

November 2022 (6th Fiscal Period)

Presentation Material of Financial Results



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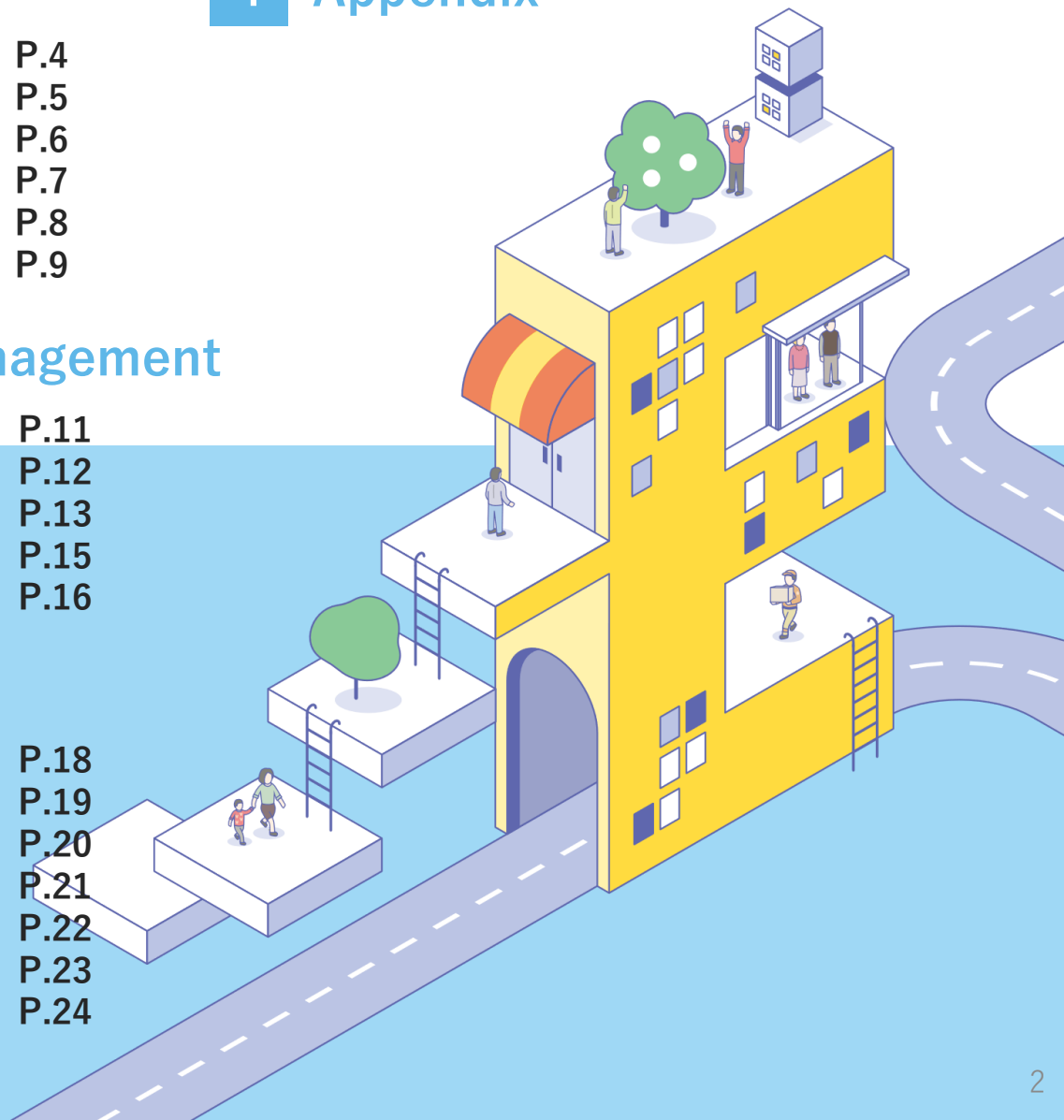
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1 Financial Results



Summary of Financial Results



Although power generation was insufficient due to unseasonable weather, the operation results were almost as planned.

November 2022 (6th FP)

Account	6th FP		Difference
	Forecast	Actual	
Operating revenue	2,719 million yen	2,679 million yen	-40 million yen
Operating income	874 million yen	873 million yen	-1 million yen
Ordinary income	653 million yen	650 million yen	-3 million yen
Net income	652 million yen	649 million yen	-3 million yen

Difference Factor

- Insufficient power generation (bad weather) -38 million yen
- Insurance fee -6 million yen
- Others +43 million yen

Distribution per unit (DPU)	3,000 yen	3,000 yen	± 0 yen
Earnings per Unit (EPU)	1,861 yen	1,861 yen	-8yen
Distribution in excess of EPU	1,131 yen	1,139 yen	+8yen



Although power generation declined due to unseasonable summer weather, we achieved 98% generation.

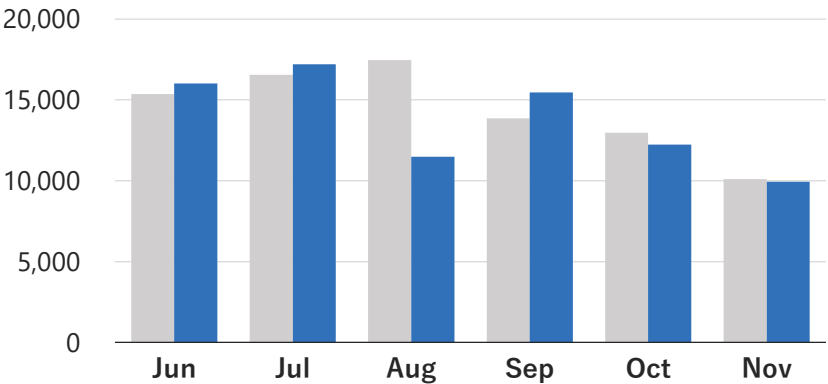
Power Generation

	Forecast (Note1)	Actual	Achievement
Power generation	86,324 MWh	84,740 MWh	98 %

(Note) Calculated based on the exceedance probability P (percentile) 50 in the technical report by an external expert includes the newly acquired asset.

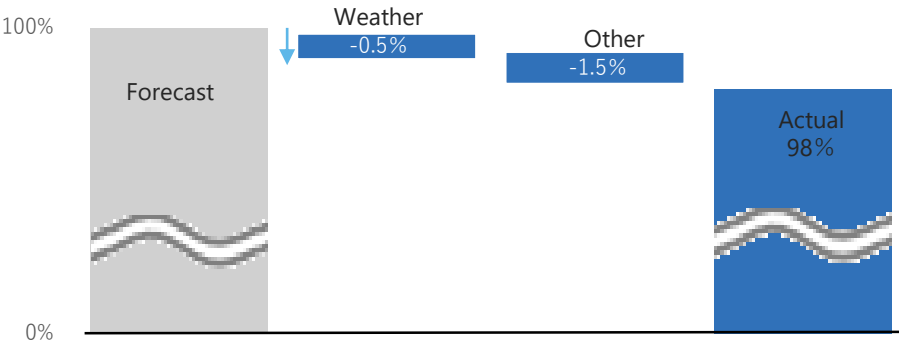
Monthly Power Generation

(MWh)



Forecast	15,374	16,545	17,461	13,869	12,970	10,102
Actual	16,012	17,198	15,472	13,861	12,243	9,950

