the year end was £1,015,225K (2021: £1,162,791K). Costs of £20,131 (2021: £17,278K) have been set off against the total loan drawdowns, with a charge for the year of £2,853K (2021: £2,738K) included in the income statement, as part of interest payable on bank loans.

An amount of £706,343K (2021: £771,542K) relates to senior banking facilities. The first facility of £247,079K (2021: £255,271K) relates to the finance of 18 PFI projects which fully amortises on 30 September 2035. The Group has interest rate swap arrangements and under these arrangements the Group receives interest on a variable basis and pays interest at a fixed rate of 8.55%. The second facility £459,264K (2021: £516,271K) was refinanced in February 2020 and is split into 3 facilities which fully amortise in 2037. The Group has entered into interest rate swap arrangements and under these arrangements the group receives interest on a variable basis and pays interest at rates between 2.496% - 2.948%. The second facility includes a loan that is RPI linked and the principal balance on this loan is adjusted for the increase in the Retail Price Index every six months. The un-indexed principal balance outstanding at 31 December 2022 is £108,549K (2021: £125,556K). The senior banking facilities are secured against the cash flows from the Group's equity and loan investments and have principal payments due at six monthly intervals.

The remaining facilities relate to borrowings held by individual project subsidiary companies and they are secured by way of fixed and floating charges over the assets of the specific project company which holds the borrowings. Maturity of these facilities ranges from 2023 to 2035. Interest payable on the Group's bank loans ranges from rates of 5.11% to 7.99%.

As at 5 September 2023 all companies within the group had agreed with the lenders to replace the LIBOR reference in the loan and swap agreements with SONIA, adjusted for a historic credit adjustment spread.

# BIIF Holdco Limited

## Notes to the financial statements

For the year ended 31 December 2022

### 15. Creditors: amounts falling due after one year (continued)

#### (b) Eurobonds

A subsidiary in the Group has in issue a Eurobond, listed on the Channel Islands Securities Exchange, totalling £539,942K (2021: £578,942K) which was subscribed for in full by the ultimate parent entity, BIIF LP. This Eurobond bears interest at 8% per annum and falls due for repayment on 31 December 2045.

The Company has in issue a Eurobond, listed on the Channel Islands Securities Exchange totalling £37,078K (2021: £38,078K) which was subscribed for in full by the ultimate parent entity, BIIF LP. This Eurobond bears interest at 8% per annum and falls due for repayment on 31 December 2045.

#### (c) Guaranteed secured bonds

A subsidiary has issued, at par value, £75,823K (2021: £75,057K) 3.443% index-linked guaranteed secured bonds due 2004-2036. The bond is secured by way of a fixed and floating charge over the assets of the subsidiary and two immediate holding companies. Both the interest and principal balances are adjusted for the increase in the Retail Price Index at six monthly intervals, which cumulatively at 31 December 2022 amounted to 92.31% (2021: 75.91%).

A subsidiary has issued £35,928K (2021: £41,062K) 7.12% secured bonds which are due 2028. The bond is secured by way of a fixed and floating charge over the assets of the subsidiary.

#### (d) Zero coupon bond

A subsidiary company had in issue a zero coupon bond which was settled during the year (2021: £8,000K).

The maturity profile of all bonds is as follows:

|                                                                | 31 Dec 2022<br>£000 | 31 Dec 2021<br>£000 |
|----------------------------------------------------------------|---------------------|---------------------|
| Amounts repayable in one year or less or on demand             | 19,547              | 34,978              |
| Amounts falling due within one to five years                   | 98,593              | 94,725              |
| Amounts falling due after five years                           | 571,162             | 610,790             |
|                                                                | <u>689,302</u>      | <u>740,493</u>      |
| Unamortised finance costs associated with the bond issue       | (531)               | (606)               |
|                                                                | <u>688,771</u>      | <u>739,887</u>      |
| Included within creditors: amounts falling due within one year | (19,474)            | (34,902)            |
| Amounts falling due after one year                             | <u>669,297</u>      | <u>704,985</u>      |

#### (e) Other loans (all unsecured)

A subsidiary in the Group has issued loan notes totalling £1,664K (2021: £1,457K) which bear interest at 13.5%. Of this balance, £1,377K (2021: £1,170K) represents unpaid interest on the loan notes and is due for payment within twelve months. The loan balance falls due for payment on 31 March 2032.

A subsidiary in the Group has issued a £87K (2021: £77K) loan stock instrument. The loan bears a Coupon of 13.5% per annum and payment of capital falls due in the year 2035. The Coupon on the principal amount accrues daily and is payable on 30 September and 31 March each year. The amount is charged to the income statement as interest falls payable. The sum was advanced under a subordinated loan agreement and is, therefore, unsecured and would rank alongside ordinary creditors in the event of a winding up.

# **BIIF Holdco Limited**

## **Notes to the financial statements**

For the year ended 31 December 2022

### **15. Creditors: amounts falling due after one year (continued)**

The same subsidiary also issued a £172K (2021: £166K) subordinated loan note issued at a price of 20 pence for each £1 in nominal value of loan stock held. The loan bears a Coupon of 13.5% per annum and payment of capital falls due in the year 2035. The Coupon on the principal amount accrues daily and is payable on 30 September and 31 March each year. The sums were advanced under a subordinated loan agreement and rank alongside ordinary creditors but above the loan stock detailed above in the event of a winding up.

The same subsidiary also issued a £267K (2021: £267K) subordinated loan note. The loan bears a Coupon of 13.5% per annum and payment of capital falls due in the year 2035. The Coupon on the principal amount accrues daily and is payable on 30 September and 31 March each year. The sums were advanced under a subordinated loan agreement and rank alongside ordinary creditors but above the loan stock detailed above in the event of a winding up.

A subsidiary in the Group has issued an unsecured loan with a value of £675K (2021: £678K) which is due for repayment in 2037 and bears interest at 13.04%.

A subsidiary in the Group has issued loan stock with a value of £699K (2021: £699K) bearing interest at 13% per annum. Of this balance, £23K (2021: £23K) represents unpaid interest on the loan notes and is due for payment within twelve months. The principal is repayable in full in February 2036.

A subsidiary in the Group has issued loan stock with a value of £566K (2021: £1,602K). The loan stock bears interest at the rate per annum determined by the lender which will be calculated according to the aggregate of margin, LIBOR, and mandatory costs. The debt is repayable in 41 consecutive six monthly instalments, the first of which was repaid in August 2002 with the final instalment due on 31 August 2023.

The company has agreed with the lenders to replace the LIBOR reference in the loan with SONIA, adjusted for a historic credit spread of 0.2766% per annum.

A subsidiary in the Group has issued loan stock with a value of £nil (2021: £24K). The loan stock bears interest at 8.5%.

#### *(f) Other creditors*

Included in other creditors is a decommissioning provision of £739K (2021: £672K) which provides for the future costs of decommissioning a wind farm. The provision has been discounted at an annual rate of 4% and this discount is charged to the Statement of Comprehensive Income until 2027, the estimated date of decommissioning.

# BIIF Holdco Limited

## Notes to the financial statements

For the year ended 31 December 2022

### 15. Creditors: amounts falling due after one year (continued)

#### (g) Deferred income

| Group                                   | 31 Dec 2022<br>£000 | 31 Dec 2021<br>£000 |
|-----------------------------------------|---------------------|---------------------|
| As at 1 January                         | 36,169              | 39,969              |
| Arising during the year                 | -                   | 51                  |
| Amortised during the period             | (4,281)             | (3,038)             |
| Foreign exchange translation adjustment | (265)               | (813)               |
| As at 31 December                       | <u>31,623</u>       | <u>36,169</u>       |

Deferred income is divided as follows:

- In 13 projects, on completion of construction of the facilities, the public sector client made payments to the respective project companies (Eastbrook Facilities Limited, GH Newham Limited, GH Bodmin Limited, Kintra Limited, Bannockburn Homes Limited, KE Project Limited, LH Project Limited, Machrie Limited, NewSchools (Penweddig) Limited, Connect A50 Limited, Infrastructure Investors Castlehill Limited and Blackshaw Healthcare Services Limited) as a contribution to the capital cost of the works. These contributions were deferred and will be amortised over the life of the project. The balance as at 31 December 2022 was £16,795K (2021: £19,229K).
- £5,680K (2021: £6,252K) in respect of funding grants which will be amortised over the lifetime of the PFI concession contract.
- £3,144K (2021: £3,484K) received following the arrangement of an RPI SWAP which will be amortised over the lifetime of the contract.
- £6,004K (2021: £7,204K) in respect of asset renewal underspend.

