

Presentation Material of the Interim Financial Results for the Fiscal Period Ending November 2019 (2nd Fiscal Period)

Securities code: 9286



S-05 Hokota Solar Power Plant

Asset Management Company

 **Enex Asset Management Co., Ltd.** **Enex Infrastructure Investment Corporation**

Contents

1. Highlights - Interim Financial Results for the Fiscal Period Ending November 2019 (2nd Fiscal Period) (p. 4)
2. Asset Management Status (p. 8)
3. Management Strategy (p. 14)
4. Appendix (p. 24)



1.

Highlights - Interim Financial Results for the Fiscal Period
Ending November 2019 (2nd Fiscal Period)

Highlights (1) - Interim Financial Results for the Fiscal Period Ending November 2019

- Operating revenue and net income have been steadily built up toward achieving the fiscal period plan

(million yen)	FY19/11 (2nd FP)		Progress
	FY19/11 (full-period) Forecast	FY19/11 (interim) Actual ^(Note 1)	
Operating income	1,256	518	41.3%
Operating income	428	192	44.9%
Ordinary income	312	125	40.2%
Net income	306	120	39.2%
Actual operating days ^(Note 2)	291 days	108 days	37.1%

Note 1: Operating period is 6 months from December 1, 2018 to May 31, 2019. Currencies and figures are rounded down to the nearest specified unit. Percentages are rounded off to one decimal place. (The same shall apply hereinafter.)

Note 2: Actual investment management start date of the fiscal period ending November 2019 is February 13, 2019, the asset acquisition date.

FY19/11 forecast distributions	Distribution in excess of earnings per unit 5,953 yen
(Breakdown)	
Distribution per unit (excluding distribution in excess of earnings)	3,223 yen
Distributions in excess of earnings per unit	2,730 yen

- Net income for the interim period achieved a progress rate of 39.2% against the annual forecast within the actual operating period of about 3.5 months from the property acquisition date upon listing of February 13, 2019, to the end of May 2019
- Secured operating revenue as estimated in the earnings forecast for the fiscal period ending November 2019 announced at the time of IPO
- Forecast distribution per unit for the fiscal period ending November 2019 is 5,953 yen per investment unit (including distributions in excess of earnings per unit)

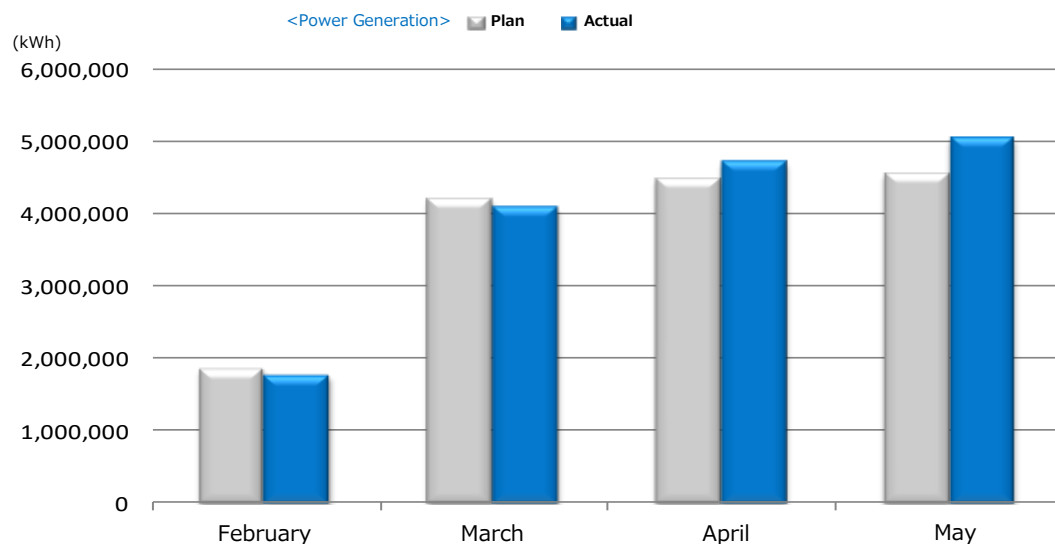


Highlights (2) - Interim Financial Results for the Fiscal Period Ending November 2019

- Cumulative power generation since the start of investment management at the power generation operator (SPC/lessee) was 103% as compared with the initial plan, progressing steadily.

Power generation operator (lessee)	Total (February 13–May 31, 2019)		
	Plan ^(Note 1)	Actual	Achievement
Power Generation (MWh)	15,110	15,618	103.4%
Revenue from electricity sales (million yen)	567	587	103.6%

Note 1: Calculated based on the exceedance probability P (percentile) 50 in the technical report by an external expert



- Actual power generation in the approximately 3.5 months from the start of investment management was 103.4%, securing a level exceeding the initial plan.
- In revenue from electricity sales, revenue from performance-linked rent is 446,000 yen
- Overall, the impact of power curtailment by Kyushu Electric Power and suspension of operation at Hokota Solar Power Plant was offset has no impact on net income
- No impact on rent income in the interim period thanks to rent scheme focusing on stability with a reserve account in preparation for bad weather and other risks
- Power generation fell below the plan in February and March due to low solar radiation, but achieved favorable output in April and May

Highlights (3) - Interim Financial Results for the Fiscal Period Ending November 2019

- Progress of operating income and net income was 44.9% and 39.2%, respectively, in line with the initial revenue plan

FY 19/11 (million yen)	Full- period Forecast	Interim Actual	Progress
Operating revenue	1,256	518	41.3%
Operating expenses	827	326	39.4%
Rent expenses	738	292	39.7%
Depreciation	661	264	40.0%
Other rent expenses	76	28	36.8%
Asset management fee	46	18	39.4%
Other operating expenses	43	14	34.8%
Operating income	428	192	44.9%
Non-operating income	-	0	-
Non-operating expenses	115	66	57.8%
Interest expenses	65	24	37.4%
Investment unit issuance expenses	39	39	100.0%
Other	10	2	24.9%
Ordinary income	312	125	40.2%
Net income	306	120	39.2%

- Recorded performance-linked rent of 446,000 yen for Takahagi Solar Power Plant and Chiyoda Kogen Solar Power Plant
- Depreciation was entirely for solar power generation facilities, and calculated using the straight-line method
- Asset management fee is compensation for the asset management company
- Expenses incurred at the public offering are amortized at once as investment unit issuance expenses



2.

