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# NIO is founded by industry pioneers with a strong sustainability heritage



Global leader and pioneer  
in greenfield renewable  
energy infrastructure

EUR 18bn+ AUM

300+ professionals and 9  
offices worldwide



Frontrunner in sustainable  
real estate investment and  
largest real estate manager  
in the Nordics

EUR 17bn+ AUM

600+ professionals and 9  
offices worldwide



Single-family office; an  
independent, long-term  
investor and business  
owner

Founder of Lind  
Foundation, committed to  
deliver real social and  
societal change

# NIO was established with the aim to deliver tailored and turnkey alternative solutions for institutional investors

## Founded by industry pioneers...



**CIP**  
COPENHAGEN INFRASTRUCTURE PARTNERS

Global leader within renewable energy infrastructure



**NREP**

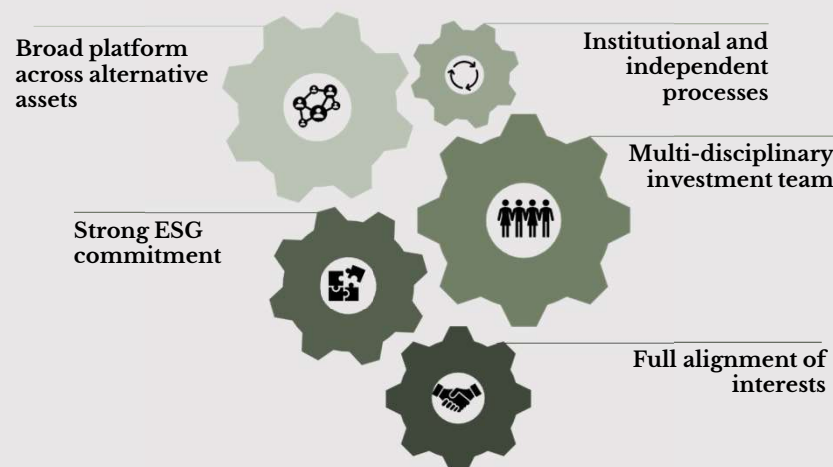
Pioneering Nordic private equity real estate manager



**LIND INVEST**

Entrepreneurial family office and serial investor

## ...powered by a comprehensive alternative platform...



## ...to deliver specialized products for institutional investors

### Intellectual capital

Large and experienced investment team, with proven fund-raising track-record

### Investment capabilities

Deep pipeline to ensure swift deployment of capital based on rigorous due diligence and proprietary underwriting criteria

### Turnkey solution

End-to-end client service, quarterly reporting, tax memos and seamless cash management

**€1.5+ billion since 2018**

Assets under management<sup>1</sup>

**12 funds**

Raised to date<sup>2</sup>

**16 investments**

Committed to date<sup>2</sup>

**25+ professionals**

Across firm


<sup>1</sup> Including debt facilities

<sup>2</sup> Including funds currently in fundraising



# Comprehensive platform of experienced professionals ensuring diligent execution of investments

## Investments




**Ulla Agesen** <sup>IC</sup>  
*Head of Infra, MD*  
+20 yrs experience. Prev. Head of Alternatives at Nykredit, UK Head of Equity at Aon Hewitt, and MD at Kirstein Finans




**Daniel I. Dalegaard** <sup>IC</sup>  
*MD*  
9 yrs experience. Prev. Danske Bank Alternative Investments and SEB Corporate Finance




**Jakob Granlund**  
*Senior Associate*  
3 yrs experience. Prev. debt advisory at Nykredit and M&A Analyst at Carlsquare. MSc in Finance & Strategic Man.