Of the balance at the year end, it is expected that £747K (2021: £1,482K) will be realised within 12 months and £30,876K (2021: £34,687K) will be realised after 12 months.

### 16. Derivative financial instruments

|                     | Group<br>31 Dec 2022<br>£000 | Group<br>31 Dec 2021<br>£000 | Company<br>31 Dec 2022<br>£000 | Company<br>31 Dec 2021<br>£000 |
|---------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|
| <i>Liabilities</i>  |                              |                              |                                |                                |
| Interest rate swaps | 53,557                       | 158,698                      | -                              | -                              |
| RPI swaps           | 140,298                      | 127,828                      | -                              | -                              |
|                     | <u>193,855</u>               | <u>286,526</u>               | <u>-</u>                       | <u>-</u>                       |

# BIIF Holdco Limited

## Notes to the financial statements

For the year ended 31 December 2022

### 17. Provisions for liabilities

#### Onerous contract provision

| Group                          | 31 Dec 2022<br>£000 | 31 Dec 2021<br>£000 |
|--------------------------------|---------------------|---------------------|
| As at 1 January                | -                   | -                   |
| Provision provided for in year | 14,804              | -                   |
| As at 31 December              | <u>14,804</u>       | <u>-</u>            |

In one of the subsidiaries an onerous contract provision was recognised of £14,804K, of which £1,405K is expected in less than one year. This provision is in relation to an identified calculation error in the re-basing of the pricing which was incorporated in a prior contract variation and which results in the income to the subsidiary significantly reducing from the originally contracted position from September 2023. The provision represents the total liability to the end of the concession period in 2028, however based on the current forecasts, which assume the error is not rectified, the subsidiary is not expected to trade beyond 2025.

### 18. Deferred taxation

| Group                                                   | 31 Dec 2022<br>£000 | 31 Dec 2021<br>£000 |
|---------------------------------------------------------|---------------------|---------------------|
| As at 1 January                                         | (15,336)            | 469                 |
| Adjustment in respect of prior year deferred tax charge | 11,106              | 5,507               |
| Revised balance as at 1 January                         | <u>(4,230)</u>      | <u>5,976</u>        |
| Movement through other comprehensive income             | (9,964)             | (10,166)            |
| Deferred tax (charge)/ credit for the year              | (6,261)             | (11,146)            |
| As at 31 December                                       | <u>(20,455)</u>     | <u>(15,336)</u>     |
| <b>Analysis of deferred tax balances:</b>               |                     |                     |
| Accelerated capital allowances                          | (56,204)            | (72,359)            |
| Derivatives                                             | 24,301              | 36,389              |
| Other timing differences                                | 9,061               | 11,808              |
| Losses                                                  | 2,387               | 8,826               |
|                                                         | <u>(20,455)</u>     | <u>(15,336)</u>     |
| Deferred tax asset                                      | 41,585              | 58,444              |
| Deferred tax liability                                  | (62,040)            | (73,780)            |
|                                                         | <u>(20,455)</u>     | <u>(15,336)</u>     |

The Group has an un-provided deferred tax asset of £18,992K (2021: £23,386K). The deferred tax asset arises on unrelieved losses within certain Group companies. This asset would be recoverable if the Group companies made sufficient taxable profits in future periods against which the losses could be offset.

**BIIF Holdco Limited**  
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19. **Called up share capital**

| Group and Company                       | 31 Dec 2022<br>£ | 31 Dec 2021<br>£ |
|-----------------------------------------|------------------|------------------|
| <b>Authorised</b>                       |                  |                  |
| 100 Ordinary shares of £1 each          | <u>100</u>       | <u>00</u>        |
| <b>Issued, called up and fully paid</b> |                  |                  |
| 1 Ordinary share of £1 each             | <u>1</u>         | <u>1</u>         |

There is a single class of ordinary share. There are no restrictions on the distribution of dividends and the repayment of capital.

20. **Net cash flow from operating activities**

| Reconciliation of profit to net cash (outflow)/inflow from operating activities | 31 Dec 2022<br>£000 | Restated<br>31 Dec 2021<br>£000 |
|---------------------------------------------------------------------------------|---------------------|---------------------------------|
| Operating profit                                                                | 64,842              | 50,352                          |
| Revaluation of investment property                                              | (4,200)             | (16,404)                        |
| Gain on sale of the investment property                                         | -                   | (43)                            |
| Gain on the disposal of fixed assets                                            | (19,629)            | -                               |
| Depreciation charge                                                             | 19,373              | 17,378                          |
| Amortisation of fair value adjustments                                          | 20,807              | 22,751                          |
| Amortisation of deferred income                                                 | (4,546)             | (3,851)                         |
| Foreign exchange                                                                | (1,992)             | 2,418                           |
| Decrease in debtors                                                             | 83,447              | 57,464                          |
| Increase in creditors                                                           | 36,765              | 30,045                          |
| Increase in provisions – onerous contracts                                      | 14,804              | -                               |
| Net cash inflow from operating activities                                       | <u>209,671</u>      | <u>160,080</u>                  |

21. **Reconciliation of cash and cash equivalents**

Cash and cash equivalents comprise the following:

|                                           | 1 Jan 2022<br>£000 | Cash flow<br>£000 | Non- cash<br>movements<br>£000 | 31 Dec 2022<br>£000 |
|-------------------------------------------|--------------------|-------------------|--------------------------------|---------------------|
| Cash in hand and at bank                  | <u>252,799</u>     | <u>31,858</u>     | <u>-</u>                       | <u>284,657</u>      |
| Debt payable: within one year             | (157,910)          | 53,196            | -                              | (104,714)           |
| Debt payable: after one year              | (1,815,891)        | 158,362           | (1,333)                        | (1,658,862)         |
|                                           | <u>(1,973,801)</u> | <u>211,558</u>    | <u>(1,333)</u>                 | <u>(1,763,576)</u>  |
| Loan payments: receivable within one year | 13,961             | 2,200             | -                              | 16,161              |
| Loan payments: receivable after one year  | 130,905            | (15,526)          | -                              | 115,379             |
|                                           | <u>144,866</u>     | <u>(13,326)</u>   | <u>-</u>                       | <u>131,540</u>      |
| Total                                     | <u>(1,576,136)</u> | <u>230,090</u>    | <u>(1,333)</u>                 | <u>(1,347,379)</u>  |

The non-cash movements are in respect of effective interest rate charges and fair value amortisation.

# **BIIF Holdco Limited**

## **Notes to the financial statements**

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### **22. Related party transactions**

The Group paid £50K (2021: £48K) to the Sodexo Group for the services of the Sodexo employees as directors to HpC King's College Hospital (Holdings) Limited, a subsidiary of the Group in which Sodexo hold a minority interest. At 31 December 2022, £nil (2021: £nil) remained outstanding.

Sodexo Group also manage the lifecycle and estate services for HpC Kings College Hospital (Holdings) Limited, a subsidiary of the Group in which the Sodexo Group hold a minority interest. The amount charged for these services was £1,640K (2021: £1,572K). At 31 December 2022, £60K (2021: £22K) remained outstanding.

A director of Innovate East Lothian Limited is also a director of FES Limited. FES Limited is the holder of loan notes issued by Innovate East Lothian Limited totalling £439K (2021: £433K) and loan notes issued by Innovate East Lothian (Holdings) Limited totalling £87K (2021: £77K).

The Group has subcontracted the design, build, operation and maintenance of Alert Communications Group Holdings Limited to Babcock Communications Limited, a company which, through an intermediary holding company, holds a minority interest in Alert Communications Group Holdings Limited. During the year Alert Communications Limited was invoiced £5,885K (2021: £5,462K) by Babcock Communications Limited in connection with operation and maintenance fees. At 31 December 2022, £879K (2021: £902K) remained outstanding.