Status of Assets Under Management

Portfolio Overview

- Through the IPO in February this year, we acquired 5 properties with a total output of 37.6 MW

Total acquisition price

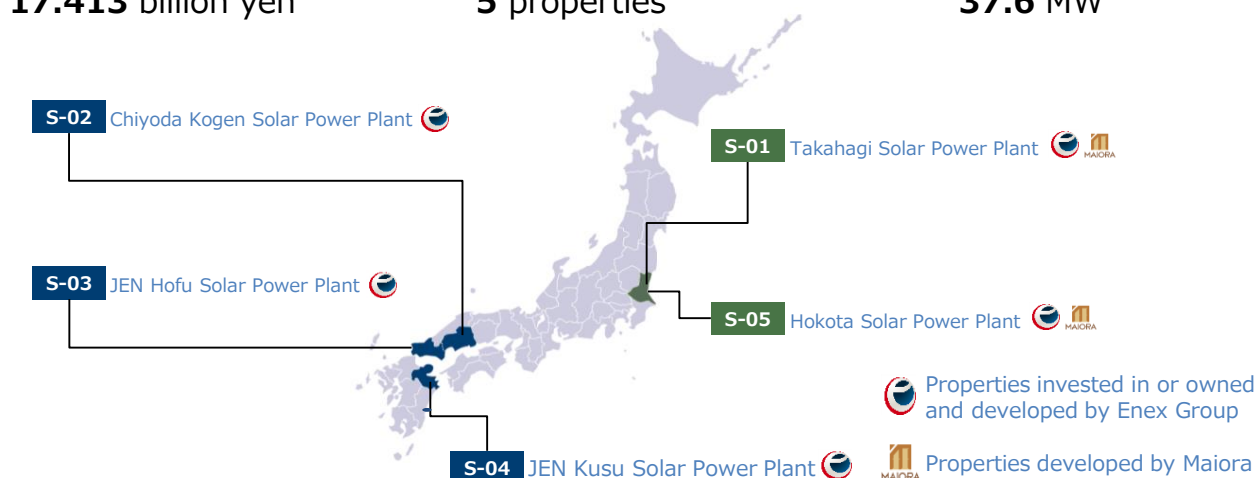
17.413 billion yen

Number of properties owned

5 properties

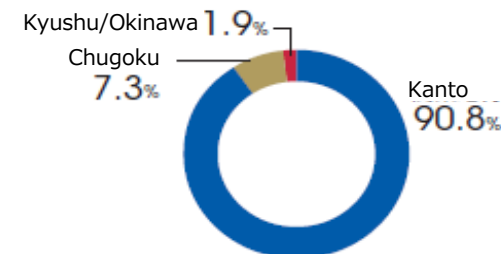
Total solar module output

37.6 MW

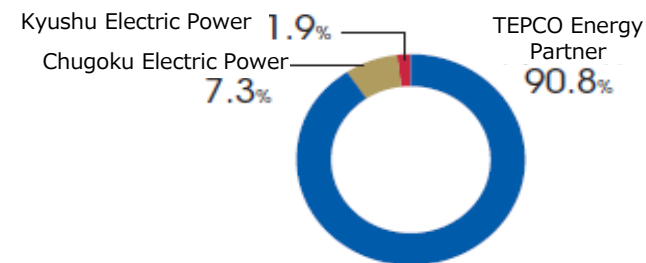


Property No.	Property name	Location	Acquisition price (million yen)	Solar module output (MW)	Tariff (yen per kWh)
S-01	Takahagi Solar Power Plant	Hitachi-shi, Ibaraki	5,305	11.5	40
S-02	Chiyoda Kogen Solar Power Plant	Yamagata-gun, Hiroshima	590	1.6	40
S-03	JEN Hofu Solar Power Plant	Hofu-shi, Yamaguchi	680	1.9	36
S-04	JEN Kusu Solar Power Plant	Kusu-gun, Oita	324	1.0	40
S-05	Hokota Solar Power Plant	Hokota-shi, Ibaraki	10,514	21.5	36

■ By Region (based on acquisition price)



■ By Electric Power Supplier (based on acquisition price)



- Currently, properties are mainly located within the service area of TEPCO, where electricity demand is strong and stable

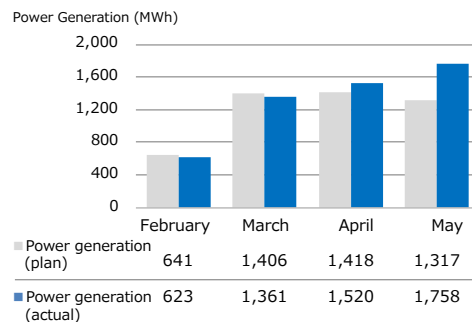
Portfolio Status (1)

- Overall, power plants are operating steadily and achieved expected efficiency in power generation

Power generation operator (lessee)	S-01 Takahagi			S-02 Chiyoda Kogen			S-03 Hofu			S-04 Kusu			S-05 Hokota			Total		
	Plan	Actual	Achievement	Plan	Actual	Achievement	Plan	Actual	Achievement	Plan	Actual	Achievement	Plan	Actual	Achievement rate	Plan	Actual	Achievement
Power Generation (MWh) ^(Note1)	4,781	5,261	110%	602	684	114%	789	861	109%	388	361	93%	8,550	8,449	99%	15,111	15,617	103%
Revenue from electricity sales (million yen)	191	210	110%	24	27	114%	28	31	109%	16	14	93%	308	304	99%	567	587	104%

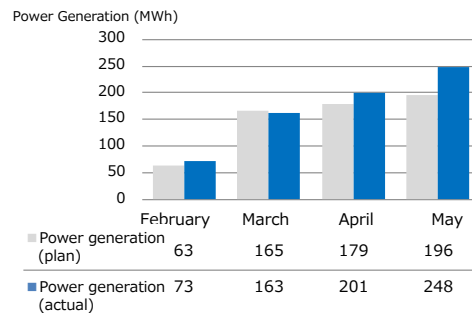
Note 1: Planned values are calculated based on the exceedance probability P (percentile) 50 in the technical report produced by an external expert.

S-01 Takahagi Solar Power Plant



- Achieved power generation of 110.0% against the plan, and EII recorded performance-linked rent of 27,000 yen

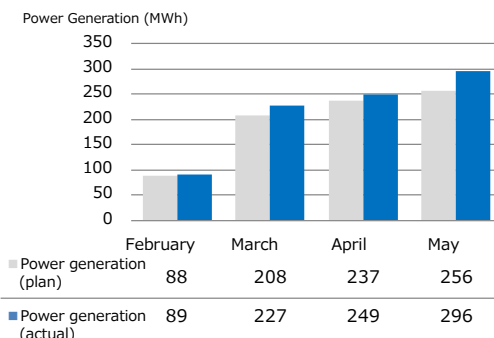
S-02 Chiyoda Kogen Solar Power Plant



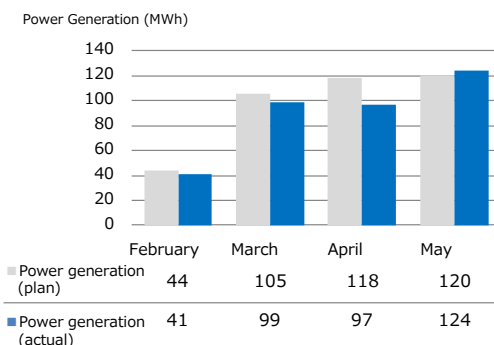
- Achieved power generation of 113.5% against the plan, and EII recorded performance-linked rent of 418,000 yen

Portfolio Status (2)

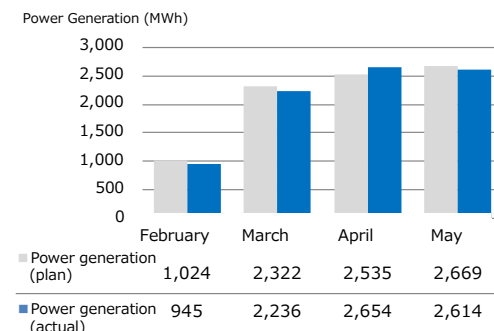
S-03 JEN Hofu Solar Power Plant



S-04 JEN Kusu Solar Power Plant



S-05 Hokota Solar Power Plant



- Achieved power generation of 109% against the plan
- Power generation facilities suspended operation for 13 days at the order of Kyushu Electric Power for power curtailment, and power generation during the suspension period was 93% against the plan as the result. There was no impact on EII's rent income from this, however, as the deficit was covered by the power generation operator's (SPC/lessee) reserve account mainly for rent
- A power conditioner was suspended for a certain period due to equipment malfunction (cable) and power generation during the suspension period was 99% against the plan. There was no impact on EII's rent income from this, however, as the deficit was covered by the power generation operator's (SPC/lessee) reserve account mainly for rent.

