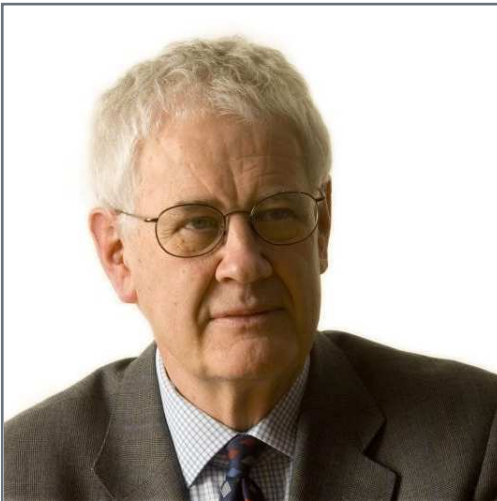




Results for the year to 31 March 2010

6 May 2010



Chairman's highlights

Peter Sedgwick

Chairman, 3i Infrastructure plc



Chairman's highlights

Peter Sedgwick

Chairman, 3i Infrastructure plc

Financial review

Stuart Howard

Interim CFO, Infrastructure, 3i Investments plc

Portfolio review and strategy update

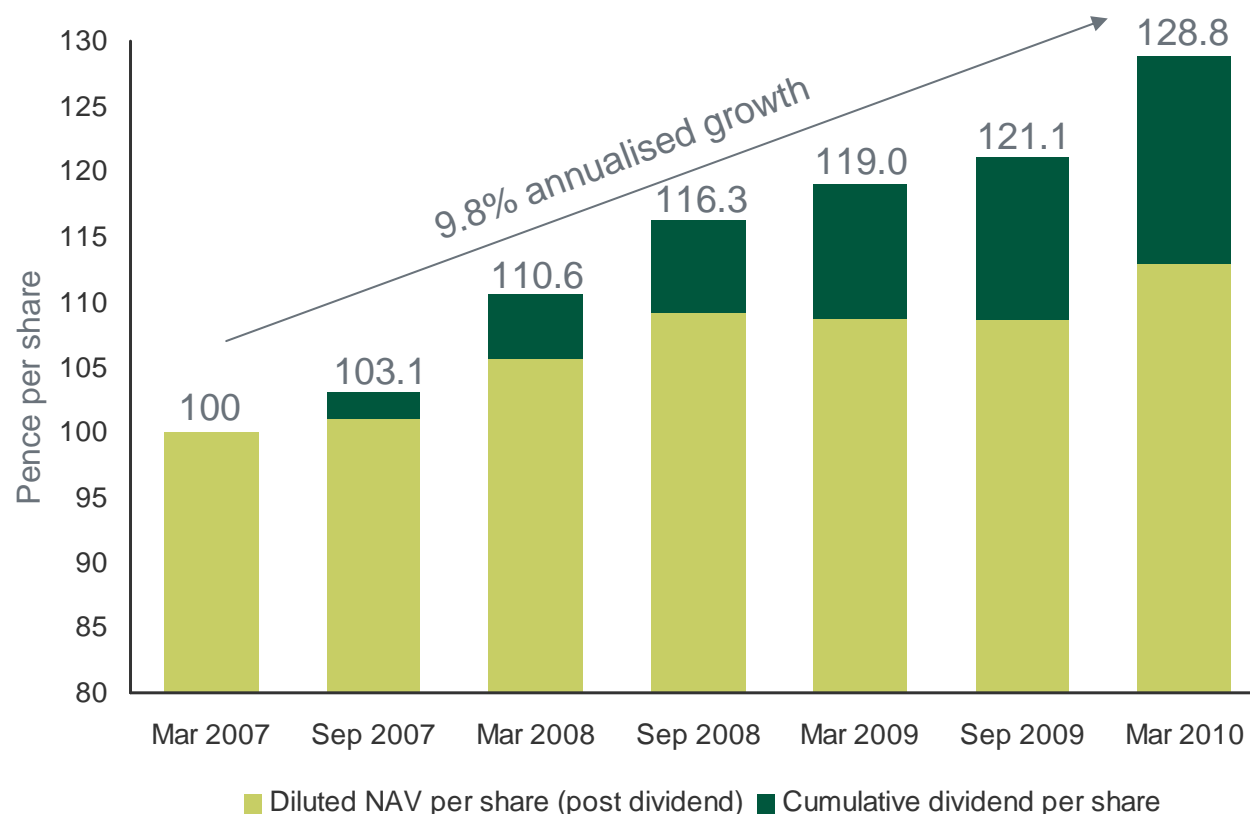
Cressida Hogg

Managing Partner, Infrastructure, 3i Investments plc



- Attractive capital growth – total return of 9.3% and asset return of 17.5% on opening portfolio value
- Robust underlying asset performance – year-on-year EBITDA growth of 11.2%
- Delivering the yield objective - total dividend of 5.5p per share, or 5.0% on shareholders' equity
- Substantial liquidity to invest in improving market – cash balances of £287m (net of proposed final dividend) at 31 March 2010

Continued growth in returns to shareholders



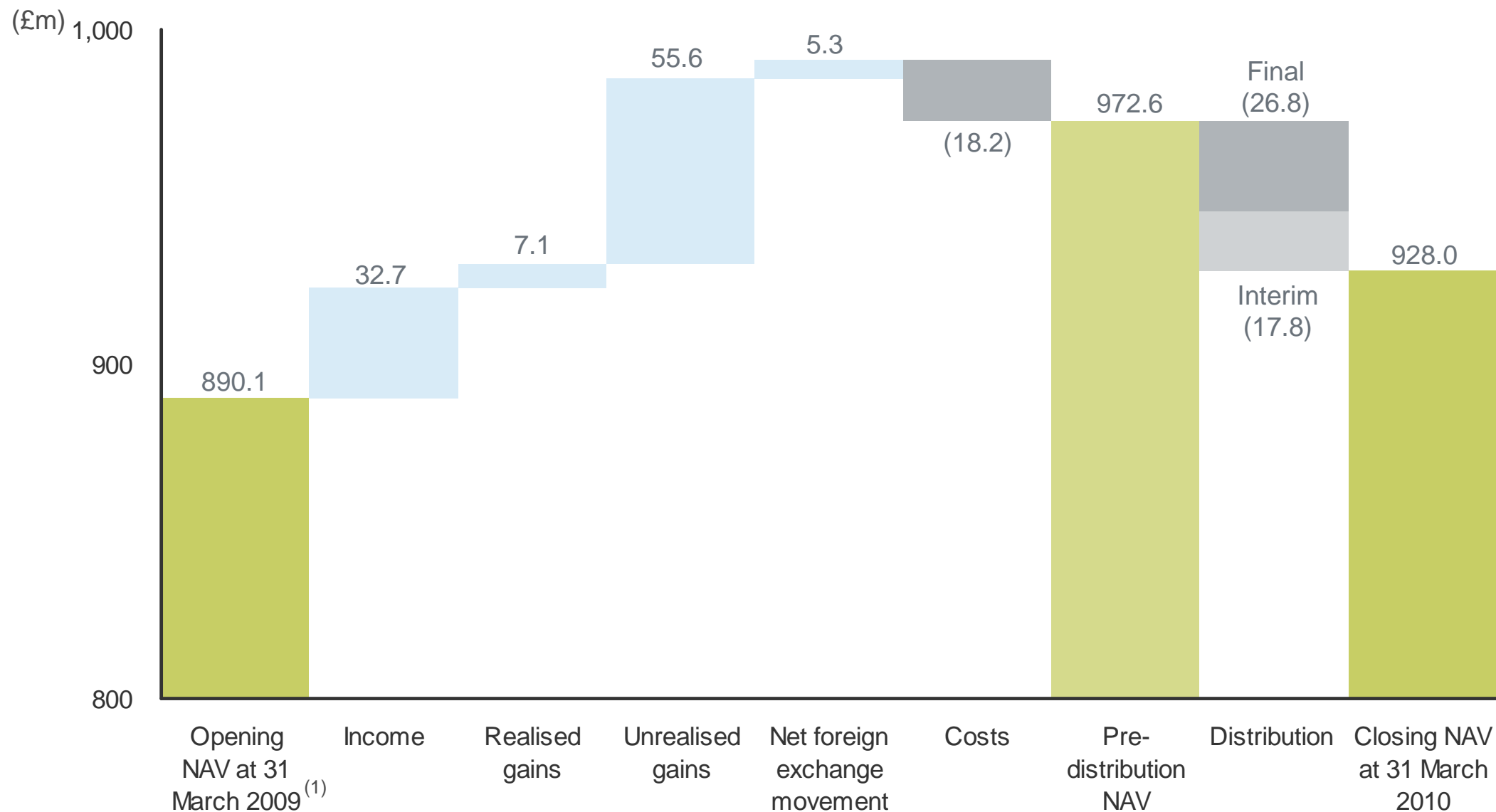
Delivering attractive returns in a challenging market



