InfraCo Africa Investment Limited

Company Registration No 09152403

Annual Report

For the year ended 31 December 2020

INFRACO AFRICA INVESTMENT LIMITED

COMPANY INFORMATION

Directors	Michael Barry Chilton James Lionel Cohen Godfrey Morgin Mwindaare Tania Louise Songini Philippe Valahu (Chair)
Company secretary	Vistra Company Secretaries Limited
Registered number	09152403
Registered office	6 Bevis Marks London United Kingdom EC3A 7BA
Independent auditors	BDO LLP Chartered Accountants & Statutory Auditor 55 Baker Street London W1U 7EU

INFRACO AFRICA INVESTMENT LIMITED

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INFRACO AFRICA INVESTMENT LIMITED

DIRECTORS' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2020

The Directors present their Report together with the financial statements of InfraCo Africa Investment Limited (the "Company") for the year ended 31 December 2020.

Directors

The Directors who served during the year were:

Michael Barry Chilton
James Lionel Cohen
Godfrey Morgin Mwindaare
Tania Louise Songini
Phillippe Valahu

Principal activities

The principal activities of the Company are to make investments in eligible infrastructure businesses with the objective of:

(a) addressing market failures in the supply of capital to early stage infrastructure projects in eligible countries which can delay and sometimes prevent financial close of viable infrastructure projects; and

(b) in certain cases, facilitating the accelerated construction and completion of Infrastructure Projects that satisfy the criteria for bridge Investments and/or impact Investments.

Dividends

The Directors do not recommend the payment of a dividend (2019: £nil).

Review of operations and financial results

The results of the Company for the year, set out on page 7, show a loss on ordinary activities before tax of £2,991,525 (2019: £191,771). The shareholders' equity of the Company, set out on page 8, is £34,750,323 (2019: a deficit of £198,152).

Going concern

The financial statements have been prepared on a going concern basis, which assumes the Company will continue in operational existence for the foreseeable future. The Directors have prepared financial forecasts and projections for the three years to 31 December 2023 and the Directors have made supported assumptions regarding future funding, and share capital to be issued, which the Directors feel is sufficient for the financial statements to be prepared on the going concern basis.

This assessment is supported by the following:

- the Directors' assessment includes the requirement of the Company's shareholders to always hold sufficient contingency cash to cover a specified period of future expected costs. This would cover any potential cash deficit that might arise in the next 12 months; and

- cashflow is controlled by management with considerable oversight and enforced controls in relation to cash disbursement procedures. Existing cash resources will be used on those opportunities submitted in our needs letter to relevant members of the PIDG Trust . Commitments to make any future investments are purely contingent on receiving further funding from relevant PIDG Trust members.

Statement of disclosure to the auditor

Each of the persons who are Directors at the time when this Directors' Report is approved has confirmed that:

- so far as that Director is aware, there is no relevant audit information of which the Company's auditor is unaware; and
- that Director has taken all the steps that ought to have been taken as a Director in order to be aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Post balance sheet events

The Directors continue to examine the potential risks related to the following ongoing events:

- The potential risks related to the United Kingdom's departure from the European Union on 31 January 2020 ("Brexit"). The transition period came to an end on 31 December 2020, therefore the situation, and any resulting impact, of this is still being monitored closely. Any potential consequence of Brexit has been monitored since the result of the referendum on 23 June 2016 with no material effect realised. This, together with the current status of funding and the geographical location of the main business activities in sub-Saharan African, supports the Directors' forecast that any future impact will be low;
- On 4 February 2021, InfraCo Africa Investment subscribed to the Acorn Holdings Ltd Real Estate Investment Trust (REIT) committing to support the delivery of affordable student accommodation in Nairobi, Kenya. The US$10m (Kenyan Shilling Equivalent) investment will enable Acorn Holdings Ltd to scale its business, building on the company's track record of delivering purpose-built affordable student housing in Kenya. Additionally, it will help to mobilise local capital markets; and
- The Group anticipates continued reduction in travel and staff working from home, pending advice from the UK government. The Directors will continue to work with senior management to closely monitor the situation and assess any future impact the pandemic might have into 2021. Business planning in the year has taken this into account and no serious impact on the Group's results is expected. Whilst there is pressure on members' budgets due to COVID-19, members have confirmed their ongoing support for the funding for the Group.

Auditors

The auditor for the year was BDO LLP.

In preparing this report, the Directors have taken advantage of the small companies' exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the Board and signed on its behalf.

Michael Barry Chilton
Director

30 March 2021

STATEMENT OF DIRECTORS' RESPONSIBILITIES
FOR THE YEAR ENDED 31 DECEMBER 2020

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

Company law requires the Directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006. Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and the profit or loss of the Company for that period.

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

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates which are reasonable and prudent;
- state whether they have been prepared in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006, subject to any material departures disclosed and explained in the financial statements;
- assess the Company's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

The Directors are responsible for keeping adequate accounting records which 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.

Opinion

We have audited the financial statements of InfraCo Africa Investment Limited ("the Company") for the year ended 31 December 2020 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity, the Statement of Cash Flow, and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and international accounting standards in conformity with the requirements of the Companies Act 2006.

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2020 and of its loss for the year then ended;
- have been properly prepared in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The Directors are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion 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 such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in 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 in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion;

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Directors were not entitled to take advantage of the small companies' exemptions in preparing the Directors' report and from the requirement to prepare a Strategic report.