Portfolio Status (3)

- Earnings performance was as planned at each power plant

<Status by Property>

thousand yen

Property name	S-01 Takahagi Solar Power Plant	S-02 Chiyoda Kogen Solar Power Plant	S-03 JEN Hofu Solar Power Plant	S-04 JEN Kusu Solar Power Plant	S-05 Hokota Solar Power Plant	Total
Rent income from renewable energy power generation facilities						
Base rent	175,343	20,598	24,937	12,905	284,341	518,127
Performance-linked rent	27	418	-	-	-	446
Rent income from renewable energy power generation facilities (A)	175,371	21,017	24,937	12,905	284,341	518,574
Rent expenses from renewable energy power generation facilities						
Insurance expenses	900	303	165	371	1,569	3,310
Repair expenses	-	173	-	-	-	173
Depreciation	84,551	9,798	10,061	7,443	152,601	264,457
Rent expenses on land and buildings	11,889	1,053	2,350	489	8,932	24,716
Other expenses	100	-	-	-	-	100
Rent expenses from renewable energy power generation facilities (B)	97,442	11,329	12,577	8,304	163,103	292,758
Income (loss) from renewable energy power generation facilities (A-B)	77,929	9,687	12,360	4,601	121,237	225,815



Impact of Power Curtailment

- Kusu was the only power plant subject to power curtailment
- No impact on EII's profit plan thanks to the rent stabilization scheme

<Curtailment Status>

Power plant subject to power curtailment	Period of suspended operation	Ratio of the power plant to the lessee's estimated lost earnings for EII's entire portfolio due to power curtailment in this fiscal period
JEN Kusu Solar Power Plant	February 24, 2019 8:58 a.m. – 4:01 p.m.	0.0080%
	March 16, 2019 8:58 a.m. – 4:00 p.m.	0.0098%
	March 24, 2019 8:59 a.m. – 4:00 p.m.	0.0098%
	March 31, 2019 8:59 a.m. – 4:00 p.m.	0.0098%
	April 4, 2019 7:59 a.m. – 4:00 p.m.	0.0114%
	April 7, 2019 7:59 a.m. – 4:00 p.m.	0.0114%
	April 12, 2019 7:59 a.m. – 4:00 p.m.	0.0114%
	April 19, 2019 7:59 a.m. – 4:00 p.m.	0.0114%
	April 21, 2019 7:59 a.m. – 4:00 p.m.	0.0114%
	April 28, 2019 7:59 a.m. – 4:00 p.m.	0.0114%
	May 4, 2019 7:59 a.m. – 4:00 p.m.	0.0112%
	May 7, 2019 7:59 a.m. – 4:00 p.m.	0.0112%
	May 12, 2019 7:59 a.m. – 4:00 p.m.	0.0112%
Total power curtailment in the fiscal period under review		0.1393%

- Power curtailment was implemented in Kyushu for 47 days after EII's acquisition of the properties up to the end of interim period, and for 13 days at the JEN Kusu Solar Power Plant.
- For the period until the end of the interim period, the impact on the lessee's estimated lost earnings for the entire portfolio owned by EII is limited (0.34%)



Memo: Mechanism of Power Curtailment

In order to maintain the supply-demand balance of electricity and avoid occurrence of widespread power outage, it is necessary to adjust power generation when supply exceeds demand. In such a case, the "prioritized power supply rule" dictates in what order power generation should be supplied given demand.

Order Based on the Prioritized Power Supply Rule

- (1) Power curtailment of thermal (oil, gas, coal), utilization of pumped water
- (2) Power transmission to other regions (interconnection)
- (3) Power curtailment of biomass power plants
- (4) Power curtailment of solar and wind power
- (5) Power curtailment of long-term fixed sources of electricity* (hydroelectric, nuclear, thermal)

*Power curtailment is technically difficult

Source: Agency for Natural Resources and Energy



3.

Management Strategy

Environment Surrounding Renewable Energy

- The trend is shifting from thermal power generation to renewable energy going forward
- Renewable energy is to become a major source of electricity in 2050

<The Fifth Strategic Energy Plan>

Measures towards 2030

- Towards reducing greenhouse gas emissions by 26% —
- Ensuring achievement of an optimal energy mix —
- Currently, only halfway through
- Systematic promotion
- Efforts focusing on realization
- Exploration and enhancement of measures

<Main Measures>

- Renewable energy
 - Laying the foundation for major sources of electricity
 - Achieving lower costs, overcoming power grid constraints, and securing sufficient load following capacity of thermal power plants

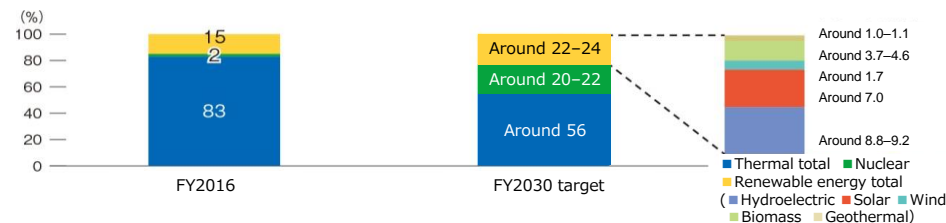
Measures towards 2050

- Towards reducing greenhouse gas emissions by 80% —
- Efforts for Energy Changeover and Decarbonization —
- Potential and uncertainty
- Ambitious multiple track scenario
- Pursuit of every option
- Determination of important issues through scientific review

<Main Direction>

- Renewable energy
 - Aim to make it an economically self-supporting, decarbonized main source of electricity
 - Begin hydrogen/power storage/digital technology development

Source: Prepared by the Asset Management Company based on the materials of the Agency for Natural Resources and Energy