**Rebekka D. Andersen**  
*Associate*  
1 yr experience. MSc in Applied Economics and Finance




**Alexander Schytz**  
*Analyst*  
Bachelor student in Economics and Business Administration



**TBA**  
*PE professional*



**TBA**  
*Infra professional*




**TBA**  
*Associate*

## Management




**Michael M. Greve** <sup>IC</sup>  
*CEO, MD*  
+20 yrs experience. Prev. MD at AMG, AXA, Leman Brothers and Nordea



**Christian Meinicke**  
*CFO, MD*  
12 yrs experience. Prev. NREP, McKinsey and RBS



**Marc Dellmann** <sup>IC</sup>  
*CSO, Head of DACH, MD*  
+25 yrs experience. Prev. MD & Head of PE & Infra at UBS, Allianz, Munich PE



**Nina Broen**  
*Head of Legal, MD*  
13 yrs experience. Prev CIP and Kromann Reumert Law Firm



**Bjarne G. Larsen** <sup>IC</sup>  
*Head of IC, Chairman*  
+30 yrs experience. Prev. CIO at Ontario Teachers' Pension Plan & ATP



**Henrik Lind** <sup>IC</sup>  
*IC*  
Owner & CEO of Lind Invest. Founder of the energy trader Danske Commodities

## Support functions

**Investor relations**  
7 people

**Client excellence**  
2 people

**Operations & Finance**  
7 people

## External advisors


**Tax Counsel**  
**Deloitte**

**Legal Counsel**  
**PLESNER**

## ESG Board



**Malin L. Speace**  
*Partner & Senior Advisor, Ethos International*

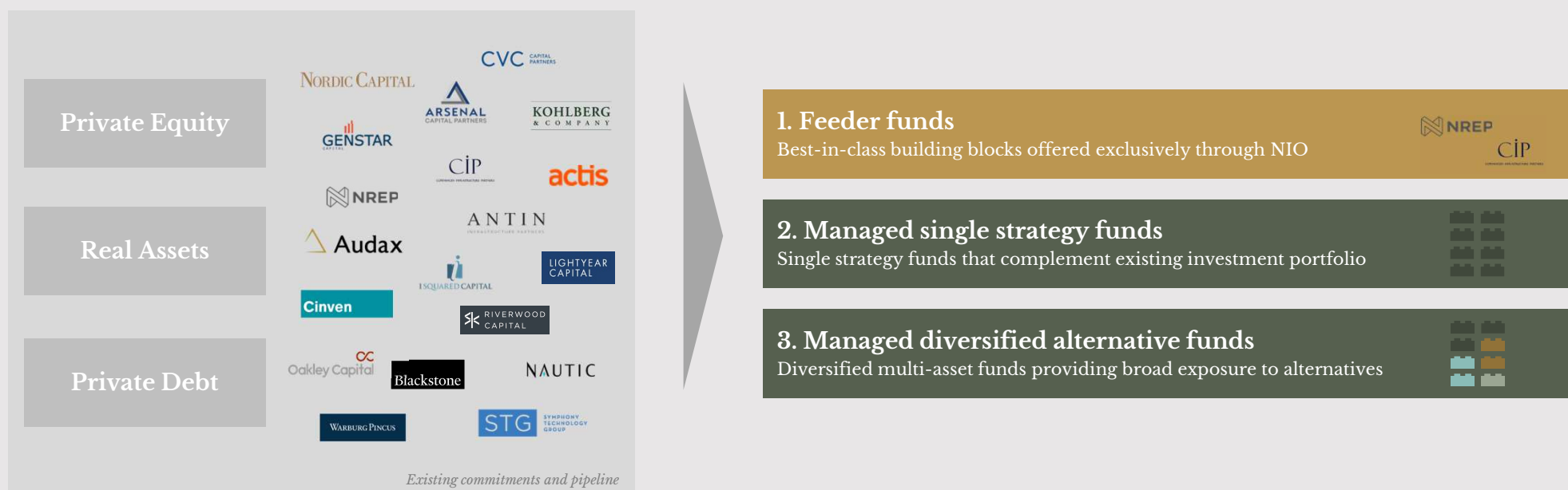


**Melanie Brooks**  
*Head of ESG, Fond Finans*



**Jens-Christian Stougaard**  
*CEO, The Danish Recovery Fund*

# NIO's different investment programs are structured to meet investors' need for both broad-based and specific alternative exposure