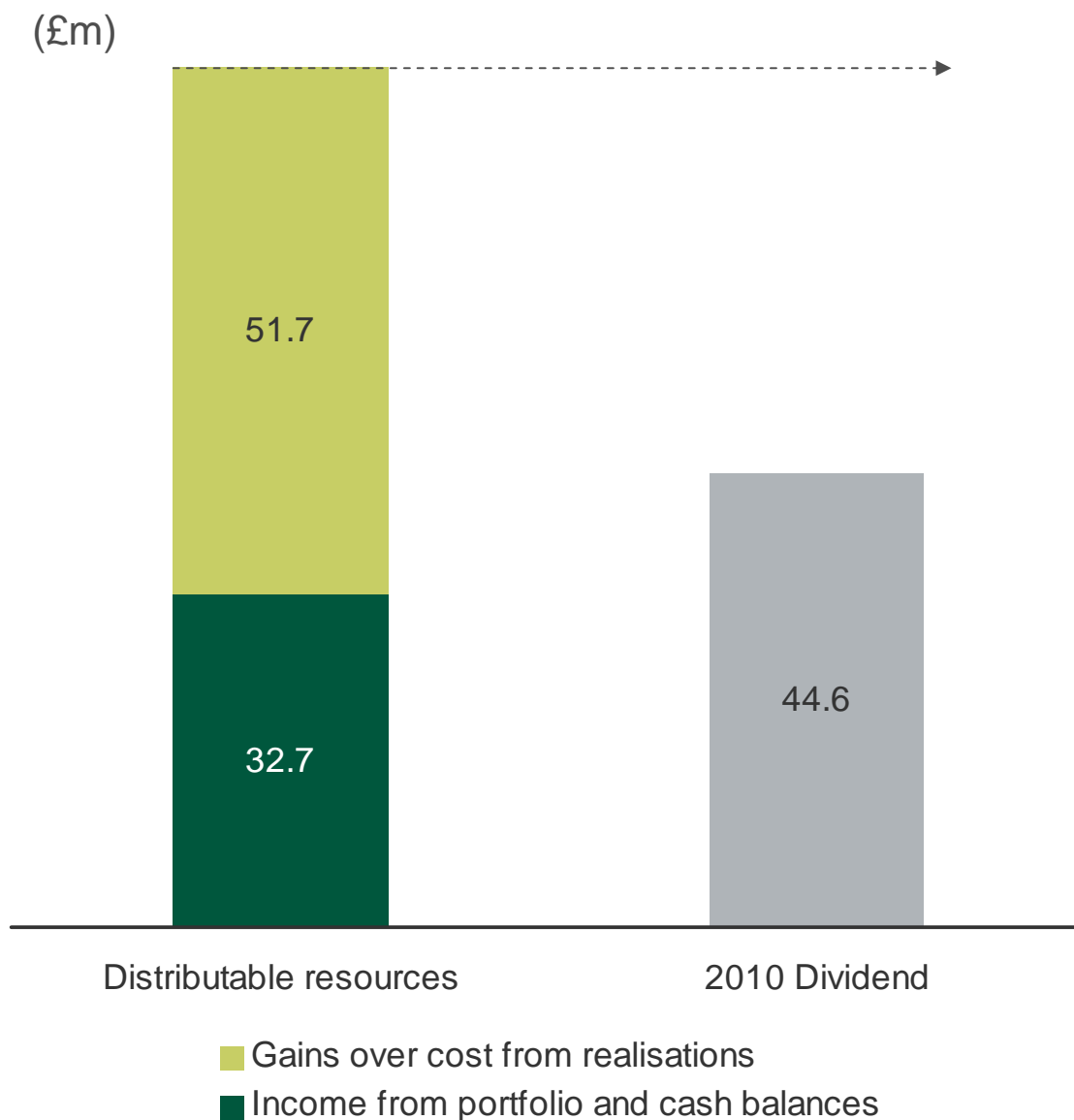
Financial review

Stuart Howard

Interim CFO, Infrastructure, 3i Investments plc



Strong income and capital growth generated in the year



- 2010 dividend covered by:
 - Income from the portfolio and interest from cash balances generated in the year
 - Remaining gains over cost from realisations of I² and Alma Mater

Healthy dividend coverage



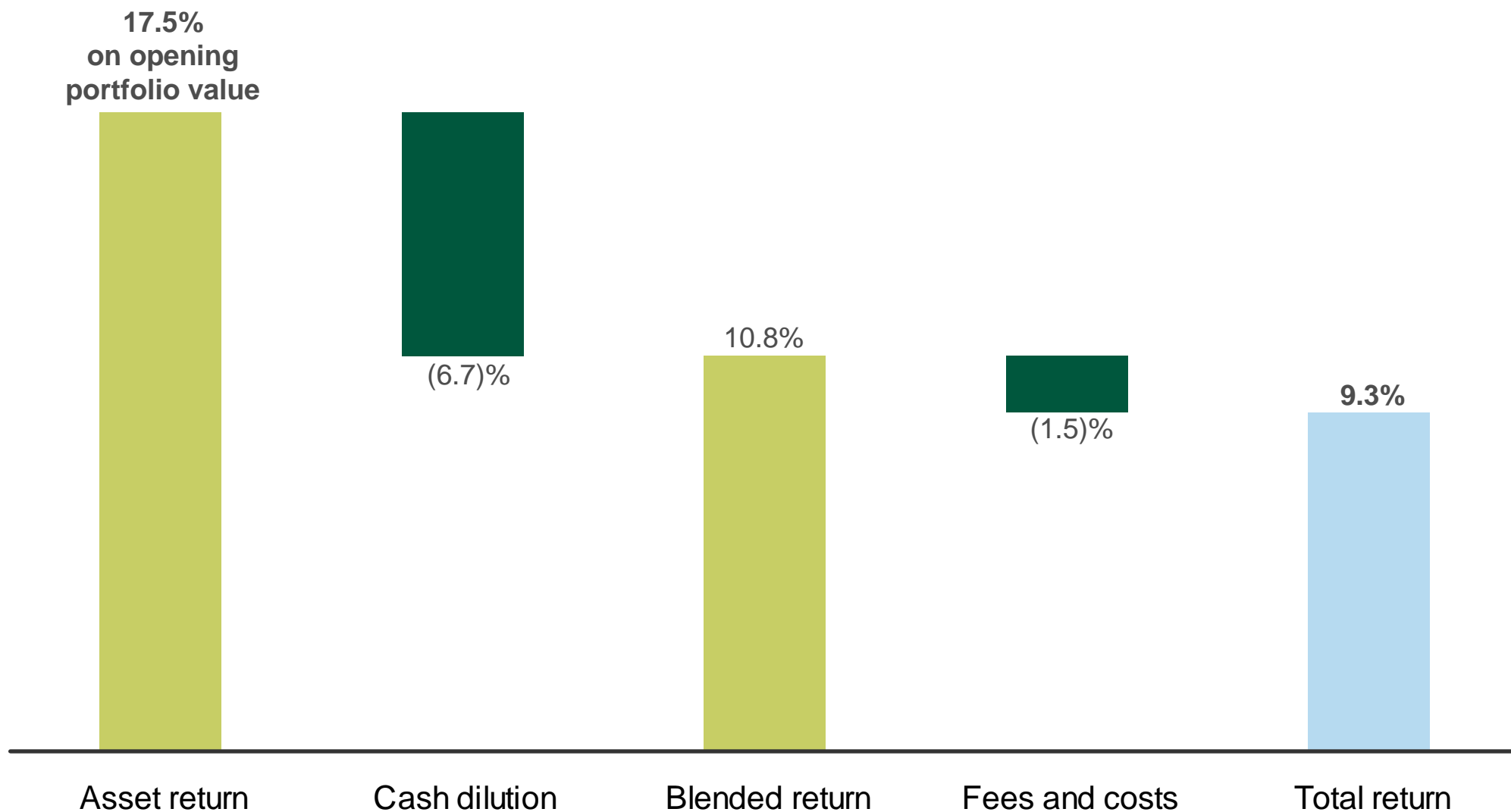
(£m)	As at 31 March 2010	As at 31 March 2009
Investment portfolio	648.1	536.7
Other net assets	4.4	10.7
Cash and cash equivalents	313.7	386.8
Borrowings	-	-
Other current liabilities	(11.4)	(18.1)
Net assets	954.8	916.1
Diluted NAV per share	116.3p	111.9p
Final dividend per share	3.3p	3.2p
Diluted NAV per share (ex final dividend)	113.0p	108.7p