Veolia manage the operational activities of Catchment Limited, Catchment Moray Limited and Catchment Tay Limited, subsidiaries of the Group in which Veolia Group hold a minority interest. The total invoices raised in the year in respect of these services amounted to £17,539K (2021: £18,539K). At 31 December 2022, £2,711K (2021: £3,284K) remained outstanding.

Balfour Beatty Investments Limited, a subsidiary of Balfour Beatty plc, is employed under a Secondment Arrangement with Connect A50 Limited for the provision of managerial staff. The value of the services provided in the year was £260K (2021: £236K). At 31 December 2022, £nil (2021: £nil) remained outstanding.

Balfour Beatty Infrastructure Services Limited, a subsidiary of Balfour Beatty plc, is employed under a contract with Connect A50 Limited for the provision of technical supervision and maintenance of a roadway. The value of the contract in the year was £6,115K (2021: £7,800K). At 31 December 2022, £nil (2021: £572K) remained outstanding.

The Group has subcontracted the design, build, operation and maintenance of Societe Des Bus Hybrids Dijonnais to Heuliez Bus, a company which holds a minority interest in Societe Des Bus Hybrids Dijonnais. During the year Societe Des Bus Hybrids Dijonnais was invoiced £598K (2021: £3,222K) by Heuliez Bus for these services. At 31 December 2022, £nil (2021: £nil) remained outstanding.

The Group has subcontracted the design, build, operation and maintenance of Helios B to Engie Group, a company which holds a minority interest in Helios B. Engie Group also receives a reimbursement of the costs of a corporate guarantee. During the year Helios B was invoiced £2,819K (2021: £2,504K) by Engie Group in connection with these services. At 31 December 2022 £300K (2021: £1,171K) remained outstanding.

### **23. Parent undertaking and ultimate controlling party**

The ultimate parent and controlling entity is BIIF LP. BIIF LP is owned by a number of investors, with no one investor having individual control.

# BIIF Holdco Limited

## Notes to the financial statements

For the year ended 31 December 2022

### 24. Pension

A subsidiary of the Group operates a defined contribution pension scheme for its employees. The amount recognised as an expense in the statement of comprehensive income was:

|                            | 31 Dec 2022<br>£000 | 31 Dec 2021<br>£000 |
|----------------------------|---------------------|---------------------|
| Current year contributions | <u>1,331</u>        | <u>1,146</u>        |

### 25. Financial instruments

#### (a) Carrying amount of financial instruments

|                                                                      | 31 Dec 2022<br>£000 | <i>Restated</i><br>31 Dec 2021<br>£000 |
|----------------------------------------------------------------------|---------------------|----------------------------------------|
| Assets measured at amortised cost                                    | 831,733             | 956,257                                |
| Assets measured at cost less impairment                              | 340,789             | 301,126                                |
| Assets measured at fair value                                        | 31,616              | 43,432                                 |
| Liabilities measured at fair value through profit and loss (note 16) | (193,855)           | (286,526)                              |
| Liabilities measured as amortised cost                               | <u>(1,754,729)</u>  | <u>(1,966,215)</u>                     |

#### (b) Financial instruments measured at fair value

##### *Derivative financial instruments*

The fair value of interest rate swaps is based on valuations provided by the swap counterparties. Those valuations are tested for reasonableness by discounting estimated future cash flows based on the terms and maturity of each contract and using market interest rates for a similar instrument at the measurement date.

The interest rates used to discount estimated cash flows, where applicable are based on market interest rates.

The fair value of RPI swaps is based on valuations provided by the swap counterparties. Those valuations are tested for reasonableness by discounting estimated future cash flows based on the terms and maturity of each contract and using market forecast inflation rates.

The amount of change in fair value attributable to own credit risk cannot be measured reliably.

The derivative contracts used by the Group are typical for PFI projects. Where projects are debt-funding, interest on the loan is calculated by reference to a floating rate. Interest rate swaps hedge SONIA fluctuations and mitigate the risk that debt interest costs will fluctuate as SONIA fluctuates. The full amount of the senior debt service payment is hedged in this way.

RPI swaps are used to hedge fluctuations in the inflation index which is relevant for the project. Low inflation would otherwise cause a shortfall in cash with which to make senior debt service payments. RPI swaps are structured in such a way to ensure that any volatility in cash flow for senior debt service that could arise due to inflation fluctuations is effectively neutralized.

Interest rate swaps and RPI swaps, where used, are conditions imposed on the PFI project company by the senior debt provider to ensure stability in cash flows.

**BIIF Holdco Limited**  
**Notes to the financial statements**  
For the year ended 31 December 2022

25. **Financial instruments (continued)**

**(c) Hedge accounting**

The following table indicates the periods in which the cash flows associated with cash flow hedging instruments are expected to occur and affect profit and loss as required by FRS 102.29(a) for the cash flow hedge accounting models:

|                               | Carrying<br>amount<br>£000 | Expected<br>cash flows<br>£000 | 1 year or less<br>£000 | 1 year or more<br>£000 |
|-------------------------------|----------------------------|--------------------------------|------------------------|------------------------|
| <b>As at 31 December 2022</b> |                            |                                |                        |                        |
| <b>Interest rate swaps:</b>   |                            |                                |                        |                        |
| Assets                        | 31,616                     | 31,616                         | -                      | 31,616                 |
| Liabilities                   | (53,557)                   | (53,557)                       | (4,911)                | (48,646)               |
| <b>RPI swaps:</b>             |                            |                                |                        |                        |
| Liabilities                   | (140,298)                  | (140,298)                      | (12,864)               | (127,434)              |
| <i>Restated</i>               |                            |                                |                        |                        |
| <b>As at 31 December 2021</b> |                            |                                |                        |                        |
| <b>Interest rate swaps:</b>   |                            |                                |                        |                        |
| Assets                        | 43,432                     | 43,432                         | -                      | 43,432                 |
| Liabilities                   | (158,698)                  | (158,698)                      | (19,380)               | (139,318)              |
| <b>RPI swaps:</b>             |                            |                                |                        |                        |
| Liabilities                   | (127,828)                  | (127,828)                      | (15,610)               | (112,218)              |

The Group applies hedge accounting in accordance with FRS102.12.

Interest rate swaps are used as a hedging instrument against floating rate loans as the hedged item. RPI swaps are used as a hedging instrument against that portion of unitary payment receipts which are required to make periodic senior debt service payments.

Fair value of these hedging instruments are reported in note 24(d). The amount of the change in fair value of the hedging instruments recognised in other comprehensive income for the period and the amount that was recycled to profit or loss for the year are shown in the Statement of Consolidated Other Comprehensive Income.

**(d) Fair values**

The amounts for all financial assets and financial liabilities carried at fair value are as follows:

|                              | Fair value<br>31 Dec 2022<br>£000 | Fair value<br>31 Dec 2021<br>£000 |
|------------------------------|-----------------------------------|-----------------------------------|
| Interest rate swap contracts | (21,941)                          | (115,266)                         |
| RPI swap contracts           | (140,298)                         | (127,828)                         |

During 2022, a hedging gain of £29,786 (2021: £18,054K) was recognised in other comprehensive income for changes in the fair value of the interest rate swap together with a profit of £51,892K (2021: £25,035K) recognised in the profit and loss for the financial year.

## **BIIF Holdco Limited**

### **Notes to the financial statements**

For the year ended 31 December 2022

#### **26. Prior period adjustment**

In 2022 it was identified that the period used to calculate the amortisation on adjustments that arose as part of the acquisition in 2009 did not match the project maturity dates of the assets, which has resulted in the annual amortisation being understated since acquisition in January 2009. This also allowed a review of the original acquisition accounting for the acquisition. Since acquisition, the difference between the total consideration and the fair value of assets and liabilities acquired has been subsequently measured in accordance with accounting for goodwill with the amount amortised straight line over the estimated useful life of the relevant individual projects. Originally amounts were posted to fixed assets, finance debtor and bank loan. As a result the prior year balance sheet has been restated to reclassify adjustments from those assets and liabilities to goodwill. The goodwill is considered to represent the intangible benefits arising from the original acquisition including the underlying contracts to provide ongoing services under the service concession arrangements that exist in each of the companies that were originally acquired as part of the 2009 acquisition. The reclassification of fair value has no effect on the trading results and is a reallocation of amounts within the Statement of Financial Position for the year ended 31 December 2021. The amounts restated are as follows:

Tangible assets have been decreased by £31,919K

Finance debtor due in more than one year has decreased by £81,230K

Bank loans repayable within one year has decreased by £93,281K

Bank loans repayable within more than one year has increased by £176,256K

Creation of an opening goodwill balance of £181,054K

To reflect the change in amortisation, the opening position at 1 January 2020 shows a decrease in retained earnings of £13,814K, now reporting an accumulated retained loss of £209,705K.