# Curated selection of alternative investments offered as turnkey solutions with end-to-end client service

Multi-Alternative funds	NGD I <sup>1)</sup>	NGD II	NGD III <sup>1)</sup>	Multi; NGD IV	Multi; NGD V <sup>1)</sup>
	Top-tier flagship funds	Top-tier flagship funds	Top-tier flagship funds	Mid market funds and co-investments	Top-tier flagship funds
	€330m	€83m	€357m	€150m	€400m
	9 investments	9 investments	8 investments	Fundraising	Fundraising
	Fully invested	Fully invested	Partially invested	Open	Open
Single alternative funds				Planet & People	Infrastructure; NGI I
				Global portfolio of impact funds €100m Fundraising Open	Global portfolio of infrastructure funds and inv. €200m Fundraising Open
Feeder funds	CIP Renewables IFF I & II	N Real Estate RE I	CIP Renewables IFF III & IV	N Real Estate RE II	CIP Renewables IFF V
	Copenhagen Infrastructure Partners Fund IV	NREP Nordic Strategies Fund IV	Copenhagen Infra. Energy Transition Fund I	NREP Nordic Strategies Fund V	Copenhagen Infrastructure Partners Fund V
	€425m	€38m	€39m	€150-200m	€1,000m
	Closed	Closed	Closed	Open	Open

1) With leverage

# Through its proprietary platform, NIO provides a seamless digital experience, which can be white-labelled for partners



- Access to information about investment opportunities in online platform
  - Fund information
  - PPM
  - etc.

Following NIO DD of partner's KYC process, NIO may be able to rely on the partner's previously completed KYC of the investor

- Integrated digital on-boarding platform
  - Automatically pre-filled based on information provided by investor/advisor
  - Digital upload of investor specific KYC documents based on self categorization in platform
  - Documents shared digitally with investor/advisor for digital signature

- Access to information about investment on investor portal
  - Audited annual reports
  - Quarterly reports
  - Tax statements
  - Key metrics & updates
- Feed of data from NIO systems to partner's system for automatic inclusion in investors' portfolios

1) NIO will have to do a separate risk assessment of each investor, which however can be based on the Partner's

# Copenhagen Infrastructure Partners is a global market leading manager, fully dedicated to greenfield renewable power

 Currently open

## Copenhagen Infrastructure Partners (CIP)

Global presence with 9 offices worldwide and a team of 300 people including 41 partners. Additionally more than 800 people employed on projects

Large network and several established industrial partnerships with key participants across the value chain in the energy sector

Market leading renewables pipeline

- Offshore wind
- Onshore wind + solar
- Storage and transmission

Large seed portfolio with +30 projects across technologies and geographies

Very high CO2 reduction per EUR invested

CI I (2012)	CI II (2014)	CI III (2017)	CI IV (2020)	CI V (2022) <sup>2</sup>
Size: €1bn	Size: €2bn	Size: €3.5bn	Size: €7.3bn	Size: €12bn
MOIC: 1.6x	MOIC: 1.8x	MOIC: 2x	MOIC: 1.9x	MOIC: N/A
Target: 10% Gross IRR <sup>1</sup> : 14.3%	Target: 10% Gross IRR <sup>1</sup> : 16.1%	Target: 10% Gross IRR <sup>1</sup> : 13.4%	Target: 11% Gross IRR <sup>1</sup> : 15.7%	Target: +10% net IRR

1) Incl. planned optimizations (selected early divestments or re-financings) and assumed exit from fund. As of 30 June 2022

2) Expected/target

## ESG is an integral part of CIP's investment strategy and projects

### Case Example 1: Vineyard Wind I (Protecting biodiversity)

- Protecting North Atlantic Right Whales: Restricting vessel speeds, limiting construction noise and no construction during migration season
- Benthic Habitat: Geophysical and geotechnical surveys to map out the least impact corridor in which to install subsea cables beneath the seafloor
- Fisheries Research: Together with universities, implemented long-term

### Case Example 2: Travers (Supporting local communities)

- Job creation: ~500 full-time jobs created during construction including a job fair specifically focused on employment of local people
- Community Investment Fund: Main purpose to provide capital to local organizations, sustainability, and social programs



# NREP is a leading private equity real estate manager with a differentiated approach to real estate

 Currently open

## NREP

Largest real estate investment manager in the Nordics, with 9 offices across Europe and a team of +400 people multi-disciplinary professionals (e.g., management consultants)