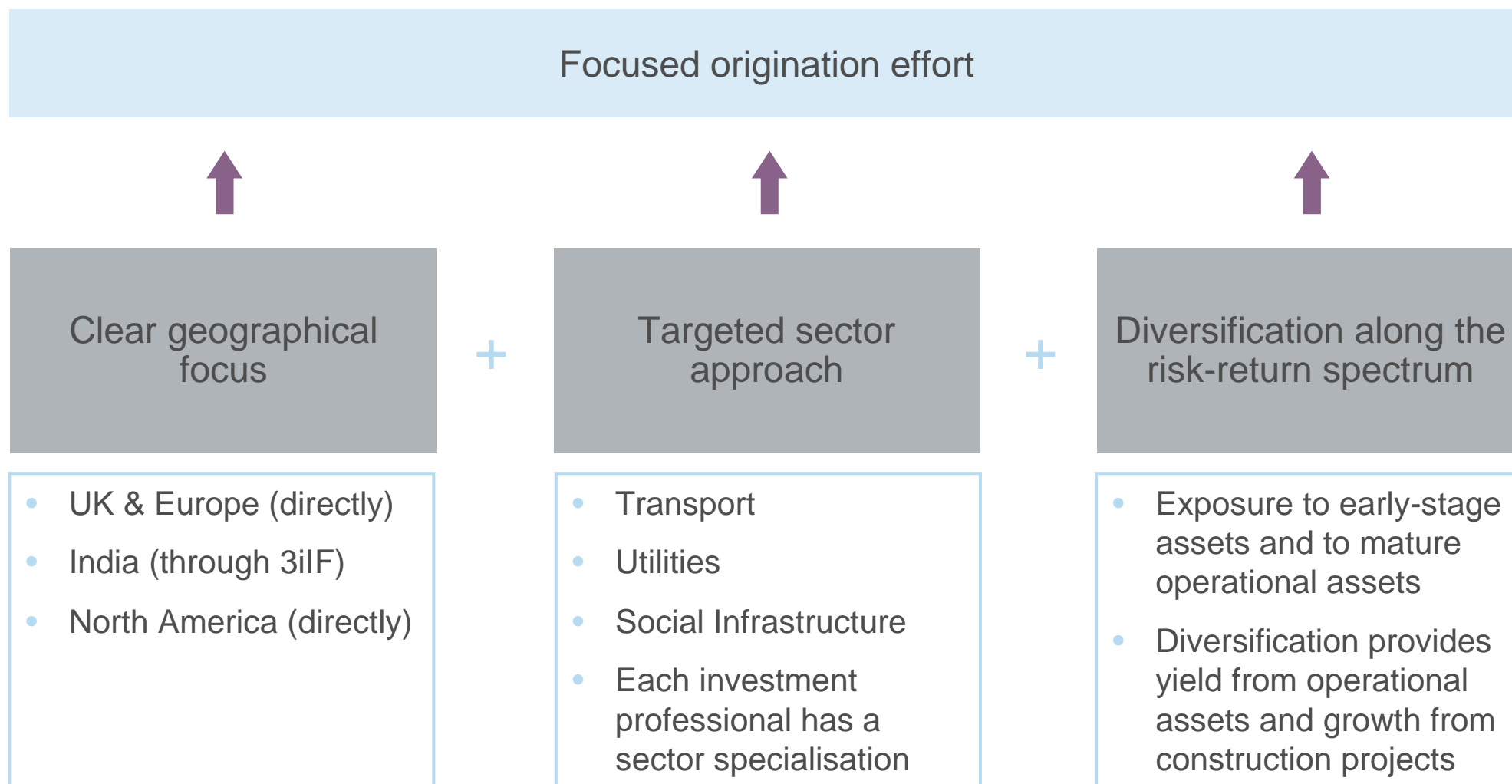
Portfolio review and strategy update

Cressida Hogg

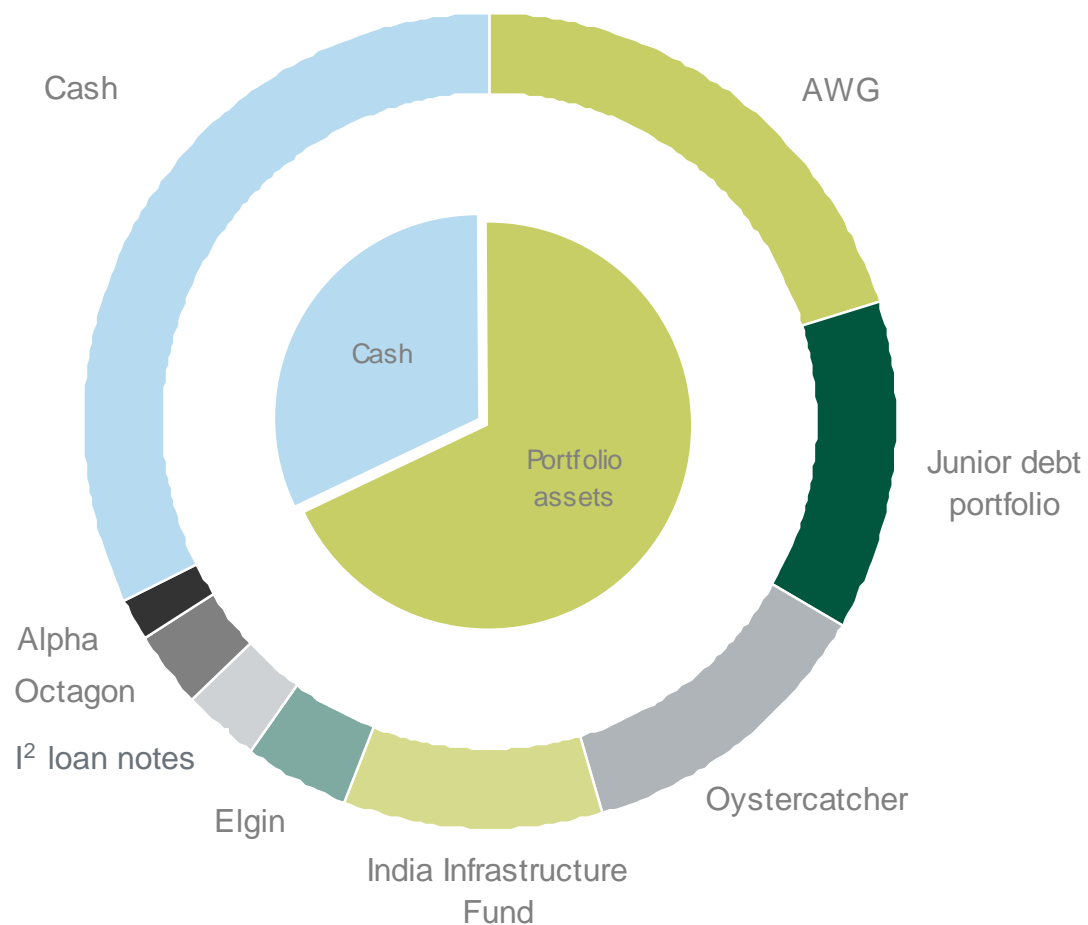
Managing Partner, Infrastructure, 3i Investments plc