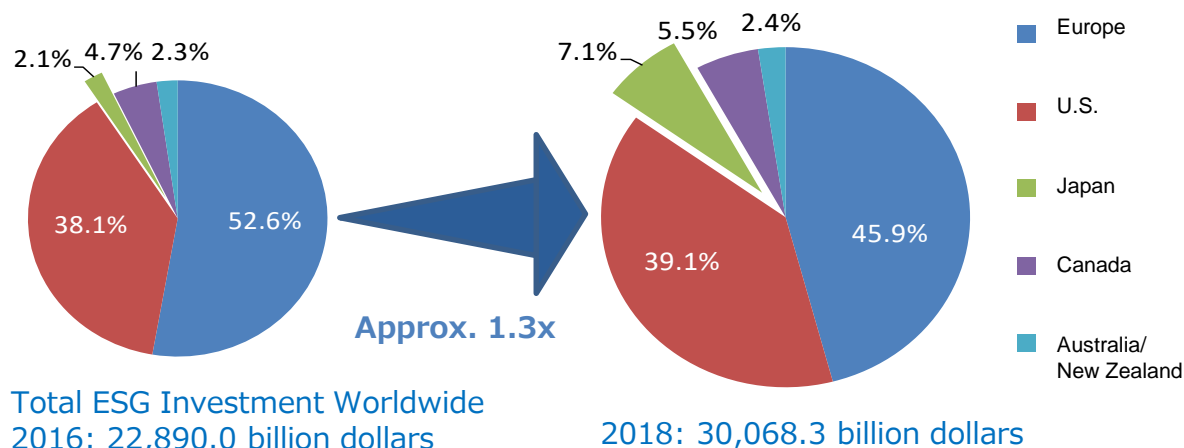


- Renewable energy, which is a domestically produced, low-carbon energy, will be introduced proactively and account for around 22 to 24% of the total power generation in 2030
- In order to achieve the high target of reducing greenhouse gas emissions by 80%, the Japanese government is striving for an energy changeover and promoting efforts for decarbonization
- Aim to make renewable energy an economically self-supporting, “decarbonized” main source of electricity

Renewable Energy as an Investment Target

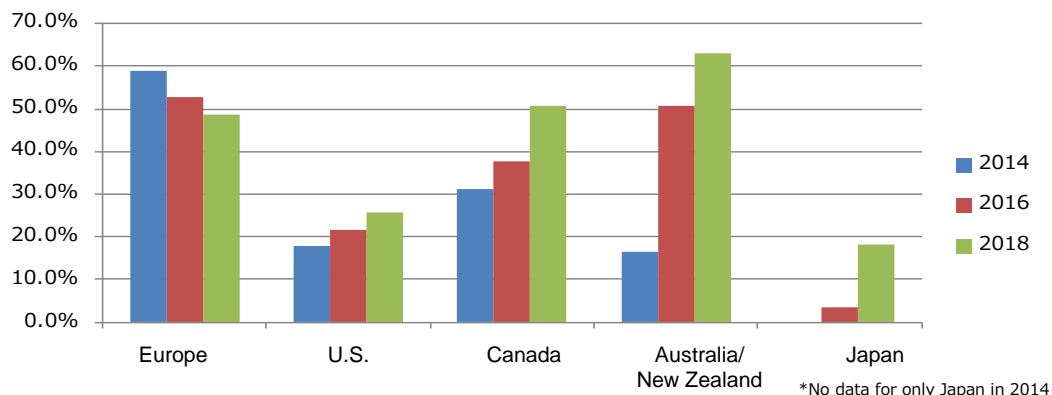
- The ESG investment market in Japan will continue to follow the path of expansion going forward

<Global Share of ESG Investment>



- Within the two years from 2016 to 2018, the total amount of ESG investment in major regions of the world increased by 34%
- Japan's share expanded rapidly from 2.1% to 7.1% in the recent two years
- The absolute amount of ESG investments in Japan is still low compared with the rest of the world, however, and further expansion is expected

<Ratio of ESG Investment to Total AUM in the World's Major Regions>



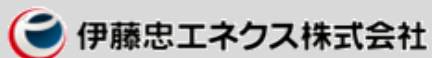
- The ratio of ESG investment to total AUM is growing steadily in major regions of the world, except for in Europe where the ratio is already high.
- As for Japan, while the ratio has grown to 18%, the country still lags behind other major regions
- In the global trend of expanding ESG investment, Japan's market size has a room for further growth

Source: All prepared by the Asset Management Company based on Global Sustainable Investment Review 2016 and 2018

Wide-Ranging Support from the Sponsors (1)

- Aim to maximize unitholder value through investment in renewable energy power generation facilities for which the market is expected to continue to expand by utilizing the wide-ranging support of the sponsors

■ Utilization of resources of sponsor companies for EII's investment management



- Market research on renewable energy by Itochu Enex and Maiora
- Sumitomo Mitsui Trust Bank's operating know-how on J-REITs and expertise in finance
- Mercuria Investment's know-how on appropriate information disclosure and operation of investment corporations based on its proven track record
- Provision of personnel and operating support for EII

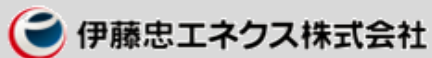
■ Utilization of power generation facility operator Enex Electric Power Co., Ltd.'s resources on operation/management of renewable energy power generation facilities



Enex Electric Power Co., Ltd.

- Track record of stable operation of thermal/hydroelectric/wind power generation facilities requiring sophisticated operating skills and technology
 - 24-hour operation management system
 - Maintenance
 - Speedy troubleshooting
- Engineering group equipped with field experience and specialist skill qualifications
 - Accumulation of know-how based on operating experience
 - Problem analysis and sharing

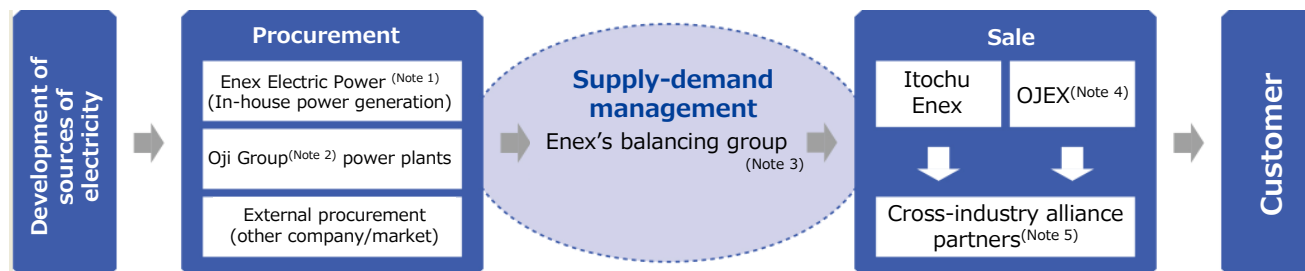
■ Holding of investment units by the sponsors (same-boat investment)



- Executed same-boat investment (5.15%) based on the idea that aligning the interest of unitholders and the sponsors would contribute to the enhancement of unitholder value for EII

Wide-Ranging Support from the Sponsors (2)

- Itochu Enex Group conducts business ranging from power generation to sales under an integrated system
- The group can be a strong candidate for selling power generation facilities owned by EII after the FIT period



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

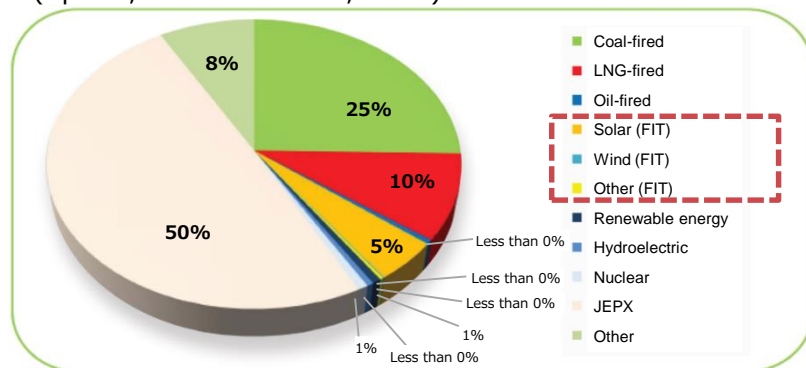
(Note 2) "Oji Group" refers collectively to Oji Holdings Corporation and its group companies.