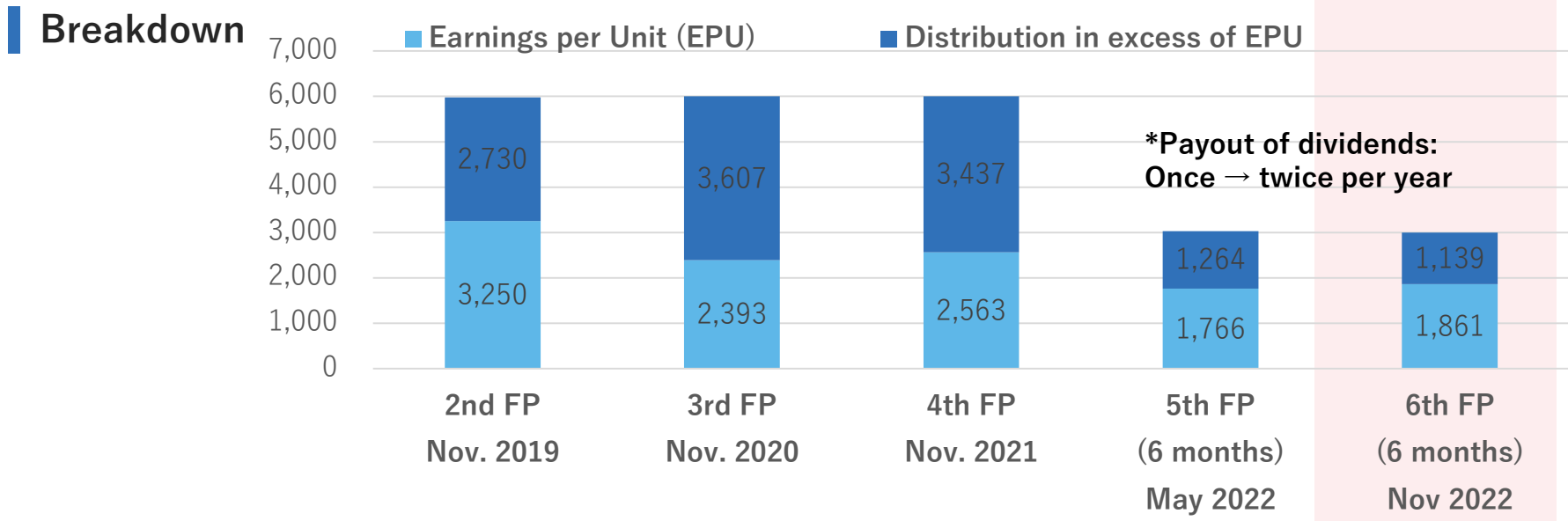
Difference Factor





Dividends are to be paid twice a year as the duration of fiscal periods has changed from 12 months to 6 months.

Dividends	2nd FP (10 months)	3rd FP (12 months)	4th FP (12 months)	5th FP (6 months)	6th FP (6 months)
Distribution per unit (DPU)	5,980 yen	6,000 yen	6,000 yen	3,030 yen	3,000円yen



Earnings per Unit (EPU)(excluding distribution in excess of EPU) increased as revenue improvement

Balance Sheet



6th FP
(November 2022)

Assets	
Current assets	
Cash and deposits	4,825,039
Cash and deposits in trust	470,252
Operating accounts receivable	877,926
Prepaid expenses	165,107
Consumption taxes receivable	-
Other	660
Total current assets	6,338,986
Non-current assets	
Property, plant and equipment	
Machinery and equipment	18,341,417
Accumulated depreciation	△3,220,747
Machinery and equipment, net	15,120,670
Buildings in trust	24,381
Accumulated depreciation	△512
Buildings in trust, net	23,869
Machinery and equipment in trust	41,499,173
Accumulated depreciation	△3,272,639
Machinery and equipment in trust, net	38,226,534
Land in trust	5,837,183
Construction in progress in trust	2,310
Total property, plant and equipment	59,210,567
Intangible assets	
Leasehold interests in land	1,477,452
Trademark right	490
Software	4,025
Total intangible assets	1,481,967
Investments and other assets	
Leasehold and guarantee deposits	75,000
Long-term prepaid expenses	915,955
Derivative receivables	19,001
Deferred tax assets	9
Total investments and other assets	1,009,966
Total non-current assets	61,702,501
Total assets	68,041,487

Liabilities	
Current liabilities	
Short-term loans payable	7,000,000
Current portion of long-term loans payable	1,961,701
Operating accounts payable	164,403
Accounts payable - other	147,932
Income taxes payable	249,614
Accrued expensed	790
Other	970
Total current liabilities	553
Non-current liabilities	
Long-term loans payable	9,525,965
Derivative liabilities	29,510,213
Asset retirement obligations	521,244
Total non-current liabilities	19,510
Total liabilities	30,050,967
Net assets	
Unitholders' equity	
Unitholders' capital	29,799,607
Deduction from unitholders' capital	
Reserve for temporary difference adjustments	△312,828
Other deduction from unitholders' capital	△1,905,530
Total deduction from unitholders' capital	△2,218,358
Unitholders' capital, net	27,581,248
Surplus	
Unappropriated retained earnings	883,815
Total surplus	883,815
Total unitholders' equity	28,465,064
Deferred hedge losses	
Valuation and translation adjustments	△509
Total net assets	28,464,554
Total liabilities and net assets	68,041,487

Statements of Income



(Thousand yen)

	6th FP (From Jun 2022 to Nov 2022))
Operating revenue	
Rent income from renewable energy power generation facilities	2,679,804
Total operating revenue	2,679,804
Operating expenses	
Rent expenses from renewable energy power generation facilities	1,623,990
Asset management fee	111,229
Asset custody and administration fees	34,744
Remuneration for directors	4,200
Other operating expenses	32,285
Total operating expenses	1,806,449
Operating income (loss)	873,354
Non-operating income	
Interest income	28
Interest on tax refund	51
Other	0
Total non-operating income	80
Non-operating expenses	
Interest expenses	184,031
Borrowing-related expenses	39,355
Investment unit issuance expenses	—
Other	223,386
Total non-operating expenses	650,048
Ordinary income (loss)	650,048
Income (loss) before income taxes	795
Income taxes - current	△0
Income taxes - deferred	794
Total income taxes	649,254
Net income (loss)	234,561
Retained earnings (deficit) brought forward	883,815
Unappropriated retained earnings (undisposed loss)	184,031