Responsibilities of Directors

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

Auditor's 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 auditor's 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.

Extent to which the audit was capable of detecting irregularities, including fraud

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:

- reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with relevant laws and regulations;
- enquiring management and the audit committee;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- reviewing minutes of meetings of those charged with governance;
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments;
- assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business; and
- considering the effectiveness of the control environment in monitoring compliance with laws and regulations.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that 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, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at:
https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

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

BDO LLP

Peter Smith (Senior Statutory Auditor)
For and on behalf of BDO LLP, Statutory Auditor
London, UK
30 March 2021

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2020

	Note	2020 £	2019 £
Income	3	32,191	-
Fair value losses through profit or loss	10	(357,918)	-
Project development fees	4	(523,550)	(81,712)
Administrative expenses		(442,260)	(110,059)
Operating loss	5	**(1,291,537)**	**(191,771)**
Net foreign exchange differences	6	(1,699,988)	-
Loss on ordinary activities before taxation		**(2,991,525)**	**(191,771)**
Tax on loss on ordinary activities	11	-	-
Total comprehensive loss for the year		**(2,991,525)**	**(191,771)**

The statement of comprehensive income has been prepared on the basis that all operations are continuing operations.

The notes on pages 11 to 29 form part of these financial statements.

INFRACO AFRICA INVESTMENT LIMITED
Registered number: 09152403

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2020

	Note		2020		2019
		£	£	£	£
Assets					
Current assets					
Trade and other receivables	**12**	43,215		4,144	
Cash and cash equivalents	**13**	15,059,898		41,475	
Total current assets			**15,103,113**		**45,619**
Non-current assets					
Investments	**14**		20,055,330		-
Total assets			**35,158,443**		**45,619**
Equity and liabilities					
Capital and reserves					
Share capital	**18**	38,052,130		112,130	
Retained earnings		(3,301,807)		(310,282)	
Total equity			**34,750,323**		**(198,152)**
Current liabilities					
Trade and other payables	**15**		243,018		243,771
Non-current liabilities					
Grant payable	**16**		165,102		-
Total liabilities			**408,120**		**243,771**
Total equity and liabilities			**35,158,443**		**45,619**

The Company's financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

Michael Barry Chilton
Director

30 March 2021

The notes on pages 11 to 29 form part of these financial statements.

INFRACO AFRICA INVESTMENT LIMITED

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2020

	Note	Share Capital	Retained earnings	Shares to be issued	Attributable to owners of the parent
		£	£	£	£
Balance as at 1 January 2019		**1**	**(118,511)**	**93,679**	**(24,831)**
Loss for the year		-	(191,771)	-	**(191,771)**
Total comprehensive loss for the year		-	**(191,771)**	**-**	**(191,771)**
Shares to be issued		-	**-**	(93,679)	**(93,679)**
Issue of shares	**18**	112,129	**-**	**-**	**112,129**
Balance at 31 December 2019		**112,130**	**(310,282)**	**-**	**(198,152)**
Loss for the year		-	(2,991,525)	-	**(2,991,525)**
Total comprehensive loss for the year		-	(2,991,525)	**-**	**(2,991,525)**
Issue of shares	**18**	37,940,000	-	**-**	**37,940,000**
Balance at 31 December 2020		**38,052,130**	**(3,301,807)**	**-**	**34,750,323**

Retained earnings represents all accumulated retained earnings from the statement of comprehensive income.

Shares to be issued represent contribution from members of the Company towards future share issuance.

The notes on pages 11 to 29 form part of these Financial Statements.

INFRACO AFRICA INVESTMENT LIMITED

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	2020	2019
		£	£
Cash flows from operating activity			
Loss for the year		(2,991,525)	(191,771)
Add/(deduct):			
Other foreign exchange losses	**6**	1,699,988	-
Interest income received	**3**	(32,191)	-
Foreign exchange losses on investments	**10**	357,918	-
Foreign exchange losses/(gains) on grant payable	**16**	(9,527)	-
Change in fair value movement on financial assets	**10**	55,857	-
Change in fair value movement on financial liabilities	**16**	(55,857)	-
Increase in receivables		(39,071)	(2,288)
(Decrease)/increase in payables		(753)	183,860
Net cash used in operating activities		**(1,015,161)**	**(10,199)**
Cash flows from investing activity			
Payments for investments	**14**	(20,469,105)	-
Grant income received	**16**	230,486	-
Net cash used in investing activities		**(20,238,619)**	**-**
Cash flow from financing activity			
Issue of ordinary shares	**18**	37,940,000	18,450
Interest income received	**3**	32,191	-
Net cash generated from financing activity		**37,972,191**	**18,450**
Net increase in cash and cash equivalents		16,718,411	8,251
Cash and cash equivalents at the beginning of the year		41,475	33,224
Exchange (losses)/gains on cash and cash equivalents	**6**	(1,699,988)	-
Cash and cash equivalents at the end of the year		**15,059,898**	**41,475**

The notes on pages 11 to 29 form part of these Financial Statements.

1. Accounting Policies

1.1 Basis of preparation of financial statements

InfraCo Africa Investment Limited is a private company, limited by shares incorporated in England and Wales. Its registered office and principal place of activity is 6 Bevis Marks, London, EC3A 7BA.