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

(Note 4) "OJEX" is the abbreviation of "Oji-Itochu Enex power Retailing Co., Ltd.," an electricity sales company jointly established by Itochu Enex and one of Oji Holdings Corporation's subsidiaries, Oji Green Resources Co., Ltd.

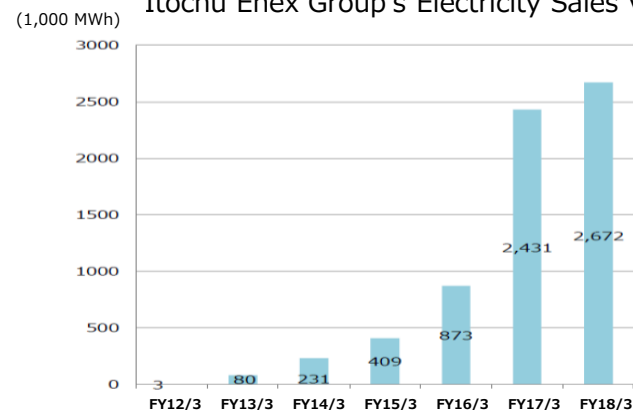
(Note 5) "Cross-industry alliance partners" refer to external broker/agent partners not holding the electricity retail license.

Composition of Itochu Enex Group's Sources of Electricity
(April 1, 2017-March 31, 2018)



Source: Prepared by the Asset Management Company based on the published materials of Itochu Enex

Itochu Enex Group's Electricity Sales Volume



Source: Prepared by the Asset Management Company based on the published materials of Itochu Enex

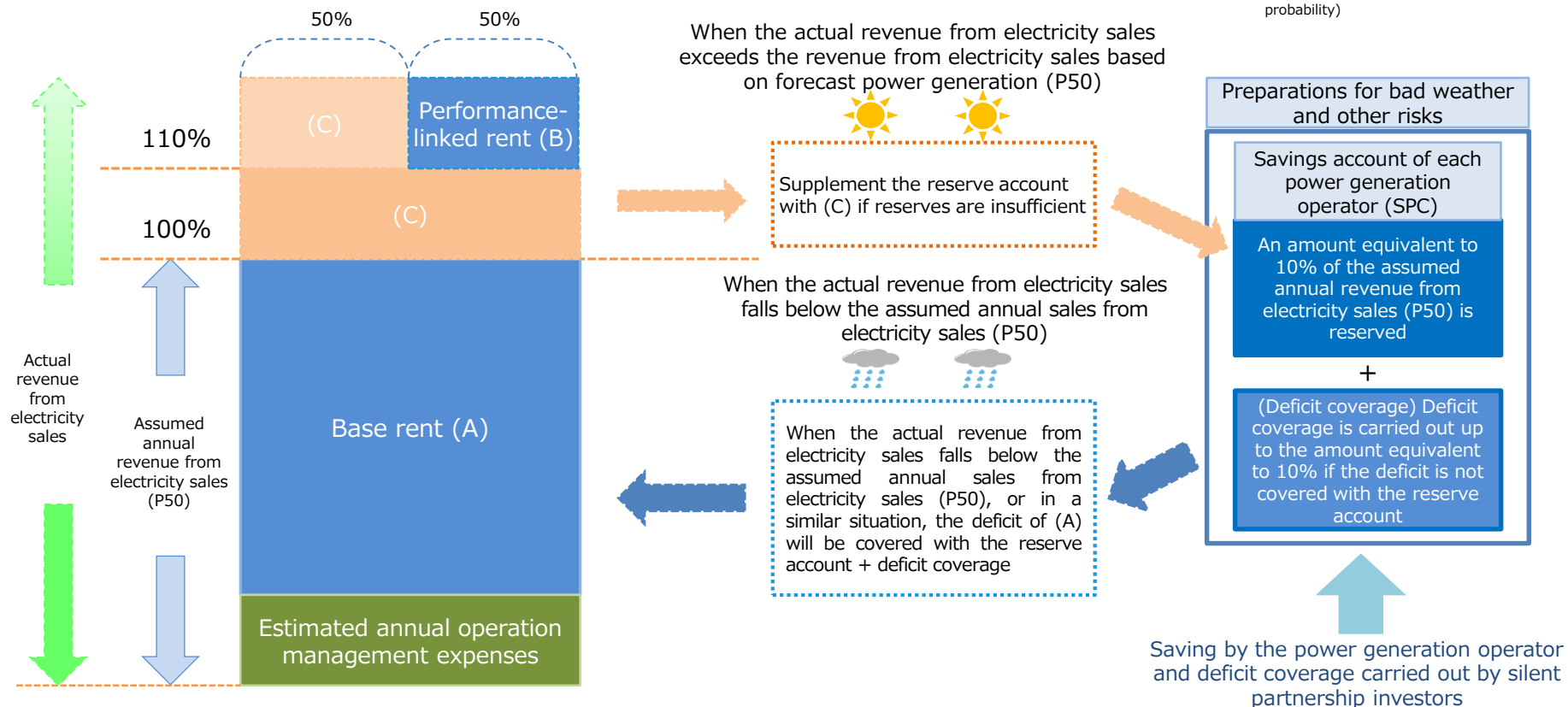


Securing Long-Term Stable Cash Flow

• Reduce the risk of non-payment of rent under a rent scheme focusing on stability

- Acquired assets' rent structure (Base rent (A) + performance-linked rent (B)) and preparations for bad weather and other risks
- An amount equivalent to 10% of the assumed annual revenue from electricity sales (P50) is saved in the reserve account

P50: Forecast power generation (a numerical value deemed achievable with a 50% probability)



- (A) Base rent: An amount obtained by deducting estimated annual operational management expenses from 100% of the forecast annual revenue from electricity sales (P50) based on the forecast power generation.
 (B) Performance-linked rent: When the actual revenue from electricity sales exceeds 110% of the forecast annual revenue from electricity sales (P50), 50% of the difference is the performance-linked rent.
 (C) Resource for supplementing reserve: An amount obtained by deducting the total of the assumed annual revenue from electricity sales (P50) and the actual performance-linked rent (B) from the actual revenue from electricity sales.

