

Summary of Financial Results for the Fiscal Period Ended November 2024 (Infrastructure Fund)

January 15, 2025

Infrastructure Fund Issuer: Enex Infrastructure Investment Corporation Listing Exchange: Tokyo Stock Exchange
 Securities Code: 9286 URL: <https://enexinfra.com/en>
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Supplementary materials for financial results: Yes
 Financial results briefing: Yes (For institutional investors and analysts)

(Amounts are rounded down to the nearest million yen)

1. Status of Management and Assets for the Fiscal Period Ended November 2024 (from June 1, 2024, to November 30, 2024)

(1) Management Status (Percentage figures are the rate of period-on-period change)

	Operating revenue		Operating income		Ordinary income		Net income	
	Million yen	%	Million yen	%	Million yen	%	Million yen	%
Fiscal period ended November 2024	4,118	1.6	1,173	4.3	724	(5.5)	723	(9.1)
Fiscal period ended May 2024	4,054	(3.5)	1,125	(17.6)	767	(11.2)	796	(7.7)

	Net income per unit	Ratio of net income to equity	Ratio of ordinary income to total assets	Ratio of ordinary income to operating revenue
	Yen	%	%	%
Fiscal period ended November 2024	1,299	1.7	0.7	17.6
Fiscal period ended May 2024	1,430	1.8	0.7	18.9

(2) Status of Cash Distributions

	Distribution per unit (excluding distribution in excess of earnings)	Total distribution (excluding distribution in excess of earnings)	Distribution in excess of earnings per unit	Total distribution in excess of earnings	Distribution per unit (including distribution in excess of earnings)	Total distribution (including distribution in excess of earnings)	Payout ratio	Ratio of distribution to net assets
	Yen	Million yen	Yen	Million yen	Yen	Million yen	%	%
Fiscal period ended November 2024	1,300	724	1,695	944	2,995	1,668	100.0	1.7
Fiscal period ended May 2024	1,340	746	1,654	921	2,994	1,667	93.7	1.7

(Note 1) The 1,654 yen in distribution in excess of earnings per unit for the fiscal period ended May 2024 comprises 52 yen of reserve for temporary difference adjustments and 1,602 yen for other distribution in excess of earnings. The total distribution in excess of earnings for the fiscal period ended May 2024 comprises 28 million yen of reserve for temporary difference adjustments and 892 million yen of refund of investment, which falls under the category of a reduction in unitholders' paid-in capital under tax laws.

(Note 2) The 1,695 yen in distribution in excess of earnings per unit for the fiscal period ended November 2024 comprises 86 yen of reserve for temporary difference adjustments and 1,609 yen for other distribution in excess of earnings. The total distribution in excess of earnings for the fiscal period ended November 2024 comprises 47 million yen of reserve for temporary difference adjustments and 896 million yen of refund of investment, which falls under the category of a reduction in unitholders' paid-in capital under tax laws.

(Note 3) The payout ratio is calculated using the following formula.

Payout ratio = total distribution (excluding distribution in excess of earnings) / net income x 100

(Note 4) The ratio of distribution to net assets is calculated using the following formula.

Ratio of distribution to net assets = total distribution (excluding distribution in excess of earnings) / {(net assets at beginning of period + net assets at end of period) / 2} x 100

(Note 5) The payout ratio and ratio of distribution to net assets for the fiscal period ended May 2024 are 97.3% and 1.8%, respectively, if calculated by using the sum of the distribution excluding distribution in excess of earnings and the distribution in excess of earnings from reserve for temporary difference adjustments. The payout ratio and ratio of distribution to net assets for the fiscal period ended November 2024 are 106.6% and 1.8%, respectively, if calculated by using the sum of the distribution excluding distribution in excess of earnings and the distribution in excess of earnings from reserve for temporary difference adjustments. The payout ratio and ratio of distribution to net assets are calculated using the following formulas.

Payout ratio = (distribution excluding distribution in excess of earnings + distribution in excess of earnings from reserve for temporary difference adjustments) / net income x 100

Ratio of distribution to net assets = (distribution excluding distributions in excess of earnings + distribution in excess of earnings from reserve for temporary difference adjustments) / ((net assets at beginning of period + net assets at end of period) / 2) x 100

(Note 6) The ratio of reduced surplus, etc. due to distribution in excess of earnings (refund of investment) for the fiscal period ended May 2024 is 0.021. For the fiscal period ended November 2024, it is 0.022.

(3) Financial Position

	Total assets	Net assets	Equity ratio	Net assets per unit
	Million yen	Million yen	%	Yen
Fiscal period ended November 2024	102,089	43,398	42.5	77,917
Fiscal period ended May 2024	105,352	44,318	42.1	79,570

(4) Status of Cash Flows

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and cash equivalents at end of period
	Million yen	Million yen	Million yen	Million yen
Fiscal period ended November 2024	2,984	(198)	(3,914)	7,174
Fiscal period ended May 2024	5,003	(505)	(5,409)	8,304

2. Forecast of Management Status for the Fiscal Period Ending May 2025 (from December 1, 2024, to May 31, 2025) and Forecast of Management Status for the Fiscal Period Ending November 2025 (from June 1, 2025, to November 30, 2025)

(Percentage figures are the rate of period-on-period change)

	Operating revenue		Operating income		Ordinary income		Net income		Distribution per unit (excluding distribution in excess of earnings)	Distribution in excess of earnings per unit	Distribution per unit (including distribution in excess of earnings)
	Million yen	%	Million yen	%	Million yen	%	Million yen	%	Yen	Yen	Yen
Fiscal period ending May 2025	4,239	2.9	1,338	14.0	892	23.1	891	23.1	1,600	400	2,000
Fiscal period ending Nov. 2025	4,223	(0.4)	1,277	(4.5)	839	(5.9)	839	(5.9)	1,506	494	2,000

(Reference) Forecast net income per unit (forecast net income / forecast number of investment units at end of period)
(Fiscal period ending May 2025) 1,600 yen, (Fiscal period ending November 2025) 1,506 yen

*Other

(1) Changes in Accounting Policies, Changes in Accounting Estimates, and Restatement

- 1) Changes in accounting policies associated with amendments to accounting standards, etc. : No
- 2) Changes in accounting policies other than 1) : No
- 3) Changes in accounting estimates : No
- 4) Restatement : No

(2) Total Number of Investment Units Issued and Outstanding

1) Total number of investment units issued and outstanding (including treasury units) at end of period	Fiscal period ended November 2024	556,975 units	Fiscal period ended May 2024	556,975 units
2) Number of treasury units at end of period	Fiscal period ended November 2024	0 units	Fiscal period ended May 2024	0 units

(Note) For the number of investment units based on which net income per unit is calculated, please refer to “Notes to Per Unit Information” on page 33.

* This summary of financial results is not subject to audit procedures by public accountants or audit corporations.

* Explanation of Appropriate Use of Forecast of Management Status and Other Matters of Special Note

Forecasts of management status and other forward-looking statements contained in this document are based on information that is currently available and certain assumptions that are deemed reasonable by EII. Accordingly, the actual management status, etc. may differ materially due to various factors. In addition, the forecast is not a guarantee of the amount of distribution and distribution in excess of earnings. For the assumptions underlying the forecast of management status, please refer to “Assumptions of Forecast of Management Status for the Fiscal Period Ending May 2025 (from December 1, 2024, to May 31, 2025) and Fiscal Period Ending November 2025 (from June 1, 2025, to November 30, 2025)” on page 9.

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1. Management Status

(1) Management Status

1) Overview of the Fiscal Period under Review

(a) Brief History of Enex Infrastructure Investment Corporation

EII was founded on August 3, 2018, under the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951 and subsequent amendments; hereinafter the “Investment Trusts Act”), with Enex Asset Management Co., Ltd. (hereinafter the “Asset Management Company”) as the originator and Itochu Enex Corporation (hereinafter “Itochu Enex”), Sumitomo Mitsui Trust Bank, Limited, Mercuria Investment Co., Ltd., and Maiora Asset Management Pte. Ltd. (hereinafter “Maiora”) as the sponsors (Note) (equity investment amount: 100 million yen, number of units issued: 1,000 units). Registration with the Kanto Local Finance Bureau was completed on September 5, 2018 (Registration No.: Director-General of the Kanto Local Finance Bureau No. 139).

As a result, the total number of investment units issued and outstanding is 556,975 units as of November 30, 2024.

(Note) Itochu Enex, Sumitomo Mitsui Trust Bank, Limited, Mercuria Investment Co., Ltd., and Maiora, which have each concluded a sponsor support agreement with EII and the Asset Management Company, are referred to individually or collectively as the “Sponsor” or the “Sponsors.” The same shall apply hereinafter.

(b) Investment Environment and Management Results

During the fiscal period under review, due to surging prices of resources impacted by geopolitical risks such as the situation in Ukraine, the FRB’s interest rate hikes due to inflation in the U.S., revisions to the allowable range of long-term interest rate fluctuations by the Bank of Japan, and a weaker yen against the backdrop of interest rate differences between Japan and the U.S., the outlook for the Japanese economy remained uncertain.

In the context of this investment environment, the number of already acquired assets stood at 12 properties at the end of the period under review (total facility capacity (Note 1) of 243.4 MW and total price (Note 2) of 93,251 million yen).

(Note 1) “Facility capacity” is based on solar module output (Note 3) for solar power generation facilities and generator rated output for wind power generation facilities. For solar power generation facilities, the module output (total solar module rated output) based on technical reports is indicated. For wind power generation facilities, the total wind turbine rated output based on technical reports is indicated. The total facility capacity is rounded to the first decimal place. The same shall apply hereinafter.

(Note 2) “Price” refers to the median value calculated by EII, pursuant to Article 41-1-1 of its Articles of Incorporation, from the valuation of each power plant in the range shown in the valuation report (Note 4), with November 30, 2024, as the valuation date, obtained from PricewaterhouseCoopers Sustainability LLC. The same shall apply hereinafter.

(Note 3) “Module output” means the rated output per solar module used in each solar power generation facility (i.e., the maximum output when using the solar module; the same shall apply hereinafter) multiplied by the total number of modules.

(Note 4) A “valuation report” is a document prepared in accordance with the Investment Trusts Act and other laws and ordinances, the rules and regulations stipulated by The Investment Trusts Association, Japan (JITA), and the asset valuation methods and standards stipulated in EII’s Articles of Incorporation, which assesses the price, etc. of renewable energy power generation facilities (i.e., facilities stipulated in Article 2-2 of the Act on Special Measures Concerning Promotion of Utilization of Electricity from Renewable Energy Sources [Act No. 108 of 2011 and subsequent amendments; hereinafter referred to as the “Renewable Energy Special Measures Act”]), excluding facilities that correspond to real estate (the same shall apply hereinafter), and reports on the results. The same shall apply hereinafter.

(c) Overview of Financing

No new funds were procured during the fiscal period under review. As a result of conducting scheduled repayment of 2,247 million yen during the fiscal period under review, the balance of borrowings as of November 30, 2024, was 57,099 million yen, with the ratio of interest-bearing debt to total assets (“LTV”) standing at 55.9%.

Moreover, EII was assigned the following credit rating as of November 30, 2024.