Our fully invested 12% return objective is achievable based on asset returns from current portfolio



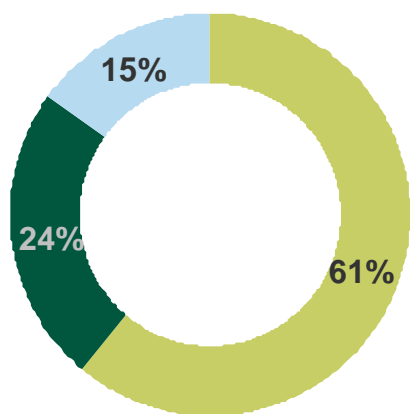
Portfolio diversification provides the balance of yield and capital growth to achieve return objectives



Asset	Value at 31 March 2010
Anglian Water Group	£193.6m
Junior debt portfolio	£123.7m
Oystercatcher	£118.8m
3i India Infrastructure Fund	£97.9m
Elgin	£38.7m
I² vendor loan notes	£30.4m
Octagon	£28.8m
Alpha Schools	£16.2m
T2C	£nil
Total	£648.1m

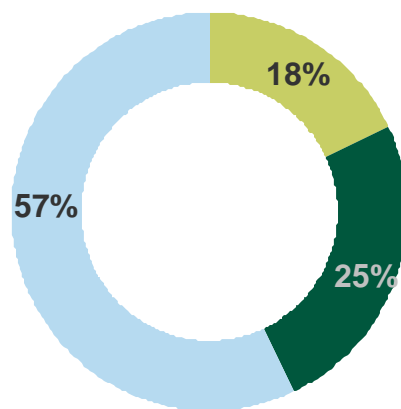


By geography



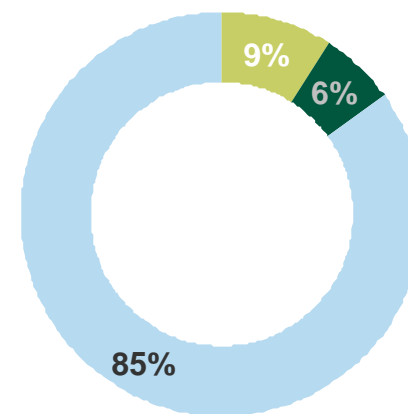
- UK
- Continental Europe
- Asia

By sector



- Social Infrastructure
- Transportation
- Utilities

By maturity



- Early-stage
- Operational growth
- Mature

(as at 31 March 2010, breakdown by value)



11.2%

- EBITDA growth for underlying equity assets for the year on average, on a like-for-like basis on previous reporting year ⁽¹⁾

17.5%

- Asset return on opening portfolio value

£30.3m

- Portfolio income for the year (dividend and loan interest income)

(1) Excludes junior debt portfolio, as well as investments that are not yet operational, such as T2C and those in the 3i India Infrastructure Fund, and Elgin, which was acquired late in the financial year



Junior debt portfolio

- MTM value up 30% year-on-year

AWG

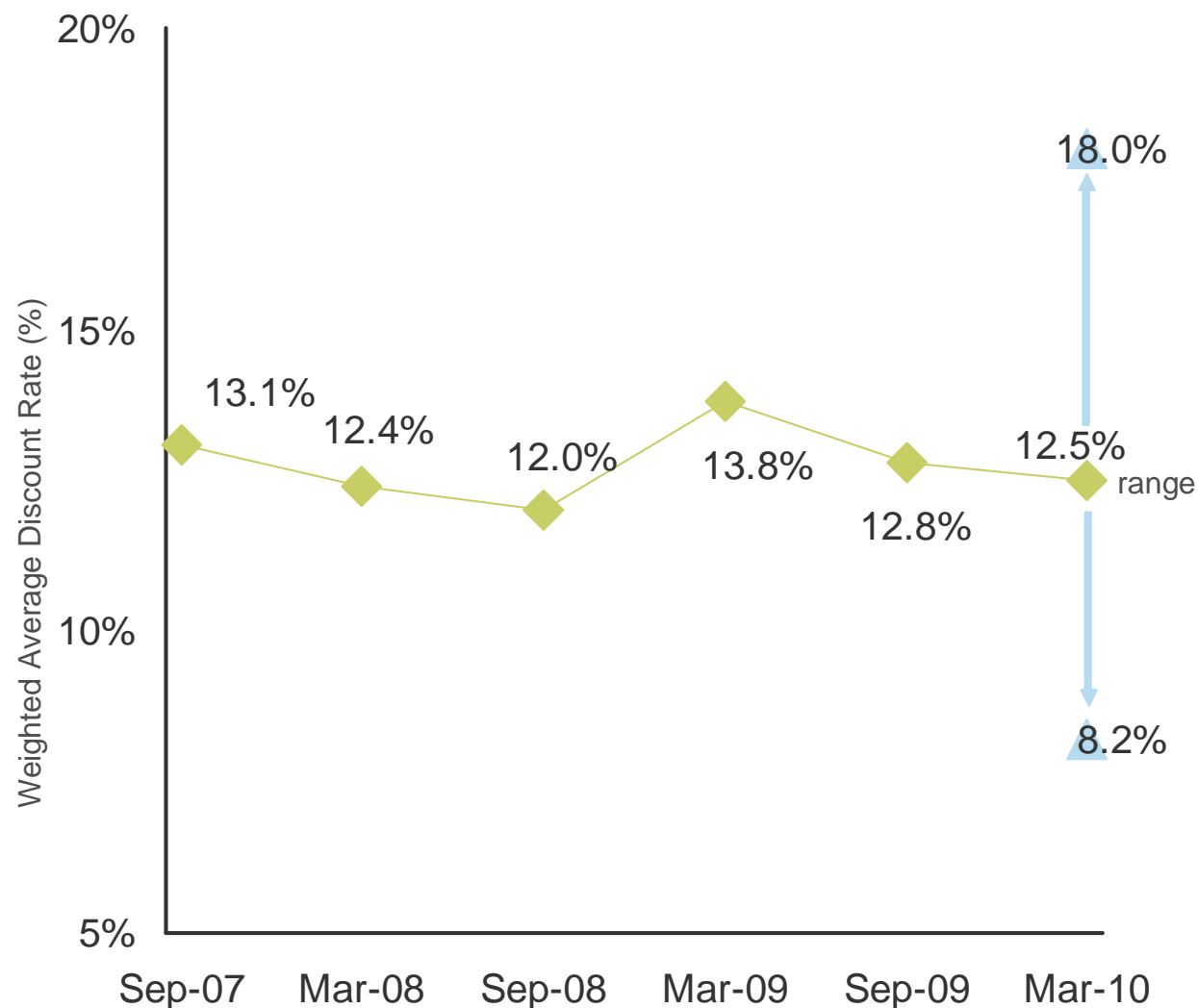
- Final Determination more positive than expected
- Adoption of business plan for next five-year regulatory period
- Positive impact from reversal of deflationary trends

3i India Infrastructure Fund

- Good operational performance in underlying assets
- Adani Power MTM valuation up since September