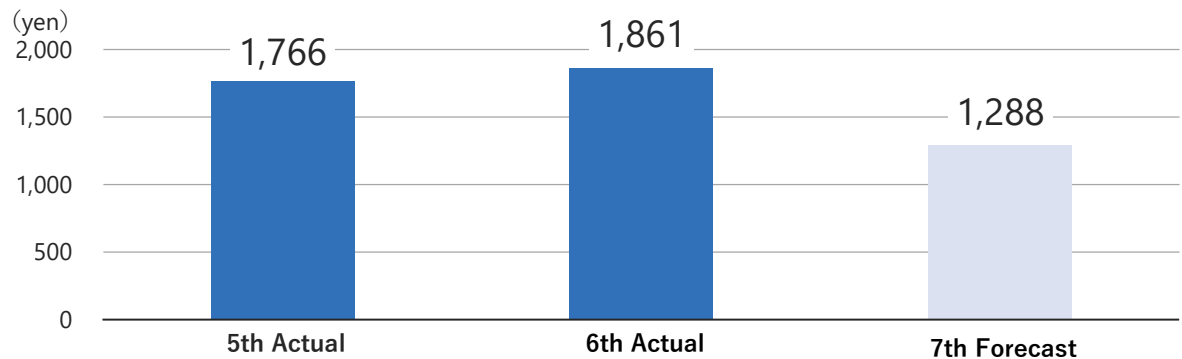


Earnings Forecast

Management status	5th FP Actual (May 2022) 6 months	6th FP Actual (May 2022) 6 months	7th FP Forecast (May. 2023) 6 months	Change (6th vs 7th)
Operating revenue	2,784 million yen	2,769 million yen	2,525 million yen	-154 million yen
Operating income	1,032 million yen	873 million yen	666 million yen	-207 million yen
Ordinary income	856 million yen	650 million yen	450 million yen	-200 million yen
Net income	855 million yen	649 million yen	449 million yen	-200 million yen
DPU (Distribution per Unit)	3,030 yen	3,030 yen	3,000 yen	± 0 yen
EPU (excluding distribution in excess of earnings)	1,766 yen	1,861 yen	1,288 yen	-583 yen
Distribution in excess of earnings per unit	1,264 yen	1,139 yen	1,712 yen	+583 yen

Change in EPU (Earnings per Unit)

(excluding distribution in excess of earnings)





2 Status of Assets Under Management

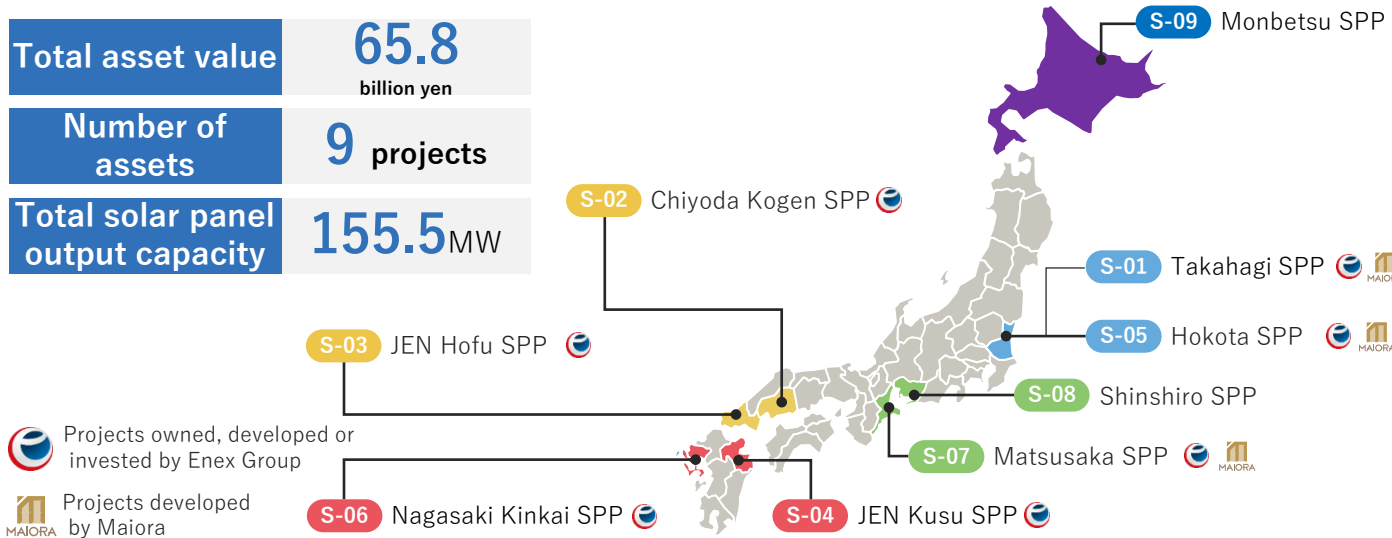


Portfolio Overview (1)

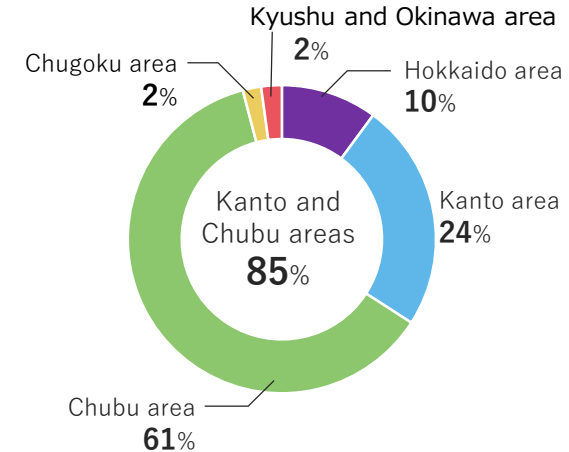


Asset size has expanded to 65.8 billion yen with new acquisitions every period

Total asset value	65.8 billion yen
Number of assets	9 projects
Total solar panel output capacity	155.5 MW



By Geographical Area (acquisition price basis)