The principal activities of the Company are to make investments in eligible infrastructure businesses with the objective of:

(c) addressing market failures in the supply of capital to early stage infrastructure projects in eligible countries which can delay and sometimes prevent financial close of viable infrastructure projects; and

(d) in certain cases, facilitating the accelerated construction and completion of Infrastructure Projects that satisfy the criteria for bridge Investments and/or impact Investments.

The financial statements are presented in Pounds Sterling (£), which is also the Company's functional currency.

The preparation of financial statements in compliance with adopted IFRS requires the use of certain critical accounting estimates, outlined in note 2. It also requires management to exercise judgment in applying the accounting policies.

The financial statements have been prepared on a historical cost basis, except for financial instruments with are recognised at fair value through profit or loss (FVTPL).

Basis of consolidation

In accordance with IFRS 10 "Consolidated Financial Statements" as amended, the Board has determined that the Company meets the definition of an investment entity which is mandatorily exempted from consolidating subsidiaries unless this provides investment-related services and are not themselves investment entities. The services provided by the investment companies are undertaken to maximise the Company's investment returns and do not represent a separate substantial business activity or substantial source of income.

The Company has been deemed to meet the definition of an investment entity per IFRS 10, supported by the existence of the following operational characteristics:

- The Company has more than one investment (see note 14);
- It has investors who are not related parties of the entity; and
- It has ownership interests in the form of equity or similar interests (see note 14).

The Company currently obtains funding from one main funder (the UK Government's Foreign, Commonwealth and Development Office), to whom it has committed that its business purpose is to invest funds solely for the returns from capital appreciation and investment income.

The Company is exposed to, and has rights to, the returns from the investment companies. The Company further has the ability to affect the amount of its returns from these investments which represents elements of control as prescribed by IFRS 10. The fair value method is used to represent the investments' performance in reporting to the Board, and to evaluate the performance of the investments and to make investment decisions.

The Company typically invests in operational assets with the aim to hold direct/equity investments for no longer than 10 years, as set out in the Risk Appetite Policy. Management consider this to demonstrate a clear exit strategy which is put in place from the start in identifying an off taker. Due to the length of projects and nature of changing risk environments, management have control processes in place to adapt and amend strategies as required.

As a result, under the terms of IFRS 10, the Company should not consolidate these investment companies, but should measure its investment in these companies at FVTPL.

1. Accounting Policies (continued)

1.1 Basis of preparation of financial statements (continued)

Standards, amendments and interpretations

Adopted in the current year

There are no new standards impacting the Company that have been adopted in the annual financial statements for the year ended 31 December 2020.

All new and amended standards and Interpretations issued by the IASB that apply for the first time in the financial statements for the year ended 31 December 2020 are not expected to impact the Company. This is because they are either not relevant to the Company's activities or require accounting which is consistent with the Company's current accounting policies. These are listed below.

Other standards, amendments and interpretations adopted in the current financial year ended 31 December 2020

The adoption of the following mentioned standards, amendments and interpretations in the current year have not had a material impact on the Company's financial statements.

	Effective date
	Periods beginning on or after
IAS 1 *Presentation of Financial Statements and* IAS 8 *Accounting Policies, Changes in Accounting Estimates and Errors*: Amendment – Disclosure Initiative - Definition of Material	1 January 2020
Definition of a Business: Amendments to IFRS 3	1 January 2020
Interest Rate Benchmark Reform – IBOR 'phase 2': Amendments to IFRS 9, IAS 39 and IFRS 7	1 January 2020
COVID-19-Related Rent Concessions: Amendments to IFRS 16.	1 June 2020

Standards, amendments and interpretations in issue but not yet effective

There are a number of standards, amendments to standards, and interpretations which have been issued by the IASB that are effective in future accounting periods that the Company has decided not to adopt early. The following are either not relevant to the Company's operations or are currently under assessment for their applicability to the Company's operations:

	Effective date
	Periods beginning on or after
Onerous Contracts – Cost of Fulfilling a Contract: Amendments to IAS 37	1 January 2022
Property, Plant and Equipment: Proceeds before Intended Use: Amendments to IAS 16	1 January 2022
Annual Improvements to IFRS Standards 2018-2020: Amendments to IFRS 1, IFRS 9, IFRS 16 and IAS 41	1 January 2022
References to Conceptual Framework: Amendments to IFRS 3	1 January 2022

1. Accounting Policies (continued)

1.1 Basis of preparation of financial statements (continued)

In January 2020, the IASB issued amendments to IAS 1, which clarify the criteria used to determine whether liabilities are classified as current or non-current. These amendments clarify that current or non-current classification is based on whether an entity has a right at the end of the reporting period to defer settlement of the liability for at least twelve months after the reporting period. The amendments also clarify that 'settlement' includes the transfer of cash, goods, services, or equity instruments unless the obligation to transfer equity instruments arises from a conversion feature classified as an equity instrument separately from the liability component of a compound financial instrument. The amendments were originally effective for annual reporting periods beginning on or after 1 January 2022.However, in May 2020, the effective date was deferred to annual reporting periods beginning on or after 1 January 2023.

Further to this, in June 2020, the IASB issued amendments to IFRS 17, including a deferral of its effective date to 1 January 2023.

InfraCo Africa Investment Limited is currently assessing the impact of these new accounting standards and amendments. The Company does not believe that the amendments to IAS 1 or the adoption of IFRS 17 will have a significant impact on the classification of its liabilities, as the conversion feature in its convertible debt instruments is classified as an equity instrument and therefore, does not affect the classification of its convertible debt as a non-current liability.

