



9<sup>th</sup> May 2024  
Asset Management Report

# ENEX

INFRASTRUCTURE INVESTMENT  
CORPORATION

## 9th Fiscal Period Annual Report

From December 1, 2023  
to May 31, 2024

 Enex Infrastructure Investment Corporation



Securities code: 9286  
3-2-5 Kasumigaseki, Chiyoda-ku, Tokyo  
<https://enexinfra.com/en>

# Financial Highlights

## Financial highlights for the 9th fiscal period ended May 2024

Distribution per unit **2,994**yen

Operating revenue	Operating income	Ordinary income	Net income
<b>4,054</b> million yen	<b>1,125</b> million yen	<b>767</b> million yen	<b>796</b> million yen

Total assets	Net assets	Net assets per unit
<b>103,352</b> million yen	<b>44,318</b> million yen	<b>79,570</b> yen

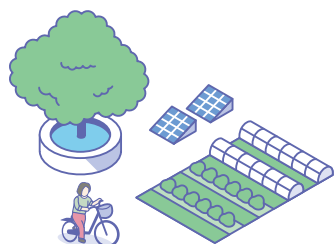
## Forecast distribution per unit

10th fiscal period ending November 2024	<b>2,995</b> yen	11th fiscal period ending May 2025	<b>2,993</b> yen
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## Avoiding interest rate risk by fixing interest rates through interest rate swaps

In order to hedge interest rate risk, EII entered into interest rate swap agreements with respect to a portion of its long-term debt on February 26, 2024 and May 14, 2024 to effectively fix the interest rate payable.

(Note) "Interest rate swaps" are transactions in which the interest rate on the notional amount is exchanged for a period of time agreed between the parties to the transaction, generally in which the fixed rate is exchanged for the floating rate, and are used primarily for the purpose of hedging the risk of interest rate fluctuations.



# To Our Investors

We aim to create a society considerate of the global environment and realize enriched life for people through investment in renewable energy.

Enex Infrastructure Investment Corporation  
Executive Officer

**Keiichi Matsuzuka**



Under the management philosophy of "aiming to create a society considerate of the global environment for realizing enriched life for people through investment in renewable energy," Enex Infrastructure Investment Corporation (EII) conducts investment management of renewable energy power generation facilities centering on solar power generation facilities in an effort to realize a sustainable society based on social demand. By doing so, EII will provide numerous investors with better opportunities to invest in renewable energy.

Recognizing our social and public mission, we will strictly implement legal compliance and corporate governance while striving to build sound assets from a medium-term to long-term perspective through thorough emphasis on the actual place, actual matter and actual situation.

We appreciate your continued support and encouragement going forward.



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## ► Features of Enex Infrastructure Investment Corporation

### Strong and Steadfast Sponsor Support

EII aims to expand the asset size steadily and create stable cash flows by investing in renewable energy power generation facilities, capitalizing on the wide-ranging support from the sponsors centering on Itochu Enex. In addition, EII aims to maximize unitholder value by providing opportunities to invest in renewable energy power generation facilities, which are strongly expected to expand as social infrastructure.

 Enex Infrastructure Investment Corporation

 ITOCHU ENEX CO.,LTD.


Equity stake: **50.1%** ITOCHU Group's energy-trading company

 SUMITOMO MITSUI TRUST BANK

Equity stake: **22.5%**  
One of Japan's largest trust banks

 Mercuria Holdings Co., Ltd.

Equity stake: **22.5%**  
A specialist in real estate and finance

 MAIORA Asset Management Pte. Ltd.

Equity stake: **4.9%**  
Ample achievements of investing in solar power generation facilities

## 1 Sponsor Pipelines Providing a Variety of Asset Types

Solar power generation



Wind power generation

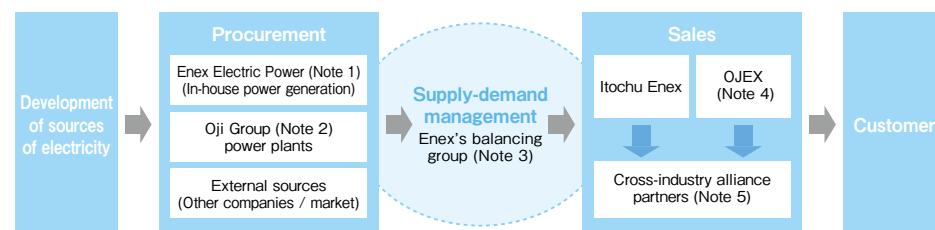


Hydroelectric power generation



## 2 A Vertically Integrated Model of the Itochu Enex Group Consolidating All Business Units from Power Generation to Sales

The Group has established a business model that vertically integrates and consolidates all business units from development of sources of electricity to supply-demand management and sales, contributing to stable supply of electricity to customers and reduction of electricity charges.



(Note 1) "Enex Electric Power" refers to Enex Electric Power Co., Ltd., a wholly owned subsidiary of Itochu Enex. The same shall apply hereinafter.

(Note 2) "Oji Group" collectively refers to Oji Holdings Corporation and its group companies.

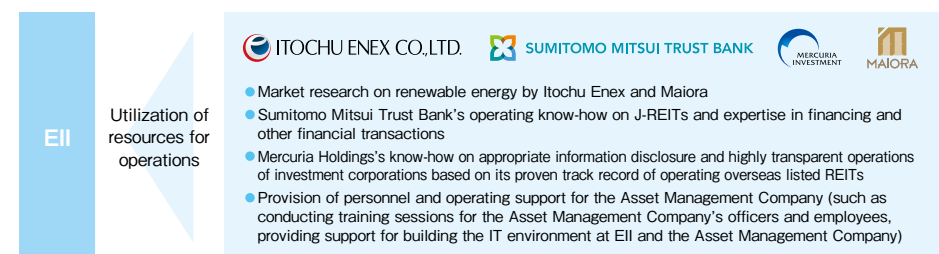
(Note 3) "Balancing group" refers to a mechanism in which multiple electricity retailers and general power transmission and distribution operators enter into a transportation service agreement and select a representative contractor.

(Note 4) "OJEX" is the abbreviation of "Oji-Itochu Enex Power Retailing Co., Ltd.," an electricity sales company jointly established by Itochu Enex and Oji Green Resources Co., Ltd., a subsidiary of Oji Holdings Corporation.

(Note 5) "Cross-industry alliance partners" refer to external broker/agent partners not holding the electricity retail license.

## 3 Utilization of Resources of Sponsor Companies for EII's Operations

EII believes that it can conduct stable operations after listing by utilizing the resources of the sponsors for EII's operations and for operating and managing renewable energy power generation facilities.



## 4 Stable Operation of Power Generation Facilities by ENEX Electric Power, the Operator

ENEX Electric Power has stably operated various power generation facilities and provided stable supply of energy since its establishment in 2002. It is an engineering group that provides quality services to customers and has a strong awareness of cost control. Taking advantage of the strengths of Enex Power, EII seeks to maximize the power generation performance of its solar power generation facilities in an effort to maintain and improve their revenue and asset value.

**Track record of stable operation of thermal/hydroelectric/wind power generation facilities which requires sophisticated operating skills and technology**  
•Operation and management system running around the clock  
•Maintenance •Speedy troubleshooting

**A group of engineers having field experience and expert skills and qualifications**  
•Accumulated know-how based on operating experience  
•Analyzing problems and sharing the results

**1. EII will seek stable operation of solar power generation facilities and prompt resolution of problems through cooperation with O&M service providers.**

•EII will prevent problems (by inspecting/maintaining electricity/machinery, etc.), maintain the site (by mowing, cleaning, etc.), manage spare parts and repair/renew facilities.

**2. EII will aim to maximize the power generation performance of its solar power generation facilities.**

•EII will aim to maximize the power generation performance by managing/analyzing/reporting data.