Sound Financial Management

- Elimination of finance risk due to long-term loans payable whose repayment period is close to the remaining FIT (feed-in tariff) period
- Reduce risk of interest rate fluctuation by financing partially at fixed interest rates while benefiting from the current low interest rates

Borrowing period (Note 1)

17 years

Fixed interest rate ratio (Note 2)

50%

Category	Lender	Interest rate	Borrowing amount (million yen)	Repayment method	Drawdown date	Repayment date	Borrowing period
Long-term	Sumitomo Mitsui Trust Bank, Limited	Base rate + 0.45%	5,237	Installment	February 13, 2019	May 30, 2036	17 years
Long-term	Sumitomo Mitsui Trust Bank, Limited	0.95% after fixation	5,237	Installment	February 13, 2019	May 30, 2036	17 years
Short-term	Sumitomo Mitsui Trust Bank, Limited	Base rate + 0.20%	1,295	Bullet payment	February 13, 2019	March 31, 2020	1 year

- Reduce finance risk during the operating period by realizing long-term loans payable

Realizing our strength of having a trust bank as a sponsor

Note 1: Borrowing period at the time of drawdown

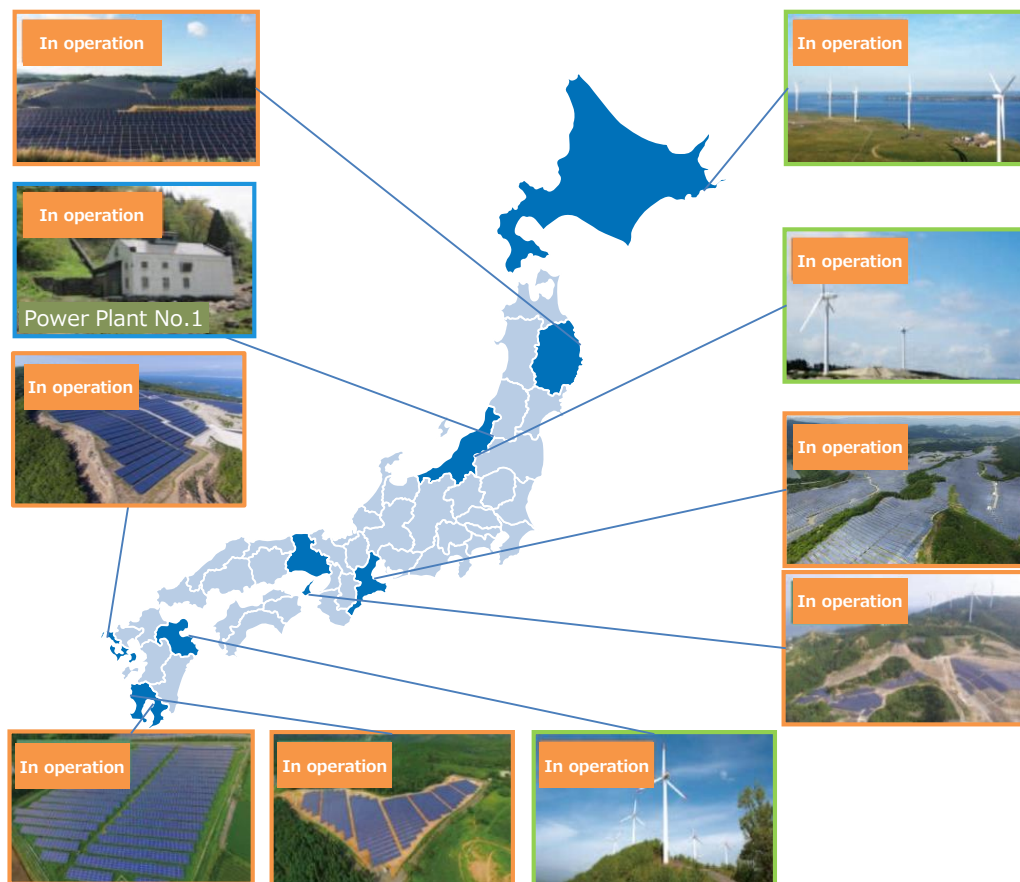
Note 2: Excluding short-term loans payable



Status of Pipeline

- First aim to expand the asset size by incorporating solar power facilities
- At the same time, conduct verification for incorporating wind power and hydroelectric power facilities
- Aim for a comprehensive renewable energy fund owning solar, wind and hydroelectric power facilities

<Properties in Pipeline That Are in Operation>



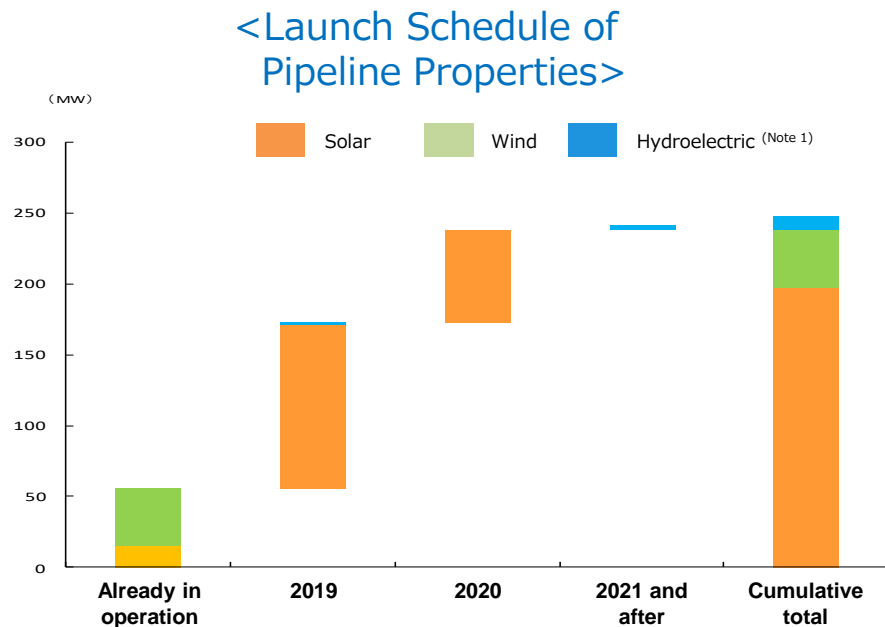
<Properties in Pipeline>

Energy source	Location	Status	Installed capacity
Solar	Ichinoseki-shi, Iwate	In operation	14.9 MW
	Matsusaka-shi, Mie	In operation	98.0 MW
	Minamiawaji-shi, Hyogo	Under construction	10.7 MW
	Nagasaki-shi, Nagasaki	In operation	2.6 MW
	Sendai-shi, Kagoshima	In operation	2.2 MW
	Minamikyushu-shi, Kagoshima	In operation	1.2 MW
	Minamikyushu-shi, Kagoshima	In operation	0.7 MW
	Kirishima-shi, Kagoshima	Under construction	1.7 MW
	Takasaki-shi, Gunma	Under planning	53.6 MW
	Takasaki-shi, Gunma	Under planning	11.6 MW
Solar subtotal	In operation and under construction: 8 properties/132.0 MW Under planning: 2 properties/65.2 MW		
Wind	Tainai-shi, Niigata	In operation	20.0 MW
	Kusu-gun, Oita	In operation	11.0 MW
	Nemuro-shi, Hokkaido	In operation	10.0 MW
Wind subtotal	In operation: 3 properties/41.0 MW		
Hydroelectric	Myoko-shi, Niigata	In operation ^(Note 1)	4.1 MW
	Joetsu-shi, Niigata	In operation ^(Note 1)	3.2 MW
	Myoko-shi, Niigata	In operation ^(Note 1)	1.5 MW
Hydroelectric subtotal	In operation: 3 properties/8.8 MW		
Total	In operation and under construction: 14 properties/181.8 MW Under planning: 2 properties/65.2 MW Grand total: 16 properties/247.0 MW		