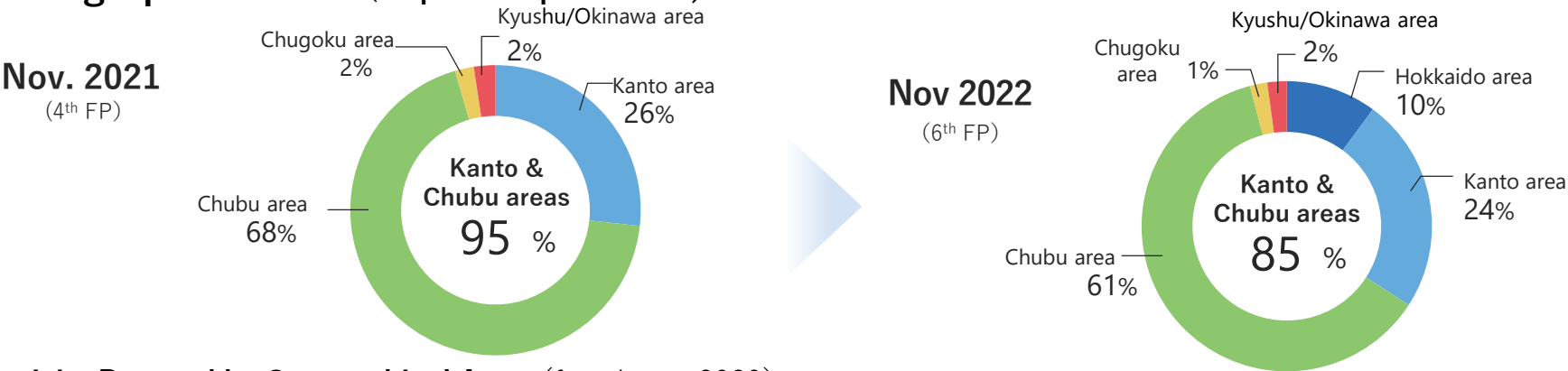


Property No.	Project name	Location	Acquisition price (mn yen)	Solar panel output (MW)	FIT price (yen/kWh)	FIT period
S-01	Takahagi Solar Power Plant	Hitachi-shi, Ibaraki	5,305	11.5	40	Nov 2036
S-02	Chiyoda Kogen Solar Power Plant	Kitahiroshima-cho, Yamagata-gun, Hiroshima	590	1.5	40	Nov 2034
S-03	JEN Hofu Solar Power Plant	Hofu-shi, Yamaguchi	680	1.9	36	Jan 2036
S-04	JEN Kusu Solar Power Plant	Kusu-machi, Kusu-gun, Oita	324	1.0	40	Sep 2033
S-05	Hokota Solar Power Plant	Hokota-shi, Ibaraki	10,514	21.5	36	Jul 2037
S-06	Nagasaki Kinkai Solar Power Plant	Nagasaki-shi, Nagasaki	1,097	2.6	36	Mar 2039
S-07	Matsusaka Solar Power Plant	Matsusaka-shi, Mie	40,241	98.0	32	Mar 2039
S-08	Shinshiro Solar Power Plant	Shinshiro-shi, Aichi	465	1.5	40	Aug 2033
S-09	Monbetsu Solar Power Plant	Monbetsu-shi, Hokkaido	6,654	15.7	40	Feb 2040

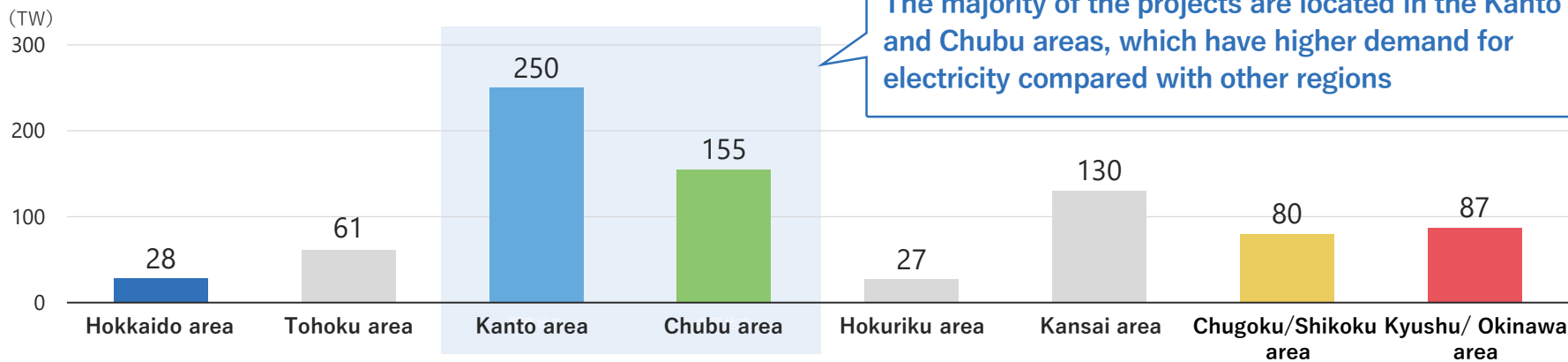


Securing earnings stability with progressing geographical diversification and focused investment in regions with high electricity demand, such as Kanto and Chubu.

By Geographical Area (acquisition price basis)



Electricity Demand by Geographical Area (fiscal year 2020)



Source: Compiled by the Asset Manager based on Agency for Natural Resources and Energy, “Actual electricity demand by prefecture”.



Achieved approx. 98% power generation

Power Generation

Project Name		Forecast (MWh)	Actual (MWh)	Achievement (%)	Achievement through rent scheme
S-01	Takahagi Solar Power Plant	6,505	6,498	99	100%
S-02	Chiyoda Kogen Solar Power Plant	927	996	107	100%
S-03	JEN Hofu Solar Power Plant	1,213	1,366	112	101%
S-04	JEN Kusu Solar Power Plant	565	603	106	100%
S-05	Hokota Solar Power Plant	12,277	11,121	90	92% (Note 1)
S-06	Nagasaki Kinkai Solar Power Plant	1,640	1,629	99	99%
S-07	Matsusaka Solar Power Plant	53,960	53,355	98	99%
S-08	Shinshiro Solar Power Plant	858	866	100	100%
S-09	Monbetsu Solar Power Plant	8,379	8,341	99	99%
Total		86,324	84,740	98	98%

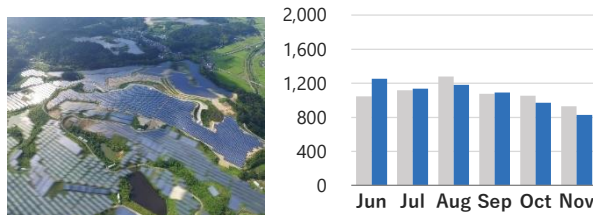
Note 1: Hokota Solar Power Plant has reached the upper limit of the rent reserves.

Portfolio Status (2)

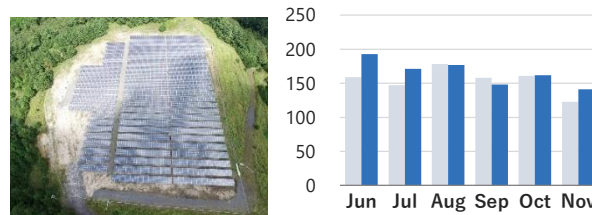


Although power generation fell due to poor weather conditions in summer, the overall output was almost as planned