<Credit rating>

Credit rating agency	Rating type	Rating outlook
Japan Credit Rating Agency, Ltd.	A	Stable

(d) Overview of Business Performance and Cash Distributions

As a result of the above operations, EII posted operating revenue of 4,118 million yen, operating income of 1,173 million yen, ordinary income of 724 million yen, and net income of 723 million yen for the fiscal period under review.

For cash distributions, the distribution amount shall be in excess of an amount equivalent to 90% of the “distributable income amount” as stipulated in Article 67-15 of the Act on Special Measures Concerning Taxation (Act No. 26 of 1957 and subsequent amendments), in accordance with the cash distribution policy set forth by EII (Article 47 of the Articles of Incorporation). In addition, EII makes it a policy to continuously deliver cash in excess of earnings (refund of investment) for each calculation period as a rule, to the extent not affecting EII’s financial conditions, after reserving cash and deposits EII regards as appropriate. Based on this policy, EII shall conduct unitholder returns.

Based on such policy, for distribution of earnings (excluding distribution in excess of earnings) for the fiscal period under review, EII decided to pay out 724 million yen, which is almost the full amount of the amount of earnings as designated in Article 136-1 of the Investment Trusts Act, applying the Act on Special Measures Concerning Taxation for investment corporations. Accordingly, distribution of earnings per unit (excluding distribution in excess of earnings) was determined to be 1,300 yen. In addition, taking into account the impact on cash distributions of the inconsistency between excess of earnings for accounting purposes and excess of earnings for tax purposes (as defined in Article 2-2-30-a of the Regulations on Calculations of Investment Corporations [Cabinet Office Order No. 47 of 2006 and subsequent amendments; hereinafter referred to as the “Regulations on Calculations of Investment Corporations”]) relating to asset retirement obligations, etc., EII decided to conduct distribution in excess of earnings per unit of 86 yen related to the reserve for temporary difference adjustments (as defined in Article 2-2-30 of the Regulations on Calculation of Investment Corporations; the same applies hereinafter) as well as other distribution in excess of earnings per unit of 1,609 yen.

Accordingly, distribution per unit for the fiscal period under review came to 2,995 yen (of which, distribution in excess of earnings per unit was 1,695 yen).

In addition, the 2020 Revised Renewable Energy Special Measures Act (Note) established a new demolition reserve fund system to secure a reserve fund for expenses related to dismantling and disposal of solar power generation facilities. Under this system, when certified business operators supply electricity generated by a power generation facility that falls under the “reserve fund target category, etc.” designated by the Minister of Economy, Trade and Industry, they are required, in principle, to reserve money to be allocated to expenses related to dismantling, etc. those facilities in a “demolition reserve fund” with the Organization for Cross-regional Coordination of Transmission Operators, Japan. While the handling of this will not affect the amount of rent income on EII’s statements of income, an amount equivalent to the “reserve fund for demolition, etc.” will be deducted from the amount to be paid to EII.

(Note) The Act refers to the revised Act on Special Measures Concerning Promotion of Utilization of Electricity from Renewable Energy Sources (Act No. 108 of 2011 and subsequent amendments) based on the Act on the Partial Revision of the Electricity Business Act and Other Acts for Establishing Resilient and Sustainable Electricity Supply Systems (Act No. 49 of 2020).

2) Outlook for the Next Fiscal Period

(a) New Property Acquisitions (External Growth)

EII owns future pipelines backed by the stable property development capability of the Enex Group (Note 1) and Maiora through the sponsor support agreement. Utilizing the pipelines, EII will proactively work to achieve external growth. EII also believes that its external growth will be bolstered by the sponsors’ wide-ranging expertise as specialists in the renewable energy power generation business and financial transactions for this business, including their experience in developing renewable energy power generation facilities as well as collecting and analyzing information and conducting financing as prerequisites for development.

Moreover, based on the sponsor support agreement, EII will utilize the sponsors’ ample sourcing routes (Note 2) to proactively consider acquiring properties that meet its investment standards from external third parties.

(Note 1) The Enex Group collectively refers to Itochu Enex and its 44 subsidiaries plus its 23 affiliated companies accounted for by the equity method (as of March 31, 2024).

(Note 2) “Sourcing” refers to various activities for obtaining information for property acquisitions of renewable energy power generation facilities that are the targets of investment (Note 3). “Sourcing routes” refers to channels for obtaining information on renewable energy power generation facilities that are the targets of sourcing.

(Note 3) “Renewable energy power generation facilities” refers to renewable energy power generation facilities, real estate incidental or related to renewable energy power generation facilities, the leasehold rights and the superficies of said real estate, and these assets and assets incidental or related thereto under the laws and regulations of foreign countries and may include renewable energy power generation facilities, etc. underlying EII’s assets under management. “Renewable energy” refers to solar, wind, hydro, geothermal, and biomass energy. Of these renewable energy power generation facilities, those that use sunlight as the energy source shall be referred to as “solar power generation facilities,” while those that use wind as the energy source shall be referred to as “wind power generation facilities.” The same shall apply hereinafter.

(b) Management and Operations (Internal Growth)

For the already acquired assets, EII has selected Enex Electric Power Co., Ltd. (a 100%-owned subsidiary of Itochu Enex; hereinafter “Enex Electric Power”) as the operator (meaning the party that takes the lead in deciding matters relating to the operation of the managed assets as specified in the Securities Listing Regulations and Enforcement Rules for Securities Listing Regulations of Tokyo Stock Exchange, Inc. (“Tokyo Stock Exchange”; the same applies hereinafter) based on the Asset Management Company’s operator selection criteria. Enex Electric Power has been stably operating various energy power generation facilities and providing stable supply of energy since its establishment in 2002. As an engineering group that provides quality services to customers and has strong awareness of cost control, Enex Electric Power possesses human resources who maintain and manage power generation facilities. Through the deployment of a remote monitoring system for renewable energy plants, Enex Electric Power monitors the operational status of power generation facilities daily in collaboration with O&M providers (“O&M” stands for Operation & Maintenance; O&M activities refers to activities of maintenance and management of renewable energy power generation facilities, etc., and O&M providers refers to those who undertake O&M activities; the same shall apply hereinafter). Enex Electric Power also endeavors to conduct detailed analysis of the operating status including data analysis, maintain facility performance through regular inspections, and quickly replace equipment in the event of an accident.

Taking advantage of the strengths of Enex Electric Power, EII seeks to maximize the power generation performance of its renewable energy power generation facilities, etc., in an effort to maintain and improve the revenue and asset value of power generation facilities.

(c) Financial Strategy

EII makes it a basic policy to build a stable and sound financial base with an aim to maintain and enhance earnings and secure steady growth over the medium to long term. Based on this policy, EII will procure funds by conducting public offerings and borrowings and through other means.

When conducting public offerings, EII will do so by taking into account the economic environment, market trends, LTV, and the acquisition dates of investment assets, among other factors, while giving consideration to dilution of the investment units.

As for borrowings, EII will efficiently procure funds by building a bank formation centered on major financial institutions, keeping a balance of borrowing periods among long- and short-term loans and interest types among fixed- and variable-interest loans, while working to diversify repayment dates. In terms of LTV, EII will conduct financial operations to keep it within an appropriate level, paying attention to securing additional borrowing capacity.

(2) Significant Subsequent Events

(Decisions on the Repurchase of Treasury Investment Units)

At the board of directors' meeting held on January 15, 2025, EII decided on matters relating to the repurchase of treasury investment units in accordance with the provisions of Article 80-2 of the Investment Trusts Act as applied by replacing its terms pursuant to the provisions of Article 80-5, Paragraph 2 of the Act, and also decided on the cancellation of all the repurchased treasury investment units based on the provisions of Articles 80-2 and 80-4 of the Act. EII plans to cancel all the repurchased investment units in the fiscal period ending May 31, 2025.

(1) Reasons for the repurchase of treasury investment units

EII decided to repurchase its treasury investment units based on the judgment that the improvement of capital efficiency and return to unitholders through repurchase and cancellation of treasury investment units will lead to the enhancement of unitholders' value in the medium to long term, while comprehensively taking into consideration its investment unit price level, cash on hand, financial condition, market environment and other factors.

(2) Details of the matters relating to the repurchase

Total number of investment units to be repurchased: 20,000 units (maximum)
3.59% of the total number of investment units issued and outstanding
(excluding treasury investment units)

Total amount of investment units to be repurchased: 1,200,000 thousand yen (maximum)

Repurchase method: Market purchase at Tokyo Stock Exchange based on a discretionary transaction contract with a securities company regarding repurchase of treasury investment units

Repurchase period: From January 16, 2025 to April 30, 2025

(Conclusion of Commitment Line Agreement)

At the board of directors' meeting held on January 15, 2025, EII resolved to conclude a commitment line agreement as described below for the purpose of establishing a flexible means of procuring funds to secure working capital and improve the stability of its financial base. The agreement is scheduled to be concluded on January 31, 2025.

Maximum loan amount: 3,000,000 thousand yen

Scheduled date of agreement conclusion: January 31, 2025

Agreement period: From January 31, 2025 to November 30, 2027

Counterpart financial institution: Sumitomo Mitsui Trust Bank, Limited

(3) Forecast of Management Status

EII forecasts its management status for the fiscal period ending May 2025 (from December 1, 2024, to May 31, 2025) and fiscal period ending November 2025 (from June 1, 2025, to November 30, 2025) as follows. For the assumptions of the management status, please refer to "Assumptions of Forecast of Management Status for the Fiscal Period Ending May 2025 (from December 1, 2024, to May 31, 2025) and Fiscal Period Ending November 2025 (from June 1, 2025, to November 30, 2025)" below.

Forecast of Management Status for the Fiscal Period Ending May 2025 (from December 1, 2024, to May 31, 2025)

Operating revenue	4,239 million yen
Operating income	1,338 million yen
Ordinary income	892 million yen
Net income	891 million yen
Distribution per unit (excluding distribution in excess of earnings)	1,600 yen
Distribution in excess of earnings per unit	400 yen
Distribution per unit (including distribution in excess of earnings)	2,000 yen

Forecast of Management Status for the Fiscal Period Ending November 2025 (from June 1, 2025, to November 30, 2025)

Operating revenue	4,223 million yen
Operating income	1,277 million yen
Ordinary income	839 million yen
Net income	839 million yen
Distribution per unit (excluding distribution in excess of earnings)	1,506 yen
Distribution in excess of earnings per unit	494 yen
Distribution per unit (including distribution in excess of earnings)	2,000 yen

(Note) The forecast figures indicated above are calculated under certain assumptions as of the present. The actual operating revenue, operating income, ordinary income, net income, distribution per unit (excluding distribution in excess of earnings), distribution in excess of earnings per unit, and distribution per unit (including distributions in excess of earnings) are subject to change due to future acquisition or sale of renewable energy power generation facilities, trends in the infrastructure market, fluctuations of interest rates, issuance of additional investment units, or change in other factors surrounding EII going forward. In addition, the forecast is not a guarantee of the amount of distribution and distribution in excess of earnings.