In the comparative period to 31 December 2021, the operating expenses have been increased by £1,256K, decreasing the overall results for the year to a profit of £6,283K.

# **BIIF Holdco Limited**

## **Notes to the financial statements**

For the year ended 31 December 2022

### **27. Investments in Subsidiaries**

The companies listed below are wholly owned subsidiaries of the Company and all investments are in ordinary shares:

***Registered Office -Cannon Place, 78 Cannon Street, London, EC4N 6AF***

A-Roads Investments Limited  
Adams Campus Limited  
AM Holdco Limited  
Anavon Holdings Limited  
Anavon Limited  
BIIF Bidco Limited  
Blackshaw Healthcare Services Holdings Limited  
Blackshaw Healthcare Services Ltd  
BIIF Holdco II Limited  
BIIF Holdco III Limited  
BIIF IssuerCo Limited  
BIIF Parentco Limited  
CH Bolton Limited  
CH Holton (Holdings) Limited  
Cricketdrift Limited  
Defence Management Group (Holdings) Limited  
Defence Management (Holdings) Limited  
Defence Management (Watchfield) Limited  
Duchesspark Holdings Limited  
Duchesspark Limited  
Durham Investments Holdco Limited  
Eastbrook Facilities Holdings 2 Limited  
Eastbrook Facilities Holdings Limited  
Eastbrook Facilities Limited  
Elbon Holdings (1) Limited  
Elbon Holdings (2) Limited  
Elbon Holdings (3) Limited  
Elbon PFI Fund (Investments) Limited  
ERI Holdings Limited  
Grannag Limited  
GH Bodmin Holdings Limited  
GH Bodmin Limited  
GH Bury Holdings Limited  
GH Bury Limited  
GH Newham Holdings Limited  
GH Newham Limited  
*HSC Investments Limited*  
I2 Bidco Limited  
I2 Holdco 2 Limited  
I2 Holdco Limited  
Infrastructure Investors Castlehill Holdings Limited  
Infrastructure Investors Castlehill Limited  
International Water (Highland) Limited

# BIIF Holdco Limited

## Notes to the financial statements

For the year ended 31 December 2022

### 27. Investments in Subsidiaries (*continued*)

International Water (Tay) Limited  
 Investment Holdings (Genistics) Limited  
 IWL Moray Montrose Limited  
 IWUHH Limited  
 Kilmarnock PFI Holdings Limited  
 Kilmarnock Prison Services Limited  
 Kinnoull House Holdings Limited  
 Kintra Limited  
 Lanterndew Limited  
 Lowdham Grange Prison Services Limited  
 Luton Health Facilities (Holdings) Limited  
 Luton Health Facilities Limited  
 M1-A1 Investments Limited  
 M1-A1 Yorkshire Limited  
 Machrie Burn Limited  
 Machrie Limited  
 Matrix FPMS Holdings Limited  
 Matrix FPMS Limited  
 Matrix PFI Developments Limited  
 Matrix PFI GP Limited  
 Matrix PFI Holdings Limited  
 Matrix Premier Holdings Limited  
 Moreton Prison Services Limited  
 Newmount Holdings Limited  
 Newmount Limited  
 Newschools (Penweddig) Holdings Limited  
 Newschools (Penweddig) Limited  
 Normanby Healthcare Group Holdings Limited  
 Normanby Healthcare (Holdings) Limited  
 Normanby Healthcare (Projects) Limited  
 Nuffield Albion Healthcare Limited  
 NVSH TopCo Limited  
 PFI Infrastructure Finance Limited  
 PFI Senior Funding Limited  
 PIF Vulcans Lane Limited  
 PIF West Cumbria Limited  
 Premier Custodial Finance Limited  
 Premier Custodial Investments Limited  
 Premier Custodial Sub-debt Limited  
 Pucklechurch Custodial Services Limited  
 Reno Water (Moray) Limited  
 Reno Water (Tay) Limited  
 Robertson Education (Aberdeenshire) Group Holdings Limited  
 Robertson Education (Ingleby Barwick) Group Holdings Limited  
 Robertson Education (Ingleby Barwick) Holdings Limited  
 Robertson Education (Ingleby Barwick) Limited  
 Robertson Health (Chester le Street) Group Holdings Limited  
 Robertson Health (Chester le Street) Holdings Limited  
 Robertson Health (Chester le Street) Limited  
 SD Marine Services (Holdings) Limited  
 SD Marine Services Limited  
 Tiverton Healthcare Facilities Limited

# **BIIF Holdco Limited**

## **Notes to the financial statements**

For the year ended 31 December 2022

### **27. Investments in Subsidiaries (continued)**

VLE Holdings Limited  
Vulcans Lane Estates Limited  
Wansbeck Healthcare Facilities (Holdings) Limited  
Wansbeck Healthcare Facilities Limited  
WCEM Holdings Limited  
West Cumbria Estates Management Limited

#### ***Registered Office -2<sup>nd</sup> Floor, 11 Thistle Street, Edinburgh, EH2 1DF***

ABC Schools (Holdings) Limited  
ABC Schools Limited  
Alpha Schools (West Lothian) Holdings Limited  
Alpha Schools (West Lothian) Limited  
Bannockburn Group Limited  
Bannockburn Holdings Limited  
Bannockburn Homes Limited  
Catchment Highland Holdings Limited  
Catchment Highland Limited  
Catchment Limited  
Dumfries Facilities (Holdings) Limited  
Dumfries Facilities Ltd  
Elgin Water Limited  
Forfar Healthcare (Holdings) Limited  
Forfar Healthcare Limited  
Infrastructure Managers Limited  
International Water UU (Highland) Limited  
KE Project Limited  
Kinnoull House Limited  
LH Project Limited  
Lochgilphead Healthcare Services (Holdings) Limited  
Midlothian Schools (Debtco) Limited  
Midlothian Schools (Holdings) Limited  
Midlothian Schools Limited  
Morris Eddie Limited  
NVSH Holdco Limited  
Robertson Education (Aberdeenshire) Holdings Limited  
Robertson Education (Aberdeenshire) Limited  
Salisbury Healthcare Facilities (Holdings) Limited  
Salisbury Healthcare Facilities Limited  
Tiverton Healthcare Facilities (Holdings) Limited  
West Lothian Education Limited

#### ***Registered Office -4/7 Esplanade , St Helier, Jersey, JE1 0DE***

BIIF Offshare Windkraft Holdings Limited

#### ***Registered Office – St James Chambers, Athol Street, Douglas, Isle of Man, IM1 1JE***

PFI Infrastructure Company plc

# **BIIF Holdco Limited**

## **Notes to the financial statements**

For the year ended 31 December 2022

### **27. Investments in Subsidiaries (continued)**

***Registered Office – Beaufort Court Egg Farm Lane, Off Station Road, Kings Langley, Hertfordshire, WD4 8LR***

Black Hill Wind Farm Topco Limited  
Black Hill Wind Farm Holdco Limited  
Black Hill Wind Farm Limited

***Registered Office – 6, Rue Eugene Ruppert L-2453, Luxembourg***

Barclays Integrated Infrastructure Project sarl

The companies listed below are subsidiaries of the Company but are not wholly owned. All investments are in ordinary shares:

***Registered Office -Cannon Place, 78 Cannon Street, London, EC4N 6AF***

HpC King's College Hospital (Holdings) Limited (75%)  
HpC King's College Hospital (Issuer) plc (75%)  
HpC King's College Hospital Limited (75%)  
Innovate East Lothian (Holdings) Limited (90%)  
Innovate East Lothian Limited (90%)  
Reno Water Highland Limited (70%)  
Reno. Water (Tay) Limited (55%)