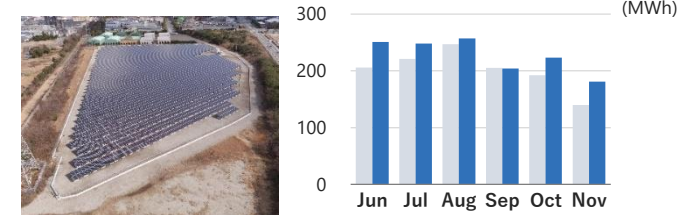
S-01 Takahagi SPP



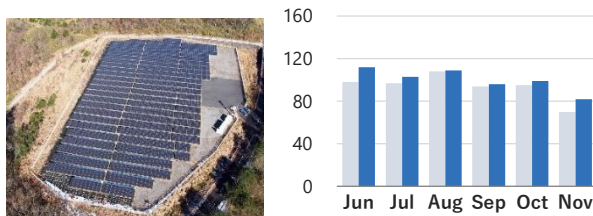
S-02 Chiyoda Kogen SPP



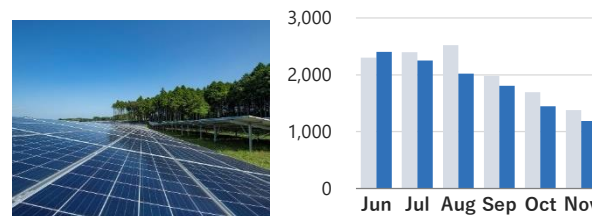
S-03 JEN Hofu SPP



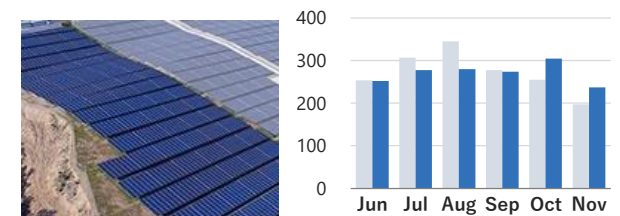
S-04 JEN Kusu SPP



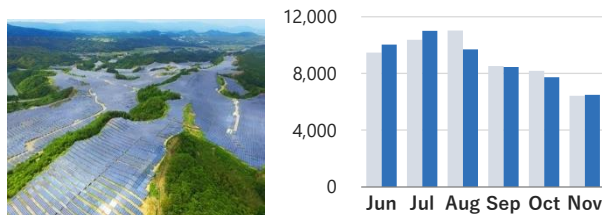
S-05 Hokota SPP



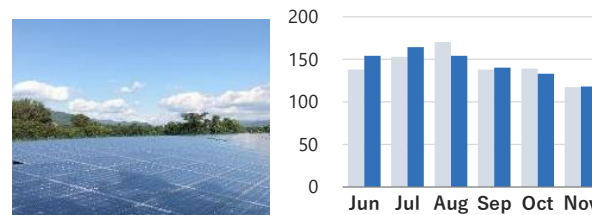
S-06 Nagasaki Kinkai SPP



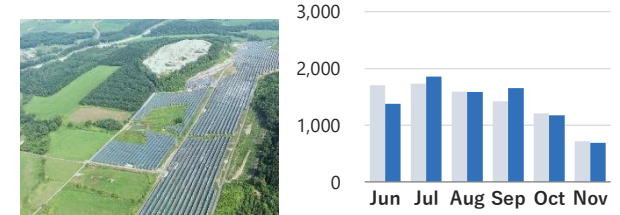
S-07 Matsusaka SPP



S-08 Shinshiro SPP

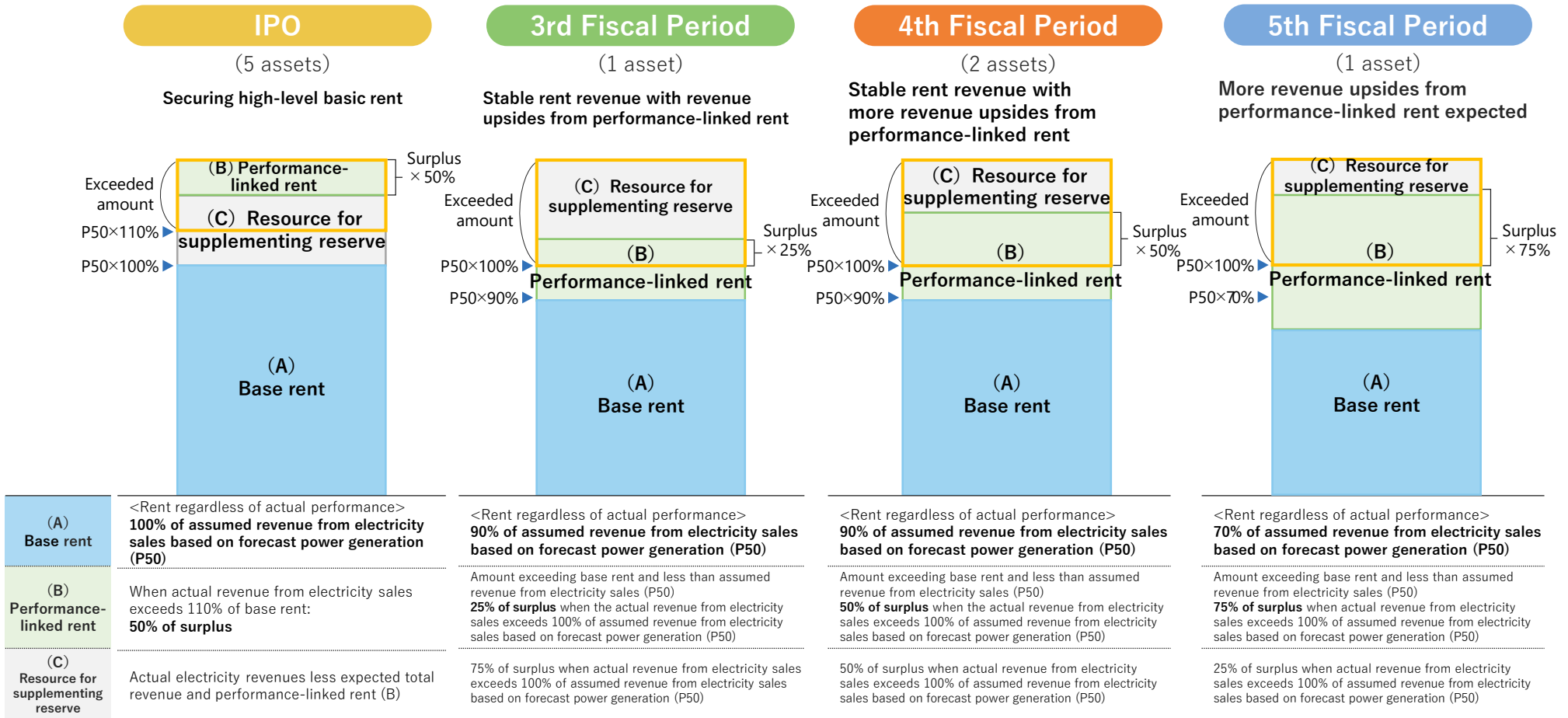


S-09 Monbetsu SPP





Setting up flexible rent schemes based on the features of facilities to maximize unitholder value



Total rent

Amount obtained by deducting estimated operating management expenses and necessary expenses from the sum of (A) and (B)



The Chiyoda Kogen, JEN Hofu, Kusu, and Nagasaki Kinkai power plants were subject to power curtailment, but the impact on EII's profit plan was limited due to the rent stabilization scheme

Impact of Output Curtailment

- Output curtailment was implemented at Chiyoda Kogen, JEN Hofu, JEN Kusu, and Nagasaki Kinkai
- The impact on lessees' estimated profits within EII's full portfolio was limited.
- No impact on rent income due to adoption of rent scheme focused on stability

Efforts to Reduce Output Curtailment

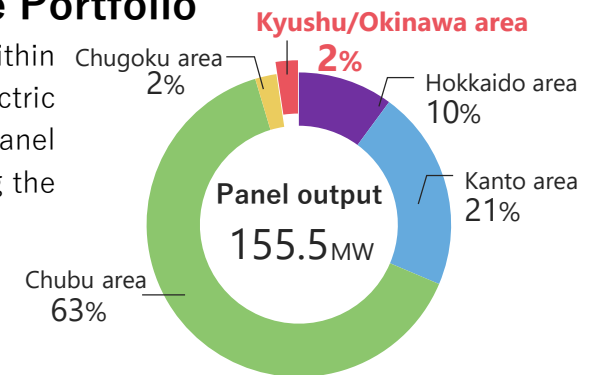
Discussion for the reduction of output curtailment is underway at the working group of Agency for Natural Resources and Energy

- ① Utilization of Power Transmission System to Other Areas
- ② Utilization of Real-time Recognition System of Demand-Supply
- ③ Lowered Minimum Output of Thermal Power Generation
- ④ Consideration of Power Curtailment from Economic Point of View

Source: Agency for Natural Resources and Energy
Advisory Committee for Natural Resources and Energy, Committee on Energy Efficiency and Renewable Energy, New and Renewable Energy Subcommittee #18 meeting (November 12, 2018)

Ratio of Projects Within Service Area of Kyushu Electric Power in the Portfolio

The ratio of projects located within the service area of Kyushu Electric Power was limited (2% on a panel output capacity basis) following the new acquisition



Memo: Mechanism of Curtailment

Response Based on the Prioritized Power Supply Rule

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

*Output curtailment is technically difficult

In order to maintain the supply-demand balance of electricity and avoid widespread power shortages, it is necessary to adjust output when supply exceeds demand. In such a case, the "prioritized power supply rule" dictates the order and reasoning by which output should be aligned with demand.

