

# Deloitte.



## CI IV DevCo ApS

Gdanskgade 18, 12.  
2150 Nordhavn  
CVR No. 43649124

## Annual report 16.11.2022 - 31.12.2023

The Annual General Meeting adopted the annual  
report on 28.06.2024

DocuSigned by:

*Mikkel Nyborg*

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**Mikkel Nyborg**  
Chairman of the General Meeting

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# Entity details

## Entity

CI IV DevCo ApS  
Gdanskgade 18, 12.  
2150 Nordhavn

Business Registration No.: 43649124  
Date of foundation: 16.11.2022  
Registered office: Copenhagen  
Financial year: 16.11.2022 - 31.12.2023

## Executive Board

Nischal Agarwal  
Jørn Hammer  
Magnus Brogaard Larsen

## Auditors

Deloitte Statsautoriseret Revisionspartnerselskab  
Weidekampsgade 6  
2300 Copenhagen S

# Statement by Management

The Executive Board has today considered and approved the annual report of CI IV DevCo ApS for the financial year 16.11.2022 - 31.12.2023.

The annual report is presented in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2023 and of the results of its operations for the financial year 16.11.2022 - 31.12.2023.

We believe that the management commentary contains a fair review of the affairs and conditions referred to therein.

We recommend the annual report for adoption at the Annual General Meeting.

Copenhagen, 28.06.2024

## Executive Board

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**Nischal Agarwal**

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**Jørn Hammer**

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**Magnus Brogaard Larsen**

# Independent auditor's report

## To the shareholders of CI IV DevCo ApS

### Opinion

We have audited the financial statements of CI IV DevCo ApS for the financial year 16.11.2022 - 31.12.2023, which comprise the income statement, balance sheet, statement of changes in equity and notes, including a summary of significant accounting policies. The financial statements are prepared in accordance with the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the Entity's financial position at 31.12.2023 and of the results of its operations for the financial year 16.11.2022 - 31.12.2023 in accordance with the Danish Financial Statements Act.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the "Auditor's responsibilities for the audit of the financial statements" section of this auditor's report. We are independent of the Entity in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (IESBA Code) and the additional ethical requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Management's responsibilities for the financial statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the Danish Financial Statements Act, and for such internal control as Management determines 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, Management is responsible for assessing the Entity's ability to continue as a going concern, for disclosing, as applicable, matters related to going concern, and for using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Entity or to cease operations, or has 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 and the additional requirements applicable in Denmark 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.

As part of an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.
- Conclude on the appropriateness of Management's use of the going concern basis of accounting in preparing the financial statements, and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures in the notes, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

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

#### **Statement on the management commentary**

Management is responsible for the management commentary.

Our opinion on the financial statements does not cover the management commentary, and 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 management commentary and, in doing so, consider whether the management commentary is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether the management commentary provides the information required by relevant law and regulations.

Based on the work we have performed, we conclude that the management commentary is in accordance with the financial statements and has been prepared in accordance with the requirements in the relevant law and regulations. We did not identify any material misstatement of the management commentary.

Copenhagen, 28.06.2024

**Deloitte**

Statsautoriseret Revisionspartnerselskab

CVR No. 33963556

**Anders Houmann**

State Authorised Public Accountant

Identification No (MNE) mne46265

# Management commentary

## Primary activities

The purpose of the Entity is to generate a return on the Entity's share capital by making investments in infrastructure assets and assets with similar characteristics.

## Events after the balance sheet date

No events have occurred after the balance sheet date to this date, which would influence the evaluation of this annual report.



# Income statement for 2022/23

	Notes	2022/23 DKK'000
<b>Gross profit/loss</b>		<b>(922)</b>
Other financial income		386
Other financial expenses		(94)
<b>Profit/loss for the year</b>		<b>(630)</b>
<b>Proposed distribution of profit and loss</b>		
Retained earnings		(630)
<b>Proposed distribution of profit and loss</b>		<b>(630)</b>

# Balance sheet at 31.12.2023

## Assets

	Notes	2022/23 DKK'000
Development projects in progress	2	11,419
<b>Intangible assets</b>	1	<b>11,419</b>
<b>Fixed assets</b>		<b>11,419</b>
Other receivables		1,712
<b>Receivables</b>		<b>1,712</b>
<b>Cash</b>		<b>6,156</b>
<b>Current assets</b>		<b>7,868</b>
<b>Assets</b>		<b>19,287</b>