***Registered Office -2<sup>nd</sup> Floor. 11 Thistle Street, Edinburgh, EH2 1DF***

Catchment Moray Holdings Limited (85%)  
Catchment Moray Limited (85%)  
Catchment Tay Holdings Limited (51%)  
Catchment Tay Limited (51%)  
Covesea Limited (54%)  
Lochgilphead Healthcare Services Limited (55%)

***Registered Office – 6, Rue Eugene Ruppert L-2453, Luxembourg***

Helios B (SJDA 11) (90%)  
Societe des Bus Hybrides Dijonnais (90%)

***Registered Office – Q14 Quorum Business Park, Brenton Lane, Newcastle Upon Tyne, NE12 8BU***

Connect A50 Limited (75%)  
Connect Roads Limited (75%)

***Registered Office – 33 Wigmore Street, London, W1U 1QX***

Alert Communications Group Holdings Limited (80%)  
Alert Communications (2006) Limited  
Alert Communications (Holdings) Limited  
Alert Communications Limited

# BIIF Holdco Limited

## Notes to the financial statements

For the year ended 31 December 2022

### 27. Investments in Subsidiaries *(continued)*

BIIF Holdco Limited has given a guarantee under section 479C of the Companies Act 2006 (the 'Act') in respect of the year ended 31 December 2022 to the following of its subsidiary companies and the following subsidiary companies are exempt from the requirements of the Act relating to the audit of individual statements by virtue of Section 479A of the Companies Act 2006:

| Company Name                                               | Registered Number |
|------------------------------------------------------------|-------------------|
| Adams Campus Limited                                       | 03351887          |
| Alpha Schools (West Lothian) Holdings Limited              | SC212847          |
| Anavon Limited                                             | 03345300          |
| Bannockburn Group Limited                                  | SC237879          |
| Bannockburn Holdings Limited                               | SC195478          |
| Bannockburn Homes Limited                                  | SC186243          |
| BIIF Parentco Limited                                      | 06704777          |
| Duchesspark Holdings Limited                               | 06420368          |
| Duchesspark Limited                                        | 04958263          |
| I2 Holdco 2 Limited                                        | 06239026          |
| Lanterndew Limited                                         | 05133562          |
| M1-A1 Investments Limited                                  | 06003363          |
| NVSH Topco Limited                                         | 06965694          |
| Infrastructure Investors Castlehill Holdings Limited       | 03897418          |
| Elbon Holdings (3) Limited                                 | 05572070          |
| Infrastructure Investors Castlehill Limited                | 03897442          |
| Eastbrook Facilities Holdings Limited                      | 04309178          |
| Blackshaw Healthcare Services Holdings Limited             | 03872309          |
| Dumfries Facilities (Holdings) Limited                     | SC203849          |
| GH Bodmin Holdings Limited                                 | 03748084          |
| GH Bury Holdings Limited                                   | 03748018          |
| GH Newham Holdings Limited                                 | 03748050          |
| Kinnoull House Holdings Limited                            | 05624927          |
| Luton Health Facilities (Holdings) Limited                 | 03997460          |
| Machrie Burn Limited                                       | 03719548          |
| Newmount Holdings Limited                                  | 04212599          |
| Wansbeck Healthcare Facilities (Holdings) Limited          | 03933041          |
| Elbon PFI Fund (Investments) Limited                       | 04196287          |
| Morris Eddie Limited                                       | SC201468          |
| Newschools (Penweddig) Holdings Limited                    | 03773789          |
| PIF West Cumbria Limited                                   | 05780663          |
| Robertson Education (Aberdeenshire) Group Holdings Limited | 05934601          |
| Salisbury Healthcare Facilities (Holdings) Limited         | SC255428          |
| I2 Bidco Limited                                           | 06228634          |
| I2 Holdco Limited                                          | 06228633          |
| Kilmarnock PFI Holdings Limited                            | 05971387          |
| Matrix PFI Developments Limited                            | 05855043          |
| Matrix PFI GP Limited                                      | 05799677          |
| Matrix PFI Holdings Limited                                | 06435881          |
| Matrix FPMS Limited                                        | 06378798          |
| Defence Management Group Holdings Limited                  | 06385476          |
| Matrix FPMS Holdings Limited                               | 06434638          |
| Matrix Premier Holdings Limited                            | 05855031          |
| Defence Management (Holdings) Limited                      | 03564570          |
| Premier Custodial Finance Limited                          | 03849244          |
| Premier Custodial Investments Limited                      | 03849142          |
| Premier Custodial Sub-debt Limited                         | 05964120          |
| Normanby Healthcare (Holdings) Limited                     | 04152700          |
| WCEM (Holdings) Limited                                    | 03955220          |
| Robertson Education (Ingleby Barwick) (Holdings) Limited   | 04375611          |
| Robertson Health (Chester le Street) Holdings Limited      | 04236937          |
| SD Marine Services (Holdings) Limited                      | 06251300          |

## BIIF Holdco Limited

### Notes to the financial statements

For the year ended 31 December 2022

#### 28. Investments in Associates and Joint Ventures

The companies listed below are investments in joint ventures and associates together with particulars of loans due:

| Joint ventures and associates                      | % holding ordinary shares | Country of Incorporation | Sector     | Sum advanced £000 | Interest rate applied | Date of maturity of loan | Interest received £000 | Accrued income and prepayment at 31 Dec 2022 £000 | Accounting period end date | Registered office                                                 |
|----------------------------------------------------|---------------------------|--------------------------|------------|-------------------|-----------------------|--------------------------|------------------------|---------------------------------------------------|----------------------------|-------------------------------------------------------------------|
| Key Health Services (Addenbrookes) Limited         | 50.00%                    | England & Wales          | Healthcare | 3,563             | 11.25%                | 2037                     | 946                    | 508                                               | 31 December                | Cannon Place, 78 Cannon Street, London, EC4N 6AF                  |
| Fasttrax Limited                                   | 50.00%                    | England & Wales          | Military   | 907               | 11.25%                | 2025                     | 169                    | 36                                                | 31 December                | Hill Park Court, Springfield Drive, Leatherhead, Surrey, KT22 7NL |
| Summit Healthcare (Wishaw) Ltd                     | 60.00%                    | Scotland                 | Healthcare | 8,819             | 18.00%                | 2028                     | 1,270                  | 400                                               | 31 March                   | 2nd Floor 11 Thistle Street, Edinburgh, EH2 1DF                   |
| Modern Courts (Humberside) Ltd                     | 50.00%                    | England & Wales          | Justice    | 1,273             | 13.00%                | 2025                     | 165                    | 28                                                | 30 April                   | Cannon Place, 78 Cannon Street, London, EC4N 6AF                  |
| Modern Courts (East Anglia) Ltd                    | 50.00%                    | England & Wales          | Justice    | 889               | 13.20%                | 2025                     | 118                    | -                                                 | 31 December                | Cannon Place, 78 Cannon Street, London, EC4N 6AF                  |
| The Education Support Company (Leeds) Ltd          | 50.00%                    | England & Wales          | Education  | 1,127             | 13.00%                | 2028                     | 148                    | 37                                                | 31 March                   | Cannon Place, 78 Cannon Street, London, EC4N 6AF                  |
| Consort Healthcare (Durham) Limited                | 50.00%                    | England & Wales          | Healthcare | 2,913             | LIBOR + 6%            | 2028                     | 232                    | 59                                                | 31 December                | Cannon Place, 78 Cannon Street, London, EC4N 6AF                  |
| Genistics Ltd                                      | 50.00%                    | England & Wales          | Military   | 260               | 13.50%                | 2020                     | 287                    | 17                                                | 31 December                | Rolls Royce Plc PO BOX 31, Moor Lane, Derby, Derbyshire, DE24 8BJ |
| Connect M1-A1 Limited                              | 50.00%                    | England & Wales          | Transport  | 2,854             | 15.00%                | 2016                     | 611                    | 171                                               | 31 March                   | 6th Floor 350 Euston Road, Regents Place, London, NW1 3AX         |
| PPP Services (North Ayrshire) Limited              | 54.50%                    | Scotland                 | Education  | 4,279             | 14.00%                | 2037                     | 586                    | 124                                               | 31 December                | 2nd Floor 11 Thistle Street, Edinburgh, EH2 1DF                   |
| FCC (East Ayrshire) Limited                        | 44.50%                    | Scotland                 | Education  | 3,451             | 9.00%                 | 2037                     | 312                    | 77                                                | 31 December                | 2nd Floor 11 Thistle Street, Edinburgh, EH2 1DF                   |
| Consort Healthcare (Edinburgh Royal Infirmary) Ltd | 50.00%                    | Scotland                 | Education  | 5,237             | LIBOR + 6.00%         | 2023                     | 377                    | 377                                               | 31 December                | 2nd Floor 11 Thistle Street, Edinburgh, EH2 1DF                   |
| Glasgow Healthcare Facilities Ltd                  | 50.00%                    | Scotland                 | Healthcare | 9,700             | 13.75%                | 2039                     | 1,334                  | 336                                               | 31 December                | 2nd Floor 11 Thistle Street, Edinburgh, EH2 1DF                   |
| Stobhill Healthcare Facilities Limited             | 60.00%                    | Scotland                 | Healthcare | 1,206             | 13.25%                | 2031/2042                | 159                    | 53                                                | 31 December                | 2nd Floor 11 Thistle Street, Edinburgh, EH2 1DF                   |
| Sewell Education (York) Limited                    | 50.00%                    | England & Wales          | Education  | -                 | -                     | -                        | -                      | -                                                 | 31 December                | Geneva Way, Leads Road, Hull, North Humberside, HU7 0DG           |
| Stirling Gateway Limited                           | 50.00%                    | Scotland                 | Education  | 3,309             | 13.50%                | 2039                     | 440                    | 112                                               | 31 March                   | Quartermile One, 15 Lauriston Place, Edinburgh, EH3 9EP           |
| Sheppey Route Limited                              | 50.00%                    | England & Wales          | Transport  | 2,454             | 12.75%                | 2033                     | 313                    | 392                                               | 31 December                | Cannon Place, 78 Cannon Street, London, EC4N 6AF                  |