Source: Agency for Natural Resources and Energy



3 Growth Strategy





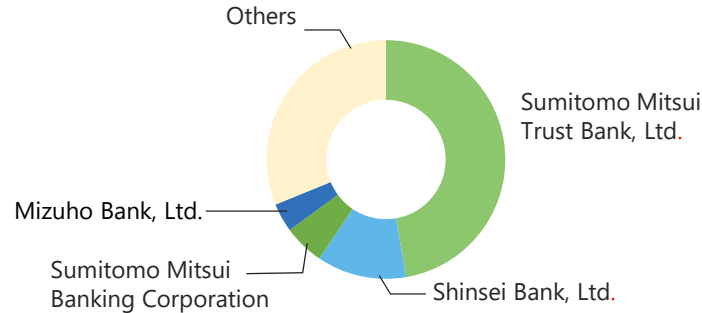
Reduce the risk of interest rate volatility by fixing a part of interest rates and stabilize the financial base by establishing commitment lines

Financial Highlights

LTV **56 %**

Average fixed interest ratio **95 %**

Lender Formation



Commitment Line

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

Outline of Borrowings

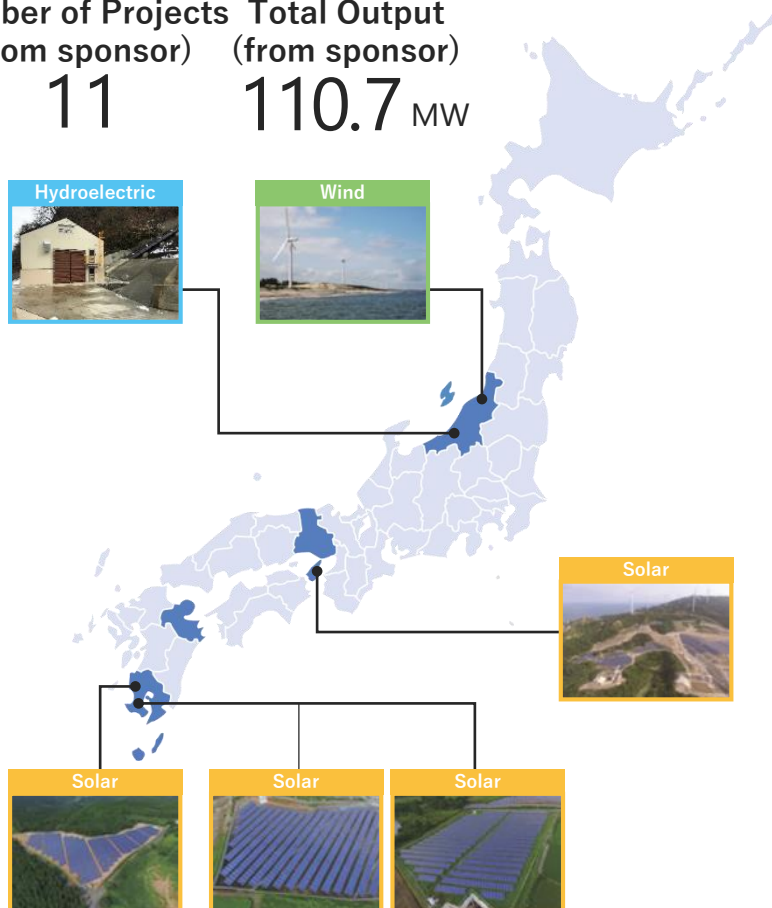
Category	Lender	Amount	Interest rate	Fixed interest rate ratio	Maturity date	Repayment method	Use of proceeds
Long term	Sumitomo Mitsui Trust Bank, Ltd. and Shinsei Bank, Ltd.	10,475 million yen	Base rate +0.45% Fixed to 0.95%, 1.04%	95%	May 30, 2036	Partial installments	To fund part of new acquisition and other ancillary costs at time of listing
Long term	Shinsei Bank, Ltd.	1,210 million yen	Base rate +0.45% Fixed to 0.93%, 1.09%	95%	May 31, 2038	Partial installments	To fund part of new acquisition and other ancillary costs in the 3rd fiscal period
Long term	A syndicate of lenders arranged by Sumitomo Mitsui Trust Bank, Ltd., Shinsei Bank Ltd., Sumitomo Mitsui Banking Corporation and Mizuho Bank, Ltd. etc. as arrangers	24,500 million yen	Base rate +0.55% Fixed to 0.888%, 1.07%, 1.15%,	95%	Nov. 29, 2030	Partial installments	To fund part of new acquisition and other ancillary costs in the 4th fiscal period

Sponsor Pipeline (1)



Strong external growth potential due to Enex Group's diverse energy pipeline of projects including wind and hydroelectric power generation facilities as well as active sourcing from secondary market.

Number of Projects (from sponsor) **11**
Total Output (from sponsor) **110.7 MW**



List of Projects in Pipeline from Sponsor

Energy source	Location	Status	Output capacity (MW)	FIT (yen/kWh)	Expiration of FIT term
Solar	Minamiawaji-shi, Hyogo	In operation	10.7	40	Jan. 2039
	Satsumasendai-shi, Kagoshima	In operation	2.2	32	Apr. 2039
	Minamikyushu-shi, Kagoshima	In operation	1.2	32	Mar. 2039
	Minamikyushu-shi, Kagoshima	In operation	0.7	32	Apr. 2039
	Kirishima-shi, Kagoshima	In operation	1.7	36	Mar. 2040
	Takasaki-shi, Gunma	In operation	11.6	40	Mar. 2040
	Takasaki-shi, Gunma	In operation	53.6	32	Mar. 2040
Solar subtotal (7 projects)		-	81.9	-	-
Wind	Tainai-shi, Niigata	In operation	20.0	22	Sep. 2034
Wind subtotal (1 project)		-	20.0	-	-
Hydro-electric	Myoko-shi, Niigata (Power Generation Facility 1)	In operation	1.5	27	Jan. 2040
	Myoko-shi, Niigata (Power Generation Facility 2)	In operation	3.2	27	Jan- 2041
	Myoko-shi, Niigata (Power Generation Facility 3)	In operation	3.9	-	-
Hydroelectric subtotal (3 projects)		-	8.8	-	-
Total (11 projects)		-	110.7	-	-



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 power generation projects and possesses extensive knowledge on the financial market and financing environment



Mercuria Holdings Co., Ltd.

Equity stake in the Asset Management Company: 22.5 %

Possesses a track record of REIT management through domestic real estate funds and subsidiary in Hong Kong



Maiora Asset Management PTE. LTD.