Assumptions of Forecast of Management Status for the Fiscal Period Ending May 2025
(from December 1, 2024, to May 31, 2025) and Fiscal Period Ending November 2025 (from June 1, 2025, to November 30, 2025)

Item	Assumptions
Calculation period	Fiscal period ending May 2025: December 1, 2024 - May 31, 2025 (182 days) Fiscal period ending November 2025: June 1, 2025 - November 30, 2025 (183 days)
Total number of investment units issued and outstanding	<ul style="list-style-type: none"> The total number of investment units issued and outstanding is assumed to be 556,975 units, which is the number as of today, and it is assumed that there will be no change in the number of investment units by November 30, 2025, due to the issuance of new investment units, etc. Distribution per unit (excluding distribution in excess of earnings), distribution in excess of earnings per unit and distribution per unit (including distribution in excess of earnings) have been calculated based on the forecast total number of investment units issued and outstanding at the end of the fiscal period ending May 2025 and fiscal period ending November 30, 2025 (556,975 units). The repurchase and cancellation of treasury investment units described in “(2) Significant Subsequent Events” above are not considered.
Assets under management	<ul style="list-style-type: none"> It is assumed that there are 12 properties, comprised of the solar power plants and wind power plants that EII owns as of today. It is assumed that there will be no change (acquisition of new assets or sale of already acquired assets, etc.) in the assets under management by November 30, 2025. In practice, this assumption may vary due to such events as acquisition of new assets other than already acquired ones or sale of already acquired assets.
Operating revenue	<ul style="list-style-type: none"> The rental business revenue from the already acquired assets is calculated on the basis of the base rent indicated in the lease agreements for renewable energy power generation facilities effective as of today (the “lease agreements”), which is the amount calculated by dividing by 12 the amount obtained by deducting the estimated annual operation management expenses (including but not limited to taxes and dues, compensation for O&M providers, and compensation for operators; the same shall apply hereinafter) from the annual total amount of expected monthly total revenue from electricity sales, calculated in consideration of the assumed revenue from electricity sales based on forecast power generation (P50) (Note 1) calculated by the producer of technical reports and other experts. While the rent under the lease agreements consists of base rent and performance-linked rent, the rental business revenue of Takahagi Solar Power Plant, Chiyoda Kogen Solar Power Plant, JEN Hofu Solar Power Plant, JEN Kusu Solar Power Plant, and Hokota Solar Power Plant is calculated based on base rent only, assuming that no performance-linked rent accrues. On the other hand, for Nagasaki Kinkai Solar Power Plant, Matsusaka Solar Power Plant, Shinshiro Solar Power Plant, Takasaki Solar Power Plant A, and Takasaki Solar Power Plant B, the rental business revenue is calculated using the base rent, which is the amount calculated by dividing by 12 the amount obtained by deducting the estimated annual operation management expenses from the annual total amount of expected monthly total revenue from electricity sales, calculated in consideration of the assumed revenue from electricity sales based on forecast power generation (P50) (Note 2) x 90%, and adding the performance-linked rent, which is the amount obtained by subtracting taxes and dues from the assumed revenue from electricity sales equivalent to the forecast power generation (P50) x 90% to 100%; and for Monbetsu Solar Power Plant and Tainai Wind Power Plant, the rental business revenue is calculated using the base rent, which is the amount calculated by dividing by 12 the amount obtained by deducting the estimated annual operation management expenses from the annual total amount of expected monthly total revenue from electricity sales, calculated in consideration of the assumed revenue from electricity sales based on forecast power generation (P50) (Note 3) x 70%, and adding the performance-linked rent, which is the amount obtained by subtracting taxes and dues from the assumed revenue from electricity sales equivalent to the forecast power generation (P50) x 70% to 100%. (Note 1) “Forecast power generation (P50)” refers to the power generation output calculated by the producer of technical reports or other experts, as a figure of an exceedance probability P (percentile) 50 (a numerical value deemed achievable with a 50% probability). The same shall apply hereinafter. “Assumed revenue from electricity sales based on forecast power generation (P50)” refers to the assumed revenue from electricity sales calculated by multiplying the relevant power generation output by the tariff. (Note 2) For Nagasaki Kinkai Solar Power Plant, the forecast power generation assumes the figure indicated in the “Power Plant Diagnosis Report” prepared by Mitsui Chemicals, Inc. as the figure calculated by reflecting power curtailment in Kyushu Electric Power’s jurisdiction to the relevant forecast power generation (P50), and is different from each of the figures indicated in the “estimated annual power generation.” The same shall apply hereinafter. (Note 3) For Monbetsu Solar Power Plant, the forecast power generation assumes the figure indicated in the “Analysis Report on Power Curtailment in Solar Power Generation Business in Hokkaido Area” prepared by Mizuho Research & Technologies, Ltd. as the figure calculated by reflecting power curtailment in Hokkaido Electric Power’s operation area to the relevant forecast power generation (P50), and is different from each of the figures indicated in the “estimated annual power generation.” For Tainai Wind Power Plant, the figure is assumed to be the forecast power generation (P50) multiplied by the operating rate described in the annual operation plan. The same shall apply hereinafter. EII assumes that operating revenue comes from rental business revenue from the already acquired assets and does not assume it will sell such assets. For rental business revenue, EII assumes that there are no delinquencies or non-payments of rent.

Item	Assumptions
Operating expenses	<ul style="list-style-type: none"> Among the rental business expenses of the already acquired assets, which are the principal operating expenses, expenses other than depreciation are calculated based on historical data or figures obtained from quotes to subcontractors or other data, and by reflecting variable factors of expenses. Property taxes are expected to be 230 million yen for the fiscal period ending May 2025 and 225 million yen for the fiscal period ending November 2025. Depreciation is calculated by the straight-line method including certain ancillary expenses, and is expected to be 2,100 million yen for the fiscal period ending May 2025 and 2,103 million yen for the fiscal period ending November 2025.
Non-operating expenses	<ul style="list-style-type: none"> Interest expenses and other borrowing related expenses are expected to be 446 million yen for the fiscal period ending May 2025 and 438 million yen for the fiscal period ending November 2025.
Borrowings	<ul style="list-style-type: none"> Total interest-bearing debt is assumed to be 55,499 million yen at the end of the fiscal period ending May 2025 and 53,209 million yen at the end of the fiscal period ending November 2025. LTV is expected to be around 55.6% at the end of the fiscal period ending May 2025 and around 54.7% at the end of the fiscal period ending November 2025. The ratio of interest-bearing debt to total assets (LTV) is calculated by using the following formula: Ratio of interest-bearing debt to total assets (LTV) = Total interest-bearing debt / total assets × 100
Distribution per unit (excluding distribution in excess of earnings)	<ul style="list-style-type: none"> Distribution per unit (excluding distribution in excess of earnings) is calculated on the assumption that the full amount of profit will be distributed based on the cash distribution policy set forth in EII's Articles of Incorporation. There is the possibility that the distribution per unit (excluding distribution in excess of earnings) may fluctuate due to various factors including fluctuations of rent revenue due to change in assets under management, change in lessees, and change in the lease agreements or unforeseen repairs and maintenance.
Distribution in excess of earnings per unit	<ul style="list-style-type: none"> Distribution in excess of earnings per unit is calculated based on the cash distribution policy set forth in EII's Articles of Incorporation, to the extent of the amount stipulated by laws and regulations (including the rules defined by JITA). EII has the policy of distributing cash in excess of earnings (refund of investment) in every calculation period as a rule, as far as it does not negatively affect the financial state of EII after reserving cash and deposits EII regards as appropriate and taking the arranged loan facilities into account, in order to avoid any impact on the long-term repair plan and meet demand for funds (for new acquisition of investment assets, capital expenditure required for maintenance and improvement of assets held, working capital of EII, repayment of loans, distributions of cash, etc.), given the amount of capital expenditure for each calculation period assumed based on the long-term repair plan. Distribution in excess of earnings per unit for the fiscal period ending May 2025 and the fiscal period ending November 2025 are expected to be 400 yen and 494 yen, respectively. However, EII may not make cash distributions in excess of earnings (refund of investment), or it may restrict them under the amounts mentioned earlier, upon consideration of other options, such as repair and capital expenditures in the case of the total depreciation, repayment of borrowings, appropriation to funds for the acquisition of new assets, and the acquisition of treasury investment units, by comprehensively considering the economic environment, the market environment relating to the renewable energy power generation businesses, EII's financial position, and other circumstances. Cash distributions in excess of earnings (refund of investment) involve a decrease in cash on hand, and thus if capital expenditures beyond the expectations of EII are required due to any sudden events or other causes, there is a possibility of a shortage of cash on hand or a restriction on the flexible acquisition of properties in terms of funds. In addition, in the case of cash distributions in excess of earnings (refund of investment), the amount of such distribution will be deducted from the unitholders' capital or the capital surplus. As described in "Operating expenses" above, depreciation is calculated by the straight-line method including certain ancillary expenses and expected to be 2,100 million yen for the fiscal period ending May 2025 and 2,103 million yen for the fiscal period ending November 2025. For the fiscal period ending May 2025 and fiscal period ending November 2025, EII anticipates no distribution in excess of earnings (reserve for temporary difference adjustments), as calculation is made on the assumption that there will be no inconsistency between excess of earnings for accounting and excess of earnings for tax purposes related to asset retirement obligations, etc.
Other	<ul style="list-style-type: none"> It is assumed that there will be no revision that will impact the aforementioned forecast figures to legislation, taxation, accounting standards, listing regulations of the Tokyo Stock Exchange, JITA's rules and requirements, etc. It is assumed that no unforeseeable significant changes will occur in general economic trends, renewable energy power generation facility market conditions, and real estate market conditions.

2. Financial Statements

(1) Balance Sheet

(Unit: thousand yen)

	Previous fiscal period (as of May 31, 2024)	Current fiscal period (as of November 30, 2024)
Assets		
Current assets		
Cash and deposits	*1 7,038,661	*1 6,016,499
Cash and deposits in trust	*1 1,265,399	*1 1,158,167
Operating accounts receivable	*1 1,612,856	*1 1,483,381
Prepaid expenses	331,691	312,211
Other	107,525	126,087
Total current assets	10,356,134	9,096,348
Non-current assets		
Property, plant and equipment		
Structures	70,894	70,894
Accumulated depreciation	(754)	(3,016)
Structures (net amount)	*1 70,139	*1 67,877
Machinery and equipment	19,093,544	19,093,544
Accumulated depreciation	(4,533,763)	(4,990,055)
Machinery and equipment, net	*1 14,559,780	*1 14,103,488
Land	*1 571,058	*1 571,058
Buildings in trust	79,590	79,590
Accumulated depreciation	(5,974)	(7,980)
Buildings in trust, net	*1 73,615	*1 71,609
Machinery and equipment in trust	74,367,686	74,550,771
Accumulated depreciation	(7,584,420)	(9,216,455)
Machinery and equipment in trust, net	*1 66,783,265	*1 65,334,316
Tools, furniture and fixtures in trust	113	113
Accumulated depreciation	(16)	(30)
Tools, furniture and fixtures in trust, net	*1 96	*1 82
Land in trust	*1 5,847,285	*1 5,847,285
Construction in progress in trust	*1 36,044	*1 38,500
Total property, plant and equipment	87,941,286	86,034,218
Intangible assets		
Leasehold interests in land	*1 1,407,534	*1 1,407,534
Land leasehold interests in trust	*1 3,406,530	*1 3,406,530
Trademark right	368	328
Software	1,058	618
Total intangible assets	4,815,491	4,815,010
Investments and other assets		
Leasehold and guarantee deposits	75,000	75,000
Leasehold and guarantee deposits in trust	134,000	134,000
Long-term prepaid expenses	1,810,432	1,689,540
Derivatives	216,492	239,603
Deferred tax assets	10	17
Other	3,356	5,701
Total investments and other assets	2,239,292	2,143,863
Total non-current assets	94,996,070	92,993,093
Total assets	105,352,205	102,089,441