T2C

- Asset fully provided for and valued at £nil reflecting delays in construction



- Majority of the portfolio valued on a DCF basis
- Weighted average discount rate declined compared to March 2009:
 - Adani Power now valued on a MTM basis
 - Acquisition of Elgin, valued at the low end of the range
 - Slight reduction for Soma Enterprise, due to progress on some construction projects
 - Discount rates for other assets unchanged



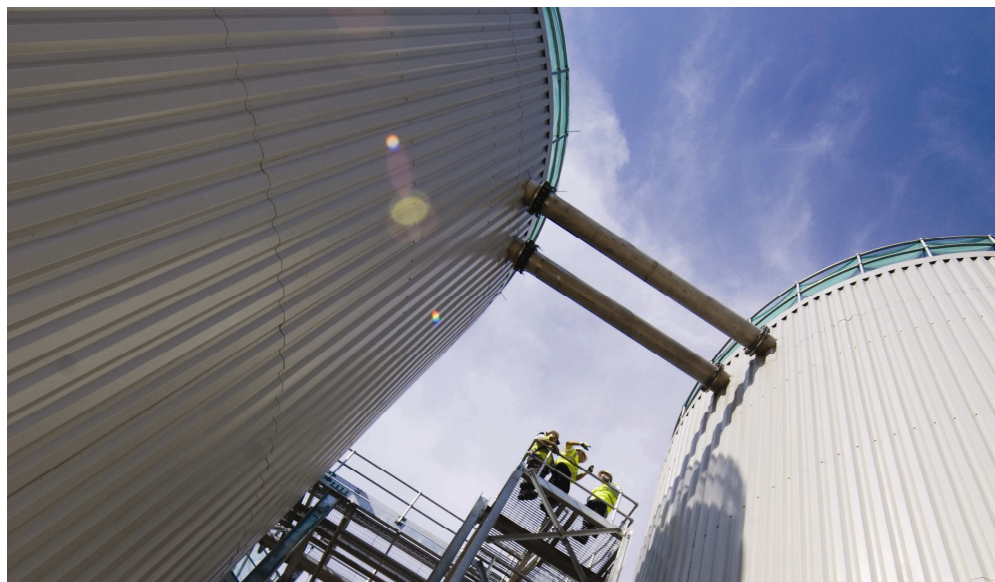
Investment rationale

- Delivers on expressed intention of increasing exposure to social infrastructure
- Lower risk, index-linked cash flows from a largely operational portfolio
- Strong partner in Robertson



Equity interest	49.9%
Capital return	£0.6m
Income in the year	£2.0m
Asset total return	£2.2m

(1) The original cost was £39.1 million. £0.6 million was returned in the year.



Equity interest	10.3%
Further investment in the year	£23.4m
Capital return	£11.8m
Income in the year ⁽¹⁾	£9.7m
Asset total return	£28.8m

(1) Includes a £0.9m realised value gain.

Investment rationale

- Regulated near-monopoly position in its geographical area for provision of water supply and sewerage treatment
- Stable and predictable earnings through RPI-linked tariffs
- Largely predictable operating costs

Valuation drivers

- Value up £19.1 million net of new investment and of redemption of the senior preference shares
- Value movement reflects Final Determination, adoption of new business plan for next regulatory period and positive impact of inflation movements
- EBITDA for the year to 31 March 2010 up by 7.1% over the prior year



Further investment in the year	£5.2m
Divestment in the year	£2.2m
Income in the year ⁽¹⁾	£7.7m
Asset total return ⁽²⁾	£36.5m

(1) Includes a £0.5 million realised gain

(2) Includes a £0.8m unrealised exchange loss

Investment rationale

- Core infrastructure businesses
- Investment at prices below par, delivering attractive equity-like returns and strong levels of cash yield

Valuation drivers

- Increase in mark-to-market valuation of underlying investments
- Yield on portfolio running at average of 5.8% on 31 March 2010 valuation. Yield to maturity was 13.9% on valuation at 31 March 2010
- Reported financial performance of underlying investments in line with Company's expectations



(£m)



Equity interest	45.0%
Income in the year	£6.4m
Asset total return ⁽¹⁾	£10.9m

(1) Includes a £4.6m unrealised exchange loss.




Investment rationale

- Long-term demand for oil storage capacity, coupled with shortage of completing supply and low customer turnover
- Strong market position in key trading hubs
- Defensive position, reliable cash flows

Valuation drivers

- Income received in the period
- Favourable market conditions
- Construction of Phase 10 in Singapore completed in June, taking capacity up 13% to 1.4 million cubic metres
- EBITDA up by 17.9% for year to December 2009 compared to prior year



(£m)		
Cost		58.3
Opening value		90.3
Closing value		97.9
Partnership interest		20.9%
Further investment in the year		£2.0m
Asset total return ⁽¹⁾		£5.6m

(1) Includes a £(4.8)m unrealised exchange loss.

Investment rationale

- Favourable macro outlook in India
- Infrastructure deficit in India provides opportunity for private investment
- Fund investment at no additional cost to the Company

Valuation drivers

- Fund's valuation impacted negatively by the dilution of holding in Adani Power following IPO. Adani Power now valued on a MTM basis (up 16% since IPO)
- All assets performing well operationally and financially
- Foreign exchange fluctuations weighed on sterling valuation



Macroeconomic outlook	<ul style="list-style-type: none">• Public sector budget constraints driving government disposals and opportunities for private investments in government-led projects• Pick-up in inflation
Visibility on earnings / cash flows	<ul style="list-style-type: none">• Infrastructure assets more resilient in the downturn• Volume risk subsiding with economic recovery, favouring pro-cyclical plays• Earnings rebased
Asset valuations / financing environment	<ul style="list-style-type: none">• Asset prices stabilising• GDP decline priced in• Quantum and terms of debt available for infrastructure investment improving
Competitive environment	<ul style="list-style-type: none">• Market shake-out in 2008-2009• However, significant undrawn funds remain available for investment
Vendor attitudes	<ul style="list-style-type: none">• Price expectations more realistic• Economic conditions not expected to improve rapidly, and therefore renewed focus on non-core disposals and deleveraging

Increasingly confident about market conditions for infrastructure investment



	UK	Western Europe	North America	India	
Transportation					<ul style="list-style-type: none"> • Geared exposure to cyclical recovery • Pricing adjusting to reduced volumes
Power / energy					<ul style="list-style-type: none"> • Attractive fundamentals (demand, pricing, yield) • Favourable regulatory framework
Other utilities					<ul style="list-style-type: none"> • Attractive fundamentals (yield, inflation linkage) • Favourable regulatory framework in some geographies
Social Infrastructure					<ul style="list-style-type: none"> • Robust asset class, but close to full exposure in the portfolio at present

 Opportunities under serious consideration



- Delivering the yield objective...
 - Dividend of 5.0% of opening NAV
- ...and attractive capital growth
 - Asset return of 17.5% on opening value
 - Total return of 9.3% after cash dilution and costs
- Underlying asset performance remains robust
 - Year-on-year EBITDA growth of 11.2%
 - Portfolio continues to generate a strong yield
- Strong pipeline of investment opportunities



- Strong track record of NAV growth
 - 9.8% annualised return to shareholders
- Strong track record of outperformance against the market
 - TSR of +23.2% since IPO, against +1.0% for the FTSE 100, and -5.2% for the FTSE 250
- Robust asset portfolio, generating yield and capital growth
 - Diversified by sector, maturity and geography, with growth potential from exposure to emerging markets
 - With stable, long-term contracts, a significant degree of inflation linkage and diversity of counterparty risk
 - Well funded, with minimal refinancing requirements in the short to medium term
- Premium market access and experienced investment team, offering comprehensive coverage of target sectors and regions



“The pipeline of investment opportunities is stronger than last year. With substantial liquidity to invest and premium market access through the Investment Adviser, the Company is optimally positioned to capitalise on improved market conditions.”