Strong Pipeline Support

Major Assets for Investment

Solar power generation facilities	Wind power generation facilities, hydroelectric power generation facilities and others
Investment ratio: 50% or more (based on acquisition price)	Investment ratio: 50% or less (based on acquisition price)

Various Pipelines Owned by Sponsors (as of May 31, 2024)

Number of pipeline properties (Note 1)  
**8 properties**

Total installed capacity (Note 1)  
**25.3MW**



● Location: Minamiawaji-shi, Hyogo  
● Solar module output: 10.7 MW  
● Energy source: solar



● Location: Myoko-shi, Niigata  
● Power plant output: 1.5 MW  
● Energy source: hydroelectric



● Location: Satsumasendai-shi, Kagoshima  
● Solar module output: 2.2 MW  
● Energy source: solar



● Location: Minamikyushu-shi, Kagoshima  
● Solar module output: 0.7 MW  
● Energy source: solar



● Location: Minamikyushu-shi, Kagoshima  
● Solar module output: 1.2 MW  
● Energy source: solar

(Note 1) The number of pipeline properties and total installed capacity indicate the sum total of the power generation facilities, either in operation, under construction or being planned, which EII has not acquired.  
(Note 2) The pipeline map above indicates only the facilities in operation.

Pipelines from secondary market

EII is also aiming to grow externally through proactive sourcing activities unique to the Asset Management Company. EII has obtained preferential negotiating rights for the purchase and sale of wind power plants (capacity 104.5MW) from a third party and will continue to seek to acquire wind power plants in the future.



Initiatives for Diversifying Sources of Electricity

Only listed infrastructure fund with wind and hydropower pipelines

We aim to build a more balanced portfolio by combining wind power generation facilities and hydroelectric power generation facilities, while continuing to expand the scale of our assets, mainly for solar power generation facilities.

Solar power generation

- ▲ Facility management is relatively easy
- ▲ Fluctuation in power generation is relatively low
- ▼ Night-time power generation is not possible

Wind power generation

- ▲ Night-time power generation is possible
- ▲ Power generation increases in winter
- ▼ Development period is long
- ▼ Advanced facility management know-how required
  - Subsidiaries with know-how within the Enex Group

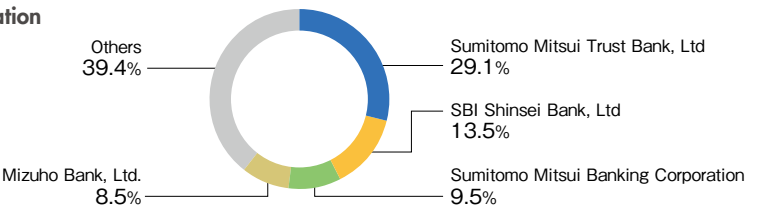
Hydroelectric power generation

- ▲ Night-time power generation is possible
- ▲ Power generation increases when the snow melts
- ▼ Selection of suitable locations is limited
- ▼ Clearing land titles and other issues is a complicated process

Sound Financial Management (as of May 31, 2024)

Reduce the risk of interest rate volatility by fixing a part of interest rates and stabilize the financial base by establishing commitment lines.

Lender Formation



Commitment Line

Maximum loan amount	Counterparty	Commitment period
¥7 billion	Sumitomo Mitsui Trust Bank, Ltd.	Dec. 1, 2021 – Nov. 30, 2024

Corporate Loan (Mezzanine Loan)

Loan amount	Counterparty	Maturity Date
¥5 billion	Sumitomo Mitsui Trust Bank, Ltd. JA Mitsui Leasing, Ltd.	November 30, 2032

Credit rating

Rating agency	Subject of rating (*)	Rating (*)	Outlook
JCR	Long-term issuer rating	A	Stable

\*Long-term issuer rating A: High probability of fulfillment of obligations





Our basic principle:

We aim to contribute to the global environment and realize a sustainable society by promoting renewable energy, which is a low-carbon energy source.

### > Environment

- Promotion and expansion of renewable energy
- Contributing to the global environment and helping to bring about a sustainable society
- Realizing a low-carbon society, resource conservation and a recycling-based society
- Preserving local environments
- Pursuing energy efficiency

#### ▶ Contribution to the global environment through investment in renewable energy



### > Social

- Providing a stable supply of energy
- Implementing work-style reforms and utilizing diverse human resources
- Making a social contribution to local communities (Reconstruction assistance, volunteer activities)
- Promoting lifestyle sustainability in local communities (responding to aging population)
- Advancing value-added services

#### ▶ Response to the Act on Promotion of Women's Participation and Advancement in the Workplace and Act on Advancement of Measures to Support Raising Next-Generation Children ▶ Embracing diversity and cultivating the next generation of leaders



### > Governance

- Compliance
- Information disclosure toward the global market and transparency
- Appropriate business management
- Fulfilling corporate social responsibilities and ensuring compliance
- Upholding industrial safety and health standards
- Same-boat investments

#### ▶ Sponsor group's investment ▶ Proactive disclosure system, including in English



Source: The chart above is a summary of the ESG initiatives of EII, the Asset Manager and the Enex Group, and includes items that are not directly related to EII or the Asset Manager.

## Portfolio Overview

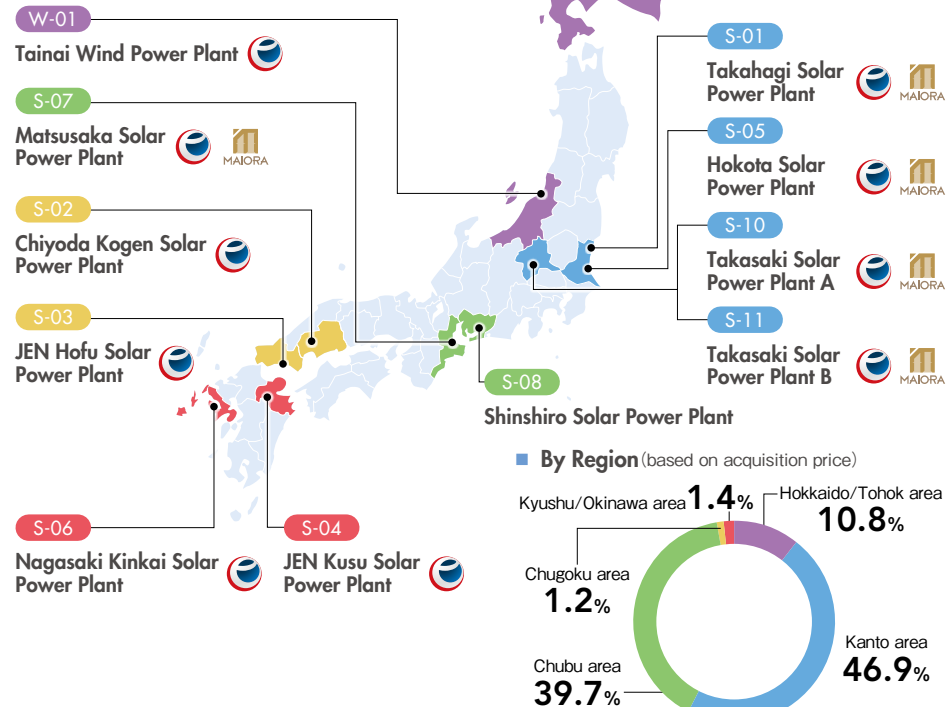
### Portfolio Data (as of May 31, 2024)

■ Total Acquisition Price ■ Total Power Plant Output

102.4 billion yen 243.4 MW

Properties owned, developed or invested in by the Enex Group

Properties developed by MAIORA



### Portfolio List

Property No.	Property name	Location	Acquisition price (million yen)	Investment ratio (%)	Power plant output (kW)	Tariff (yen/kWh)
S-01	Takahagi Solar Power Plant	Hitachi-shi, Ibaraki	5,602	5.5	11,544.32	40
S-02	Chiyoda Kogen Solar Power Plant	Yamagata-gun, Hiroshima	590	0.6	1,595.28	40
S-03	JEN Hofu Solar Power Plant	Hofu-shi, Yamaguchi	680	0.7	1,940.64	36
S-04	JEN Kusu Solar Power Plant	Kusu-gun, Oita	324	0.3	1,007.76	40
S-05	Hokota Solar Power Plant	Hokota-shi, Ibaraki	11,444	11.2	24,195.62	36
S-06	Nagasaki Kinkai Solar Power Plant	Nagasaki-shi, Nagasaki	1,097	1.1	2,661.12	36
S-07	Matusaka Solar Power Plant	Matsusaka-shi, Mie	40,241	39.3	98,003.40	32
S-08	Shinshiro Solar Power Plant	Shinshiro-shi, Aichi	465	0.5	1,540.00	40
S-09	Monbetsu Solar Power Plant	Monbetsu-shi, Hokkaido	6,654	6.5	15,704.64	40
S-10	Takasaki Solar Power Plant A	Takasaki-shi, Gunma	5,810	5.7	11,618.64	40
S-11	Takasaki Solar Power Plant B	Takasaki-shi, Gunma	25,211	24.6	53,679.10	32
W-01	Tainai Wind Power Plant	Tainai-shi, Nigata	4,379	4.3	20,000.00	22
Total			102,497	100.0	243,490.52	-