(Unit: thousand yen)

	Previous fiscal period (as of May 31, 2024)	Current fiscal period (as of November 30, 2024)
Liabilities		
Current liabilities		
Current portion of long-term loans payable	*1 3,846,842	*1 3,889,797
Operating accounts payable	130,639	167,663
Accounts payable - other	233,840	245,962
Consumption taxes payable	331,998	183,811
Income taxes payable	811	838
Accrued expenses	2,126	4,163
Other	2,138	557
Total current liabilities	4,548,397	4,492,793
Non-current liabilities		
Long-term loans payable	*1 55,499,512	*1 53,209,476
Asset retirement obligations	985,463	988,826
Total non-current liabilities	56,484,975	54,198,302
Total liabilities	61,033,373	58,691,096
Net assets		
Unitholders' equity		
Unitholders' capital	47,234,460	47,234,460
Deduction from unitholders' capital		
Reserve for temporary difference adjustments	*4 (232,082)	*4 (210,360)
Other deduction from unitholders' capital	(3,697,224)	(4,589,498)
Total deduction from unitholders' capital	(3,929,306)	(4,799,858)
Unitholders' capital, net	43,305,153	42,434,601
Surplus		
Unappropriated retained earnings (undisposed loss)	797,185	724,140
Total surplus	797,185	724,140
Total unitholders' equity	44,102,338	43,158,742
Valuation and translation adjustments		
Deferred hedge gains (losses)	216,492	239,603
Total valuation and translation adjustments	216,492	239,603
Total net assets	*3 44,318,831	*3 43,398,345
Total liabilities and net assets	105,352,205	102,089,441

(2) Statements of Income

(Unit: thousand yen)

	Previous fiscal period From: December 1, 2023 To May 31, 2024	Current fiscal period From: June 1, 2024 To: November 30, 2024
Operating revenue		
Rent income from renewable energy power generation facilities	*1 4,054,578	*1 4,118,560
Total operating revenue	4,054,578	4,118,560
Operating expenses		
Rent expenses from renewable energy power generation facilities	*1 2,646,038	*1 2,662,252
Asset management fees	178,127	175,347
Asset custody and administration fees	53,479	46,973
Remuneration for directors	4,200	4,200
Other operating expenses	47,477	56,000
Total operating expenses	2,929,322	2,944,774
Operating income (loss)	1,125,256	1,173,785
Non-operating income		
Interest income	52	902
Insurance claim income	129,366	61,784
Compensation income	15,220	–
Interest on tax refund	403	–
Other	7,536	585
Total non-operating income	152,579	63,272
Non-operating expenses		
Interest expenses	384,543	390,528
Borrowing-related expenses	99,236	101,636
Other	26,552	19,938
Total non-operating expenses	510,331	512,103
Ordinary income	767,503	724,954
Extraordinary income		
Reversal of asset retirement obligations	30,146	–
Total extraordinary income	30,146	–
Income (loss) before income taxes	797,650	724,954
Income taxes - current	819	975
Income taxes - deferred	6	(7)
Total income taxes	825	968
Net income (loss)	796,824	723,986
Retained earnings (deficit) brought forward	360	154
Unappropriated retained earnings (undisposed loss)	797,185	724,140

(3) Statements of Changes in Unitholders' Equity

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

(Unit: thousand yen)

	Unitholders' equity				
	Unitholders' capital				
	Unitholders' capital	Deduction from unitholders' capital			Unitholders' capital (Net amount)
		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	*1 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

Current fiscal period (from June 1, 2024, to November 30, 2024)

(Unit: thousand yen)

	Unitholders' equity				
	Unitholders' capital				
	Unitholders' capital	Deduction from unitholders' capital			Unitholders' capital (Net amount)
		Reserve for temporary difference adjustments	Other deduction from unitholders' capital	Total deduction from unitholders' capital	
Balance at beginning of period	47,234,460	(232,082)	(3,697,224)	(3,929,306)	43,305,153
Changes during period					
Distributions of surplus					
Reversal of reserve for temporary difference adjustments		50,684		50,684	50,684
Distribution in excess of earnings from reserve for temporary difference adjustments		(28,962)		(28,962)	(28,962)
Other distribution in excess of earnings			(892,273)	(892,273)	(892,273)
Net income					
Net changes in items other than unitholders' equity					
Total changes during period	—	21,722	(892,273)	(870,551)	(870,551)
Balance at end of period	*1 47,234,460	(210,360)	(4,589,498)	(4,799,858)	42,434,601

	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	797,185	797,185	44,102,338	216,492	216,492	44,318,831
Changes during period						
Distributions of surplus	(746,346)	(746,346)	(746,346)			(746,346)
Reversal of reserve for temporary difference adjustments	(50,684)	(50,684)	—			—
Distribution in excess of earnings from reserve for temporary difference adjustments			(28,962)			(28,962)
Other distribution in excess of earnings			(892,273)			(892,273)
Net income	723,986	723,986	723,986			723,986
Net changes in items other than unitholders' equity				23,110	23,110	23,110
Total changes during period	(73,045)	(73,045)	(943,596)	23,110	23,110	(920,486)
Balance at end of period	724,140	724,140	43,158,742	239,603	239,603	43,398,345

(4) Statements of Cash Distributions

	Previous fiscal period From: December 1, 2023 To May 31, 2024	Current fiscal period From: June 1, 2024 To: November 30, 2024
I. Unappropriated retained earnings	797,185,809 yen	724,140,768 yen
II. Addition of distribution in excess of earnings	921,236,650 yen	944,072,625 yen
Of which, reserve for temporary difference adjustments	28,962,700 yen	47,899,850 yen
Of which, other deduction from unitholders' capital	892,273,950 yen	896,172,775 yen
III. Inclusion in unitholders' capital	50,684,725 yen	- yen
Of which, reversal of reserve for temporary difference adjustments	50,684,725 yen	- yen
IV. Distribution amount	1,667,583,150 yen	1,668,140,125 yen
(Distribution amount per unit)	(2,994 yen)	(2,995 yen)
Of which, distribution of earnings	746,346,500 yen	724,067,500 yen
(Of which, distribution of earnings per unit)	(1,340 yen)	(1,300 yen)
Of which, reserve for temporary difference adjustments	28,962,700 yen	47,899,850 yen
(Of which, distribution in excess of earnings per unit (Related to reserve for temporary difference adjustments))	(52 yen)	(86 yen)
Of which, other distribution in excess of earnings	892,273,950 yen	896,172,775 yen
(Of which, distribution in excess of earnings per unit (Related to other distribution in excess of earnings))	(1,602 yen)	(1,609 yen)
V. Retained earnings brought forward	154,584 yen	73,268 yen

	Previous fiscal period From: December 1, 2023 To May 31, 2024	Current fiscal period From: June 1, 2024 To: November 30, 2024
Method for calculating distribution amount	<p>Pursuant to Article 47-1 of the Articles of Incorporation of EII, the distribution amount shall be in excess of an amount equivalent to 90% of the “distributable income amount” as stipulated in Article 67-15-1 of the Act on Special Measures Concerning Taxation. Based on such policy, for distribution of earnings (excluding distribution in excess of earnings), EII decided to pay out 746,346,500 yen, which is almost the full amount of the amount of earnings as designated in Article 136-1 of the Investment Trusts Act after deducting the reversal of the reserve for temporary difference adjustments, excluding the fraction amount that makes the distribution per unit of less than 1 yen, as distribution of earnings.</p> <p>In addition, taking into account the impact on cash distributions of the inconsistency between excess of earnings for accounting purposes and excess of earnings for tax purposes (as defined in Article 2-2-30-a of the Regulations on Calculations of Investment Corporations) and the items of deduction from net assets (as defined in Article 2-2-30-b of the Regulations on Calculations of Investment Corporations), EII decided to conduct distribution in excess of earnings at the amount determined by EII as the amount equivalent to the inconsistency between excess of earnings for tax purposes and excess of earnings for accounting purposes and the items of deduction from net assets, based on Article 47-2 of its Articles of Incorporation. For the current fiscal period, EII decided to distribute 28,962,700 yen, which is equivalent to the inconsistency between excess of earnings for tax purposes and excess of earnings for accounting purposes related to asset retirement obligations, etc.(29,517,327 yen) and calculated by excluding the fraction amount that makes the distribution in excess of earnings per unit of less than 1 yen, as distribution related to the reserve for temporary difference adjustments (as defined in Article 2-2-30 of the Regulations on Calculations of Investment Corporations). In addition to that, EII decided to distribute 892,273,950 yen as distribution in excess of earnings that corresponds to refund of investment, which falls under the category of a reduction in unitholders’ paid-in capital under tax laws.</p> <p>As a result of these, the distribution amount for the current fiscal period was 1,667,583,150 yen, and distribution per unit came to 2,994 yen (1,340 yen as distribution of earnings per unit and 1,654 yen as distribution in excess of earnings per unit).</p>	<p>Pursuant to Article 47-1 of the Articles of Incorporation of EII, the distribution amount shall be in excess of an amount equivalent to 90% of the “distributable income amount” as stipulated in Article 67-15-1 of the Act on Special Measures Concerning Taxation. Based on such policy, for distribution of earnings (excluding distribution in excess of earnings), EII decided to pay out 724,067,500 yen, which is almost the full amount of the amount of earnings as designated in Article 136-1 of the Investment Trusts Act after deducting the reversal of the reserve for temporary difference adjustments, excluding the fraction amount that makes the distribution per unit of less than 1 yen, as distribution of earnings.</p> <p>In addition, taking into account the impact on cash distributions of the inconsistency between excess of earnings for accounting purposes and excess of earnings for tax purposes (as defined in Article 2-2-30-a of the Regulations on Calculations of Investment Corporations) and the items of deduction from net assets (as defined in Article 2-2-30-b of the Regulations on Calculations of Investment Corporations), EII decided to conduct distribution in excess of earnings at the amount determined by EII as the amount equivalent to the inconsistency between excess of earnings for tax purposes and excess of earnings for accounting purposes and the items of deduction from net assets, based on Article 47-2 of its Articles of Incorporation. For the current fiscal period, EII decided to distribute 47,899,850 yen, which is equivalent to the inconsistency between excess of earnings for tax purposes and excess of earnings for accounting purposes related to asset retirement obligations, etc.(48,169,128 yen) and calculated by excluding the fraction amount that makes the distribution in excess of earnings per unit of less than 1 yen, as distribution related to the reserve for temporary difference adjustments (as defined in Article 2-2-30 of the Regulations on Calculations of Investment Corporations). In addition to that, EII decided to distribute 896,172,775 yen as distribution in excess of earnings that corresponds to refund of investment, which falls under the category of a reduction in unitholders’ paid-in capital under tax laws.</p> <p>As a result of these, the distribution amount for the fiscal period was 1,668,140,125 yen, and distribution per unit came to 2,995 yen (1,300 yen as distribution of earnings per unit and 1,695 yen as distribution in excess of earnings per unit).</p>