The adoption of the aforementioned standards, amendments and interpretations in future years are not expected to have a material impact on the Company's financial statements. The Company is however continuing to assess the full impact that adopting the standards will have on future financial statements, and therefore the full effect is yet to be determined.

1.2 Going concern

The financial statements have been prepared on a going concern basis, which assumes the Company will continue in operational existence for the foreseeable future. The Directors have prepared financial forecasts and projections for the three years to 31 December 2023 and the Directors have made supported assumptions regarding future funding, and share capital to be issued, which the Directors feel is sufficient for the financial statements to be prepared on the going concern basis.

The above assessment is supported by the following:

- The Company has significant liquid cash available at year-end;
- Management's assessment includes the requirement of the PIDG Trust's members to always have contingency cash to cover a specified period of future expected costs; and
- Cashflow is controlled by management with considerable oversight and enforced controls in relation to cash disbursement procedures.

1.3 Revenue and other income

Due to the nature of the Company being defined as an investment entity and reported under such requirements of IFRS 10, there is no expected revenue from trade within the normal course of business.

Other income from the sales of projects is recognised when the Company has transferred the significant risks and rewards of ownership to the buyer and it is probable that the Company will receive the agreed upon payments.

Provided the amount of other income can be measured reliably and it is probable that the Company will receive any consideration, other income is recognised in the period in which it relates.

1. Accounting Policies (continued)

1.4 Grants

The Company receives income in the form of grants to cover certain expenditure relating to its projects. Such grants are treated as deferred revenue on receipt and credited to the statement of comprehensive income as the related expenditure is incurred. Grant receipts not yet utilised are included in deferred income as at the Balance Sheet date.

For returnable grants, and where the related expenditure is capitalised under an investment agreement, a grant payable is recognised on the balance sheet. This is then assessed under IFRS 9 to determine the correct accounting treatment.

1.5 Financial instruments

Management determines the classification of its financial instruments at initial recognition.

Financial assets can be classified in the following categories:

- financial assets at fair value through profit or loss; and
- loans and receivables.

The Company measures all of its financial liabilities at the carrying value. Due to their short-term nature, the carrying value of trade and other payables approximates their fair value, all other financial liabilities are measured at amortised cost.

Financial assets at fair value through profit or loss

This category consists of equity and debt investments held on the balance sheet. Assets in this category are carried at fair value. The Company establishes fair value using valuation techniques. These include the use of recent arm’s length transactions, discounted cash flow analysis and offer price.

Loans and receivables and financial liabilities at amortised cost

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market, whose recoverability is based solely on the credit risk of the customer and where the Company has no intention of trading the loan.

Both loans and receivables and financial liabilities are initially recognised at fair value including direct and incremental transaction costs. Subsequent recognition is at amortised cost using the effective interest rate method less any provision for impairment.

1.6 Current taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

Current tax liabilities and assets are measured at the amount expected to be paid to or recovered from the taxation authorities, using the tax rates and laws that have been enacted, or substantively enacted, by the reporting date.

1. Accounting Policies (continued)

1.7 Deferred taxation

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation.

A net deferred tax asset is recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse. Deferred tax assets and liabilities are not discounted.

1.8 Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at rates of exchange ruling at the Balance Sheet date.

Transactions in foreign currencies are translated into sterling at the rate ruling on the date of the transaction.

Exchange gains and losses are recognised in the statement of comprehensive income.

1.9 Cash and cash equivalents

Cash and cash equivalents include deposits held with banks, and other short-term highly liquid investments with original maturities of three months or less.

1.10 Trade and other receivables

Short term debtors are measured at transaction price, less any impairment.

1.11 Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated into Sterling at rates of exchange ruling at the balance sheet date.

Transactions in foreign currencies are translated into Sterling at the rate ruling on the date of the transaction.

Exchange gains and losses are recognised in the statement of comprehensive income.

1.12 Share capital

Financial instruments issued by the Company are classified as equity only to the extent that they do not meet the definition of a financial liability or financial asset.

The Company’s ordinary shares are classified as equity instruments.

2. Critical accounting estimates and judgements

Fair value measurement

A number of assets and liabilities included in the financial statements require measurement at, and disclosure of, fair value. The Company's valuation technique is driven by stage in investment cycle split by Development, Construction and Operation.

The Company typically invests in operational assets although where certain criteria are met, the Company also provides funds for development to reach operational milestone. For projects in Development, there is usually no identifiable market price for the investments. A market participant is driven by the prospects of the project and would pay a multiple of costs incurred to date by InfraCo Africa Investment. The Company's valuation policy is to write off the costs incurred prior to investment agreement signing. Projects prior to this are classified as business opportunities and fully expensed through Profit and Loss. At the signing of an investment agreement e.g. an Implementation Agreement (IA) or a Share Subscription Agreement (SSA) a value based on an appropriate valuation methodology will be attributed to the investment.

In the absence of third party offers, the Board needs to assess the multiple of costs that would be recoverable from a market participant. This multiple of costs is determined through present valuing external costs incurred to date, applying an appropriate and risk-reflective discount factor and maturity as stipulated in the investment agreement.

For investments in Operation, a value based on an appropriate valuation methodology in accordance with Private Equity and Venture Capital ("IPEV") valuation guidelines will be attributed to the investment. For investments that have been partially sold or where there has been a recent offer to purchase, then these investments have been valued accordingly. Fair value is also reviewed against market value where transactions occur close to reporting date.