S-01 Takahagi Solar Power Plant



S-02 Chiyoda Kogen Solar Power Plant



S-03 JEN Hofu Solar Power Plant



S-04 JEN Kusu Solar Power Plant



S-05 Hokota Solar Power Plant



S-06 Nagasaki Kinkai Solar Power Plant



S-07 Matusaka Solar Power Plant



S-08 Shinshiro Solar Power Plant



S-09 Monbetsu Solar Power Plant



S-10 Takasaki Solar Power Plant A



S-11 Takasaki Solar Power Plant B



W-01 Tainai Wind Power Plant



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# BALANCE SHEET

November 30, 2023 and May 31, 2024

(Unit: thousand yen)

	Previous fiscal period (as of November 30, 2023)	Current fiscal period (as of May 31, 2024)
<b>Assets</b>		
<b>Current assets</b>		
Cash and deposits	*1 8,027,667	*1 7,038,661
Cash and deposits in trust	*1 1,187,434	*1 1,265,399
Operating accounts receivable	*1 1,392,396	*1 1,612,856
Prepaid expenses	332,851	331,691
Consumption taxes receivable	2,043,868	-
Other	87,449	107,525
<i>Total current assets</i>	13,071,667	10,356,134
<b>Non-current assets</b>		
<b>Property, plant and equipment</b>		
Structures	-	70,894
Accumulated depreciation	-	(754)
Structures (net amount)	-	*1 70,139
Machinery and equipment	19,208,874	19,093,544
Accumulated depreciation	(4,105,267)	(4,533,763)
Machinery and equipment, net	*1 15,103,606	*1 14,559,780
Land	-	*1 571,058
Buildings in trust	79,590	79,590
Accumulated depreciation	(3,968)	(5,974)
Buildings in trust, net	*1 75,621	*1 73,615
Machinery and equipment in trust	74,356,738	74,367,686
Accumulated depreciation	(5,954,656)	(7,584,420)
Machinery and equipment in trust, net	*1 68,402,081	*1 66,783,265
Tools, furniture and fixtures in trust	113	113
Accumulated depreciation	(2)	(16)
Tools, furniture and fixtures in trust, net	*1 111	*1 96
Land in trust	*1 5,847,282	*1 5,847,285
Construction in progress in trust	*1 973	*1 36,044
<i>Total property, plant and equipment</i>	89,429,676	87,941,286
<b>Intangible assets</b>		
Leasehold interests in land	*1 1,598,650	*1 1,407,534
Land leasehold interests in trust	*1 3,405,777	*1 3,406,530
Trademark right	409	368
Software	1,745	1,058
<i>Total intangible assets</i>	5,006,582	4,815,491
<b>Investments and other assets</b>		
Leasehold and guarantee deposits	75,000	75,000
Leasehold and guarantee deposits in trust	134,000	134,000
Long-term prepaid expenses	1,877,402	1,810,432
Derivatives	112,257	216,492
Deferred tax assets	16	10
Other	1,200	3,356
<i>Total investments and other assets</i>	2,199,876	2,239,292
<i>Total non-current assets</i>	96,636,135	94,996,070
<b>Total assets</b>	109,707,803	105,352,205

(Unit: thousand yen)

	Previous fiscal period (as of November 30, 2023)	Current fiscal period (as of May 31, 2024)
<b>Liabilities</b>		
<b>Current liabilities</b>		
Short-term loans payable	*1, *2 4,500,000	-
Current portion of long-term loans payable	*1 3,608,082	*1 3,846,842
Operating accounts payable	186,085	130,639
Accounts payable - other	233,698	233,840
Consumption taxes payable	-	331,998
Income taxes payable	942	811
Accrued expenses	2,074	2,126
Other	8,338	2,138
<i>Total current liabilities</i>	8,539,221	4,548,397
<b>Non-current liabilities</b>		
Long-term loans payable	*1 54,978,135	*1 55,499,512
Asset retirement obligations	1,101,749	985,463
<i>Total non-current liabilities</i>	56,079,885	56,484,975
<b>Total liabilities</b>	64,619,106	61,033,373
<b>Net assets</b>		
<b>Unitholders' equity</b>		
Unitholders' capital	47,234,460	47,234,460
Deduction from unitholders' capital		
Reserve for temporary difference adjustments	*4 (276,083)	*4 (232,082)
Other deduction from unitholders' capital	(2,955,891)	(3,697,224)
<i>Total deduction from unitholders' capital</i>	(3,231,974)	(3,929,306)
Unitholders' capital, net	44,002,485	43,305,153
Surplus		
Unappropriated retained earnings (undisposed loss)	973,953	797,185
<i>Total surplus</i>	973,953	797,185
<i>Total unitholders' equity</i>	44,976,439	44,102,338
<b>Valuation and translation adjustments</b>		
Deferred hedge gains (losses)	112,257	216,492
<i>Total valuation and translation adjustments</i>	112,257	216,492
<b>Total net assets</b>	*3 45,088,696	*3 44,318,831
<b>Total liabilities and net assets</b>	109,707,803	105,352,205



## STATEMENT OF INCOME

For the Fiscal Periods Ended November 30, 2023 and May 31, 2024

(Unit: thousand yen)

	Previous fiscal period From June 1, 2023 to November 30, 2023	Current fiscal period From December 1, 2023 to May 31, 2024
<b>Operating revenue</b>		
Rent income from renewable energy power generation facilities	*1 4,202,265	*1 4,054,578
<i>Total operating revenue</i>	4,202,265	4,054,578
<b>Operating expenses</b>		
Rent expenses from renewable energy power generation facilities	*1 2,566,426	*1 2,646,038
Asset management fees	180,612	178,127
Asset custody and administration fees	43,203	53,479
Remuneration for directors	4,200	4,200
Other operating expenses	41,459	47,477
<i>Total operating expenses</i>	2,835,901	2,929,322
<b>Operating income (loss)</b>	1,366,363	1,125,256
<b>Non-operating income</b>		
Interest income	33	52
Insurance claim income	52,443	129,366
Compensation income	17,000	15,220
Interest on tax refund	573	403
Other	-	7,536
<i>Total non-operating income</i>	70,050	152,579
<b>Non-operating expenses</b>		
Interest expenses	375,326	384,543
Borrowing-related expenses	97,814	99,236
Investment unit issuance expenses	11,238	-
Theft loss	87,579	-
Other	5	26,552
<i>Total non-operating expenses</i>	571,965	510,331
<b>Ordinary income</b>	864,448	767,503
<b>Extraordinary income</b>		
Reversal of asset retirement obligations	-	30,146
<i>Total extraordinary income</i>	-	30,146
<b>Income (loss) before income taxes</b>	864,448	797,650
Income taxes - current	947	819
Income taxes - deferred	7	6
<i>Total income taxes</i>	954	825
<b>Net income (loss)</b>	863,493	796,824
<b>Retained earnings (deficit) brought forward</b>	110,459	360
<b>Unappropriated retained earnings (undisposed loss)</b>	973,953	797,185

## STATEMENTS OF CHANGES IN NET ASSETS

Current fiscal period (from November 30, 2023 to May 31, 2024)

(Unit: thousand yen)

	Unitholders' equity				
	Unitholders' capital				
	Deduction from unitholders' capital				
	Unitholders' capital	Reserve for temporary difference adjustments	Other deduction from unitholders' capital	Total deduction from unitholders' capital	Unitholders' capital (Net amount)
Balance at beginning of period	35,309,174	(123,280)	(2,259,143)	(2,382,423)	32,926,750
<b>Changes during period</b>					
Issuance of new investment units	11,925,285				11,925,285
Distributions of surplus					
Distribution in excess of earnings from reserve for temporary difference adjustments		(152,802)		(152,802)	(152,802)
Other distribution in excess of earnings			(696,747)	(696,747)	(696,747)
Net income					
Net changes in items other than unitholders' equity					
Total changes during period	11,925,285	(152,802)	(696,747)	(849,550)	11,075,735
Balance at end of period	*1 47,234,460	(276,083)	(2,955,891)	(3,231,974)	44,002,485