(5) Statements of Cash Flows

(Unit: thousand yen)

	Previous fiscal period From: December 1, 2023 To May 31, 2024	Current fiscal period From: June 1, 2024 To: November 30, 2024
Cash flows from operating activities		
Income (loss) before income taxes	797,650	724,954
Depreciation	2,094,525	2,095,972
Interest income	(52)	(902)
Insurance claim income	(129,366)	(61,784)
Interest expenses	384,543	390,528
Reversal of asset retirement obligations	(30,146)	–
Decrease (Increase) in operating accounts receivable	(220,460)	129,474
Decrease (Increase) in consumption taxes receivable	2,043,868	–
Decrease (Increase) in prepaid expenses	(3,254)	19,479
Decrease (Increase) in long-term prepaid expenses	20,636	120,891
Increase (Decrease) in operating accounts payable	(71,856)	50,403
Increase (Decrease) in accounts payable - other	(1,091)	12,056
Increase (Decrease) in consumption taxes payable	331,998	(148,187)
Other	42,729	(22,007)
Subtotal	5,259,723	3,310,879
Interest received	52	902
Insurance payouts received	129,366	61,784
Interest expenses paid	(384,492)	(388,491)
Income taxes paid	(950)	(948)
Cash flows from operating activities	5,003,699	2,984,125
Cash flows from investing activities		
Purchase of property, plant and equipment	(458,869)	(13,378)
Purchase of property, plant and equipment in trust	(46,022)	(185,540)
Purchase of intangible assets in trust	(753)	–
Cash flows from investing activities	(505,645)	(198,919)
Cash flows from financing activities		
Repayments of short-term loans payable	(4,500,000)	–
Proceeds from long-term loans payable	2,300,000	–
Repayments of long-term loans payable	(1,539,862)	(2,247,081)
Dividends paid	(1,669,232)	(1,667,517)
Cash flows from financing activities	(5,409,094)	(3,914,599)
Net increase (decrease) in cash and cash equivalents	(911,040)	(1,129,393)
Balance of cash and cash equivalents at beginning of period	9,215,101	8,304,061
Balance of cash and cash equivalents at end of period	*1 8,304,061	*1 7,174,667

(6) Notes to Going Concern Assumption

Not applicable.

(7) Notes to Significant Accounting Policies

1. Method of depreciation and amortization of non-current assets	<p>(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:</p> <table><tr><td>Structures</td><td>188 months</td></tr><tr><td>Machinery and equipment</td><td>160 to 291 months</td></tr><tr><td>Buildings in trust</td><td>199 to 432 months</td></tr><tr><td>Machinery and equipment in trust</td><td>179 to 285 months</td></tr></table> <p>(2) Intangible assets The straight-line method is adopted. The useful lives of intangible assets are as follows:</p> <table><tr><td>Trademark right</td><td>10 years</td></tr><tr><td>Software</td><td>5 years</td></tr></table> <p>(3) Long-term prepaid expenses The straight-line method is adopted.</p>	Structures	188 months	Machinery and equipment	160 to 291 months	Buildings in trust	199 to 432 months	Machinery and equipment in trust	179 to 285 months	Trademark right	10 years	Software	5 years
Structures	188 months												
Machinery and equipment	160 to 291 months												
Buildings in trust	199 to 432 months												
Machinery and equipment in trust	179 to 285 months												
Trademark right	10 years												
Software	5 years												
2. Accounting for deferred assets	<p>Investment unit issuance expenses Investment unit issuance expenses are fully recognized as expenses when they are paid.</p>												
3. Standards for recognition of revenue and expenses	<p>(1) Standards for recognition of revenue The details of the main performance obligations concerning revenue arising from the contracts with customers of EII and the normal point in time at which such performance obligations are satisfied (the normal point in time at which revenue is recognized) are as follows. Sale of renewable energy power generation facilities, etc. Revenue from the sale of renewable energy power generation facilities, etc. is recognized when the purchaser, as the customer, obtains control of the renewable energy power generation facilities, etc. by fulfilling the delivery obligations stipulated in the contract for the sale of renewable energy power generation facilities, etc. (2) 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. No amount equivalent to property taxes, etc. was capitalized in the acquisition costs of renewable energy power generation facilities, etc. in the fiscal period under review.</p>												
4. Range of funds (cash and cash equivalents) on the statements of cash flows	<p>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.</p>												
5. Method of hedge accounting	<p>(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. (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. (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.</p>												

<p>6. Other matters serving as the basis for preparation of financial statements</p>	<p>Accounting concerning trust beneficiary interests whose trust property is real estate, etc.</p> <p>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.</p> <p>Of the trust property recorded in the said account titles, the following important account titles are listed separately on the balance sheet.</p> <ol style="list-style-type: none"> 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
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(Significant Accounting Estimates)

There are no items for which amounts were recorded in the financial statements for the current period based on accounting estimates and which may have a significant impact on the financial statements for the next period.

(Additional Information)

(Notes to Provision and Reversal of Reserve for Temporary Difference Adjustments)

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

1. Reasons for occurrence, assets, and amount of the reserve

(Unit: thousand yen)		
Subject asset	Reason for reserve	Reserve for temporary difference adjustments
Machinery and equipment	Occurrence of inconsistency between accounting purposes and tax purposes regarding recording of expenses related to asset retirement obligations	28,962
Total		28,962

2. Reasons for occurrence, assets, and amount of reversal

(Unit: thousand yen)		
Subject asset	Reason for reversal	Reversal of reserve for temporary difference adjustments
Operating accounts receivable	Reversal of occurrence of inconsistency between accounting purposes and tax purposes regarding unrecorded operating accounts receivable	20,608
Machinery and equipment	Reversal of occurrence of inconsistency between accounting purposes and tax purposes regarding recording of expenses related to asset retirement obligations	30,076
Total		50,684

3. 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 June 1, 2024, to November 30, 2024)

1. Reasons for occurrence, assets, and amount of the reserve

(Unit: thousand yen)		
Subject asset	Reason for reserve	Reserve for temporary difference adjustments
Machinery and equipment	Occurrence of inconsistency between accounting purposes and tax purposes regarding recording of expenses related to asset retirement obligations	47,899
Total		47,899

2. Reasons for occurrence, assets, and amount of reversal

Not applicable.

3. 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.

(8) 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 May 31, 2024)	Current fiscal period (as of November 30, 2024)
Cash and deposits	7,033,885	6,010,738
Cash and deposits in trust	1,265,399	1,158,167
Operating accounts receivable	1,612,856	1,483,381
Structures	70,139	67,877
Machinery and equipment	14,559,780	14,103,488
Land	571,058	571,058
Buildings in trust	73,615	71,609
Machinery and equipment in trust	66,783,265	65,334,316
Tools, furniture and fixtures in trust	96	82
Land in trust	5,847,285	5,847,285
Construction in progress in trust	36,044	38,500
Leasehold interests in land	1,407,534	1,407,534
Land leasehold interests in trust	3,406,530	3,406,530
Total	102,667,493	99,500,570

Secured liabilities are as follows:

(Unit: thousand yen)

	Previous fiscal period (as of May 31, 2024)	Current fiscal period (as of November 30, 2024)
Current portion of long-term loans payable	3,846,842	3,889,797
Long-term loans payable	55,499,512	53,209,476
Total	59,346,355	57,099,273

*2. Commitment line agreement

EII had concluded a commitment line agreement with Sumitomo Mitsui Trust Bank, Limited, with which it has business relationship, but the agreement was terminated in the fiscal period under review.

(Unit: thousand yen)

	Previous fiscal period (as of May 31, 2024)	Current fiscal period (as of November 30, 2024)
Total amount of commitment line agreement	7,000,000	—
Balance of borrowings	—	—
Net	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 May 31, 2024)	Current fiscal period (as of November 30, 2024)
50,000 thousand yen	50,000 thousand yen

*4. Reserve for temporary difference adjustments

Previous 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.

Current fiscal period (from June 1, 2024, to November 30, 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	92,533	92,533	71,925	92,533	71,925	Reversal of occurrence of inconsistency between accounting purposes and tax purposes regarding unrecorded operating accounts receivable
Machinery and equipment	Occurrence of inconsistency between accounting purposes and tax purposes regarding recording of expenses related to asset retirement obligations	109,435	138,954	28,962	30,076	137,841	Reversal of occurrence of inconsistency between accounting purposes and tax purposes regarding recording of expenses related to asset retirement obligations
Deferred hedge gains (losses)	Occurrence of loss on valuation of interest rate swaps	234,229	593	–	–	593	–
Total		436,198	232,082	100,888	122,610	210,360	–

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 December 1, 2023 to May 31, 2024	Current fiscal period From June 1, 2024 to November 30, 2024
A. Operating revenue from the rental business of renewable energy power generation facilities		
Rent income from renewable energy power generation facilities		
(Base rent)	3,745,162	3,750,760
(Performance-linked rent)	289,886	351,195
(Incidental income)	19,529	16,604
Total revenue from the rental business of renewable energy power generation facilities	4,054,578	4,118,560
B. Operating expenses from the rental business of renewable energy power generation facilities		
Rent expenses from renewable energy power generation facilities		
(Taxes and dues)	246,106	254,921
(Insurance expenses)	77,854	78,391
(Repair expenses)	78,555	99,819
(Depreciation)	2,094,525	2,095,972
(Rent expenses on land and buildings)	110,861	96,892
(Trust fees)	12,499	10,499
(Other expenses)	25,634	25,755
Total expenses from the rental business of renewable energy power generation facilities	2,646,038	2,662,252
C. Revenue and expenses from the rental business of renewable energy power generation facilities (A-B)	1,408,540	1,456,307

(Notes to Statements of Changes in Unitholders' Equity)

	Previous fiscal period From December 1, 2023 to May 31, 2024	Current fiscal period From June 1, 2024 to November 30, 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 December 1, 2023 to May 31, 2024	Current fiscal period From June 1, 2024 to November 30, 2024
Cash and deposits	7,038,661	6,016,499
Cash and deposits in trust	1,265,399	1,158,167
Cash and cash equivalents	8,304,061	7,174,667

(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 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.

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 November 30, 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	3,889,797	3,843,397	(46,400)
(2) Long-term loans payable	53,209,476	52,582,600	(626,875)
Total liabilities	57,099,273	56,425,998	(673,275)
(3) Derivative transactions	239,603	239,603	—

(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 (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

Scheduled repayment amount of long-term loans payable after the closing date (November 30, 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	3,889,797	—	—	—	—	—
(2) Long-term loans payable	—	3,933,246	3,996,987	4,041,738	3,991,805	37,245,698
Total	3,889,797	3,933,246	3,996,987	4,041,738	3,991,805	37,245,698

(Notes to Derivative Transactions)

1. Derivatives to which hedge accounting is not applied

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

Not applicable.

2. Derivatives to which hedge accounting is applied

Previous 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).