IFRS 13 'Fair Value Measurement' requires disclosure of fair value measurement by level. The level of fair value hierarchy within the financial assets or financial liabilities is determined on the basis of the lowest level input that is significant to the fair value measurement. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy under IFRS 13 are as follows:

- Level 1 Inputs that are quoted market prices (unadjusted) in active markets for identical instruments.
- Level 2 Inputs other than quoted prices included within Level 1 that are observable either directly (i.e. as prices) or indirectly (i.e. derived from prices). This category includes instruments valued using: quoted market prices in active markets for similar instruments; quoted prices for identical or similar instruments in markets that are considered less than active; or other valuation techniques in which all significant inputs are directly or indirectly observable from market data.
- Level 3 Inputs that are unobservable. This category includes all instruments for which the valuation technique includes inputs not based on observable data and the unobservable inputs have a significant effect on the instrument's valuation. This category includes instruments that are valued based on quoted prices for similar instruments but for which significant unobservable adjustments or assumptions are required to reflect differences between the instruments.

As at the year ended 31 December 2020, the Company holds two investments on its Statement of Financial Position. Both these fall within Level 3, as they are not traded and contain unobservable inputs. If it were to occur, transfers of items between levels are recognised in the period they happen.

Each investment has unique risk factors associated with it. These could range from different geographical, sector, complexity and socio-political risks and thus the fair value is assessed on an investment specific basis. Additionally, each investment carries a higher risk during development phase and thus attracts a higher discount factor. Once a project becomes operational the risk reduces. Sensitivity analysis based on changes in market price are detailed in note 17.

2. Critical accounting estimates and judgements (continued)

Discounted Cash Flow (DCF) and key judgments

Where required, management rely on estimated future cashflows of project companies and associated discount factors. This requires significant management judgment both in terms of assessing the expected income and costs going forwards, but also in terms of discount factor applied.

Discount factors are determined on an investment specific basis assessing the considered level of risk at the time. This is updated at each reporting date. For Development projects, this involves a four-step consideration starting with, country interest base rates and then applying a country risk premium. To this management use the knowledge of project managers who are closer to the detail to assess where further risk might lie. As noted previously, this takes into account geography, sector and the current socio-political environment.

Expected future cash flows also present an area of key judgment and estimates. The DCF valuation model is used only to value equity investments in Operation. When an investment is valued under this methodology, projected cash flows are calculated using a third-party provider of cash flow information and an appropriate model based on the operations and activity of that Company. This information is then updated at each reporting date and an assessment of discount factor applied is carried out to assess if any significant change in environment might trigger an amended discount factor. Due to the high-risk nature of the projects and countries invested in, the discount factors are intentionally high. Investment managers have considerable expertise, oversight and influence in assessing both the future cashflows and the discount factor. This presents a strong control environment around the assessment of these key judgment areas and the impact it has on the Fair Value measurement of the Company's investments.

During the year ended 31 December 2020, the Company made its first investments as disclosed in note 14.
The following table sets out the techniques used to measure each of these investments:

Investment Class	Valuation technique used	Fair value 2020 £	Fair Value 2019 £
Development (pre-FC) (Africa GreenCo Group, Zambia)	Present value of external costs incurred to date discounted at a risk-reflective rate based on professional judgment applied to reach best estimate.	165,102	-
Operation (Infrastructure Credit Guarantee Company Limited, Nigeria)	Appropriate valuation technique driven by stage of investment cycle. Management considers income approaches such as Discounted Factor Model, together with Net Asset Value and market comparable. Other events such as recent equity sale and third-party offer will also be considered.	19,890,228	-
Total		**20,055,330**	**-**

3. Income

	2020	2019
	£	£
Other income	32,191	-
Total	**32,191**	**-**

Other income relates to deposit interest income of £32,191 (2019: £nil) earned throughout 2020.

100% of this income was generated in the UK.

4. Project development fees

	2020 £	2019 £
Project development fees	523,550	81,712
	523,550	**81,712**

5. Operating loss

The operating loss is stated after charging:

	2020 £	2019 £
Loss/(Gain) on foreign exchange	12,181	(1,685)
Management service fee to related entity	423,059	101,512
Fees payable to the auditor:		
Audit of the financial statements	12,000	6,152
Taxation services	2,000	2,400

6. Net foreign exchange differences

	2020 £	2019 £
Exchange losses arising on cash and cash equivalents	1,699,988	-

These are unrealised exchange differences arising on the USD denoted deposit holdings and current accounts. Amounts are held in USD to match the currency of the investments the Company expects to make in 2021. Foreign exchange rate risk is detailed in note 17.

7. Employees

Employees consist of Directors only, none of whom are remunerated through the Company.

8. Directors' remuneration

The Directors did not receive any emoluments during the year (2019: £nil).

The Directors of the Company listed on page 1 are considered to be the key management personnel.

9. Interest receivable

	2020 £	2019 £
Interest receivable	2,927	-
Interest provision	(2,927)	-
	-	**-**

Interest recognised in year ended 31 December 2020 relates to interest accrued under the Convertible Loan Agreement signed with Africa GreenCo Group. Due to the early stage of the investment lifecycle at reporting date, interest has been provided for in full.

The Company's investments are presented in note 14 to the accounts.