Equity stake in the Asset Management Company: 4.9 %

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



Aiming 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 in EII's Operation



- Market research on renewable energy by Itochu Enex and Maiora
- Sumitomo Mitsui Trust Bank's operating know-how about J-REITs and expertise in finance
- Mercuria Holdings' know-how about appropriate information disclosure and operation of invest corporations based on its proven operating track record of overseas listed REITs
- 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



- Track record of stable operation requiring sophisticated operating skills and technology
 - ▶ 24-hour operation management system
 - ▶ Maintenance
 - ▶ Speedy troubleshooting
- Cost reduction by switching night-time electricity consumption to Enex Electric Power
 - ▶ Consolidate night-time electricity consumption at solar power plants from Enex Electric Power to realize power procurement at favorable prices
- 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 based on the idea that aligning the interest of unitholders and the sponsors would contribute to the enhancement of unitholder value for EII

ESG Initiatives (EII and Enex Group)



Principle

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

Environment

- Promotion and expansion of renewable energy
- Contribution to the global environment and sustainable society
- Realizing a low-carbon society, resource conservation, etc.

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



Social

- Providing a stable supply of energy
- Implementing working style reforms and utilizing diverse human resources
- Making a social contribution to local communities (Reconstruction assistance, volunteer activities), etc.

- ▶ Making a social contribution to local communities (Reconstruction assistance, volunteer activities)



Governance

- Compliance
- Information disclosure toward global market and transparency
- Appropriate business management, etc.

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

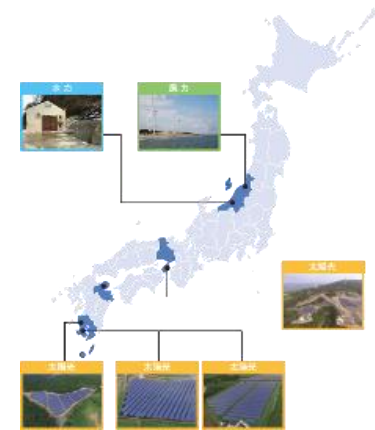


Source: The chart above is a summary of the ESG initiatives of the Investment Corporation, the Asset Manager and the Enex Group, and includes items that are not directly related to the Investment Corporation or the Asset Manager.



Multifaceted approach for future growth

Addition of New Renewable Energy Power Generation Facilities Other Than Solar Power, Such as Wind and Hydropower



Active Sourcing on Secondary Market

- Achieve acquisition of new assets through aggressive sourcing activities
- in addition to the sponsor pipeline (Monbetsu Solar Power Plant)

Broad Pipeline with Warehousing Function

(Overview of Warehousing Fund)

General partner	Mercuria Investment Co., Ltd.
Vehicle	GK Higateru
Fund size	Total investor commitment of 7.5 billion yen
Establishment	Dec. 2020

S-09

Monbetsu Solar Power Plant



Number of Panels	55,104
Panel Output	15.7 MW
FIT Price	40 yen/kWh
Expiration of FIT Term	Feb. 2040
Electric Utility Operator	Hokkaido Electric Power Co., Inc.
Estimated Annual Power Generation for the First Year of Operation	15,287,423 MWh
Projected Capacity Utilization for the First Year of Operation	11.11%



Promote internal growth by reviewing power generation facilities and operating systems
Respond to changes in the external environment through financial strategies and collaboration with sponsors

Approach for Internal Growth

- Improvement for revenue

At the Hokota Solar Power Plant, we are planning to expand 2.6MW of the plant under the leadership of Mercuria Holdings Co., Ltd., a sponsor, in order to increase earnings.



- Cutting costs

e.g., Operational costs reduction by reviewing the O&M service provider

Financial Management

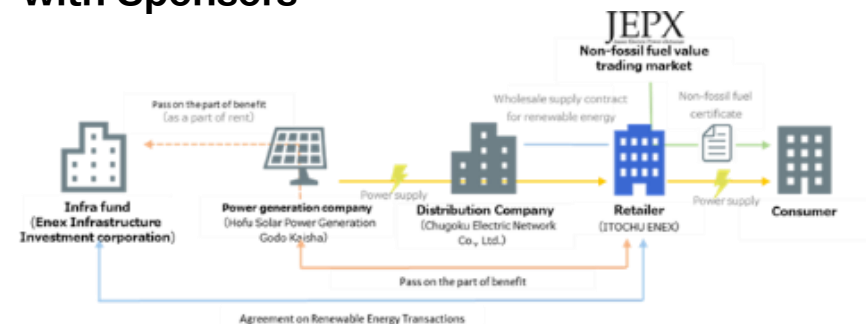
- Green loans
- Green equity
- Green bonds etc.

Cooperation with Sponsors in Incorporation of New Assets

- Strategic initiatives aimed at Post FIT such as FIPs and Corporate PPAs



Initiatives on Environmental Evaluation with Sponsors





4 Appendix



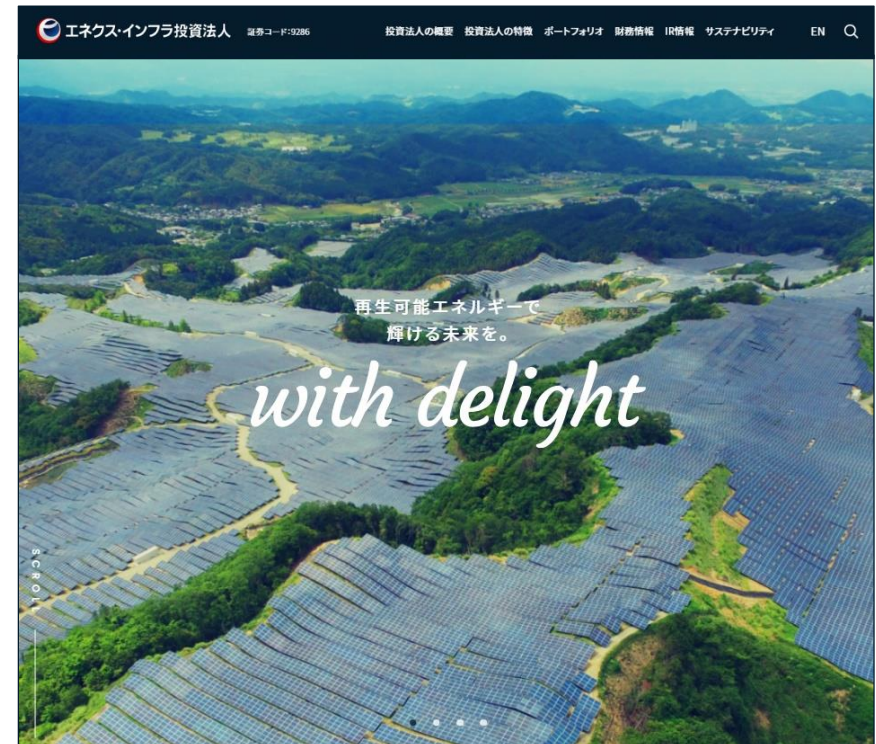


Corporate Profile

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

History

- 2018 Aug. Established
Sep. Registered as investment corporation (pursuant to Article 187 of the Act on Investment Trusts and Investment Corporations)
- 2019 Feb. Listed on the Infrastructure Fund Market at the Tokyo Stock Exchange
Apr. Head office relocated
Nov. Settlement of the fiscal period ended November 2019 (2nd fiscal period)
- 2020 Feb. Appointment of new executive officer
- 2022 Feb. Changed timing of settlement of accounts (now twice a year)



<https://enexinfra.com/>



Issuer Rating

**Japan Credit Rating
Agency, Ltd. (JCR)**

Long-term Issuer Rating


A (stable)