## BIIF Holdco Limited

### Notes to the financial statements

For the year ended 31 December 2022

#### 28. Investments in Associates and Joint Ventures (continued)

| Joint ventures and associates                 | % holding ordinary shares | Country of Incorporation | Sector     | Sum advanced £000 | Interest rate applied | Date of maturity of loan | Interest received £000 | Accrued income and prepayment at 31 Dec 2022 £000 | Accounting period end date | Registered office                                                                        |
|-----------------------------------------------|---------------------------|--------------------------|------------|-------------------|-----------------------|--------------------------|------------------------|---------------------------------------------------|----------------------------|------------------------------------------------------------------------------------------|
| Blue Transmission Walney 1 Limited            | 50.00%                    | Jersey                   | Energy     | 7,016             | 7.88% + RPI           | 2031                     | 714                    | 138                                               | 31 March                   | Cannon Place, 78 Cannon Street, London, EC4N 6AF                                         |
| Blue Transmission Walney 2 Limited            | 50.00%                    | Jersey                   | Energy     | 8,729             | 7.88% + RPI           | 2031                     | 877                    | 218                                               | 31 March                   | Cannon Place, 78 Cannon Street, London, EC4N 6AF                                         |
| Blue Transmission London Array Limited        | 50.00%                    | England & Wales          | Energy     | 37,532            | 8.21%                 | 2033                     | 3,082                  | 777                                               | 31 March                   | Cannon Place, 78 Cannon Street, London, EC4N 6AF                                         |
| Blue Transmission Sheringham Shoal Limited    | 50.00%                    | England & Wales          | Energy     | 9,726             | 9.50%                 | 2033                     | 924                    | 233                                               | 31 March                   | Cannon Place, 78 Cannon Street, London, EC4N 6AF                                         |
| The Walsall Hospital Company Limited          | 50.00%                    | England & Wales          | Healthcare | 7,704             | 12.30%                | 2040                     | 948                    | -                                                 | 31 December                | 8 White Oak Square, London Road, Swanley, Kent, BR8 7AG                                  |
| Hounslow Highways Services Limited            | 50.00%                    | England & Wales          | Transport  | 10,313            | 9.25%                 | -                        | 942                    | -                                                 | 31 December                | Cannon Place, 78 Cannon Street, London, EC4N 6AF                                         |
| Helios A SPV (SJDA 12)                        | 56.35%                    | France                   | Justice    | 7,117             | -                     | -                        | -                      | -                                                 | 28 February                | 6, Rue Eugène Ruppert L-2453 Luxembourg                                                  |
| Ligeria (SJDA 13)                             | 60.00%                    | France                   | Education  | 1,691             | -                     | -                        | -                      | -                                                 | 31 December                | 6, Rue Eugène Ruppert L-2453 Luxembourg                                                  |
| Canopee IML SAS                               | 50.00%                    | France                   | Management | -                 | -                     | -                        | -                      | -                                                 | 31 December                | 3, Rue de Vienne, 75008, Paris, France                                                   |
| Blue Transmission Investment Limited          | 50.00%                    | Jersey                   | Energy     | -                 | -                     | -                        | 5,605                  | -                                                 | 31 March                   | 47 Esplanade, St Helier, Jersey JE1 0BD                                                  |
| Schools Capital Limited                       | 49.00%                    | England & Wales          | Education  | -                 | -                     | -                        | 818                    | -                                                 | 31 December                | Cannon Place, 78 Cannon Street, London, EC4N 6AF                                         |
| Road Management Group Limited                 | 41.67%                    | England & Wales          | Transport  | 4,804             | 12.00%                | 2022                     | 1,445                  | 1,445                                             | 31 December                | Cannon Place, 78 Cannon Street, London, EC4N 6AF                                         |
| Road Management Services (Darrington) Limited | 25.00%                    | England & Wales          | Transport  | 2,049             | 10.00%                | 2036                     | 6,132                  | 52                                                | 31 December                | Third Floor Broad Quay House, Prince Street, Bristol, BS1 4DJ                            |
| Catalyst Healthcare (Calderdale) Ltd          | 20.00%                    | England & Wales          | Healthcare | 638               | 15.00%                | 2031                     | 96                     | -                                                 | 31 December                | C/O Albany Spc Services Ltd 3rd Floor, 3-5 Charlotte Street, Manchester, England, M1 4HB |
| Catalyst Healthcare (Worcester) Ltd           | 16.67%                    | England & Wales          | Healthcare | 526               | 8.40%                 | 2031                     | 79                     | -                                                 | 31 December                | C/O Albany Spc Services Ltd 3rd Floor, 3-5 Charlotte Street, Manchester, England, M1 4HB |
| Albion Healthcare (Oxford) Limited            | 25.00%                    | England & Wales          | Healthcare | 846               | 12.26%                | 2036                     | 104                    | 71                                                | 31 December                | Third Floor Broad Quay House, Prince Street, Bristol, BS1 4DJ                            |
| City Greenwich Lewisham Rail Link plc         | 40.00%                    | England & Wales          | Transport  | -                 | -                     | -                        | -                      | -                                                 | 31 December                | 73 Norman Road, Greenwich, London, SE10 9QF                                              |
| Connect A30/35 Limited                        | 15.00%                    | England & Wales          | Transport  | -                 | -                     | -                        | -                      | -                                                 | 31 March                   | 6th Floor 350 Euston Road, Regents Place, London, NW1 3AX                                |
| Connect M77 / GSO Limited                     | 15.00%                    | England & Wales          | Transport  | 5,370             | 12.10%                | 2035                     | 183                    | 45                                                | 31 March                   | 6th Floor 350 Euston Road, Regents Place, London, NW1 3AX                                |
| Emblem Schools Limited                        | 30.00%                    | Scotland                 | Education  | 1,681             | 13.75%                | 2032                     | 231                    | 58                                                | 31 March                   | 2nd Floor 11 Thistle Street, Edinburgh, EH2 1DF                                          |
| Manchester Schools Services Limited           | 24.50%                    | England & Wales          | Education  | 378               | 12.85%                | 2031                     | -                      | -                                                 | 31 December                | Cannon Place, 78 Cannon Street, London, EC4N 6AF                                         |