10. Fair value gains/(losses) through profit or loss

	2020 £	2019 £
Investments	(55,857)	-
Grants	55,857	-
Foreign exchange loss	(357,918)	-
Total	**(357,918)**	**-**

During the year ended 31 December 2020, the Company made its first investments as disclosed in note 14. The Fair Value loss recognised on the Africa GreenCo investment is offset by gain on the fair value of the returnable Technical Assistance (TA) grant liability payable to the PIDG Trust. These two instruments are inherently connected and are therefore fair valued in line with one another.

11. Taxation

	2020 £	2019 £
Loss on ordinary activities before tax	(2,991,525)	(191,771)
Tax on the loss at the standard UK rate of tax of 19.00% (2019: 19.00%)	(568,390)	(36,436)
Effects of:		
Expenses not deductible for tax purposes	-	83
Deferred tax not recognised	568,390	36,353
Total tax charge for the period	-	-

On the basis of the results of the Company for the year ended 31 December 2020, there is no charge for corporation tax. In the Budget of 3 March 2021, the Chancellor of the Exchequer announced the planned increase in corporation tax to 25% from 1 April 2023, although this has yet to be substantively enacted.

The Company has estimated tax losses of £3,292,274 (2019: £300,717) available to carry forward against future profits. A deferred tax asset has not been provided as there is no certainty to its recoverability.

12. Trade and other receivables

	2020 £	2019 £
Other receivables	1	1
VAT receivable	34,465	3,758
Prepayments and accrued income	8,749	385
	43,215	**4,144**

As at 31 December 2020 there are £nil (2019: £3,705) of trade and other receivables past 3 months due.

13. Cash and cash equivalents

	2020 £	2019 £
Cash at bank and in hand	15,059,898	41,475
	15,059,898	**41,475**

14. Fair value of investments

	£
Accumulated cost for the year ended 31 December 2019	-
Fair value movement	-
Fair value at 31 December 2019	**-**
Accumulated cost for the year ended 31 December 2020	-
Fair value movement	20,055,330
Fair value at 31 December 2020	**20,055,330**
Fair value at 1 January 2020	**-**
Fair value movement in the year:	
Additions	20,469,105
Interest accrued	2,927
Interest expensed	(2,927)
Foreign exchange movement	(357,918)
Total movement in the year	20,111,187
Fair value adjustment	(55,857)
Fair value at 31 December 2020	**20,055,330**

As at 31 December 2020, the Company held two investments on its Statement of Financial Position, a debt investment in Africa GreenCo Group and an equity investment in Infrastructure Credit Guarantee Company Limited.

Debt investment

During the year, the Company signed a Convertible Loan Agreement (CLA) with Africa GreenCo Group. The CLA attracts interest at 10%. This project aims to act as an intermediary off taker in Zambia to liberalise and stabilise the electricity supply market by purchasing power from Independent Power Producers and selling it onto Zambia Electricity Supply Corporation Limited (ZESCO) and other neighbouring countries.

Equity investment - associated undertakings

The following were associated undertakings of the Company:

Name and principal place of business	Subsidiary/Associate	Class of Shares	Holding
Infrastructure Credit Guarantee Company Limited - Nigeria	Associate	Ordinary and Preference Shares	33.7%

14. Fair value of investments (continued)

Infrastructure Credit Guarantee Company Limited (InfraCredit Nigeria) is a 33.7% owned associate of InfraCo Africa Investment Limited. The principal purpose of the Company is to support infrastructure development in Nigeria such as energy, transportation, telecommunication, housing, water distribution and waste management via credit enhancements/guarantees for naira denominated long-term bonds issued to finance infrastructure projects.

As at 31 December 2020, there are no further subsidiary or associate undertakings of InfraCo Africa Investment Limited. The technique applied in arriving at fair value is detailed in Financial Instruments (note 17).

15. Trade and other payables

	2020 £	2019 £
Trade payables	31,638	291
Amounts due to related entity	152,244	206,365
Accrued expenses	59,136	37,115
	243,018	**243,771**

The carrying value of trade and other payables classified as financial liabilities approximates fair value.

16. Grant payable

	2020 £
Fair value at 1 January 2020	**-**
Fair value movement in the year:	
Additions	230,486
Foreign exchange movement	(9,527)
Total movement in the year	220,959
Fair value adjustment	(55,857)
Fair value at 31 December 2020	**165,102**

The Company received a Technical Assistance (TA) grant of £230,000 ($300,000) to be disbursed under the CLA to Africa GreenCo Group. For this reason, the two instruments are correlated and this financial liability is recognised at Fair Value Through Profit or Loss in line with the associated investment balance.

IFRS 9 has an option to designate a financial liability as measured at FVTPL if doing so eliminates or significantly reduces a measurement or recognition inconsistency. The Company have elected to take up this option in accounting for the grant payable for year ended 31 December 2020.

17. Financial instruments - Risk Management

The Company is exposed through its operations to the following financial risks:

- Credit risk;
- Liquidity risk;
- Interest rate risk;
- Foreign exchange risk; and
- Other market price risk

In common with all other businesses, the Company is exposed to risks that arise from its use of financial instruments. This note describes the Company's objectives, policies and processes for managing those risks and the methods used to measure them. Further quantitative information in respect of these risks is presented throughout these financial statements.

During the year ended 31 December 2020, the Company experienced growth in investment activity which triggered potential exposure to additional risks. Where in previous years, the Company has anticipated these risks might be apparent in the future, for the year ended 31 December 2020, the Company deems it applicable to assess these risks in full.