(Affirmed) March 10, 2022

RATING NOTIFICATION

2020年10月27日

エネクス・インフラ投資法人
執行役員 松塚 啓一 様

株式会社 日本格付研究所
代表取締役社長 高木 祥吉 

格付のご通知

拝啓 弊社業務に関しまして格別のご高配を賜り、厚く御礼申し上げます。
さて、このたび格付につきまして、次のとおり決定いたしましたので、ご通知申し上げます。

敬具

記


1. 区 分：信用格付
2. 付与日：2020年10月22日
3. 格 付：

発行体： エネクス・インフラ投資法人

【変更】

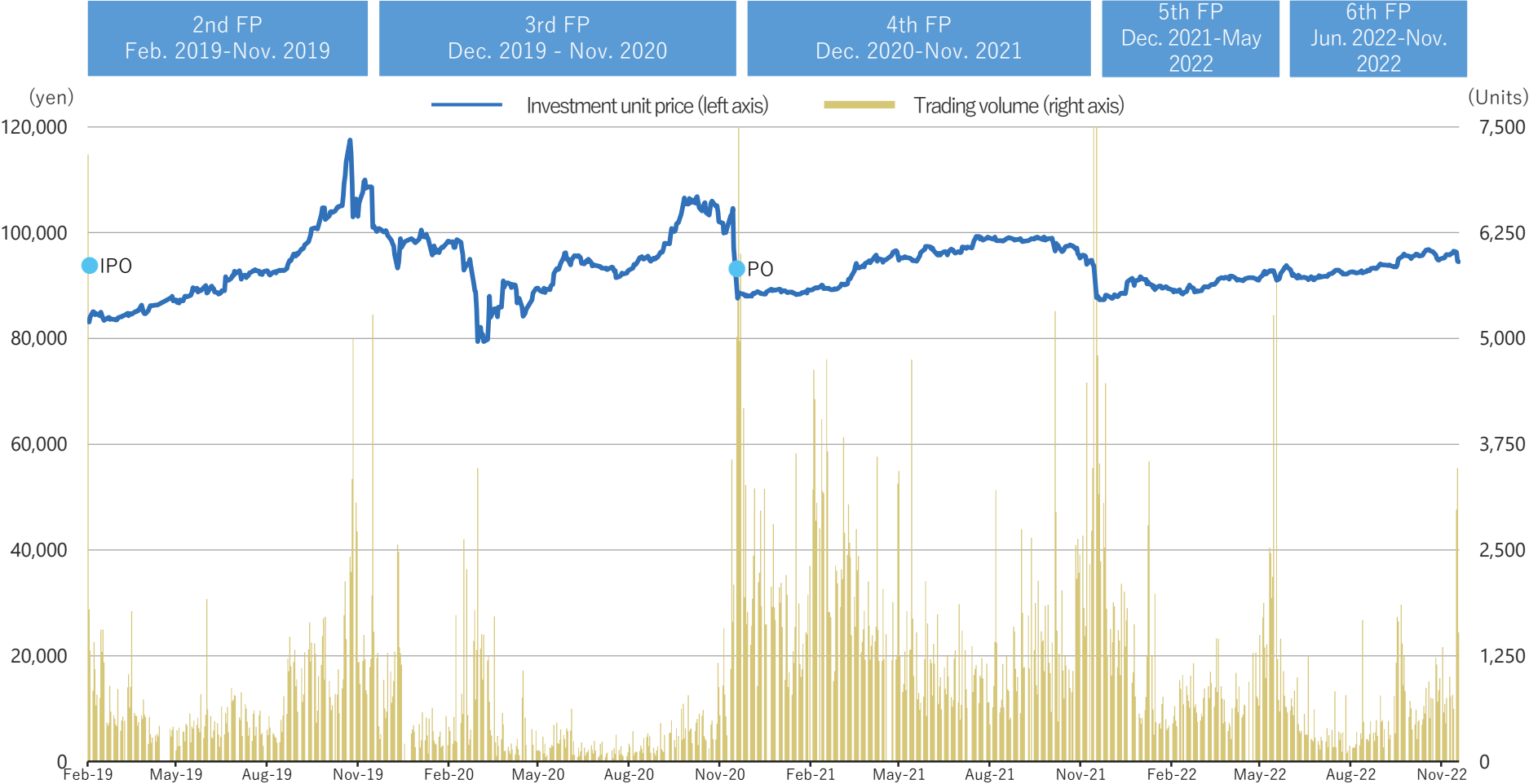
対象	格付	見通し
長期発行体格付	A	安定的

以上


Japan Credit Rating Agency, Ltd.

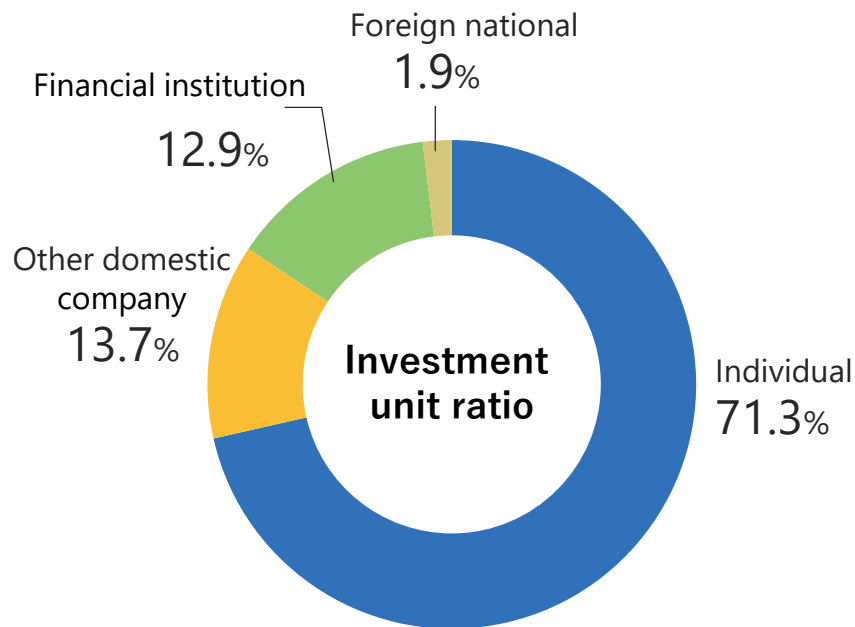


Change in Investment Unit Price





Unitholder Category



Major Unitholders

	Name	Number of investment units held (units)	As a percentage of total number of investment units issued and outstanding
1	Itochu Enex Co., Ltd.	8,286	2.3%
2	The Master Trust Bank of Japan, Ltd. (Trust Account)	4,891	1.4%
3	The Bank of Fukuoka, Ltd.	4,727	1.3%
4	The Aichi Bank, Ltd.	3,570	1.0%
5	Yamato Shinkin Bank	3,200	0.9%
6	Individual	3,108	0.8%
7	Sumitomo Mitsui Trust Bank, Ltd	2,899	0.8%
8	The Fukuho Bank, Ltd	2,720	0.7%
9	The Higashi-Nippon Bank, Limited	2,607	0.7%
10	Custody Bank of Japan, Ltd. (Trust Account)	2,468	0.7%

Disclaimer

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【Contact】

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