## BIIF Holdco Limited

### Notes to the financial statements

For the year ended 31 December 2022

#### 28. Investments in Associates and Joint Ventures (continued)

| Joint ventures and associates                                      | % holding ordinary shares | Country of Incorporation | Sector     | Sum advanced £000 | Interest rate applied | Date of maturity of loan | Interest received £000 | Accrued income and prepayment at 31 Dec 2022 £000 | Accounting period end date | Registered office                                                 |
|--------------------------------------------------------------------|---------------------------|--------------------------|------------|-------------------|-----------------------|--------------------------|------------------------|---------------------------------------------------|----------------------------|-------------------------------------------------------------------|
| CSM PPP Services Limited                                           | 24.50%                    | Ireland                  | Education  | 775               | -                     | -                        | -                      | -                                                 | 31 December                | First Floor Return, 25 Merrion Square, Dublin 2                   |
| Bangor and Nendrum Schools Services Limited                        | 19.60%                    | Northern Ireland         | Education  | 506               | -                     | -                        | -                      | -                                                 | 31 December                | C/O Cleaver Fulton Rankin, 50 Bedford Street, Belfast, BT2 7FW    |
| Salford Schools Solutions Limited                                  | 24.50%                    | England & Wales          | Education  | 332               | -                     | -                        | -                      | -                                                 | 31 December                | Third Floor Broad Quay House, Prince Street, Bristol, BS1 4DJ     |
| The Edinburgh Schools Partnership Limited                          | 17.14%                    | Scotland                 | Education  | 206               | 13.07%                | 2033                     | 47                     | 595                                               | 31 March                   | 2nd Floor 11 Thistle Street, Edinburgh, EH2 1DF                   |
| Lighting for Staffordshire Limited                                 | 40.00%                    | England & Wales          | Transport  | 46                | 13.18%                | 2025                     | 7                      | 1                                                 | 31 December                | Westwood Way, Westwood Business Park, Coventry, CV4 8LG           |
| Key Health Services Holdings (Addenbrookes) Limited                | 50%                       | England & Wales          | Healthcare | -                 | -                     | -                        | -                      | -                                                 | 31 December                | Cannon Place, 78 Cannon Street, London, EC4N 6AF                  |
| Fasttrax Holdings Limited                                          | 50%                       | England & Wales          | Military   | -                 | -                     | -                        | -                      | -                                                 | 31 December                | Hill Park Court, Springfield Drive, Leatherhead, Surrey, KT22 7NL |
| Summit Holdings (Wishaw) Limited                                   | 60%                       | Scotland                 | Healthcare | -                 | -                     | -                        | -                      | -                                                 | 31 March                   | 2nd Floor 11 Thistle Street, Edinburgh, EH2 1DF                   |
| Summit Finance (Wishaw) plc                                        | 60%                       | Scotland                 | Healthcare | -                 | -                     | -                        | -                      | -                                                 | 31 March                   | 2nd Floor 11 Thistle Street, Edinburgh, EH2 1DF                   |
| Modern Courts Holdings (Humberside) Limited                        | 50%                       | England & Wales          | Justice    | -                 | -                     | -                        | -                      | -                                                 | 30 April                   | Cannon Place, 78 Cannon Street, London, EC4N 6AF                  |
| Modern Courts Holdings (East Anglia) Limited                       | 50%                       | England & Wales          | Justice    | -                 | -                     | -                        | -                      | -                                                 | 31 December                | Cannon Place, 78 Cannon Street, London, EC4N 6AF                  |
| The Education Support Company Holdings (Leeds) Limited             | 50%                       | England & Wales          | Education  | -                 | -                     | -                        | -                      | -                                                 | 31 March                   | Cannon Place, 78 Cannon Street, London, EC4N 6AF                  |
| Consort Healthcare (Durham) Holdings Limited                       | 50%                       | England & Wales          | Healthcare | -                 | -                     | -                        | -                      | -                                                 | 31 December                | Cannon Place, 78 Cannon Street, London, EC4N 6AF                  |
| Genistics Holdings Limited                                         | 50%                       | England & Wales          | Military   | -                 | -                     | -                        | -                      | -                                                 | 31 December                | Rolls Royce Plc PO BOX 31, Moor Lane, Derby, Derbyshire, DE24 8BJ |
| Connect M1-A1 Holdings Limited                                     | 50%                       | England & Wales          | Transport  | -                 | -                     | -                        | -                      | -                                                 | 31 March                   | 6th Floor 350 Euston Road, Regents Place, London, NW1 3AX         |
| PPP Services (North Ayrshire) Holdings Limited                     | 55%                       | Scotland                 | Education  | -                 | -                     | -                        | -                      | -                                                 | 31 December                | 2nd Floor 11 Thistle Street, Edinburgh, EH2 1DF                   |
| FCC (East Ayrshire) Holdings Limited                               | 45%                       | Scotland                 | Education  | -                 | -                     | -                        | -                      | -                                                 | 31 December                | 2nd Floor 11 Thistle Street, Edinburgh, EH2 1DF                   |
| Consort Healthcare (Edinburgh Royal Infirmary) Holdings Limited    | 50%                       | Scotland                 | Education  | -                 | -                     | -                        | -                      | -                                                 | 31 December                | 2nd Floor 11 Thistle Street, Edinburgh, EH2 1DF                   |
| Consort Healthcare (Edinburgh Royal Infirmary) Investments Limited | 50%                       | Scotland                 | Education  | -                 | -                     | -                        | -                      | -                                                 | 31 December                | 2nd Floor 11 Thistle Street, Edinburgh, EH2 1DF                   |
| Consort Healthcare (Edinburgh Royal Infirmary) Finance Limited     | 50%                       | Scotland                 | Education  | -                 | -                     | -                        | -                      | -                                                 | 31 December                | 2nd Floor 11 Thistle Street, Edinburgh, EH2 1DF                   |