	Unitholders' equity		Valuation and translation adjustments			
	Surplus		Total unitholders' equity	Deferred hedge gains (losses)	Total valuation and translation adjustments	Total net assets
	Unappropriated retained earnings (undisposed loss)	Total surplus				
Balance at beginning of period	506,584	506,584	33,433,334	(110,180)	(110,180)	33,323,154
<b>Changes during period</b>						
Issuance of new investment units			11,925,285			11,925,285
Distributions of surplus	(396,124)	(396,124)	(396,124)			(396,124)
Distribution in excess of earnings from reserve for temporary difference adjustments			(152,802)			(152,802)
Other distribution in excess of earnings			(696,747)			(696,747)
Net income	863,493	863,493	863,493			863,493
Net changes in items other than unitholders' equity				222,437	222,437	222,437
Total changes during period	467,369	467,369	11,543,104	222,437	222,437	11,765,542
Balance at end of period	973,953	973,953	44,976,439	112,257	112,257	45,088,696

Current fiscal period (from December 1, 2023 to May 31, 2024)

(Unit: thousand yen)

	Unitholders' equity				
	Unitholders' capital				
	Deduction from unitholders' capital				Unitholders' capital (Net amount)
	Unitholders' capital	Reserve for temporary difference adjustments	Other deduction from unitholders' capital	Total deduction from unitholders' capital	
Balance at beginning of period	47,234,460	(276,083)	(2,955,891)	(3,231,974)	44,002,485
Changes during period					
Distributions of surplus					
Reversal of reserve for temporary difference adjustments		109,724		109,724	109,724
Distribution in excess of earnings from reserve for temporary difference adjustments		(65,723)		(65,723)	(65,723)
Other distribution in excess of earnings			(741,333)	(741,333)	(741,333)
Net income					
Net changes in items other than unitholders' equity					
Total changes during period	-	44,001	(741,333)	(697,332)	(697,332)
Balance at end of period	<sup>**1</sup> 47,234,460	(232,082)	(3,697,224)	(3,929,306)	43,305,153

	Unitholders' equity		Valuation and translation adjustments			Total net assets
	Surplus		Total unitholders' equity	Deferred hedge gains (losses)	Total valuation and translation adjustments	
	Unappropriated retained earnings (undisposed loss)	Total surplus				
Balance at beginning of period	973,953	973,953	44,976,439	112,257	112,257	45,088,696
Changes during period						
Distributions of surplus	(863,868)	(863,868)	(863,868)			(863,868)
Reversal of reserve for temporary difference adjustments	(109,724)	(109,724)	-			-
Distribution in excess of earnings from reserve for temporary difference adjustments			(65,723)			(65,723)
Other distribution in excess of earnings			(741,333)			(741,333)
Net income	796,824	796,824	796,824			796,824
Net changes in items other than unitholders' equity				104,235	104,235	104,235
Total changes during period	(176,767)	(176,767)	(874,100)	104,235	104,235	(769,864)
Balance at end of period	797,185	797,185	44,102,338	216,492	216,492	44,318,831

## STATEMENT OF CASH FLOWS

For the Fiscal Periods Ended November 30, 2023 and May 31, 2024

(Unit: thousand yen)

	Previous fiscal period From June 1, 2023 to November 30, 2023	Current fiscal period From December 1, 2023 to May 31, 2024
<b>Cash flows from operating activities</b>		
Income (loss) before income taxes	864,448	797,650
Depreciation	2,085,365	2,094,525
Investment unit issuance expenses	11,238	-
Interest income	(33)	(52)
Insurance claim income	(52,443)	(129,366)
Interest expenses	375,326	384,543
Reversal of asset retirement obligations	-	(30,146)
Decrease (Increase) in operating accounts receivable	(65,576)	(220,460)
Decrease (Increase) in consumption taxes receivable	(1,157,340)	2,043,868
Decrease (Increase) in prepaid expenses	(67,945)	(3,254)
Decrease (Increase) in long-term prepaid expenses	(413,444)	20,636
Increase (Decrease) in operating accounts payable	110,808	(71,856)
Increase (Decrease) in accounts payable - other	35,378	(1,091)
Increase (Decrease) in consumption taxes payable	-	331,998
Other	(14,841)	42,729
<b>Subtotal</b>	<b>1,710,941</b>	<b>5,259,723</b>
Interest received	33	52
Insurance payouts received	52,443	129,366
Interest expenses paid	(383,751)	(384,492)
Income taxes paid	(1,104)	(950)
<b>Cash flows from operating activities</b>	<b>1,378,562</b>	<b>5,003,699</b>
<b>Cash flows from investing activities</b>		
Purchase of property, plant and equipment	(830,458)	(458,869)
Purchase of property, plant and equipment in trust	(22,999,914)	(46,022)
Purchase of intangible assets	(121,198)	-
Purchase of intangible assets in trust	(2,507,063)	(753)
Payments of leasehold and guarantee deposits in trust	(60,000)	-
<b>Cash flows from investing activities</b>	<b>(26,518,634)</b>	<b>(505,645)</b>
<b>Cash flows from financing activities</b>		
Proceeds from short-term loans payable	4,500,000	-
Repayments of short-term loans payable	(3,200,000)	(4,500,000)
Proceeds from long-term loans payable	19,000,000	2,300,000
Repayments of long-term loans payable	(1,862,306)	(1,539,862)
Proceeds from issuance of investment units	11,914,046	-
Dividends paid	(1,243,367)	(1,669,232)
<b>Cash flows from financing activities</b>	<b>29,108,373</b>	<b>(5,409,094)</b>
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>3,968,300</b>	<b>(911,040)</b>
<b>Balance of cash and cash equivalents at beginning of period</b>	<b>5,246,800</b>	<b>9,215,101</b>
<b>Balance of cash and cash equivalents at end of period</b>	<b><sup>**1</sup> 9,215,101</b>	<b><sup>**1</sup> 8,304,061</b>

# NOTES TO FINANCIAL STATEMENTS

For the fiscal periods ended November 30, 2023 and May 31, 2024

## 1. ORGANIZATION AND BASIS OF PRESENTATION

### Organization

Enex Infrastructure Investment Corporation (the "Investment Corporation") owns and operates renewable energy power generation facilities. The Investment Corporation was established on August 3, 2018, with Enex Asset Management Co. Ltd. as the organizer under the Act on Investment Trusts and Investment Corporations of Japan (the "Investment Trusts Act") and registered with the Kanto Local Finance Bureau on September 5, 2018. On February 13, 2019, the Investment Corporation was listed on the infrastructure fund market of Tokyo Stock Exchange.

### Basis of Presentation of Financial Statements

The Investment Corporation maintains its books of accounts in accordance with the provisions set forth in the Investment Trusts Act, the Financial Instruments and Exchange Act of Japan and other related accounting regulations and in conformity with accounting principles generally accepted in Japan ("Japanese GAAP"), which are different in certain respects as to application and disclosure requirements of International Financial Reporting Standards ("IFRS") or accounting principles generally accepted in the United States of America ("U.S. GAAP").

The accompanying financial statements have been compiled from the financial statements of the Investment Corporation, which were in accordance with Japanese GAAP and were filed with the Director of the Kanto Local Finance Bureau as required by the Financial Instruments and Exchange Act of Japan. In preparing the accompanying financial statements, certain rearrangements have been made to the financial statements issued domestically in order to present them in a form that is more familiar to readers outside Japan.

The accompanying financial statements are stated in Japanese yen, the currency of the country in which the Investment Corporation is incorporated and operates. As permitted by the regulation under the Financial Instruments and Exchange Act of Japan, amounts of less than one thousand yen have been omitted. As a result, the totals shown in the accompanying financial statements in yen do not necessarily agree with the sums of the individual amounts.

The Investment Corporation does not prepare consolidated financial statements. The Investment Corporation has a one-year fiscal period ending November 30 of each calendar year. In the first year, the first day of the fiscal period is August 3, 2018, and the last day of the fiscal period is November 30, 2018.

