

3rd Fiscal Period Annual Report

From December 1, 2019 to November 30, 2020



3rd

Asset Management Report
November 2020

ENEX
INFRASTRUCTURE
INVESTMENT
CORPORATION

3rd
Asset Management Report
November 2020
ENEX
INFRASTRUCTURE
INVESTMENT
CORPORATION



Financial Highlights

Financial highlights
for the 3rd fiscal period
ended November 2020

Distribution per unit	6,000yen						
Operating revenue	1,570 million yen	Operating income	316 million yen	Ordinary income	221 million yen	Net income	219 million yen
Total assets	19,140 million yen	Net assets	8,090 million yen	Net assets per unit			
				88,110yen			

Forecast distribution
per unit

4th fiscal period ending November 2021	6,000 yen
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Green equity

EII issued green equity based on the Green Finance Framework which was established with reference to the Green Bond Principles, etc., and obtained third-party evaluations from JCR and DNV GL.

JCR	DNV GL
Green1 (F)	Acquisition of Opinion

Credit rating

The enhancement of the portfolio and further stability of cash flow have been evaluated by JCR, and EII's long-term issuer rating was raised to A (stable) from A- (stable) as of October 27, 2020.

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

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

To Our Unitholders

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

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

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

We appreciate your continued support and encouragement going forward.



Enex Infrastructure Investment Corporation
Executive Officer
Keiichi Matsuzuka

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Topics

Aiming to improve unitholder value by increasing EPU (Net income per unit), EII offered new investment units in December.

As a result, EII became the largest listed infrastructure fund in terms of asset size.

EII will continue to aim to acquire properties, mainly through the sponsor pipeline, and expand the asset size in the medium to long term.

Through the acquisition of a large asset in Japan (based on output capacity), the asset size and the liquidity of investment units are expected to be enhanced.



S-07 Matsusaka Solar Power Plant

Acquisition price
Approx. **40.2**bn yen

Total output capacity
Approx. **98.0**MW

Progress in focused investment in areas with high electricity demand as well as asset size expansion

	May 31, 2020 (As of end of interim of 3rd FP)	After the new acquisition
Number of properties	6	7
Total current asset value	17.4bn yen	57.7bn yen
Aggregate acquisition price	18.5bn yen	58.7bn yen
Total output capacity	40.2MW	138.2MW
Energy output	47,603MWh	154,293MWh
Equivalent number of households served	Approx. 16,008	Approx. 51,887
Ratio of Kanto/Chubu area (Current asset value basis)	84.9%	95.4%

Further stabilization of financial base

	Borrowing	27.9bn yen	Average remaining borrowing period	12.0years
LTV	May 31, 2020 (As of end of interim settlement of accounts)	55.4%	After new borrowings	54.1%
Fixed interest ratio		50.0%		50.0%

Japan Credit Rating Agency, Ltd. (JCR)

Long-term Issuer Rating (JCR)

A-(stable) → **A**(stable)
(Announced on Aug. 30, 2019) (Announced on Oct. 27, 2020)

Note: This is not the rating given to the investment units of EII, which is the subject of the Global Offering. Regarding the investment units, at the request of EII, there is neither a credit rating provided by a credit rating agency or by inspection nor are such planned.

We aim to increase liquidity and market capitalization by expanding our investor base through the issuance of green equity to global investors who actively invest in ESG

Offering format | Global Offering (Reg. S)
Green Equity

EII obtained third-party evaluations from JCR and DNV GL stating that the Green Finance Framework is in compliance with the four elements of the Green Bond Principles

Issuance of Green Equity
based on the Green Finance Framework

Top Interview

Keiichi Matsuzuka

Representative Director, President and CEO
Enex Asset Management Co., Ltd.

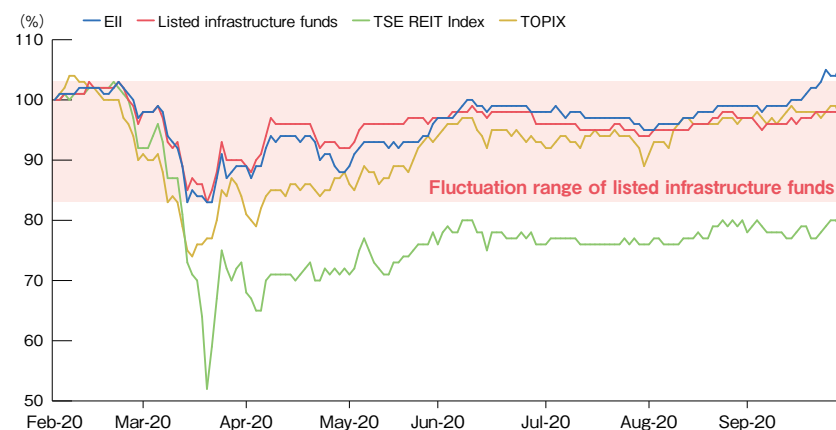


Q Could you tell us about your performance in the 3rd fiscal period?