Additional financial information



Valuation summary

3i Infrastructure plc



(£m)	Valuation (Mar 09)	Inv't in year	Div't in year	Capital return in year	Value movt.	Forex transl.	Valuation (Mar 10)	Profit on disposal in year	Income in the year	Valuation driver
AWG	162.9	23.4	-	(11.8)	19.1	-	193.6	0.9	8.8	<ul style="list-style-type: none"> Final determination New business plan Positive inflation trend
Junior Debt Portfolio	91.9	5.2	(2.2)	-	29.6	(0.8)	123.7	0.5	7.2	<ul style="list-style-type: none"> Mark-to-market
Oystercatcher	114.3	-	-	-	9.1	(4.6)	118.8	-	6.4	<ul style="list-style-type: none"> Strong operational performance
3i India Infrastructure	90.3	2.0	-	-	10.4	(4.8)	97.9	-	-	<ul style="list-style-type: none"> MTM for Adani Good operational performance
Elgin	-	39.1	-	(0.6)	0.2	-	38.7	-	2.0	<ul style="list-style-type: none"> Small capital return
I ² loan notes	28.2	2.2	-	-	-	-	30.4	-	2.2	<ul style="list-style-type: none"> Capitalised interest
Octagon	26.0	-	-	-	2.8	-	28.8	-	2.1	<ul style="list-style-type: none"> RPI above forecast Reprofiling of dividends
Alpha Schools	12.0	1.5	-	-	2.7	-	16.2	-	1.6	<ul style="list-style-type: none"> Operating cost savings RPIX above forecast
T2C	7.3	-	-	-	(7.1)	(0.2)	-	-	-	<ul style="list-style-type: none"> Delays in construction
Novera	3.8	-	(3.8)	-	-	-	-	5.7	-	<ul style="list-style-type: none"> N/A
Total asset value							648.1			



Impact of foreign exchange movements on portfolio value

Year to 31 March 2010 (£m)

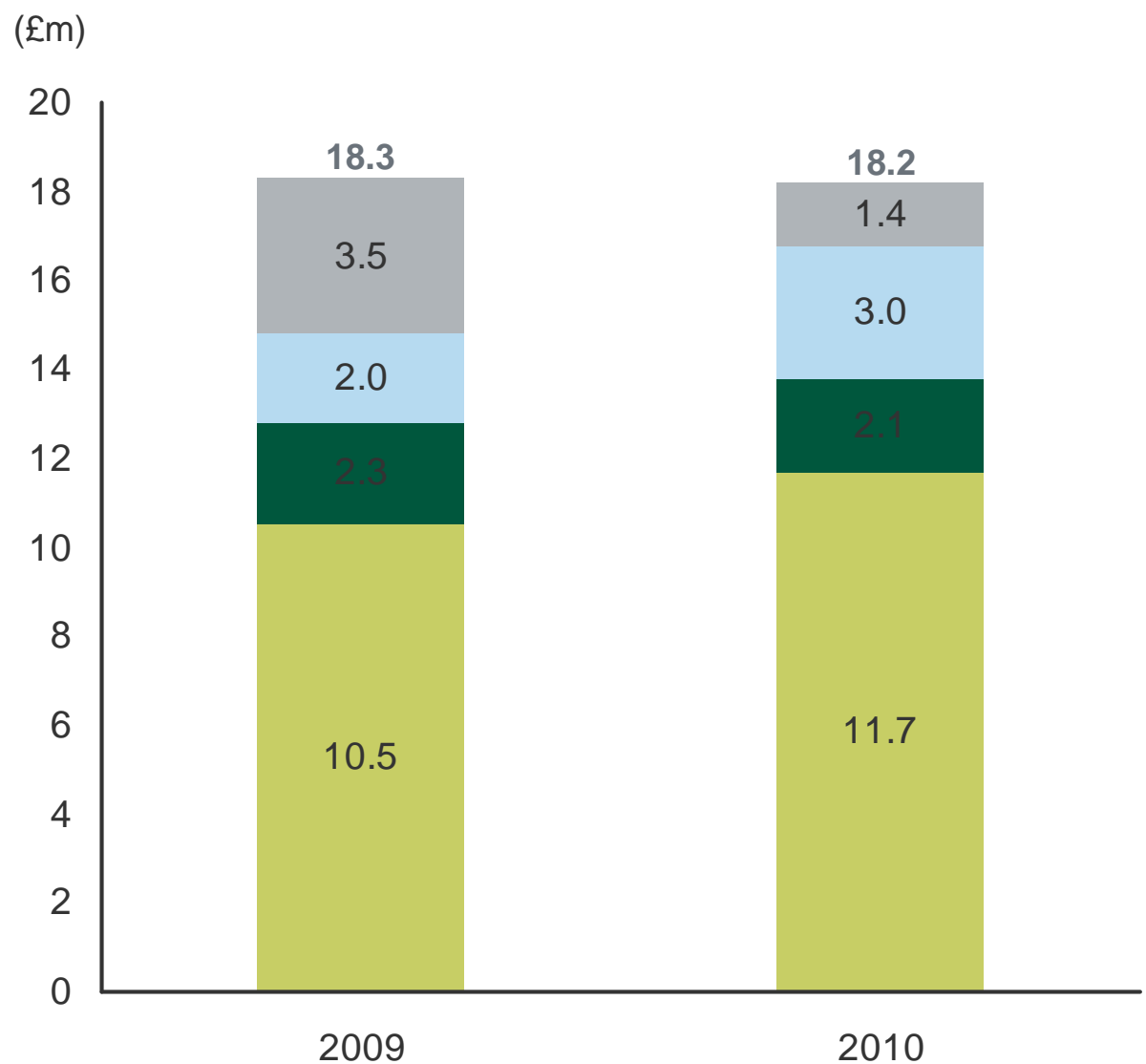
Translation of asset £ / €	(5.6)
Translation of asset £ / \$	(4.8)
Foreign exchange losses on investments	(10.4)

Asset valuation \$ / rupee	11.2
Hedging impact £ / €	4.5

Other foreign exchange movements	15.7
---	-------------

Net foreign exchange gain	5.3
----------------------------------	------------

Exchange	Mar 2009		Sep 2009		Mar 2010	£ depreciation / (appreciation)
Euro / £	1.08	↘	1.10	↘	1.12	(4.2)%
Dollar / £	1.43	↘	1.61	↗	1.51	(5.7)%
Rupee / £	72.61	↘	77.49	↗	67.93	6.4%
Rupee / \$	50.73	↘	48.11	↗	44.90	11.5%



■ Advisory and performance fees ■ Opex ■ Deal costs ■ Other



(£m)	Investment basis 31 March 2010	Investment basis 31 March 2009	Consolidated basis 31 March 2010
Realised profits	7.1	25.9	7.8
Unrealised profits	66.8	(13.7)	76.8
Foreign exchange gains / (losses)	(10.4)	38.4	(1.1)
Capital return	63.5	50.6	83.5
Portfolio income and interest	29.7	52.3	46.1
Investment return	93.2	102.9	129.6
Fees and operating expenses	(10.7)	(29.7)	(26.4)
Exchange difference on translation of foreign ops	-	-	(9.1)
Profit attributable to minority interests	-	-	(12.9)
Total return	82.5	73.2	81.2
Total return as a % of shareholders' equity	9.3%	8.8%	9.3%