Current fiscal period (as of November 30, 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	16,807,209	15,692,342	239,603	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	37,437,100	34,856,659	(Note)	—
Total			54,244,309	50,549,002	239,603	—

(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 May 31, 2024) and current fiscal period (as of November 30, 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 May 31, 2024	Current fiscal period November 30, 2024
Deferred tax assets		
Exclusion of business tax from deductible expenses	10	17
Asset retirement obligations	310,026	311,084
Operating accounts receivable	22,735	29,349
Subtotal of deferred tax assets	332,772	340,452
Valuation allowance	—	(6,092)
Total deferred tax assets	332,772	334,360
Deferred tax liabilities		
Deferred hedge gains (losses)	(66,317)	(75,379)
Property, plant and equipment corresponding to asset retirement obligations	(266,444)	(258,963)
Total deferred tax liabilities	(332,762)	(334,342)
Deferred tax assets, net	10	17

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 May 31, 2024	Current fiscal period November 30, 2024
Statutory tax rate	31.46	31.46
(Adjustment)		
Deductible cash distributions	(30.58)	(33.50)
Amortization of asset retirement obligations	1.16	1.18
Unrecorded operating accounts receivable	(0.83)	0.91
Reversal of asset retirement obligations	(1.19)	—
Other	0.08	0.08
Effective income tax rate after applying tax effect accounting	0.10	0.13

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

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

Not applicable.

(Notes to Transactions with Related Parties)

1. Parent company and major corporate unitholders

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

Not applicable.

2. Affiliates, etc.

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

Not applicable.

3. Sister companies, etc.

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

Not applicable.

4. Officers and major individual unitholders

Previous 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)
						Concurrent holding of positions, etc. by directors	Business relationship				
Director or close relative thereof	Keiichi Matsuzuka	—	—	Executive Officer of EII and Representative Director, President, and CEO of Enex Asset Management Co., Ltd.	—	Executive Officer of EII and Representative Director, President, and CEO of Enex Asset Management Co., Ltd.	Asset management company for EII	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 EII'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.

Current fiscal period (from June 1, 2024, to November 30, 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)	Account title	Balance at end of period (thousand yen) (Note 2)
						Concurrent holding of positions, etc. by directors	Business relationship				
Director or close relative thereof	Keiichi Matsuzuka	—	—	Executive Officer of EII and Representative Director, President, and CEO of Enex Asset Management Co., Ltd.	—	Executive Officer of EII and Representative Director, President, and CEO of Enex Asset Management Co., Ltd.	Asset management company for EII	Payment of asset management fee to Enex Asset Management Co., Ltd. (Note 1)	175,347	Accounts payable - other	192,882

(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 EII'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.

(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 December 1, 2023 to May 31, 2024	Current fiscal period From June 1, 2024 to November 30, 2024
Balance at beginning of period	1,101,749	985,463
Increase due to purchase of property, plant and equipment	—	—
Adjustment amount over time	3,344	3,363
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	985,463	988,826

(Note) Other increases/decreases (figures in parentheses indicate a decrease) during the previous fiscal period were 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 December 1, 2023 to May 31, 2024	Current fiscal period From June 1, 2024 to November 30, 2024
Book value (Note 2)		
Balance at beginning of period	94,433,131	92,719,306
Change during the period (Note 3)	(1,713,824)	(1,909,523)
Balance at end of period	92,719,306	90,809,782
Valuation at end of period (Note 4)	96,060,000	93,251,000

(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 in the previous period was mainly due to the acquisition of Takahagi Solar Power Plant (additional land acquisition, 571,058 thousand yen), while the decrease was mainly due to depreciation. The decrease in the current period was mainly 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 92,593,000 thousand yen to 99,527,000 thousand yen for the previous fiscal period; from 89,752,000 thousand yen to 96,750,000 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 May 31, 2024) and current fiscal period (as of November 30, 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 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

Current fiscal period (from June 1, 2024, to November 30, 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	238,035	Rental business of renewable energy power generation facilities
Daini Chiyoda Kogen Taiyoko Godo Kaisha	31,092	Rental business of renewable energy power generation facilities
Hofu Solar Power Generation Godo Kaisha	37,416	Rental business of renewable energy power generation facilities
Kusu Solar Power Generation Godo Kaisha	17,730	Rental business of renewable energy power generation facilities
SOLAR ENERGY Hokota Godo Kaisha	448,770	Rental business of renewable energy power generation facilities
Kitakyushu Solar Power Generation Godo Kaisha	47,574	Rental business of renewable energy power generation facilities
Godo Kaisha TSMH1	1,624,072	Rental business of renewable energy power generation facilities
Shinshiro Solar Power Generation Godo Kaisha	28,714	Rental business of renewable energy power generation facilities
Monbetsu Solar Power Generation Godo Kaisha	280,034	Rental business of renewable energy power generation facilities
TAKASAKI Megasolar Godo Kaisha	219,539	Rental business of renewable energy power generation facilities
SHINKO Godo Kaisha	871,598	Rental business of renewable energy power generation facilities
Tainai Wind Farm Godo Kaisha	257,375	Rental business of renewable energy power generation facilities

(Notes to Per Unit Information)

	Previous fiscal period From December 1, 2023 to May 31, 2024	Current fiscal period From June 1, 2024 to November 30, 2024
Net assets per unit	79,570 yen	77,917 yen
Net income per unit	1,430 yen	1,299 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 December 1, 2023 to May 31, 2024	Current fiscal period From June 1, 2024 to November 30, 2024
Net income	(thousand yen)	796,824	723,986
Amount not attributable to common unitholders	(thousand yen)	—	—
Net income attributable to common investment units	(thousand yen)	796,824	723,986
Average number of investment units during the period	(units)	556,975	556,975

(Notes to Significant Subsequent Events)

(Decisions on the Repurchase of Treasury Investment Units)

At the board of directors' meeting held on January 15, 2025, EII decided on matters relating to the repurchase of treasury investment units in accordance with the provisions of Article 80-2 of the Investment Trusts Act as applied by replacing its terms pursuant to the provisions of Article 80-5, Paragraph 2 of the Act, and also decided on the cancellation of all the repurchased treasury investment units based on the provisions of Articles 80-2 and 80-4 of the Act. EII plans to cancel all the repurchased investment units in the fiscal period ending May 31, 2025.

(1) Reasons for the repurchase of treasury investment units

EII decided to repurchase its treasury investment units based on the judgment that the improvement of capital efficiency and return to unitholders through repurchase and cancellation of treasury investment units will lead to the enhancement of unitholders' value in the medium to long term, while comprehensively taking into consideration its investment unit price level, cash on hand, financial condition, market environment and other factors.

(2) Details of the matters relating to the repurchase

Total number of investment units to be repurchased: 20,000 units (maximum)

3.59% of the total number of investment units issued and outstanding
(excluding treasury investment units)

Total amount of investment units to be repurchased: 1,200,000 thousand yen (maximum)

Repurchase method: Market purchase at Tokyo Stock Exchange based on a discretionary transaction contract with a securities company regarding repurchase of treasury investment units

Repurchase period: From January 16, 2025 to April 30, 2025

(Conclusion of Commitment Line Agreement)

At the board of directors' meeting held on January 15, 2025, EII resolved to conclude a commitment line agreement as described below for the purpose of establishing a flexible means of procuring funds to secure working capital and improve the stability of its financial base. The agreement is scheduled to be concluded on January 31, 2025.

Maximum loan amount: 3,000,000 thousand yen

Scheduled date of agreement conclusion: January 31, 2025

Agreement period: From January 31, 2025 to November 30, 2027

Counterpart financial institution: Sumitomo Mitsui Trust Bank, Limited

(Omission of Disclosure)

EII omits the disclosure of notes to lease transactions and securities as it does not find substantial need for disclosure in the Summary of Financial Results.

(9) Change in Total Number of Investment Units Issued and Outstanding

Changes in EII's unitholders' capital (net) and total number of investment units issued and outstanding during the five-year period until November 30, 2024, are as follows:

Date	Event	Unitholders' capital, net (million yen) (Note 1)		Total number of investment units issued and outstanding (units)		Remarks
		Change	Balance	Change	Balance	
February 21, 2020	Cash distributions in excess of earnings (Refund of investment)	(232)	7,889	–	91,825	(Note 2)
December 1, 2020	Capital increase through public offering	20,645	28,535	245,000	336,825	(Note 3)
December 23, 2020	Capital increase through third-party allotment	1,032	29,567	12,250	349,075	(Note 4)
February 19, 2021	Cash distributions in excess of earnings (Refund of investment)	(307)	29,259	–	349,075	(Note 5)
February 21, 2022	Cash distributions in excess of earnings (Refund of investment)	(1,170)	28,088	–	349,075	(Note 6)
August 19, 2022	Cash distributions in excess of earnings (Refund of investment)	(194)	27,894	–	349,075	(Note 7)
February 10, 2023	Capital increase through public offering	5,247	33,141	63,000	412,075	(Note 8)
February 20, 2023	Cash distributions in excess of earnings (Refund of investment)	(353)	32,787	–	412,075	(Note 9)
March 15, 2023	Capital increase through third-party allotment	262	33,050	3,150	415,225	(Note 10)
June 30, 2023	Capital increase through public offering	11,357	44,407	135,000	550,225	(Note 11)
August 2, 2023	Capital increase through third-party allotment	567	44,975	6,750	556,975	(Note 12)
August 21, 2023	Cash distributions in excess of earnings (Refund of investment)	(696)	44,278	–	556,975	(Note 13)
February 22, 2024	Cash distributions in excess of earnings (Refund of investment)	(741)	43,537	–	556,975	(Note 14)
August 21, 2024	Cash distributions in excess of earnings (Refund of investment)	(892)	42,644	–	556,975	(Note 15)

(Note 1) The amount indicates the figure obtained by subtracting deduction from unitholders' capital from unitholders' capital. Furthermore, deduction from unitholders' capital associated with the implementation of distribution in excess of earnings from reserve for temporary difference adjustments is not taken into account.

(Note 2) At the board of directors' meeting held on January 10, 2020, EII resolved to conduct distribution in excess of earnings of 2,530 yen per unit (refund of investment which falls under the category of a reduction in unitholders' paid-in capital under tax laws) as cash distribution for the 2nd fiscal period ended November 2019, and started payment of the distribution on February 21, 2020.

(Note 3) New investment units were issued through public offering at an issue price of 88,452 yen per unit (paid-in amount of 84,268 yen per unit) to fund acquisition of solar power generation facilities and for other purposes.

(Note 4) New investment units were issued through third-party allotment with a paid-in amount of 84,268 yen per unit for appropriation as cash on hand to partially repay borrowings and fully or partially fund future acquisition of specified assets or working capital.