## 2. Notes to Significant Accounting Policies

1. Method of depreciation and amortization of non-current assets	(1) Property, plant and equipment The straight-line method is adopted. The useful lives of major categories of property, plant and equipment are as follows: Structures 188 months Machinery and equipment 160 to 291 months Buildings in trust 199 to 432 months Machinery and equipment in trust 187 to 285 months
	(2) Intangible assets The straight-line method is adopted. The useful lives of intangible assets are as follows: Trademark right 10 years Software 5 years
2. Accounting for deferred assets	(3) Long-term prepaid expenses The straight-line method is adopted.
	Investment unit issuance expenses Investment unit issuance expenses are fully recognized as expenses when they are paid.
3. Standards for recognition of revenue and expenses	Accounting for property taxes, etc. With respect to property taxes, city planning taxes and depreciable asset taxes, etc. on the owned renewable energy power generation facilities, EII uses the method of charging the corresponding amounts of assessed taxes to the relevant calculation period as rental expenses.
	The amount equivalent to property taxes, etc. for the initial fiscal year to be borne by EII in accordance with the acquisition of renewable energy power generation facilities is not expensed but capitalized in the acquisition costs of the relevant renewable energy power generation facilities. The amount equivalent to property taxes, etc. capitalized in the acquisition costs of renewable energy power generation facilities in the fiscal period under review is 1,345 thousand yen.
4. Range of funds (cash and cash equivalents) on the statements of cash flows	The funds (cash and cash equivalents) on the statements of cash flows consist of cash on hand and deposits in trust, deposits and deposits in trust that can be withdrawn at any time, and short-term investments with a maturity of 3 months or less from the date of acquisition, which are readily convertible to cash and bear only an insignificant risk of value fluctuation.
	(1) Method of hedge accounting Deferred hedge accounting is applied. Special accounting is applied for interest rate swap transactions that satisfy the requirements for special accounting.
5. Method of hedge accounting	(2) Hedging instruments and hedged items Hedging instruments Interest rate swap transactions Hedged items Interest rates on borrowings
	(3) Hedging policy EII conducts derivative transactions to hedge the risks set forth in its Articles of Incorporation based on the risk management regulations.
6. Other matters serving as the basis for preparation of financial statements	(4) Method for assessing the effectiveness of hedging The effectiveness of hedging is assessed by comparing the cumulative changes in the cash flows of the hedged items and the cumulative changes in the cash flows of the hedging instruments and verifying the ratio of the amount of changes in the two. However, assessment of the effectiveness is omitted for interest rate swap transactions that satisfy the requirements for special accounting.
	Accounting concerning trust beneficiary interests whose trust property is real estate, etc. As for the trust beneficiary interests whose trust property is renewable energy power generation facilities owned by EII, all assets and liabilities accounts in the trust property and all revenue and expense accounts that occurred for the trust property are recorded in the corresponding account titles of the balance sheet and statements of income. Of the trust property recorded in the said account titles, the following important account titles are listed separately on the balance sheet. 1) Cash and deposits in trust 2) Buildings in trust; Machinery and equipment in trust; Tools, furniture and fixtures in trust; Land in trust; Construction in progress in trust; Land leasehold interests in trust; Leasehold and guarantee deposits in trust

### 3. Notes to Financial Statements

#### (Notes to Balance Sheet)

##### \*1. Assets pledged as collateral and secured liabilities

Assets pledged as collateral are as follows:

(Unit: thousand yen)

	Previous fiscal period (as of November 30, 2023)	Current fiscal period (as of May 31, 2024)
Cash and deposits	8,022,773	7,033,885
Cash and deposits in trust	1,187,434	1,265,399
Operating accounts receivable	1,392,396	1,612,856
Structures	–	70,139
Machinery and equipment	15,103,606	14,559,780
Land	–	571,058
Buildings in trust	75,621	73,615
Machinery and equipment in trust	68,402,081	66,783,265
Tools, furniture and fixtures in trust	111	96
Land in trust	5,847,282	5,847,285
Construction in progress in trust	973	36,044
Leasehold interests in land	1,598,650	1,407,534
Land leasehold interests in trust	3,405,777	3,406,530
Total	105,036,707	102,667,493

##### Secured liabilities are as follows:

(Unit: thousand yen)

	Previous fiscal period (as of November 30, 2023)	Current fiscal period (as of May 31, 2024)
Short-term loans payable	4,500,000	–
Current portion of long-term loans payable	3,608,082	3,846,842
Long-term loans payable	54,978,135	55,499,512
Total	63,086,217	59,346,355

##### \*2. Commitment line agreement

EII has concluded a commitment line agreement with Sumitomo Mitsui Trust Bank, Limited, with which it has business relationship.

(Unit: thousand yen)

	Previous fiscal period (as of November 30, 2023)	Current fiscal period (as of May 31, 2024)
Total amount of commitment line agreement	7,000,000	7,000,000
Balance of borrowings	2,300,000	–
Net	4,700,000	7,000,000

##### \*3. Minimum net assets designated in Article 67-4 in the Act on Investment Trusts and Investment Corporations

Previous fiscal period (as of November 30, 2023)	Current fiscal period (as of May 31, 2024)
50,000 thousand yen	50,000 thousand yen

##### \*4. Reserve for temporary difference adjustments

Previous fiscal period (from June 1, 2023 to November 30, 2023)

1. Reasons for reserve and reversal, assets, and amount of reserve

(Unit: thousand yen)

Subject asset	Reason for reserve	Initially incurred amount	Balance at beginning of period	Reserved amount for period	Reversed amount for period	Balance at end of period	Reason for reversal
Operating accounts receivable	Occurrence of inconsistency between accounting purposes and tax purposes regarding unrecorded operating accounts receivable	56,330	31,416	24,913	–	56,330	–
Machinery and equipment	Occurrence of inconsistency between accounting purposes and tax purposes regarding recording of expenses related to asset retirement obligations	109,435	91,165	18,269	–	109,435	–
Deferred hedge gains (losses)	Occurrence of loss on valuation of interest rate swaps	234,229	698	109,619	–	110,317	–
Total		399,994	123,280	152,802	–	276,083	–

##### 2. Specific method of reversal

###### (1) Operating accounts receivable

EII plans to reverse the amount to be reversed upon collection of debts or recognition of tax loss.

###### (2) Machinery and equipment

EII plans to reverse the amount to be reversed upon inclusion of the expenses in deductible expenses due to removal of solar and wind power generation facilities and other factors.

###### (3) Deferred hedge gains (losses)

EII plans to reverse according to fluctuations in fair value of the derivative transactions that are the hedging instruments.

Current fiscal period (from December 1, 2023 to May 31, 2024)

1. Reasons for reserve and reversal, assets, and amount of reserve

(Unit: thousand yen)

Subject asset	Reason for reserve	Initially incurred amount	Balance at beginning of period	Reserved amount for period	Reversed amount for period	Balance at end of period	Reason for reversal
Operating accounts receivable	Occurrence of inconsistency between accounting purposes and tax purposes regarding unrecorded operating accounts receivable	56,330	56,330	36,203	–	92,533	–
Machinery and equipment	Occurrence of inconsistency between accounting purposes and tax purposes regarding recording of expenses related to asset retirement obligations	109,435	109,435	29,519	–	138,954	–
Deferred hedge gains (losses)	Occurrence of loss on valuation of interest rate swaps	234,229	110,317	–	(109,724)	593	Fluctuation in fair value of derivative transactions
Total		399,994	276,083	65,723	(109,724)	232,082	–

##### 2. Specific method of reversal

###### (1) Operating accounts receivable

EII plans to reverse the amount to be reversed upon collection of debts or recognition of tax loss.

###### (2) Machinery and equipment

EII plans to reverse the amount to be reversed upon inclusion of the expenses in deductible expenses due to removal of solar and wind power generation facilities and other factors.

###### (3) Deferred hedge gains (losses)

EII plans to reverse according to fluctuations in fair value of the derivative transactions that are the hedging instruments.