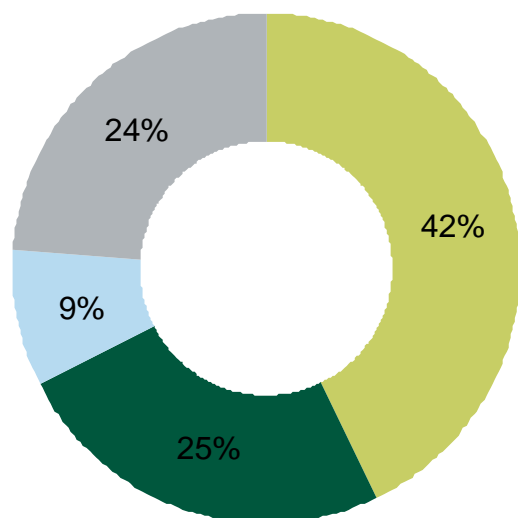
(£m)	As at 31 March 2010	As at 31 March 2009	Consolidated – As at 31 March 2010
Investment portfolio	648.1	536.7	926.5
Other net assets / (liabilities)	(7.0)	(7.4)	(22.6)
Cash and cash equivalents	313.7	386.8	314.0
Borrowings	-	-	(169.6)
Net assets	954.8	916.1	1,048.3
Shareholders' equity	954.8	916.1	958.1
Minority interest	-	-	90.2
Total shareholders' equity	954.8	916.1	1,048.3
Diluted NAV per share	116.3	111.9	116.7

Diluted NAV per share at 31 March 2010 after payment of final dividend of 3.3p per share is 113.0p



Inflation

Asset exposure to inflation by value



- Revenues directly linked to inflation
- Closely linked to inflation
- Not linked to inflation
- N/A

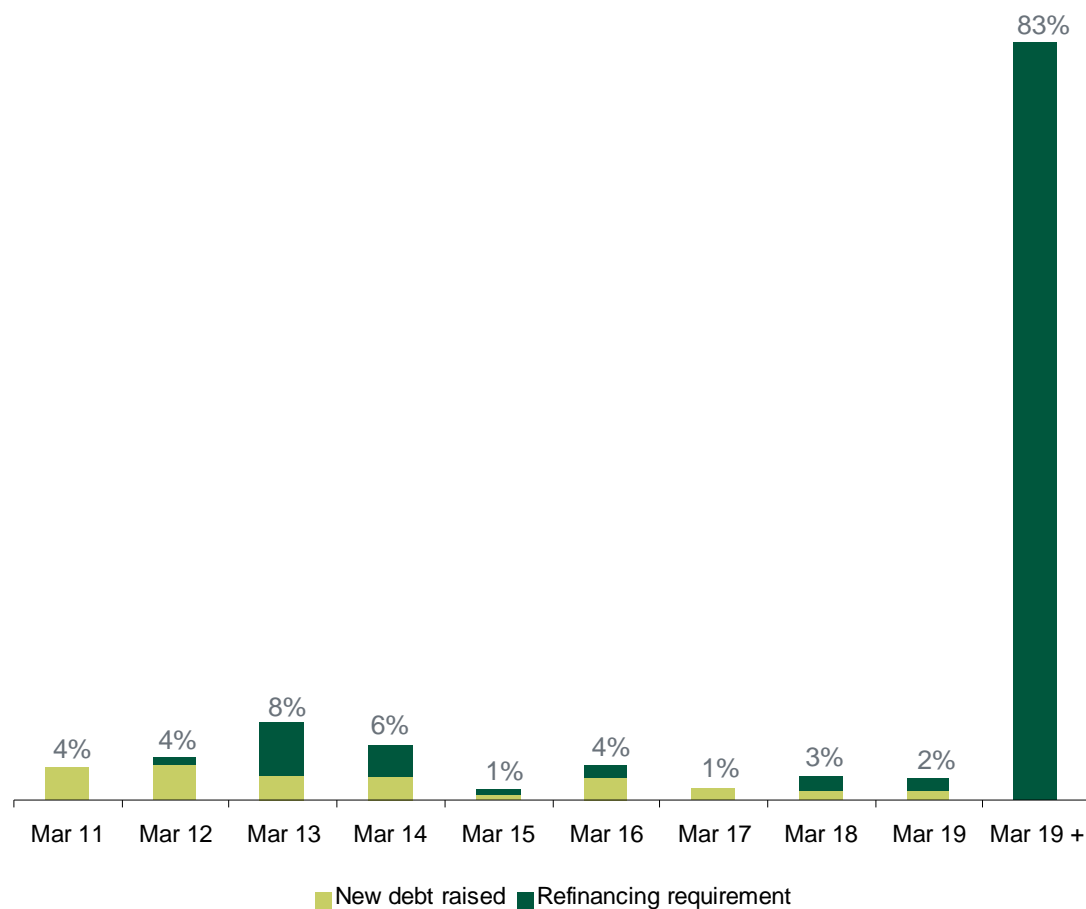
Foreign exchange

- Euro position 85% hedged
- Rupee position currently unhedged
- Hedging policy monitored by the Board and Investment Adviser on an ongoing basis

- 2010/11 inflation assumptions are prudent



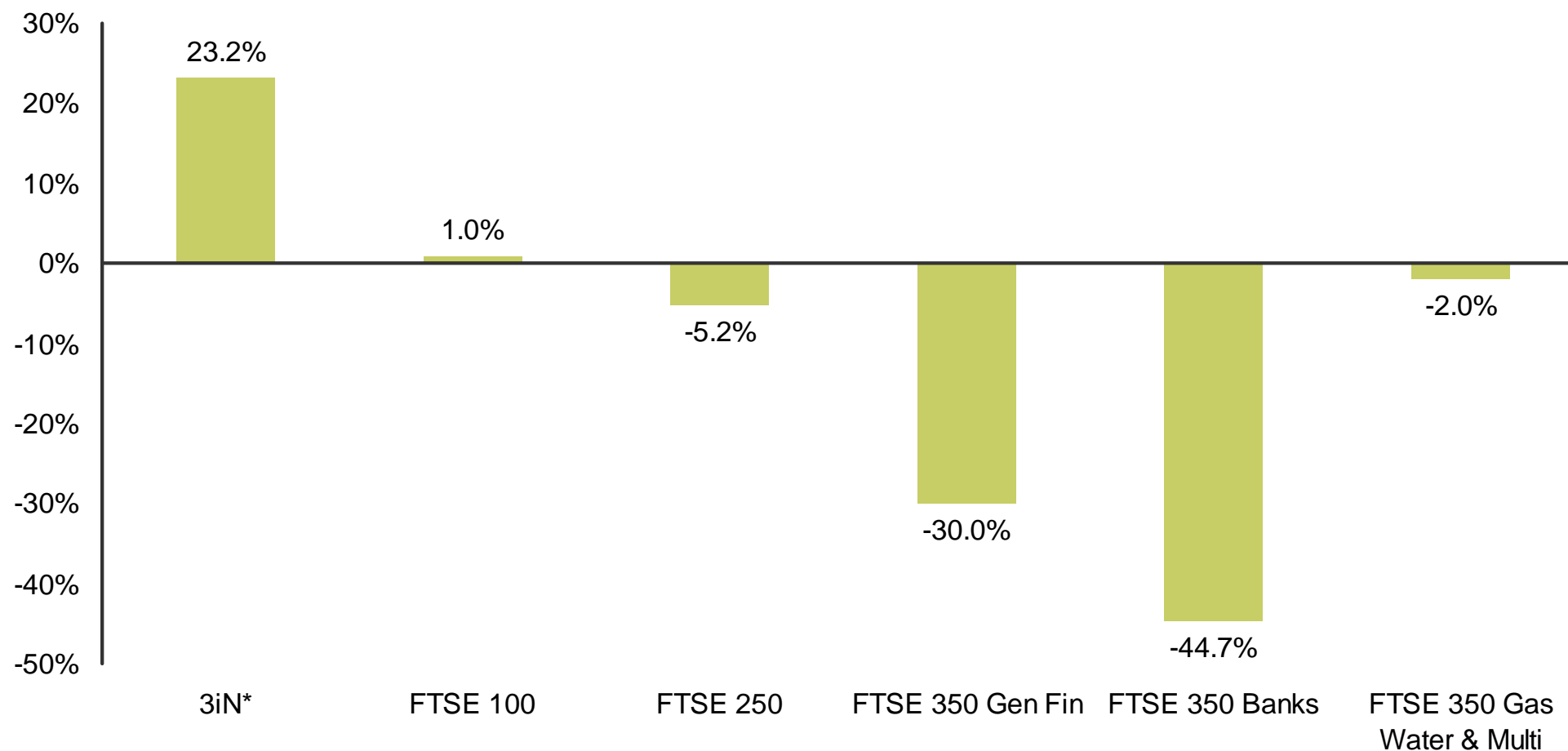
Annual refinancing and new debt as a % of existing committed debt