## BIIF Holdco Limited

### Notes to the financial statements

For the year ended 31 December 2022

#### 28. Investments in Associates and Joint Ventures (continued)

| Joint ventures and associates                          | % holding ordinary shares | Country of Incorporation | Sector     | Sum advanced £000 | Interest rate applied | Date of maturity of loan | Interest received £000 | Accrued income and prepayment at 31 Dec 2022 £000 | Accounting period end date | Registered office                                         |
|--------------------------------------------------------|---------------------------|--------------------------|------------|-------------------|-----------------------|--------------------------|------------------------|---------------------------------------------------|----------------------------|-----------------------------------------------------------|
| Glasgow Healthcare Facilities (Holdings) Limited       | 50%                       | Scotland                 | Healthcare | -                 | -                     | -                        | -                      | -                                                 | 31 December                | 2nd Floor 11 Thistle Street, Edinburgh, EH2 1DF           |
| Stobhill Healthcare Facilities (Holdings) Limited      | 60%                       | Scotland                 | Healthcare | -                 | -                     | -                        | -                      | -                                                 | 31 December                | 2nd Floor 11 Thistle Street, Edinburgh, EH2 1DF           |
| Sewell Education (York) Holdings Limited               | 50%                       | England & Wales          | Education  | -                 | -                     | -                        | -                      | -                                                 | 31 December                | Geneva Way, Leads Road, Hull, North Humberside, HU7 0DG   |
| Stirling Gateway HC Limited                            | 50%                       | Scotland                 | Education  | -                 | -                     | -                        | -                      | -                                                 | 31 March                   | Quartermile One, 15 Lauriston Place, Edinburgh, EH3 9EP   |
| Sheppey Route (Holdings) Limited                       | 50%                       | England & Wales          | Transport  | -                 | -                     | -                        | -                      | -                                                 | 31 December                | Cannon Place, 78 Cannon Street, London, EC4N 6AF          |
| Blue Transmission Walney 1 (Holdings) Limited          | 50%                       | England & Wales          | Energy     | -                 | -                     | -                        | -                      | -                                                 | 31 March                   | Cannon Place, 78 Cannon Street, London, EC4N 6AF          |
| Blue Transmission Walney 2 (Holdings) Limited          | 50%                       | England & Wales          | Energy     | -                 | -                     | -                        | -                      | -                                                 | 31 March                   | Cannon Place, 78 Cannon Street, London, EC4N 6AF          |
| Blue Transmission Walney 2 Investments Limited         | 50%                       | Jersey                   | Energy     | -                 | -                     | -                        | -                      | -                                                 | 31 March                   | 47 Esplanade, St Helier, Jersey, JE1 0BD, Channel Islands |
| Blue Transmission London Array (Holdings) Limited      | 50%                       | England & Wales          | Energy     | -                 | -                     | -                        | -                      | -                                                 | 31 March                   | Cannon Place, 78 Cannon Street, London, EC4N 6AF          |
| Blue Transmission Sheringham Shoal (Holdings) Limited  | 50%                       | England & Wales          | Energy     | -                 | -                     | -                        | -                      | -                                                 | 31 March                   | Cannon Place, 78 Cannon Street, London, EC4N 6AF          |
| Blue Transmission Sheringham Shoal Investments Limited | 50%                       | Jersey                   | Energy     | -                 | -                     | -                        | -                      | -                                                 | 31 March                   | 47 Esplanade, St Helier, Jersey, JE1 0BD, Channel Islands |
| Blue Transmission Investments Limited                  | 50%                       | Jersey                   | Energy     | -                 | -                     | -                        | -                      | -                                                 | 31 March                   | 47 Esplanade, St Helier, Jersey, JE1 0BD, Channel Islands |
| The Walsall Hospital Company (Holdings) Limited        | 50%                       | England & Wales          | Healthcare | -                 | -                     | -                        | -                      | -                                                 | 31 December                | 8 White Oak Square, London Road, Swanley, Kent, BR8 7AG   |
| Hounslow Highways Investment Limited                   | 50%                       | England & Wales          | Transport  | -                 | -                     | -                        | -                      | -                                                 | 31 December                | Cannon Place, 78 Cannon Street, London, EC4N 6AF          |
| Hounslow Highways Investment 2 Limited                 | 50%                       | England & Wales          | Transport  | -                 | -                     | -                        | -                      | -                                                 | 31 December                | Cannon Place, 78 Cannon Street, London, EC4N 6AF          |
| Road Management Consolidated plc                       | 42%                       | England & Wales          | Transport  | -                 | -                     | -                        | -                      | -                                                 | 31 December                | Cannon Place, 78 Cannon Street, London, EC4N 6AF          |
| Road Management Limited                                | 42%                       | England & Wales          | Transport  | -                 | -                     | -                        | -                      | -                                                 | 31 December                | Cannon Place, 78 Cannon Street, London, EC4N 6AF          |
| Road Management Services (Gloucester) Limited          | 42%                       | England & Wales          | Transport  | -                 | -                     | -                        | -                      | -                                                 | 31 December                | Cannon Place, 78 Cannon Street, London, EC4N 6AF          |
| Road Management Services (Peterborough) Limited        | 42%                       | England & Wales          | Transport  | -                 | -                     | -                        | -                      | -                                                 | 31 December                | Cannon Place, 78 Cannon Street, London, EC4N 6AF          |

## BIIF Holdco Limited

### Notes to the financial statements

For the year ended 31 December 2022

#### 28. Investments in Associates and Joint Ventures (continued)

|                                                           | %<br>holding<br>ordinary<br>shares | Country of<br>Incorporation | Sector     | Sum<br>advance<br>d £000 | Interest<br>rate<br>applied | Date of<br>maturity<br>of loan | Interest<br>received<br>£000 | Accrued<br>income and<br>prepayment<br>at<br>31 Dec 2022<br>£000 | Accounting<br>period end<br>date | Registered office                                                                           |
|-----------------------------------------------------------|------------------------------------|-----------------------------|------------|--------------------------|-----------------------------|--------------------------------|------------------------------|------------------------------------------------------------------|----------------------------------|---------------------------------------------------------------------------------------------|
| Joint ventures and associates                             |                                    |                             |            |                          |                             |                                |                              |                                                                  |                                  |                                                                                             |
| Road Management Services<br>(Darrington) Holdings Limited | 25%                                | England &<br>Wales          | Transport  | -                        | -                           | -                              | -                            | -                                                                | 31 December                      | Third Floor Broad Quay House, Prince Street, Bristol,<br>BS1 4DJ                            |
| Road Management Services (Finance)<br>plc                 | 25%                                | England &<br>Wales          | Transport  | -                        | -                           | -                              | -                            | -                                                                | 31 December                      | Third Floor Broad Quay House, Prince Street, Bristol,<br>BS1 4DJ                            |
| Calderdale Hospital SPC Holdings<br>Limited               | 20%                                | England &<br>Wales          | Healthcare | -                        | -                           | -                              | -                            | -                                                                | 31 December                      | C/O Albany Spc Services Ltd 3rd Floor, 3-5 Charlotte<br>Street, Manchester, England, M1 4HB |
| Worcestershire Hospital SPC Holdings<br>Limited           | 17%                                | England &<br>Wales          | Healthcare | -                        | -                           | -                              | -                            | -                                                                | 31 December                      | C/O Albany Spc Services Ltd 3rd Floor, 3-5 Charlotte<br>Street, Manchester, England, M1 4HB |
| Albion Healthcare (Oxford) Holdings<br>Limited            | 25%                                | England &<br>Wales          | Healthcare | -                        | -                           | -                              | -                            | -                                                                | 31 December                      | Third Floor Broad Quay House, Prince Street, Bristol,<br>BS1 4DJ                            |
| Connect A30/A35 Holdings Limited                          | 15%                                | England &<br>Wales          | Transport  | -                        | -                           | -                              | -                            | -                                                                | 31 March                         | 6th Floor 350 Euston Road, Regents Place, London,<br>NW1 3AX                                |
| Connect M77 / GSO Holdings Limited                        | 15%                                | England &<br>Wales          | Transport  | -                        | -                           | -                              | -                            | -                                                                | 31 March                         | 6th Floor 350 Euston Road, Regents Place, London,<br>NW1 3AX                                |
| Emblem Schools (Holdings) Limited                         | 30%                                | Scotland                    | Education  | -                        | -                           | -                              | -                            | -                                                                | 31 March                         | 2nd Floor 11 Thistle Street, Edinburgh, EH2 1DF                                             |
| Manchester Schools Services Holdings<br>Limited           | 25%                                | England &<br>Wales          | Education  | -                        | -                           | -                              | -                            | -                                                                | 31 December                      | Cannon Place, 78 Cannon Street, London, EC4N 6AF                                            |
| CSM PPP Services (Holdings) Limited                       | 25%                                | Ireland                     | Education  | -                        | -                           | -                              | -                            | -                                                                | 31 December                      | First Floor Return, 25 Merrion Square, Dublin 2                                             |
| Bangor and Nendrum Schools Services<br>Holdings Limited   | 20%                                | Northern<br>Ireland         | Education  | -                        | -                           | -                              | -                            | -                                                                | 31 December                      | C/O Cleaver Fulton Rankin, 50 Bedford Street, Belfast,<br>BT2 7FW                           |
| Salford Schools Solutions Holdco<br>Limited               | 25%                                | England &<br>Wales          | Education  | -                        | -                           | -                              | -                            | -                                                                | 31 December                      | Third Floor Broad Quay House, Prince Street, Bristol,<br>BS1 4DJ                            |
| Schools Capital Limited                                   | 49%                                | England &<br>Wales          | Education  | -                        | -                           | -                              | -                            | -                                                                | 31 December                      | Cannon Place, 78 Cannon Street, London, EC4N 6AF                                            |
| ESP (Holdings) Limited                                    | 17%                                | Scotland                    | Education  | -                        | -                           | -                              | -                            | -                                                                | 31 March                         | 2nd Floor 11 Thistle Street, Edinburgh, EH2 1DF                                             |
| Lighting for Staffordshire Holdings<br>Limited            | 40%                                | England &<br>Wales          | Transport  | -                        | -                           | -                              | -                            | -                                                                | 31 December                      | Westwood Way, Westwood Business Park, Coventry,<br>CV4 8LG                                  |