**(Notes to Statements of Income)**

\*1. Breakdown of revenue and expenses from the rental business of renewable energy power generation facilities

(Unit: thousand yen)

	Previous fiscal period From June 1, 2023 to November 30, 2023	Current fiscal period From December 1, 2023 to May 31, 2024
<b>A. Operating revenue from the rental business of renewable energy power generation facilities</b>		
Rent income from renewable energy power generation facilities		
(Base rent)	3,695,429	3,745,162
(Performance-linked rent)	490,673	289,886
(Incidental income)	16,161	19,529
Total revenue from the rental business of renewable energy power generation facilities	4,202,265	4,054,578
<b>B. Operating expenses from the rental business of renewable energy power generation facilities</b>		
Rent expenses from renewable energy power generation facilities		
(Taxes and dues)	201,613	246,106
(Insurance expenses)	72,348	77,854
(Repair expenses)	63,854	78,555
(Depreciation)	2,085,365	2,094,525
(Rent expenses on land and buildings)	114,579	110,861
(Trust fees)	9,105	12,499
(Other expenses)	19,559	25,634
Total expenses from the rental business of renewable energy power generation facilities	2,566,426	2,646,038
<b>C. Revenue and expenses from the rental business of renewable energy power generation facilities (A-B)</b>	1,635,838	1,408,540

**(Notes to Statements of Changes in Unitholders' Equity)**

	Previous fiscal period From June 1, 2023 to November 30, 2023	Current fiscal period From December 1, 2023 to May 31, 2024
*1. Total number of authorized investment units and total number of investment units issued and outstanding		
Total number of authorized investment units	10,000,000 units	10,000,000 units
Total number of investment units issued and outstanding	556,975 units	556,975 units

**(Notes to Statements of Cash Flows)**

\*1. Relationship between the balance of cash and cash equivalents as of the end of the period and the amounts on the balance sheet

(Unit: thousand yen)

	Previous fiscal period From June 1, 2023 to November 30, 2023	Current fiscal period From December 1, 2023 to May 31, 2024
Cash and deposits	8,027,667	7,038,661
Cash and deposits in trust	1,187,434	1,265,399
Cash and cash equivalents	9,215,101	8,304,061

**2. Important non-financial transactions**

Amount of newly recorded significant asset retirement obligations

(Unit: thousand yen)

	Previous fiscal period From June 1, 2023 to November 30, 2023	Current fiscal period From December 1, 2023 to May 31, 2024
Amount of significant asset retirement obligations	316,713	-

**(Notes to Financial Instruments)**
**1. Matters concerning the status of financial products**
**(1) Policy on handling financial instruments**

EII procures funds to acquire new assets for management and repay borrowings through borrowings from financial institutions, issuance of investment units, or other means. EII makes it a basic policy to build stable and sound financial management in order to maintain and enhance earnings over the medium to long term and achieve growth in the size and value of the assets under management. Furthermore, EII makes derivative transactions in order to hedge future interest rate fluctuation risks and does not intend to make any speculative transactions.

**(2) Description of financial instruments, associated risks, and risk management structure**

Long-term loans payable are funds procured for acquiring assets for management and are exposed to interest rate fluctuation risks and liquidity risks, etc. EII reduces such risks through relatively long borrowing terms as well as appropriate control of various indicators, such as setting the upper limit of the interest-bearing debt ratio at 60% as a rule. Furthermore, in order to avoid interest rate fluctuation risks and effectively fix floating interest rates, derivative transactions (interest rate swap transactions, etc.) may be used as a hedging instrument.

**(3) Supplementary explanation on matters concerning fair value of financial instruments**

The fair value of financial instruments, aside from values based on market price, includes values based on reasonable calculations when there is no market price. Certain assumptions are used in calculating those values, and there may be cases where the values will vary when different assumptions are used.

**2. Matters concerning fair value of financial instruments**

The table below shows the book values of financial instruments as recorded on the balance sheet, the corresponding fair values, and the difference between these amounts for the previous fiscal period (as of November 30, 2023). Notes are omitted for "Cash and deposits," "Cash and deposits in trust," "Operating accounts receivable," and "Short-term loans payable," as these are settled in cash and within a short period of time, and the fair value is thus close to the book value. Those with insignificant amounts are also omitted.

(Unit: thousand yen)

	Book value	Fair value (Note 1)	Difference
(1) Current portion of long-term loans payable	3,608,082	3,586,161	(21,920)
(2) Long-term loans payable	54,978,135	54,663,084	(315,051)
Total liabilities	58,586,217	58,249,245	(336,971)
(3) Derivative transactions	112,257	112,257	-

(Note 1) Methods used for estimating the fair value of financial instruments and matters related to derivative transactions

**(1) Current portion of long-term loans payable and (2) Long-term loans payable**

With respect to long-term loans payable at variable interest rates, as they are borrowed on the condition that the interest rates are renewed at a certain interval, the fair value is deemed to be close to the book value and is thus stated at that book value. The fair value of long-term loans payable with variable interest rates that are subject to special accounting for interest rate swaps (refer to "Notes to Derivative Transactions" below) is calculated by discounting the total amount of principal and interest treated together with the said interest rate swaps by a reasonably estimated rate applicable in the event of a new drawdown of similar loans.

**(3) Derivative transactions**

Please refer to "Notes to Derivative Transactions" below.

The table below shows the book values of financial instruments as recorded on the balance sheet, the corresponding fair values, and the difference between these amounts for the current fiscal period (as of May 31, 2024). Notes are omitted for "Cash and deposits," "Cash and deposits in trust," and "Operating accounts receivable," as these are settled in cash and within a short period of time, and the fair value is thus close to the book value. Those with insignificant amounts are also omitted.

(Unit: thousand yen)

	Book value	Fair value (Note 1)	Difference
(1) Current portion of long-term loans payable	3,846,842	3,801,686	(45,155)
(2) Long-term loans payable	55,499,512	54,844,859	(654,653)
Total liabilities	59,346,355	58,646,546	(699,809)
(3) Derivative transactions	216,492	216,492	-

(Note 1) Methods used for estimating the fair value of financial instruments and matters related to derivative transactions

(1) Current portion of long-term loans payable and (2) Long-term loans payable

With respect to long-term loans payable at variable interest rates, as they are borrowed on the condition that the interest rates are renewed at a certain interval, the fair value is deemed to be close to the book value and is thus stated at that book value. The fair value of long-term loans payable with variable interest rates that are subject to special accounting for interest rate swaps (refer to "Notes to Derivative Transactions" below) is calculated by discounting the total amount of principal and interest treated together with the said interest rate swaps by a reasonably estimated rate applicable in the event of a new drawdown of similar loans.

(3) Derivative transactions

Please refer to "Notes to Derivative Transactions" below.

(Note 2) Scheduled repayment amount of long-term loans payable after the closing date (November 30, 2023) (Unit: thousand yen)

	Due in 1 year or less	Due after 1 year through 2 years	Due after 2 years through 3 years	Due after 3 years through 4 years	Due after 4 years through 5 years	Due after 5 years
(1) Current portion of long-term loans payable	3,608,082	-	-	-	-	-
(2) Long-term loans payable	-	3,654,115	3,697,564	3,761,305	3,806,056	40,059,093
Total	3,608,082	3,654,115	3,697,564	3,761,305	3,806,056	40,059,093

Scheduled repayment amount of long-term loans payable after the closing date (May 31, 2024)

(Unit: thousand yen)

	Due in 1 year or less	Due after 1 year through 2 years	Due after 2 years through 3 years	Due after 3 years through 4 years	Due after 4 years through 5 years	Due after 5 years
(1) Current portion of long-term loans payable	3,846,842	-	-	-	-	-
(2) Long-term loans payable	-	3,896,750	3,994,889	4,007,581	4,025,220	39,575,070
Total	3,846,842	3,896,750	3,994,889	4,007,581	4,025,220	39,575,070

## (Notes to Derivative Transactions)

1. Derivatives to which hedge accounting is not applied

Previous fiscal period (as of November 30, 2023) and current fiscal period (as of May 31, 2024)

Not applicable.

2. Derivatives to which hedge accounting is applied

Previous fiscal period (as of November 30, 2023)

(Unit: thousand yen)

Method of hedge accounting	Type of derivative transactions, etc.	Major hedged item	Contract amount, etc.		Fair value	Calculation method for the fair value
				Of which, exceeding 1 year		
Principle accounting method	Interest rate swap transactions Receivable variable; payable fixed	Long-term loans payable	15,718,521	14,711,784	112,257	Depends on the value quoted by financial institutions of account, etc.
Special accounting for interest rate swaps	Interest rate swap transactions Receivable variable; payable fixed	Long-term loans payable	37,742,272	35,422,019	(Note)	-
Total			53,460,793	50,133,803	112,257	-

(Note) Those that are subject to special accounting for interest rate swaps are treated together with the current portion of long-term loans payable and the long-term loans payable to be hedged, and their fair value is thus presented together with the fair value of "(1) Current portion of long-term loans payable and (2) Long-term loans payable" in "Notes to Financial Instruments - Matters concerning fair value of financial instruments" (Note 1).