- Very limited refinancing / new debt required in the short term
- 83% of refinancing due post 2019



Total shareholder return (31 March 2007 – 31 March 2010)



*3i Infrastructure TSR calculated using IPO price of 100 pence per share

Note: calculated as share price performance with dividends reinvested (source: Bloomberg)



Case studies



(£m)



Investment rationale

- Investment in a mature asset
- Provides the Company with a stable, long-term income stream with RPI linkage

Valuation drivers

- RPI above forecast
- Reprofiting of dividends

Equity interest	36.8%
Further investment in the period	-
Income in the period	£2.1m
Asset total return	£4.9m



(£m)



Equity interest	50.0%
Further investment in the period	£1.5m
Income in the period	£1.6m
Asset total return	£4.3m

Investment rationale

- Investment in a portfolio of operational assets
- Provides the Company with a stable, long-term revenue stream with RPIX linkage

Valuation drivers

- Operating cost savings
- RPIX above forecast



Valuation drivers

- Full provision taken against the asset, which is now valued at £nil reflecting delays in construction

(£m)		
Cost	<div style="width: 65%;"></div>	6.5
Opening value	<div style="width: 73%;"></div>	7.3
Closing value	£nil	

Equity interest	16.7%
Further investment in the period	-
Income in the period	-
Asset total return ⁽¹⁾	£(7.3)m

(1) Includes a £0.2m unrealised exchange loss.



About 3i Infrastructure plc



Board of Directors

- Independent Chairman, four independent non-executive directors and 3i Group appointed non-executive director
- Committed to observe requirements of the Combined Code
- Responsibilities:
 - Acts as investment committee / approves investment opportunities
 - Responsible for determination and supervision of investment policy
 - Supervises the monitoring of investments

3i Investments (Investment Adviser)

- Advises the Board on:
 - Origination and completion of investments
 - Realisation of investments
 - Funding requirements
 - Management of the portfolio

Fees

- Advisory fee of 1.5% of Gross Investment Value, reducing to 1.25% for assets held for more than five years
- Performance fee of 20% of the growth in Net Asset Value, above a hurdle of 8%



Significant investment opportunities across all our regions

UK & Europe

Well-established role for private investors in infrastructure

- Mature assets in the utilities sector with stable regulatory regimes
- Variety of opportunities across road, rail, sea and air transport
- Increasing focus on social infrastructure due to public sector budget constraints

North America

Potentially the world's largest infrastructure market

- Legacy of underinvestment
- Limited private sector role at the moment
- Opportunities to refurbish existing assets in transport and utilities
- Potential to become the world's largest infrastructure market

Asia

We have identified India as the most attractive geography in Asia

- Indian government estimates investment of \$450 billion by 2012
- 3i India Infrastructure Fund focused on four sectors: power, roads, ports and airports
- Early-stage / greenfield developments
- Opportunity for private equity returns from infrastructure

A strong market and a growing asset class



Asset intensive businesses that provide essential services

Transport

Airports

Ports

Ferries

Toll roads

Rail & bus

Oil transportation & storage



Utilities

Power generation

Power transmission

Electricity & gas distribution

Waste processing

Water

Communication networks



Social Infrastructure

Primary and secondary PFI

Public Private Partnerships

Government accommodation

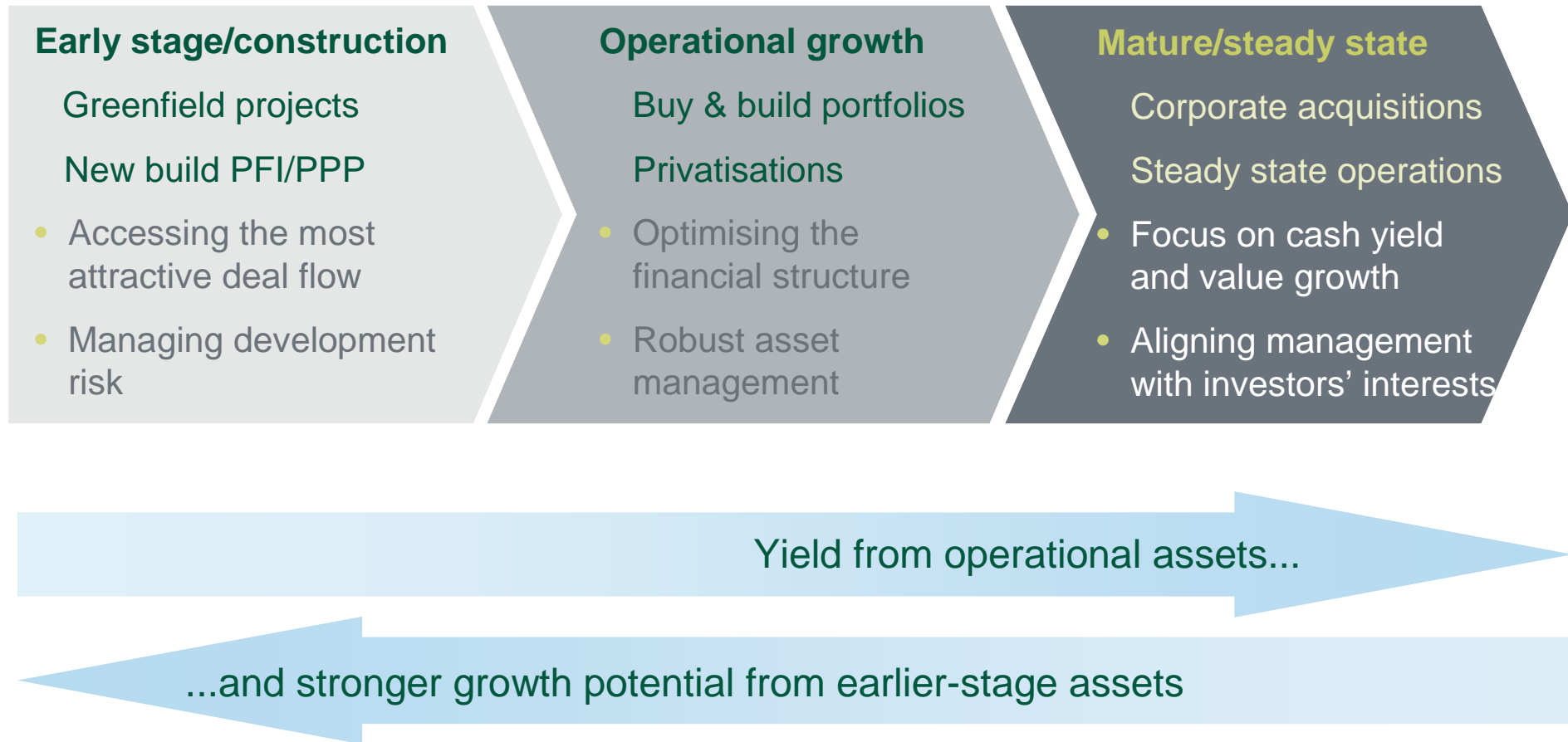
Healthcare

Education

Defence



Predictable cashflows match investors' long-term liabilities



Balancing returns between capital and yield



Europe



- Infrastructure Team operates from 4 offices in key markets
- Access to a global network of 15 offices in 13 countries
- Access to wider network of investment professionals worldwide

19 executives in London, New York, Mumbai and New Delhi



Cressida Hogg



Neil King



Phil White



Girish Baliga



Samir Palod



Stephen Halliwell



Stuart Howard



Anil Ahuja