**Equity and liabilities**

	<b>Notes</b>	<b>2022/23 DKK'000</b>
Contributed capital		60
Share premium		18,754
Reserve for development expenditure		8,906
Retained earnings		(9,536)
<b>Equity</b>		<b>18,184</b>
Other payables		1,103
<b>Current liabilities other than provisions</b>		<b>1,103</b>
<b>Liabilities other than provisions</b>		<b>1,103</b>
<b>Equity and liabilities</b>		<b>19,287</b>
Employees	3	
Contingent liabilities	4	

# Statement of changes in equity for 2022/23

	Contributed capital DKK'000	Share premium DKK'000	Reserve for development expenditure DKK'000	Retained earnings DKK'000	Total DKK'000
Contributed upon formation	40	0	0	0	40
Increase of capital	20	18,754	0	0	18,774
Transfer to reserves	0	0	8,906	(8,906)	0
Profit/loss for the year	0	0	0	(630)	(630)
<b>Equity end of year</b>	<b>60</b>	<b>18,754</b>	<b>8,906</b>	<b>(9,536)</b>	<b>18,184</b>

The share capital is not divided into share classes.

# Notes

## 1 Intangible assets

	<b>Development projects in progress DKK'000</b>
Additions	11,419
<b>Cost end of year</b>	<b>11,419</b>
<b>Carrying amount end of year</b>	<b>11,419</b>

## 2 Development projects

Intangible assets consist of capitalised costs regarding development expenditure on projects under development. The Entity focuses on developing projects from origination and initial concept development through early-stage development before divesting projects to infrastructure funds for mid- to late-stage development and construction.

The projects in the Entity's portfolio are supported by business plans which demonstrate the technical and financial resources required to realise the projects and the Entity's ability to secure these resources. Development expenditure attributable to the intangible assets during the project development is measured via the Entity's cost management systems.

The development activities and related expenditure across the Entity's portfolio of projects primarily relate to concept development through technical studies related to project design and configuration, commercial analyses including profitability assessments and business cases, legal analyses related to evaluation of regulatory frameworks.

## 3 Employees

The Entity has no employees other than the Executive Board.

The Executive Officer has not received any remuneration.

## 4 Contingent liabilities

There are no guarantees or contingent liabilities of the Entity.

# Accounting policies

## Reporting class

This annual report has been presented in accordance with the provisions of the Danish Financial Statements Act governing reporting class B enterprises with addition of a few provisions for reporting class C.

Reporting currency is Danish kroner (DKK).

## Non-comparability

This is the Entity's first financial year and comprise the period 16.11.2022 - 31.12.2023, and hence no comparative figures have been presented.

## Recognition and measurement

Assets are recognised in the balance sheet when it is probable as a result of a prior event that future economic benefits will flow to the Entity, and the value of the asset can be measured reliably.

Liabilities are recognised in the balance sheet when the Entity has a legal or constructive obligation as a result of a prior event, and it is probable that future economic benefits will flow out of the Entity, and the value of the liability can be measured reliably.

On initial recognition, assets and liabilities are measured at cost. Measurement subsequent to initial recognition is effected as described below for each financial statement item.

Anticipated risks and losses that arise before the time of presentation of the annual report and that confirm or invalidate affairs and conditions existing at the balance sheet date are considered at recognition and measurement.

Income is recognised in the income statement when earned, whereas costs are recognised by the amounts attributable to this financial year.

## Income statement

### Gross profit or loss

Gross profit or loss comprises revenue and other external expenses.

### Revenue

Revenue from the sale of development projects is recognised in the income statement when delivery is made and risk has passed to the buyer.

### Other external expenses

Other external expenses include expenses relating to the Entity's ordinary activities.

### Other financial income

Other financial income comprises interest income and transactions in foreign currencies.

### Other financial expenses

Other financial expenses comprise interest expenses and transactions in foreign currencies.

## Balance sheet

### Intellectual property rights etc.

Intellectual property rights etc. comprise development projects in progress with related intellectual property rights.

Development projects on clearly defined and identifiable products and processes, for which the technical rate of utilisation, adequate resources and a potential future market or development opportunity in the enterprise can be established, and where the intention is to manufacture, market or apply the product or process in question, are recognised as intangible assets. Other development costs are recognised as costs in the income statement as incurred. When recognising development projects as intangible assets, an amount equalling the costs incurred less deferred tax is taken to equity in the reserve for development costs that is reduced as the development projects are amortised and written down.

The cost of development projects comprises costs such as amortisation that are directly and indirectly attributable to the development projects.

Intellectual property rights etc. are written down to the lower of recoverable amount and carrying amount.

### Receivables

Receivables are measured at amortised cost, usually equalling nominal value less writedowns for bad and doubtful debts.

### Cash

Cash comprises cash in bank deposits.

### Other financial liabilities

Other financial liabilities are measured at amortised cost, which usually corresponds to nominal value.