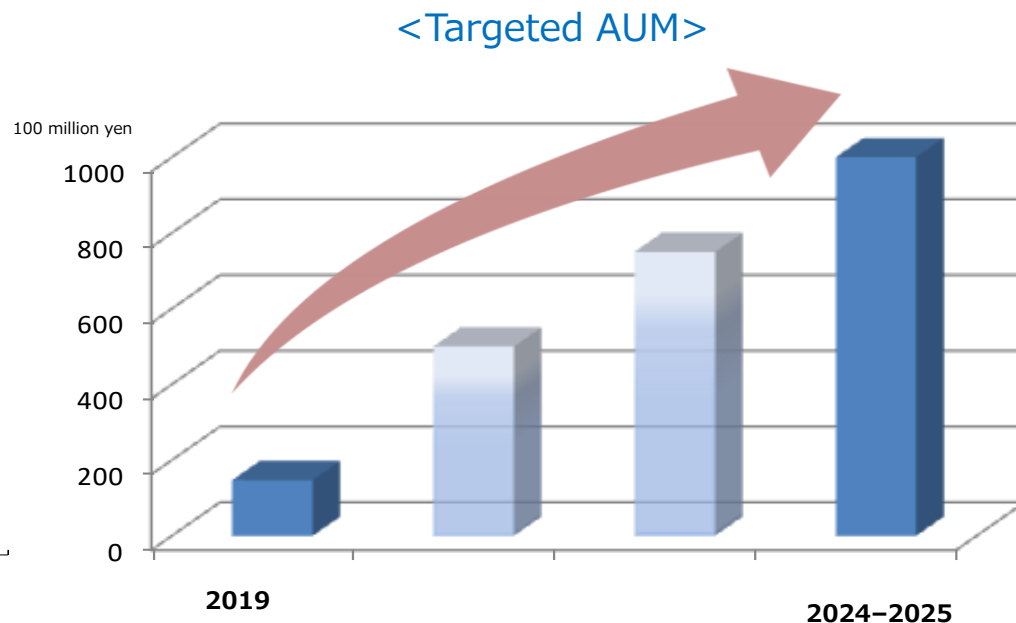
Note 1: While all of these power plants are in operation, work to respond to the FIT system is either under way or planned. Planned power plant capacities after the work are shown above.

Measures for Growth

- Work on expanding the asset size by incorporating pipeline properties
- Aim for AUM of around 100 billion yen over a medium term



Note 1: Operation schedule after completion of work is indicated for facilities for which work to respond to the FIT system is either under way or planned.



- Itochu Enex Group has a significant development track record, and will proceed with further development of renewable energy power generation facilities as well as acquisition of said facilities from third parties going forward.
- EII strives to expand the asset size in a stable manner by further acquiring facilities after checking the operational track record over a certain period.



Initiatives for Diversifying Sources of Electricity

- Aim for a comprehensive renewable energy fund owning a variety of sources of renewable energy
- Verification underway toward introduction of a portfolio comprising multiple sources of electricity

Wind Power Generation



Solar Power Generation



Hydroelectric Power Generation



Characteristics	<ul style="list-style-type: none"> ✓ Night-time power generation is possible ✓ Power generation increases in winter 	<ul style="list-style-type: none"> ✓ Management is relatively easy ✓ Volatility of output is relatively low 	<ul style="list-style-type: none"> ✓ Night-time power generation is also possible ✓ Power generation increases when the snow melts
Issues	<ul style="list-style-type: none"> ✓ Volatility is relatively high ✓ Development period is long ✓ Sophisticated management know-how is required 	<ul style="list-style-type: none"> ✓ Night-time power generation is not possible 	<ul style="list-style-type: none"> ✓ There are limits in selecting suitable locations ✓ Clearing issues such as land title is complicated

- Shift from managing solely solar assets and aim for a more balanced portfolio incorporating the characteristics of other types of renewable energy.

4.

Appendix

Overview of EII

■ Corporate Profile

Company name	Enex Infrastructure Investment Corporation
Representative	Executive Officer Takayuki Yamamoto
Location	3-2-5, Kasumigaseki, Chiyoda-ku, Tokyo
Settlement of accounts	November
Listing date	February 13, 2019
Securities code	9286
Asset management company	Enex Asset Management Co., Ltd.

■ History

- ◆ August 2018 Established
- ◆ September 2018 Registered as investment corporation (pursuant to Article 187 of the Act on Investment Trusts and Investment Corporations)
- ◆ February 2019 Listed on the Infrastructure Fund Market at the Tokyo Stock Exchange
- ◆ April 2019 Head office relocated
- ◆ May 2019 Interim settlement



Enex Infrastructure Investment Corporation

Comprehensive support by sponsors with diverse characteristics and strengths



Equity stake in the Asset Management Company: 50.1%

- ITOCHU Group's energy trading company (listed on the First Section of the Tokyo Stock Exchange)
- Establishing a business model integrating development of sources of electricity, supply-demand management and sales



Equity stake in the Asset Management Company: 22.5%

- Brings substantial experience in financing for renewable energy projects and possesses extensive knowledge on the financial market and financing environment



Equity stake in the Asset Management Company: 22.5%

- Track record of REIT management through domestic estate funds and subsidiary in Hong Kong



Maiora Asset Management Pte. Ltd.

Equity stake in the Asset Management Company: 4.9%

- Possess a significant track record in investment in solar power generation facilities (269 MW in Japan and more than 2 GW worldwide)

Key Topics for the Period

■ Listed on the Infrastructure Fund Market at the Tokyo Stock Exchange



Pricing date	February 1, 2019
Listing date	February 13, 2019
Number of units issued (primary offering)	90,000 units
Issue price (per unit)	92,000 yen
Total issue price	8,280 million yen
Lead managers	SMBC Nikko Securities Inc. Daiwa Securities Co. Ltd.

- ✓ **Sixth infrastructure fund to be listed**
- ✓ **Asset size (acquisition price basis) at the time of listing: 17.4 billion yen (second-largest asset size in history of Infrastructure Fund Market at time of listing)**

Balance Sheet

Interim Balance Sheet

	(Unit: thousand yen)
	Current interim period (May 31, 2019)
Assets	
Current assets	
Cash and deposits	537,971
Trade accounts receivable	169,469
Accounts receivable – other	5,221
Prepaid expenses	27,839
Consumption taxes receivable	1,277,644
Total current assets	2,018,146
Non-current assets	
Property, plant and equipment	
Machinery and equipment	16,749,935
Accumulated depreciation	(264,457)
Machinery and equipment, net	16,485,477
Construction in progress	-
Total property, plant and equipment	16,485,477
Intangible assets	
Leasehold interests in land	1,378,753
Trademark right	775
Software	6,346
Total intangible assets	1,385,874
Investments and other assets	
Leasehold and guarantee deposits	70,000
Long-term prepaid expenses	230,770
Deferred tax assets	6
Total investments and other assets	300,777
Total non-current assets	18,172,129
Total assets	20,190,276