Current fiscal period (as of May 31, 2024)

(Unit: thousand yen)

Method of hedge accounting	Type of derivative transactions, etc.	Major hedged item	Contract amount, etc.		Fair value	Calculation method for the fair value
				Of which, exceeding 1 year		
Principle accounting method	Interest rate swap transactions Receivable variable; payable fixed	Long-term loans payable	17,446,108	16,333,747	216,492	Depends on the value quoted by financial institutions of account, etc.
Special accounting for interest rate swaps	Interest rate swap transactions Receivable variable; payable fixed	Long-term loans payable	38,932,929	36,390,789	(Note)	-
Total			56,379,037	52,724,537	216,492	-

(Note) Those that are subject to special accounting for interest rate swaps are treated together with the current portion of long-term loans payable and the long-term loans payable to be hedged, and their fair value is thus presented together with the fair value of "(1) Current portion of long-term loans payable and (2) Long-term loans payable" in "Notes to Financial Instruments - Matters concerning fair value of financial instruments" (Note 1).

## (Notes to Retirement Benefits)

Previous fiscal period (as of November 30, 2023) and current fiscal period (as of May 31, 2024)

Not applicable.

**(Notes to Tax Effect Accounting)**

## 1. Breakdown of deferred tax assets and deferred tax liabilities by major cause

(Unit: thousand yen)

	Previous fiscal period November 30, 2023	Current fiscal period May 31, 2024
<b>Deferred tax assets</b>		
Exclusion of business tax from deductible expenses	16	10
Asset retirement obligations	346,610	310,026
Operating accounts receivable	29,344	22,735
Subtotal of deferred tax assets	375,971	332,772
Valuation allowance	(37,808)	-
Total deferred tax assets	338,162	332,772
<b>Deferred tax liabilities</b>		
Deferred hedge gains (losses)	(35,316)	(66,317)
Property, plant and equipment corresponding to asset retirement obligations	(302,830)	(266,444)
Total deferred tax liabilities	(338,146)	(332,762)
<b>Deferred tax assets, net</b>	<b>16</b>	<b>10</b>

## 2. Breakdown of main items that caused differences between the statutory tax rate and the effective income tax rate after applying tax effect accounting

(unit: %)

	Previous fiscal period November 30, 2023	Current fiscal period May 31, 2024
Statutory tax rate	31.46	31.46
(Adjustment)		
Deductible cash distributions	(33.83)	(30.58)
Amortization of asset retirement obligations	1.08	1.16
Unrecorded operating accounts receivable	1.33	(0.83)
Reversal of asset retirement obligations	-	(1.19)
Other	0.07	0.08
Effective income tax rate after applying tax effect accounting	0.11	0.10

**(Notes to Profit or Loss of Entities Accounted for by the Equity Method)**

Previous fiscal period (as of November 30, 2023) and current fiscal period (as of May 31, 2024)

Not applicable.

**(Notes to Transactions with Related Parties)**

## 1. Parent company and major corporate unitholders

Previous fiscal period (from June 1, 2023 to November 30, 2023) and current fiscal period (from December 1, 2023 to May 31, 2024)

Not applicable.

## 2. Affiliates, etc.

Previous fiscal period (from June 1, 2023 to November 30, 2023) and current fiscal period (from December 1, 2023 to May 31, 2024)

Not applicable.

## 3. Sister companies, etc.

Previous fiscal period (from June 1, 2023 to November 30, 2023) and current fiscal period (from December 1, 2023 to May 31, 2024)

Not applicable.

## 4. Officers and major individual unitholders

Previous fiscal period (from June 1, 2023 to November 30, 2023)

Attribute	Name	Address	Share capital or investments in capital (thousand yen)	Business or occupation	Percentage of investment units owned	Description of relationship	Description of transaction	Transaction amount (thousand yen) (Note 2) (Note 3)	Account title	Balance at end of period (thousand yen) (Note 2)
Director or close relative thereof	Keiichi Matsuzuka	-	-	Executive Officer of Eli and Representative Director, President, and CEO of Enex Asset Management Co., Ltd.	-	Executive Officer of Eli and Representative Director, President, and CEO of Enex Asset Management Co., Ltd.	Asset management company for Eli Payment of asset management fee to Enex Asset Management Co., Ltd. (Note 1)	311,317	Accounts payable - other	198,673

(Note 1) The transaction was conducted by Keiichi Matsuzuka as the representative director of a third party (Enex Asset Management Co., Ltd.), and the above fee amount is in accordance with the terms and conditions set forth in Eli's Articles of Incorporation.

(Note 2) Of the above amounts, the transaction amount does not include consumption taxes, while the balance at end of period includes consumption taxes.

(Note 3) The asset management fee includes the fee portion related to property acquisition (130,705 thousand yen) that is included in the book value of the specified asset.

## Current fiscal period (from December 1, 2023 to May 31, 2024)

Attribute	Name	Address	Share capital or investments in capital (thousand yen)	Business or occupation	Percentage of investment units owned	Description of relationship	Description of transaction	Transaction amount (thousand yen) (Note 2) (Note 3)	Account title	Balance at end of period (thousand yen) (Note 2)
Director or close relative thereof	Keiichi Matsuzuka	-	-	Executive Officer of Eli and Representative Director, President, and CEO of Enex Asset Management Co., Ltd.	-	Executive Officer of Eli and Representative Director, President, and CEO of Enex Asset Management Co., Ltd.	Asset management company for Eli Payment of asset management fee to Enex Asset Management Co., Ltd. (Note 1)	181,104	Accounts payable - other	195,584

(Note 1) The transaction was conducted by Keiichi Matsuzuka as the representative director of a third party (Enex Asset Management Co., Ltd.), and the above fee amount is in accordance with the terms and conditions set forth in Eli's Articles of Incorporation.

(Note 2) Of the above amounts, the transaction amount does not include consumption taxes, while the balance at end of period includes consumption taxes.

(Note 3) The asset management fee includes the fee portion related to property acquisition (2,976 thousand yen) that is included in the book value of the specified asset.

**(Notes to Asset Retirement Obligations)**

Asset retirement obligations recorded on the balance sheet

**1. Overview of the asset retirement obligations**

Asset retirement obligations have been recorded with regard to the obligations to restore the sites to their original conditions based on the land lease agreements which EII has concluded with the land owners for some of its renewable energy power generation facilities.

**2. Calculation method of the amount of the asset retirement obligations**

The amount of the asset retirement obligations is calculated by estimating the use period of the relevant assets to be their useful lives (186 months to 291 months) and using a discount rate of 0.0% to 1.4%.

**3. Increase/decrease in the total amount of the asset retirement obligations**

(Unit: thousand yen)

	Previous fiscal period From June 1, 2023 to November 30, 2023	Current fiscal period From December 1, 2023 to May 31, 2024
Balance at beginning of period	785,036	1,101,749
Increase due to purchase of property, plant and equipment	313,423	-
Adjustment amount over time	3,290	3,344
Decrease due to performance of asset retirement obligations	-	-
Other increases/decreases (figures in parentheses indicate a decrease) (Note)	-	(119,630)
Balance at end of period	1,101,749	985,463

(Note) Other increases/decreases (figures in parentheses indicate a decrease) during the period are due to the loss of the obligation to restore sites to their original conditions set for the land leasehold interest that was eliminated with the acquisition of Takahagi Solar Power Plant's land.

**(Notes to Rental Properties)**

EII owns renewable energy power generation facilities. The book value recorded on the balance sheet, change during the period, and fair value are as follows:

(Unit: thousand yen)

	Previous fiscal period From June 1, 2023 to November 30, 2023	Current fiscal period From December 1, 2023 to May 31, 2024
<b>Book value (Note 2)</b>		
Balance at beginning of period	69,807,139	94,433,131
Change during the period (Note 3)	24,625,991	(1,713,824)
Balance at end of period	94,433,131	92,719,306
<b>Valuation at end of period (Note 4)</b>	99,471,000	96,060,000

(Note 1) As the real estate owned by EII is real estate provided for the use of renewable energy power generation facilities, the book value and valuation at end of period indicate the amounts of the renewable energy power generation facilities and real estate combined as one.