(i) Principal financial instruments

The principal financial instruments used by the Company, from which financial instrument risk arises, are as follows:

- Trade and other receivables, including loan receivables;
- Cash and cash equivalents;
- Investments in unquoted equity securities and loans; and
- Trade and other payables.

	Financial assets at fair value through profit or loss		**Other**	
	2020	**2019**	**2020**	**2019**
	£	**£**	**£**	**£**
Financial assets				
Cash and cash equivalents	-	-	15,059,898	41,475
Trade and other receivables	-	-	43,215	4,144
Investments in unquoted equity securities and loans	20,055,330	-	-	-
Total financial assets	**20,055,330**	**-**	**15,103,113**	**45,619**

	Financial liabilities at fair value through profit or loss		**Financial liabilities at amortised cost**	
	2020	**2019**	**2020**	**2019**
	£	**£**	**£**	**£**
Financial liabilities				
Trade and other payables	165,102	-	243,018	243,771
Total financial liabilities	**165,102**	**-**	**243,018**	**243,771**

17. Financial instruments - Risk Management (continued)

(ii) Financial instruments not measured at fair value

Financial instruments not measured at fair value include trade and other receivables, trade and other payables.

Due to their short-term nature, the carrying value of cash and cash equivalents, trade and other receivables, trade and other payables approximates their fair value.

(iii) Financial instruments measured at fair value

As detailed in note 2 to the accounts, both the Company's investments fall within Level 3, as they are not traded and contain unobservable inputs.

For any projects in Development, the Company considers the net present value of external costs disbursed is representative of fair value measurement. This valuation model employs significant unobservable inputs, specifically in determining appropriate discount factors and maturity dates to apply, which requires a higher degree of management judgement and estimation.

For assets in Operation, valuation techniques include discounted cash flow models, comparison with similar instruments for which observable market prices exist and net asset valuation models as well as cost of investment if transaction occurred close to reporting date. Assumptions and inputs used in these valuation techniques include risk-free and benchmark interest rates, credit spreads and other premia used in estimating discount rates, bond and equity prices, foreign currency exchange rates, equity indices, Earnings Before Interest Taxation Depreciation and Amortisation (EBITDA) multiples and revenue multiples and expected price volatilities and correlations.

The fair value hierarchy of financial instruments measured at fair value is provided below.

	Level 1	**Level 2**	**Level 3**
	£	**£**	**£**
31 December 2020			
Financial assets			
Investments in Development (Africa GreenCo)	-	-	165,102
Investments in Operation (InfraCredit Nigeria)	-	-	19,890,228
	-	**-**	**20,055,330**
31 December 2019			
Financial assets			
Investments in Development	-	-	-
Investments in Operation	-	-	-
	-	**-**	**-**

Projects in Development

As noted, these projects are all fair valued through calculating the present value of external costs disbursed.

The maturity date is stipulated in the Convertible Loan Agreement and the discount factor is determined on an investment specific basis looking at all actual and anticipated risk elements that are deemed to either trigger delays or indicate potential risk to recovery of external costs disbursed to date.

17. Financial instruments - Risk Management (continued)

As a result of management making estimates and assumptions concerning the future, the resulting accounting estimates will, by definition, seldom equal the related actual results. The discount factor and maturity date present estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets. For this reason, sensitivity analysis has been performed to quantify how a change in these factors would impact the value of the investments.

The following table presents the fair value of projects under Development as at 31 December 2020:

	Fair value 2020 £	Fair value 2019 £
Africa GreenCo Group	165,102	-
	165,102	**-**

The process in determining reasonable maturity dates and risk-reflective discount factors is inherently subjective and it yields ranges of possible outputs and estimates of fair value. Management judgement is therefore required to select the most appropriate point in the range.

The tables below set out sensitivity analysis for both elements to capture the expected movement in fair value based on movements in anticipated maturity or discount factor applied.

Discount factor applied

	Actual discount factor applied %	Variance - 5% £	Variance + 5% £
Africa GreenCo Group	22.12%	11,239	(10,521)

Maturity date applied

	Actual maturity date	Variance - 6 months	Variance + 6 months
Africa GreenCo Group	26/04/2022	19,302	(17,282)

Projects in Operation

The Company has one investment recognised on its Statement of Financial Position which is in Operation, being Infrastructure Credit Guarantee Company Limited. This is an equity investment.

	Fair value 2020 £	Fair value 2019 £
Infrastructure Credit Guarantee Company Limited	19,890,228	-
	19,890,228	**-**

17. Financial instruments - Risk Management (continued)

On 25th November 2020, a Share Subscription Agreement was signed between the Company and Infrastructure Credit Guarantee Company Limited (InfraCredit Nigeria). On 8th December 2020 (the Transaction Date), the Company disbursed $27,005,360 in exchange for a 33.7% shareholding in InfraCredit Nigeria.

In line with IFRS 9, and in its capacity as an 'Investment Entity' under IFRS 10, the Company recognise investments at Fair Value Through Profit and Loss. Implementing the Company's valuation policy, a number of techniques were considered at arriving at the fair value of this investment. This included income approaches such as Discounted Cash Flow assessment and asset approaches such as Net Asset Value. A comparison was then drawn between the resulting fair values and cost.

The Company have concluded that, as at 31 December 2020, the fair value of this investment is equal to the cost paid at Transaction Date as this would constitute a recent sale price of equity. This is in line with the guidance per IFRS 13, 'Fair Value Measurement' and is relevant for this financial year due to the proximity of Transaction Date and Reporting Date. For this reason, there is no gain or loss through profit or loss in relation to this investment for the year ended 31 December 2020.

Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations. The Company is mainly exposed to credit risk from sales of projects. Management conduct an internal "know your customer" check on all potential purchasers prior to entering into sales agreements. Credit risk also arises from cash and cash equivalents and deposits with banks and financial institutions. For banks and financial institutions, only credit rated parties with minimum rating "A" are accepted.

Cash in bank and short-term deposits

A significant amount of cash is held with the following institutions:

		2020		**2019**
	Rating	**Cash at bank**	**Rating**	**Cash at bank**
		£		**£**
Barclays Bank plc	A	15,059,898	A	41,475
		15,059,898		**41,475**

Management monitors the credit ratings of counterparties regularly and at the reporting date does not expect any losses from non-performance by the counterparties.

Market risk

Market risk arises from the Company's use of interest bearing, tradable and foreign currency financial instruments. It is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in interest rates (interest rate risk), foreign exchange rates (currency risk) or other market factors (other price risk).

Interest rate risk

The Company is not susceptible to interest rate risk as it does not have any borrowings. However, the Company has issued loans to projects and these loans attract a rate of interest that is reflective of the market rate in which the project is operating.

17. Financial instruments - Risk Management (continued)

Foreign exchange risk

Foreign exchange risk arises when the Company enter into transactions denominated in a currency other than their functional currency. Where possible, the Company will settle the liabilities in the foreign currency.

The Company also holds foreign denominated currency, United States Dollar ($), in its bank accounts. At 31 December 2020, the Company held $18,863,273 (2019: $nil).

The effect of a 20% strengthening of the $ against £ at the reporting date on the $ denominated cash balance at that date would, all other variables held constant, have resulted in an increase in post-tax loss for the year and decrease of net assets of £2,315,558 (2019: £nil). A 20% weakening in the exchange rate would, on the same basis, have decreased post-tax loss and increased net assets by £3,473,336 (2019: £nil).

Liquidity risk

Liquidity risk arises from the Company's management of working capital. It is the risk that the Company will encounter difficulty in meeting its financial obligations as they fall due.

The following table sets out the contractual maturities (representing undiscounted contractual cash-flows) of financial liabilities:

	Up to 3 months	Between 3 and 12 months	Between 1 and 2 years	Between 2 and 5 years	Over 5 years
	£	£	£	£	£
At 31 December 2020					
Trade and other payables	243,018	-	-	-	-
Grant payable	-	-	165,102		
Total	**243,018**	**-**	**165,102**	**-**	**-**

	Up to 3 months	Between 3 and 12 months	Between 1 and 2 years	Between 2 and 5 years	Over 5 years
	£	£	£	£	£
At 31 December 2019					
Trade and other payables	37,406	206,365	-	-	-
Grant payable	-	-	-	-	-
Total	**37,406**	**206,365**	**-**	**-**	**-**

Capital Disclosures

The Company's objectives when managing capital are to safeguard the Company's ability to continue as a going concern and safeguard the interest of shareholders.

The Company manages the capital structure and would make adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust its returns to shareholders or new share issues. The Company monitors its capital and assets requirements for activities on a monthly basis and manages its financing and capital accordingly.

The capital relates to equity which is wholly contained on the face of the Statement of Financial Position.

18. Share capital

	2020 £	2019 £
Allotted, called up and fully paid		
38,052,130 ordinary shares of £1 each:	**38,052,130**	**112,130**

During the year £37,940,000 Ordinary £1 shares were issued at par to the Company (2019: £112,129).

19. Other financial commitments

On 26 October 2020, the Company entered into a Convertible Loan Agreement with Africa GreenCo Group committing $500,000 of funding to the Africa GreenCo project in Zambia. As at 31 December 2020, amount disbursed against this commitment was $300,000 (2019: $nil). This commitment is being funded by a returnable TA grant.

On 25 November 2020, the Company entered into a Share Subscription Agreement with Infrastructure Credit Guarantee Company Limited.

20. Related party transactions

The Board considers the following to be related party transactions

- transactions and balances between the Company and other PIDG companies; and
- transactions and balances with entities controlled by the Company's key management personnel

During the year, the Company paid expenses of £714,767 (2019: £206,365) to related parties. This is in relation to recharged project development costs, other operating expenditure and management fee charge.

	2020 £	2019 £
InfraCo Africa Limited	(714,767)	(206,365)

The following balances were owed to related parties as at 31 December 2020 and were included in the Company's statement of financial position:

	2020 £	2019 £
InfraCo Africa Limited	(152,244)	(206,365)

21. Post balance sheet events

On 4 February 2021, InfraCo Africa Investment subscribed to the Acorn Holdings Ltd (Acorn) Real Estate Investment Trust (REIT) committing to support the delivery of affordable student accommodation in Nairobi, Kenya. The US$10m (Kenyan Shilling Equivalent) investment will enable Acorn to scale its business, building on the company's track record of delivering purpose-built, affordable student housing in Kenya. Additionally, it will help to mobilise local capital markets.

22. Ultimate parent undertaking and controlling party

The Company's ultimate controlling entity is the Private Infrastructure Development Group (PIDG) Trust. The PIDG Trust does not prepare consolidated accounts. The PIDG Trust has delegated the authority to manage the Company to PIDG Limited, which is also a 100% owned subsidiary of the PIDG Trust.