NREP made more than 340 real estate investments, of which approximately half have been exited. NREP currently has approx. €11.8bn in AuM

NREP operates through in-house specialist platforms

- Logistics (Logicenters)
- Living (Juli living, UMEUS, PlusHusene, NOLi Studios)
- Care (ALTURA)
- Other segments (Woods)

### NSF I (2014)

Size: €400m

Value-add

MOIC: 1.8x  
Gross IRR<sup>1</sup>:  
28.9%

### NSF II (2016)

Size: €600m

Value-add

MOIC: 1.6x  
Gross IRR<sup>1</sup>:  
19.7%

### NSF III (2018)

Size: €900m

Value-add

MOIC: 1.4x  
Gross IRR<sup>1</sup>:  
30.3%

### NSF IV (2019)

Size: €1.8bn

Value-add

MOIC: N/A  
Gross IRR<sup>1</sup>:  
33.0%

### NSF V (2022)

Size: €3bn

Value-add

MOIC: N/A  
Gross IRR<sup>1</sup>:  
N/A

## Sustainability and social responsibility are integral components of NREP's platform-enabled strategies

### Juli Living

- Rental apartments and row-houses catering to people at or below median income

### UMEUS

- Modern community-based student living at affordable prices in the Nordic capitals and university cities

### Logicenters

- Modern efficient centers, pioneering roof top solar focusing on locations that minimize driving distances

### ALTURA

- Partnering with local municipalities to address the growing yet underserved need for quality care homes

<sup>1</sup>)Mark-to-market on aggregate asset level.

# NIO Global Diversified Fund IV targets attractive middle-market opportunities through primaries and co-investments

Currently open

## NIO Global Diversified Fund IV

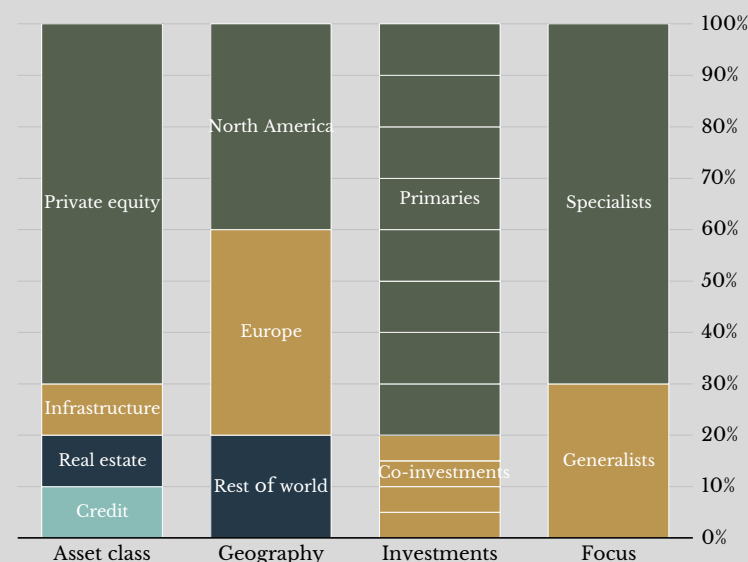
Targets attractive middle-market opportunities through primaries and co-investments

- Lower-to-upper middle-market managers, typically with funds between €500m and €4bn
- Primarily smaller specialized funds with a clear edge and competitive advantage
- Up to 40% co-investments, equivalent to 6-8 investments
- Focused managers with proven outperformance demonstrating a viable path to 3x
- Fully committed in 2 years after first close, and expected payback period of 7 years after which NIO is to explore potential sale in secondary market

NGD I (2019)	NGD II (2020)	NGD III (2021)	NGD IV (2022)
Fund size: €330m	Fund size: €83m	Fund size: €357m	Fund size <sup>1</sup> : €200m
Multi-asset	Multi-asset	Multi-asset	Multi-asset
Primaries only	Primaries only	Primaries only	+ co-investments
Fully invested	Fully invested	Investing	Fundraising