(Note 2) The book value is the amount at acquisition cost less the accumulated depreciation. The book value does not include construction in progress in trust.

(Note 3) Of the increase/decrease for rental properties during the period, the increase was mainly due to the acquisition of Takasaka Solar Power Plant B (25,442,870 thousand yen) and Hokota Solar Power Plant (module expansion, 951,044 thousand yen) in the previous period, while the decrease was mainly due to depreciation. The increase for the fiscal year under review was mainly due to the acquisition of Takahagi Solar Power Plant (additional land acquisition, 571,058 thousand yen), while the decrease was primarily due to depreciation.

(Note 4) The valuation at end of period indicates the total median value calculated by EII, pursuant to Article 41-1-1 of its Articles of Incorporation, from the appraisal value in the range (from 94,180,000 thousand yen to 104,762,000 thousand yen for the previous fiscal period; from 92,593,000 thousand yen to 99,527,000 thousand yen for the current fiscal period) shown in the valuation report obtained from PricewaterhouseCoopers Sustainability LLC.

The revenue and expenses of the renewable energy power generation facilities are stated in "Notes to Statements of Income."

**(Notes to Revenue Recognition)**

Previous fiscal period (as of November 30, 2023) and current fiscal period (as of May 31, 2024)

Not applicable.

**(Notes to Segment Information)**

(Segment information)

The segment information is omitted as EII has a single segment of the rental business of renewable energy power generation facilities.

(Related information)

Previous fiscal period (from June 1, 2023 to November 30, 2023)

**1. Information by product and service**

Information is omitted because operating revenue from a single product/service segment to outside customers exceeds 90% of the operating revenue on the statements of income.

**2. Information by geographic area**

(1) Operating revenue

Information is omitted because operating revenue from outside customers in Japan exceeds 90% of the operating revenue on the statements of income.

(2) Property, plant and equipment

Information is omitted because the amount of property, plant and equipment located in Japan exceeds 90% of the amount of property, plant and equipment on the balance sheet.

**3. Information on major customers**

(Unit: thousand yen)

Name of customer	Operating revenue	Name of related segment
Sunrise Megasolar Godo Kaisha	229,884	Rental business of renewable energy power generation facilities
Daini Chiyoda Kogen Taiyoko Godo Kaisha	31,386	Rental business of renewable energy power generation facilities
Hofu Solar Power Generation Godo Kaisha	37,890	Rental business of renewable energy power generation facilities
Kusu Solar Power Generation Godo Kaisha	17,910	Rental business of renewable energy power generation facilities
SOLAR ENERGY Hokota Godo Kaisha	392,727	Rental business of renewable energy power generation facilities
Kitakyushu Solar Power Generation Godo Kaisha	49,759	Rental business of renewable energy power generation facilities
Godo Kaisha TSMH1	1,625,102	Rental business of renewable energy power generation facilities
Shinshiro Solar Power Generation Godo Kaisha	31,290	Rental business of renewable energy power generation facilities
Monbetsu Solar Power Generation Godo Kaisha	274,468	Rental business of renewable energy power generation facilities
TAKASAKI Megasolar Godo Kaisha	250,461	Rental business of renewable energy power generation facilities
SHINKO Godo Kaisha	971,971	Rental business of renewable energy power generation facilities
Tainai Wind Farm Godo Kaisha	273,248	Rental business of renewable energy power generation facilities



Current fiscal period (from December 1, 2023 to May 31, 2024)

### 1. Information by product and service

Information is omitted because operating revenue from a single product/service segment to outside customers exceeds 90% of the operating revenue on the statements of income.

### 2. Information by geographic area

#### (1) Operating revenue

Information is omitted because operating revenue from outside customers in Japan exceeds 90% of the operating revenue on the statements of income.

#### (2) Property, plant and equipment

Information is omitted because the amount of property, plant and equipment located in Japan exceeds 90% of the amount of property, plant and equipment on the balance sheet.

### 3. Information on major customers

(Unit: thousand yen)

Name of customer	Operating revenue	Name of related segment
Sunrise Megasolar Godo Kaisha	265,488	Rental business of renewable energy power generation facilities
Daini Chiyoda Kogen Taiyoko Godo Kaisha	26,596	Rental business of renewable energy power generation facilities
Hofu Solar Power Generation Godo Kaisha	33,567	Rental business of renewable energy power generation facilities
Kusu Solar Power Generation Godo Kaisha	17,074	Rental business of renewable energy power generation facilities
SOLAR ENERGY Hokota Godo Kaisha	485,689	Rental business of renewable energy power generation facilities
Kitakyushu Solar Power Generation Godo Kaisha	39,142	Rental business of renewable energy power generation facilities
Godo Kaisha TSMH1	1,383,706	Rental business of renewable energy power generation facilities
Shinshiro Solar Power Generation Godo Kaisha	30,002	Rental business of renewable energy power generation facilities
Monbetsu Solar Power Generation Godo Kaisha	228,670	Rental business of renewable energy power generation facilities
TAKASAKI Megasolar Godo Kaisha	255,456	Rental business of renewable energy power generation facilities
SHINKO Godo Kaisha	1,021,950	Rental business of renewable energy power generation facilities
Tainai Wind Farm Godo Kaisha	247,703	Rental business of renewable energy power generation facilities

### (Notes to Per Unit Information)

	Previous fiscal period From June 1, 2023 to November 30, 2023	Current fiscal period From December 1, 2023 to May 31, 2024
Net assets per unit	80,952 yen	79,570 yen
Net income per unit	1,619 yen	1,430 yen

(Note 1) Net income per unit is calculated by dividing net income by the day-weighted average number of investment units.

Diluted net income per unit is not stated because there are no dilutive investment units.

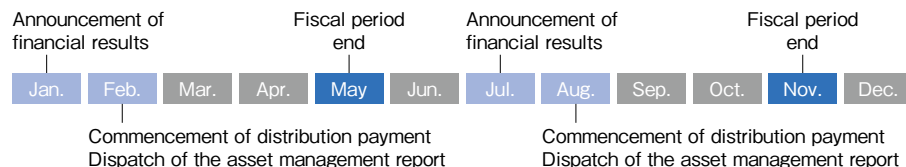
(Note 2) The basis of calculation of net income per unit is as follows:

		Previous fiscal period From June 1, 2023 to November 30, 2023	Current fiscal period From December 1, 2023 to May 31, 2024
Net income	(thousand yen)	863,493	796,824
Amount not attributable to common unitholders	(thousand yen)	-	-
Net income attributable to common investment units	(thousand yen)	863,493	796,824
Average number of investment units during the period	(units)	533,294	556,975

# Unitholder Information



## IR Calendar



## Invitation to EII's Website

You can obtain the latest information on EII with your PC or smartphone.

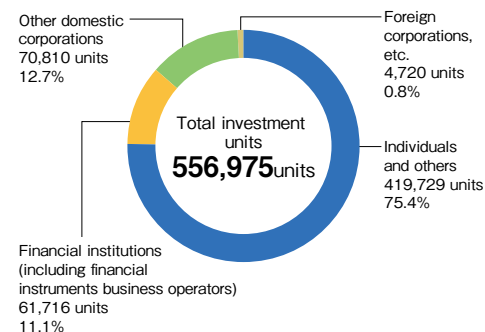
<https://enexinfra.com/en/>

EII works to prepare a variety of content on its website and endeavors on investor relations (IR) and information provision through the website in an effort to disclose information to investors in a timely manner and help them better understand EII.

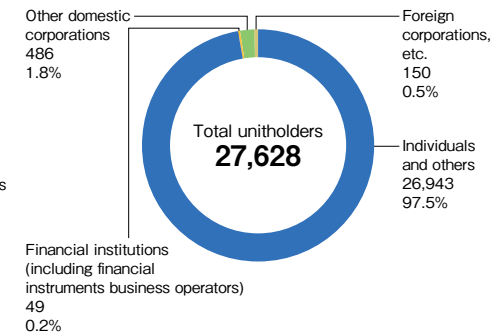


## Unitholder Composition

Number and ratio of investment units by investor type



Number and ratio of unitholders by investor type



## Changes in Investment Unit Price