	(Unit: thousand yen)
	Current interim period (May 31, 2019)
Liabilities	
Current liabilities	
Current portion of long-term loans payable	1,900,866
Accounts payable - other	22,793
Income taxes payable	626
Other	1,074
Total current liabilities	1,925,361
Non-current liabilities	
Long-term loans payable	9,567,696
Asset retirement obligations	465,894
Total non-current liabilities	10,033,590
Total liabilities	11,958,951
Net assets	
Unitholders' equity	
Unitholders' capital	8,121,664
Surplus	
Unappropriated retained earnings (undisposed loss)	109,661
Total surplus	109,661
Total unitholders' equity	8,231,325
Total net assets	8,231,325
Total liabilities and net assets	20,190,276



Statement of Income

Interim Statement of Income

	(Unit: thousand yen)
	Current interim period From December 1, 2018 to May 31, 2019
Operating revenue	
Rent income from renewable energy power generation facilities	518,574
Total operating revenue	518,574
Operating expenses	
Rent expenses from renewable energy power generation facilities	292,758
Asset management fee	18,450
Asset custody and general administration fees	2,877
Remuneration for directors	4,200
Other operating expenses	7,895
Total operating expenses	326,181
Operating income	192,392
Non-operating income	
Interest income	0
Interest on tax refund	1
Total non-operating income	1
Non-operating expenses	
Interest expenses	24,676
Borrowing-related expenses	2,492
Investment unit issuance expenses	39,598
Total non-operating expenses	66,766
Ordinary income	125,626
Net income before income taxes	125,626
Income taxes - current	627
Income taxes - deferred	4,814
Total income taxes	5,441
Net income	120,185
Retained earnings (deficit) brought forward	(10,524)
Unappropriated retained earnings (undisposed loss)	109,661

Breakdown of revenue and expenses from the rental business of renewable energy power generation facilities

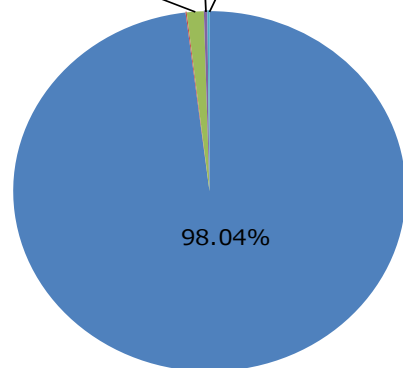
	(Unit: thousand yen)
	Current interim period From December 1, 2018 to May 31, 2019
A. Operating revenue from the rental business of renewable energy power generation facilities	
Rent income from renewable energy power generation facilities	
(Base rent)	518,127
(Performance-linked rent)	446
Total revenue from the rental business of renewable energy power generation facilities	518,574
B. Operating expenses from the rental business of renewable energy power generation facilities	
Rent expenses from renewable energy power generation facilities	
(Insurance expenses)	3,310
(Repair expenses)	173
(Depreciation)	264,457
(Rent expenses on land and buildings)	24,716
(Other expenses)	100
Total expenses from the rental business of renewable energy power generation facilities	292,758
C. Revenue and expenses from the rental business of renewable energy power generation facilities (A-B)	225,815



Unitholders' Status

<Unitholder Category>

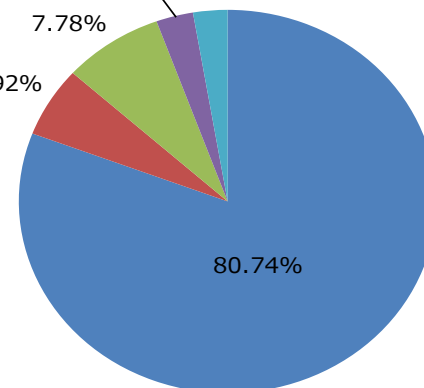
1.40% 0.28% 0.17%



Investment unitholder number ratio

■ Individual and other
■ Financial institution
■ Other domestic company
■ Foreign national
■ Securities company

2.88% 2.67% 7.78% 5.92%

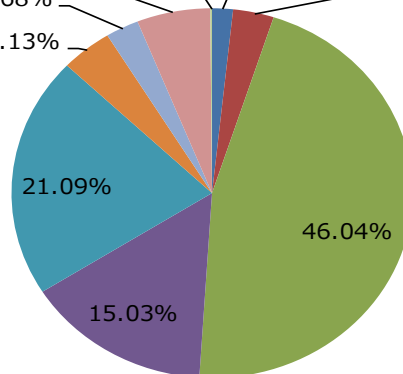


Investment unit number ratio

■ Individual and other
■ Financial institution
■ Other domestic company
■ Foreign national
■ Securities company

<Region>

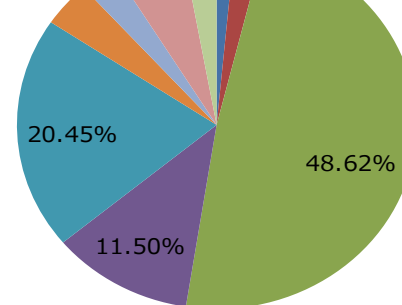
5.92% 0.14% 1.68% 3.29%



Investment unitholder number ratio

■ Hokkaido
■ Tohoku
■ Kanto
■ Chubu
■ Kinki
■ Chugoku
■ Shikoku
■ Kyushu/Okinawa
■ Overseas

2.83% 1.49% 2.36% 5.91% 2.87% 3.97%



Investment unit number ratio

■ Hokkaido
■ Tohoku
■ Kanto
■ Chubu
■ Kinki
■ Chugoku
■ Shikoku
■ Kyushu/Okinawa
■ Overseas

Disclaimer

- This material is intended for the purpose of providing information and is not intended for the purpose of offering or soliciting investment in or recommending the trading of specific products. When making any investment decision, we ask investors to do so at their own judgment and responsibility.
- This material is not a disclosure document or investment report in accordance with the Financial Instruments and Exchange Act, the Act on Investment Trusts and Investment Corporations or the Tokyo Stock Exchange listing regulations.
- This material contains descriptions about Enex Infrastructure Investment Corporation (“EII”), as well as charts, tables, data, and the like prepared by Enex Asset Management Co., Ltd. (the “Asset Management Company”) based on data, index, and the like published by third parties. It also contains descriptions on the Asset Management Company’s analysis, judgment and other views.
- The content of this material is unaudited, and its accuracy and reliability are not guaranteed. In addition, the Asset Management Company’s analysis, judgment or other views that are not facts simply represent its views at the time of preparation of this material, and it is possible that there are views different from those or that the Asset Management Company will change its view in the future.
- Due to difference in rounding of figures, and the like, figures may be different from those of the same items in other disclosed materials.
- While due attention has been paid in preparing this material, it may contain errors and the like, and may be revised or corrected without prior notice.
- EII and the Asset Management Company shall not bear any responsibility for accuracy of data, index, and the like published by third parties.
- While this material contains statements on EII’s future policies and the like, such statement will not guarantee the future policies and the like.
- For the purpose of preparing charts, indicated dates may be different from business days.

Contact for Inquiries

Finance & General Accounting Department, Enex Asset Management Co., Ltd.
Tel: 03-4233-8330 Fax: 03-4533-0138