- (Note 5) At the board of directors' meeting held on January 14, 2021, EII resolved to conduct distribution in excess of earnings of 3,354 yen per unit (refund of investment which falls under the category of a reduction in unitholders' paid-in capital under tax laws) as cash distribution for the 3rd fiscal period ended November 2020, and started payment of the distribution on February 19, 2021.
- (Note 6) At the board of directors' meeting held on January 14, 2022, EII resolved to conduct distribution in excess of earnings of 3,354 yen per unit (refund of investment which falls under the category of a reduction in unitholders' paid-in capital under tax laws) as cash distribution for the 4th fiscal period ended November 2021, and started payment of the distribution on February 21, 2022.
- (Note 7) At the board of directors' meeting held on July 15, 2022, EII resolved to conduct distribution in excess of earnings of 557 yen per unit (refund of investment which falls under the category of a reduction in unitholders' paid-in capital under tax laws) as cash distribution for the 5th fiscal period ended May 2022, and started payment of the distribution on August 19, 2022.
- (Note 8) New investment units were issued through public offering at an issue price of 87,555 yen per unit (paid-in amount of 83,289 yen per unit) to fund acquisition of solar and wind power generation facilities and for other purposes.
- (Note 9) At the board of directors' meeting held on January 13, 2023, EII resolved to conduct distribution in excess of earnings of 1,013 yen per unit (refund of investment which falls under the category of a reduction in unitholders' paid-in capital under tax laws) as cash distribution for the 6th fiscal period ended November 2022, and started payment of the distribution on February 20, 2023.
- (Note 10) New investment units were issued through third-party allotment with a paid-in amount of 83,289 yen per unit for appropriation as cash on hand to partially repay borrowings and fully or partially fund future acquisition of specified assets or working capital.
- (Note 11) New investment units were issued through public offering at an issue price of 87,945 yen per unit (paid-in amount of 84,129 yen per unit) to fund acquisition of solar power generation facilities and for other purposes.
- (Note 12) New investment units were issued through third-party allotment with a paid-in amount of 84,129 yen per unit for appropriation as cash on hand to partially repay borrowings and fully or partially fund future acquisition of specified assets or working capital.
- (Note 13) At the board of directors' meeting held on July 14, 2023, EII resolved to conduct distribution in excess of earnings of 1,678 yen per unit (refund of investment which falls under the category of a reduction in unitholders' paid-in capital under tax laws) as cash distribution for the 7th fiscal period ended May 2023, and started payment of the distribution on August 21, 2023.
- (Note 14) At the board of directors' meeting held on January 15, 2024, EII resolved to conduct distribution in excess of earnings of 1,331 yen per unit (refund of investment which falls under the category of a reduction in unitholders' paid-in capital under tax laws) as cash distribution for the 8th fiscal period (ended November 2023) and started payment of the distribution on February 22, 2024.
- (Note 15) At the board of directors' meeting held on July 12, 2024, EII resolved to conduct distribution in excess of earnings of 1,602 yen per unit (refund of investment which falls under the category of a reduction in unitholders' paid-in capital under tax laws) as cash distribution for the 9th fiscal period (ended May 2024) and started payment of the distribution on August 21, 2024.

3. Reference Information

(1) Information on Prices of Assets Under Management, Etc.

I. Conditions of Investment

Asset type	Category of investment area (Note 1)	9th fiscal period (as of May 31, 2024)		10th fiscal period (as of November 30, 2024)	
		Total owned assets (million yen) (Note 2)	Ratio to total assets (%)	Total owned assets (million yen) (Note 2)	Ratio to total assets (%)
Renewable energy power generation facilities	Kanto region	12,142	11.5	11,762	11.5
	Chubu region	392	0.4	378	0.4
	Chugoku region	964	0.9	934	0.9
	Kyushu/Okinawa region	1,129	1.1	1,095	1.1
Subtotal		14,629	13.9	14,171	13.9
Real estate	Kanto region	571	0.5	571	0.6
Subtotal		571	0.5	571	0.6
Leasehold interests in land	Kanto region	1,214	1.2	1,214	1.2
	Chubu region	36	0.0	36	0.0
	Chugoku region	84	0.1	84	0.1
	Kyushu/Okinawa region	72	0.1	72	0.1
Subtotal		1,407	1.3	1,407	1.4
Renewable energy power generation facilities in trust	Hokkaido/Tohoku region	4,840	4.6	4,723	4.6
	Kanto region	27,238	25.9	26,647	26.1
	Chubu region	34,740	33.0	34,001	33.3
Subtotal		66,819	63.4	65,372	64.0
Real estate in trust	Hokkaido/Tohoku region	1,434	1.4	1,433	1.4
	Kanto region	10	0.0	10	0.0
	Chubu region	4,476	4.2	4,474	4.4
Subtotal		5,920	5.6	5,918	5.8
Land leasehold interests in trust	Kanto region	3,153	3.0	3,153	3.1
	Chubu region	252	0.2	252	0.2
Subtotal		3,406	3.2	3,406	3.3
Renewable energy power generation facilities, etc.	Hokkaido/Tohoku region	6,275	6.0	6,157	6.0
	Kanto region	44,330	42.1	43,359	42.5
	Chubu region	39,898	37.9	39,144	38.3
	Chugoku region	1,048	1.0	1,018	1.0
	Kyushu/Okinawa region	1,201	1.1	1,167	1.1
Subtotal		92,755	88.0	90,848	89.0
Deposits and other assets		12,596	12.0	11,241	11.0
Total assets (Note 3)		105,352	100.0	102,089	100.0
Total liabilities (Note 3)		61,033	57.9	58,691	57.5
Total net assets (Note 3)		44,318	42.1	43,398	42.5
Total assets (Note 3)		105,352	100.0	102,089	100.0

(Note 1) “Regions” is defined as follows:

“Hokkaido/Tohoku region” refers to Hokkaido, Aomori, Iwate, Akita, Miyagi, Yamagata, and Fukushima prefectures.

“Kanto region” refers to Chiba, Gunma, Ibaraki, Kanagawa, Saitama, Tochigi, and Tokyo prefectures.

“Chubu region” refers to Aichi, Gifu, Mie, Nagano, Niigata, Shizuoka, and Yamanashi prefectures.

“Chugoku region” refers to Hiroshima, Okayama, Shimane, Tottori, and Yamaguchi prefectures.

“Kyushu/Okinawa region” refers to Fukuoka, Kagoshima, Kumamoto, Miyazaki, Nagasaki, Oita, Okinawa, and Saga prefectures.

(Note 2) “Total owned assets” is based on the book value recorded on the balance sheet (book value after depreciation) as of the end of the period.

(Note 3) “Total assets,” “total liabilities,” and “total net assets” indicate the amounts stated in the balance sheet as of the end of the period.

II. Investment Assets

1) Major Investment Securities

Not applicable.

2) Investment Properties

Not applicable.

3) Other Major Investment Assets

(a) Summary of renewable energy power generation facilities, etc.

The following table provides a summary of the renewable energy power generation facilities, etc. owned by EII as of November 30, 2024.

Property number (Note 1)	Category (Note 2)	Property name	Location (Note 3)	Acquisition date	Area (m ²) (Note 4)	Tariff (yen/kWh) (Note 5)	FIT term end (Note 6)
S-01	Solar power generation facilities	Takahagi Solar Power Plant	Hitachi-shi, Ibaraki	February 13, 2019 April 24, 2024 (Additional land acquisition)	334,810	40	November 20, 2036
S-02	Solar power generation facilities	Chiyoda Kogen Solar Power Plant	Kitahiroshima-cho, Yamagata-gun, Hiroshima	February 13, 2019	41,215	40	November 12, 2034
S-03	Solar power generation facilities	JEN Hofu Solar Power Plant	Hofu-shi, Yamaguchi	February 13, 2019	25,476	36	January 26, 2036
S-04	Solar power generation facilities	JEN Kusu Solar Power Plant	Kusu-machi, Kusu-gun, Oita	February 13, 2019	22,044	40	September 30, 2033
S-05	Solar power generation facilities	Hokota Solar Power Plant	Hokota-shi, Ibaraki	February 13, 2019 August 4, 2023 (Expansion)	313,187	36	July 17, 2037
S-06	Solar power generation facilities	Nagasaki Kinkai Solar Power Plant	Nagasaki-shi, Nagasaki	January 17, 2020	25,501	36	March 21, 2039
S-07	Solar power generation facilities	Matsusaka Solar Power Plant	Matsusaka-shi, Mie	December 2, 2020	1,017,493	32	March 17, 2039
S-08	Solar power generation facilities	Shinshiro Solar Power Plant	Shinshiro-shi, Aichi	April 26, 2021	27,408	40	August 1, 2033
S-09	Solar power generation facilities	Monbetsu Solar Power Plant	Monbetsu-shi, Hokkaido	March 10, 2022	359,453	40	February 2, 2040
S-10	Solar power generation facilities	Takasaki Solar Power Plant A	Takasaki-shi, Gunma	February 13, 2023	261,619	40	March 30, 2040
S-11	Solar power generation facilities	Takasaki Solar Power Plant B	Takasaki-shi, Gunma	June 30, 2023	530,229	32	March 30, 2040
W-01	Wind power generation facilities	Tainai Wind Power Plant	Tainai-shi, Niigata	February 13, 2023	65,508	22	August 31, 2034

- (Note 1) For “Property number,” solar power generation facilities are classified as S while wind power generation facilities are classified as W and numbered as such. The same shall apply hereinafter.
- (Note 2) “Category” indicates the category of renewable energy power generation facilities based on their renewable energy sources.
- (Note 3) “Location” is based on the description in the register of the land (one of the lands if there are multiple lands) where the renewable energy power generation facility of the respective owned assets is installed. However, it is denoted only to the extent of the municipality level. The same shall apply hereinafter.
- (Note 4) “Area” is rounded down to the nearest whole number based on the description in the register and may be different from the actual area. In addition, on April 24, 2024, Takahagi Solar Power Plant acquired additionally the surrounding land adjacent to part of the land for which a land leasehold interest was previously established. However, as the surrounding land is not included in the power plant site, there will be no change in the area of the power plant site following acquisition of the additional land. For the Chiyoda Kogen Solar Power Plant, the leasehold right and the servitude have been established to part of the adjacent land for such purposes as passing. The area includes the site area to which this leasehold right has been established, but excludes the area of the site to which the servitude has been established. For the Nagasaki Kinkai Solar Power Plant, the area excludes part of the land where power transmission equipment exists, the site for which EII has obtained the right of use as an approach path, and the land for which the servitude has been established for such purposes as installing and using buried cables. For the Matsusaka Solar Power Plant, the servitude has been established to part of the adjacent land and such for such purposes as passing as well as installing and using electric line and power transmission line facilities, and the ownership of part of the adjacent land and such has been acquired for the same purposes, but such land is not included in the area. For the Takasaki Solar Power Plant A, Takasaki Solar Power Plant B, and Tainai Wind Power Plant, the superficies rights, servitude, and road occupancy permits have been established or acquired to part of the adjacent land and such for such purposes as laying private lines, and for the Takasaki Solar Power Plant A, the ownership of part of the adjacent land and such has been acquired for the same purposes, but such land is not included in the area.
- (Note 5) “Tariff” indicates the officially certified price of electricity sale for the renewable energy power generation facilities of respective owned assets (excluding the amount equivalent to the consumption tax and the local consumption tax).
- (Note 6) “FIT term end” indicates the expiration date of the electricity purchase period for the renewable energy power generation facilities of the respective owned assets.