1) Denotes expected fund size

## NGD IV<sup>1</sup> – model portfolio



# NIO Global Infrastructure Fund I offers a diversified portfolio to ensure good balance between yield and growth

Currently open

## NIO Global Infrastructure Fund I

Global strategy dedicated to infrastructure investments with careful portfolio construction to ensure attractiveness and diversification

- Focus on most attractive segments, Core Plus and Value added, for attractive returns from cash yield and growth
- Mix of primaries (min 60%), secondaries (max 20%) and co-investments to optimize j-curve and cost
- Access to proven high quality/caliber GPs with strong value-creation capabilities and ESG excellence
- Scale benefits due to size discounts and access to co-investments
- Proven model based on experience from previous roles

## NGI I (2023)

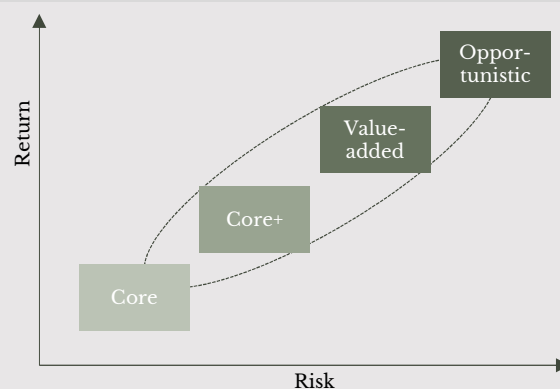
Fund size<sup>1)</sup>: €200-300m

Infrastructure

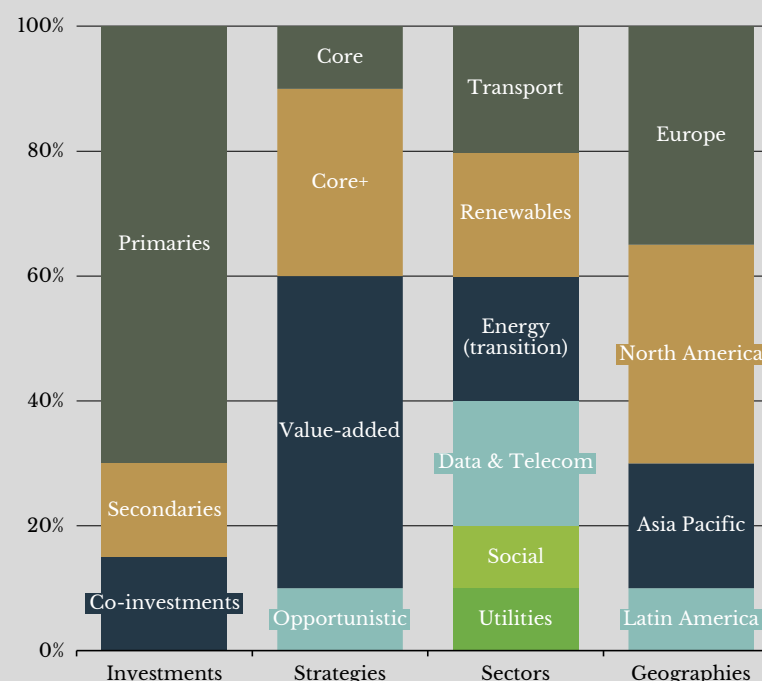
Primaries, co-investments, secondaries

Fundraising

1) Denotes expected fund size



## NGI I – model portfolio



# Why NIO?

- 1 One of the largest private market investment teams in the Nordics focused exclusively on building alternative investment products
- 2 Strong alignment with clients and incentivized investment team, with NIO's employees, management, owners and board of directors typically invest +10% in each fund
- 3 Institutional investment process, with proprietary ESG framework in place to ensure diligent assessment of general partners
- 4 Cross-asset investment capabilities, with continuous flow on new strategies on the platform (infrastructure, private equity impact...) and unique access to flagships funds from CIP and NREP
- 5 End-to-end digital solution (investments, on-boarding, reporting) that can be integrated into banking and advisors' proprietary systems
- 6 Fund structures applicable across the European markets
- 7 Six-person strong investor relations and client excellence team serving as one point of contact for NIO clients



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