Property number	Property name	Power generation operator (Note 1)	Electricity utilities (Note 2)	Acquisition price (million yen) (Note 3)	Valuation at end of period (million yen) (Note 4)	Appraisal value of infrastructure assets, etc. (million yen) (Note 5) (upper: facilities) (lower: real estate)	Book value at end of the period (million yen) (Note 6)
S-01	Takahagi Solar Power Plant	Sunrise Megasolar Godo Kaisha	TEPCO Power Grid, Inc.	5,602	5,293	4,044	3,793
						1,249	604
S-02	Chiyoda Kogen Solar Power Plant	Daini Chiyoda Kogen Taiyoko Godo Kaisha	Chugoku Electric Power Transmission & Distribution Co., Inc.	590	398	389	442
						9	22
S-03	JEN Hofu Solar Power Plant	Hofu Solar Power Generation Godo Kaisha	Chugoku Electric Power Transmission & Distribution Co., Inc.	680	513	462	492
						50	61
S-04	JEN Kusu Solar Power Plant	Kusu Solar Power Generation Godo Kaisha	Kyushu Electric Power Transmission and Distribution Co., Inc.	324	206	199	217
						6	10
S-05	Hokota Solar Power Plant	SOLAR ENERGY Hokota Godo Kaisha	TEPCO Power Grid, Inc.	11,444	8,711	7,381	7,968
						1,330	1,180
S-06	Nagasaki Kinkai Solar Power Plant	Kitakyushu Solar Power Generation Godo Kaisha	Kyushu Electric Power Transmission and Distribution Co., Inc.	1,097	861	799	878
						61	61
S-07	Matsusaka Solar Power Plant	Godo Kaisha TSMH1	Chubu Electric Power Grid Co., Inc.	40,241	36,336	31,936	30,002
						4,400	4,425
S-08	Shinshiro Solar Power Plant	Shinshiro Solar Power Generation Godo Kaisha	Chubu Electric Power Grid Co., Inc.	465	373	348	378
						24	36
S-09	Monbetsu Solar Power Plant	Monbetsu Solar Power Generation Godo Kaisha	Hokkaido Electric Power Co., Inc.	6,654	5,855	4,334	4,723
						1,520	1,433
S-10	Takasaki Solar Power Plant A	TAKASAKI Megasolar Godo Kaisha	TEPCO Energy Partner, Inc.	5,810	5,467	4,881	4,882
						586	656
S-11	Takasaki Solar Power Plant B	SHINKO Godo Kaisha	TEPCO Energy Partner, Inc.	25,211	24,410	22,080	21,765
						2,330	2,507
W-01	Tainai Wind Power Plant	Tainai Wind Farm Godo Kaisha	Tohoku Electric Power Network Co., Inc.	4,379	4,825	4,533	3,998
						291	301
Total				102,497	93,251	81,391	79,544
						11,859	11,304

(Note 1) “Power generation operator” refers to a party who operates the business of generating electricity by using renewable energy power generation facilities, etc., not limited to the power generation operators as set forth in Article 2-1-15 of the Electricity Business Act (Act No. 170 of 1964 and subsequent amendments).

(Note 2) “Electricity utilities” refers to the electricity utilities as set forth in Article 2-4 of the Renewable Energy Special Measures Act.

- (Note 3) “Acquisition price” refers to the transaction price in the sale and purchase agreement for power generation facilities (excluding various acquisition expenses, the settlement amount of the amount equivalent to property taxes and city planning taxes, and the amount equivalent to consumption taxes, etc.).
- (Note 4) “Valuation at end of the period” indicates the median value (rounded down to the nearest million yen) calculated by EII, pursuant to Article 41-1-1 of its Articles of Incorporation, from the appraisal value (valuation including renewable energy power generation facilities, real estate, and the leasehold rights or the superficies rights of the real estate altogether as one) in the range shown in the valuation report obtained from PricewaterhouseCoopers Sustainability LLC.
- (Note 5) For “Appraisal value of infrastructure assets, etc.,” the upper field indicates the assumed valuation (rounded down to the nearest million yen) of the renewable energy power generation facilities, calculated by deducting the real estate appraisal value calculated by Land Coordinating Research Inc. (the real estate appraiser for S-01 and S-02; the same shall apply hereinafter), Daiwa Real Estate Appraisal Co., Ltd. (the real estate appraiser for S-03 and S-04; the same shall apply hereinafter), The Tanizawa Sōgō Appraisal Co., Ltd. (the real estate appraiser for S-05; the same shall apply hereinafter), Japan Real Estate Institute (the real estate appraiser for S-06, S-07, S-09, S-10, S-11, and W-10; the same shall apply hereinafter), or CBRE K.K. (the real estate appraiser for S-08; the same shall apply hereinafter) from the valuation at the end of the period indicated in (Note 4) above. The lower field indicates the amounts (rounded down to the nearest million yen) shown in the real estate appraisal reports prepared by Land Coordinating Research Inc., Daiwa Real Estate Appraisal Co., Ltd., The Tanizawa Sōgō Appraisal Co., Ltd., Japan Real Estate Institute, or CBRE K.K. Real estate includes the superficies rights or leasehold rights of the relevant real estate.
- (Note 6) For “Book value at end of the period,” the upper field indicates the book value of the renewable energy power generation facilities as of the end of the period, and the lower field indicates the book value of real estate as of the end of the period, all rounded down to the nearest million yen. Real estate includes the superficies rights or leasehold rights of the relevant real estate.

(b) Revenue and expenses of individual renewable energy power generation facilities

The following table provides revenue and expenses of EII's individual renewable energy power generation facilities in the fiscal period under review (from June 1, 2024, to November 30, 2024).

(Unit: thousand yen)

Property number	Entire portfolio	S-01	S-02	S-03	S-04
Property name		Takahagi Solar Power Plant	Chiyoda Kogen Solar Power Plant	JEN Hofu Solar Power Plant	JEN Kusu Solar Power Plant
Rent revenue - renewable energy power generation facilities					
Base rent	3,750,760	237,422	31,002	37,159	17,671
Performance-linked rent	351,195	612	90	256	59
Incidental income	16,604	136	–	–	–
Rent revenue - renewable energy power generation facilities (A)	4,118,560	238,171	31,092	37,416	17,730
Rent expenses - renewable energy power generation facilities					
Taxes and dues	254,921	14,058	2,268	2,435	1,174
(Of which, property taxes, etc.)	254,921	14,058	2,268	2,435	1,174
(Of which, other taxes)	–	–	–	–	–
Sundry expenses	311,358	8,602	4,291	4,345	2,808
(Of which, insurance expenses)	78,391	2,299	720	396	874
(Of which, repair expenses)	99,819	2,554	1,800	–	441
(Of which, rent expenses on land and buildings)	96,892	1,224	1,770	3,948	822
(Of which, trust fee)	10,499	–	–	–	–
(Of which, other rent expenses)	25,755	2,524	–	–	671
Depreciation	2,095,972	126,453	14,750	15,222	11,235
(Of which, structures)	2,262	2,262	–	–	–
(Of which, machinery and equipment)	456,397	124,191	14,750	15,222	11,235
(Of which, buildings in trust)	2,005	–	–	–	–
(Of which, machinery and equipment in trust)	1,635,292	–	–	–	–
(Of which, tools, furniture and fixtures in trust)	14	–	–	–	–
Rent expenses - renewable energy power generation facilities (B)	2,662,252	149,114	21,310	22,002	15,219
Rent income (loss) from renewable energy power generation facilities (A-B)	1,456,307	89,056	9,782	15,413	2,511

Property number	S-05	S-06	S-07	S-08	S-09
Property name	Hokota Solar Power Plant	Nagasaki Kinkai Solar Power Plant	Matsusaka Solar Power Plant	Shinshiro Solar Power Plant	Monbetsu Solar Power Plant
Rent revenue - renewable energy power generation facilities					
Base rent	447,476	43,394	1,412,917	25,627	187,484
Performance-linked rent	1,293	4,179	211,155	3,087	92,550
Incidental income	–	–	16,130	–	–
Rent revenue - renewable energy power generation facilities (A)	448,770	47,574	1,640,203	28,714	280,034
Rent expenses - renewable energy power generation facilities					
Taxes and dues	42,001	4,674	90,371	2,271	22,977
(Of which, property taxes, etc.)	42,001	4,674	90,371	2,271	22,977
(Of which, other taxes)	–	–	–	–	–
Sundry expenses	35,942	3,384	42,483	4,387	7,471
(Of which, insurance expenses)	6,738	657	23,738	507	4,344
(Of which, repair expenses)	2,860	38	13,590	1,380	1,583
(Of which, rent expenses on land and buildings)	16,775	2,688	2,332	2,500	–
(Of which, trust fee)	–	–	2,499	–	1,500
(Of which, other rent expenses)	9,569	–	322	–	43
Depreciation	254,421	22,720	774,932	13,855	117,460
(Of which, structures)	–	–	–	–	–
(Of which, machinery and equipment)	254,421	22,720	–	13,855	–
(Of which, buildings in trust)	–	–	–	–	341
(Of which, machinery and equipment in trust)	–	–	774,932	–	117,119
(Of which, tools, furniture and fixtures in trust)	–	–	–	–	–
Rent expenses - renewable energy power generation facilities (B)	332,365	30,779	907,787	20,514	147,909
Rent income (loss) from renewable energy power generation facilities (A-B)	116,404	16,795	732,415	8,200	132,124

Property number	S-10	S-11	W-01
Property name	Takasaki Solar Power Plant A	Takasaki Solar Power Plant B	Tainai Wind Power Plant
Rent revenue - renewable energy power generation facilities			
Base rent	219,539	871,598	219,465
Performance-linked rent	–	–	37,909
Incidental income	320	–	18
Rent revenue - renewable energy power generation facilities (A)	219,859	871,598	257,393
Rent expenses - renewable energy power generation facilities			
Taxes and dues	10,262	45,041	17,382
(Of which, property taxes, etc.)	10,262	45,041	17,382
(Of which, other taxes)	–	–	–
Sundry expenses	23,956	64,153	109,530
(Of which, insurance expenses)	1,899	9,568	26,644
(Of which, repair expenses)	–	1,048	74,523
(Of which, rent expenses on land and buildings)	21,530	41,477	1,823
(Of which, trust fee)	499	3,499	2,499
(Of which, other rent expenses)	26	8,558	4,039
Depreciation	111,817	498,341	134,760
(Of which, structures)	–	–	–
(Of which, machinery and equipment)	–	–	–
(Of which, buildings in trust)	–	–	1,664
(Of which, machinery and equipment in trust)	111,817	498,341	133,081
(Of which, tools, furniture and fixtures in trust)	–	–	14
Rent expenses - renewable energy power generation facilities (B)	146,037	607,536	261,673
Rent income (loss) from renewable energy power generation facilities (A-B)	73,821	264,062	(4,280)

(2) Status of Capital Expenditures

1) Planned Capital Expenditures

The following table summarizes the major scheduled capital expenditures that EII is currently planning for repairs or other work at the renewable energy power generation facilities it owns. The estimated amounts below may include items that will be classified as accounting expenses based on the nature of the work, etc.

Property number	Property name	Location	Purpose	Scheduled period	Scheduled amount (thousand yen)		
					Total amount	Amount paid in current fiscal period	Total amount already paid
S-07	Matsusaka Solar Power Plant	Matsusaka-shi, Mie	PCS replacement installation	From: Sep. 2024 To: Apr. 2025	54,809	38,500	38,500

2) Capital Expenditures During the Fiscal Period

The following table provides the capital expenditure amounts EII invested in the renewable energy power generation facilities it owns in the fiscal period under review.

Property number	Property name	Location	Purpose	Period	Construction cost (thousand yen)
W-01	Tainai Wind Power Plant	Tainai-shi, Niigata	Unit 2 speed-up gear replacement work	From: May 2024 To: Oct. 2024	155,184
W-01	Tainai Wind Power Plant	Tainai-shi, Niigata	Eco CMS	From: Aug. 2024 To: Sep. 2024	9,867