At the beginning of the 3rd fiscal period, we acquired Nagasaki Kinkai Solar Power Plant. Since no major natural disasters occurred throughout the year, we were able to operate our plants stably.

We also confirmed the relative stability of investment unit prices in the listed infrastructure fund market amid the worsening economic impact of COVID-19 and the decline in the market as a whole.

■ Transition of unit prices (Fluctuation rate from Feb 3, 2020 to Sep 30, 2020)



Note: The unit prices of EII and listed infrastructure funds, the TSE REIT Index and TOPIX are indexed at 100% of the closing price on February 3, 2020. The unit price of listed infrastructure funds is a weighted average of the market capitalization of listed infrastructure funds based on the closing price on each business day. In addition, listed infrastructure funds covers only six funds listed as of February 3, 2020.
Source: Compiled by the Asset Manager based on data from Bloomberg.

Q What are the characteristics of Matsusaka Solar Power Plant?

Matsusaka Solar Power Plant is located at a former golf course in Matsusaka City, Mie Prefecture, and utilizes a site equivalent to 27 holes.

The number of panels is approximately 350,000, and their installation along the fairways is environmentally friendly. The output capacity of the panels is approximately 98MW.

This is equivalent to the energy volume of approximately 35,000 households. It can be said that Matsusaka Solar Power Plant is one of the largest power plants in Japan.

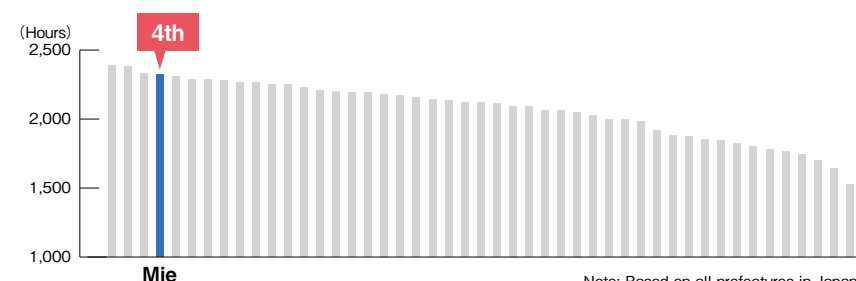
Mie Prefecture is said to have the fourth-longest duration of annual sunshine hours in Japan.

This area has a relatively low risk of earthquakes and can provide a stable power supply.

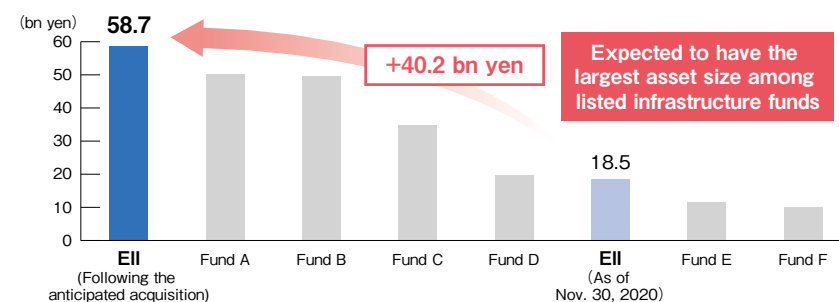
With the acquisition of this property, EII has grown to become the No. 1 listed infrastructure fund marketplace in terms of asset size.



■ Annual Sunshine Hours in FP 2018



■ Comparison of Asset Size Among Listed Infrastructure Funds (based on (anticipated) acquisition price)



Note: Comparison is made based on the total acquisition price of assets held by listed infrastructure funds other than EII as of December 31, 2020.

Source: Compiled by the Asset Manager based on materials published by each investment corporation as of December 31, 2020.

Q What is your growth strategy going forward and medium-term goals?

The TSE Infrastructure Fund market is expected to expand further through improved liquidity of infrastructure funds and expansion of institutional investors' entry in the future due to the steady expansion of asset size and the start of the publication of the TSE Infrastructure Fund Index. In addition to pipeline properties from the various energy sources of the Enex Group, including wind and hydraulic power, EII intends to actively engage in non-sponsor pipeline properties, with the aim of achieving steady growth.



Q What are the characteristics of wind and hydroelectric power generation?

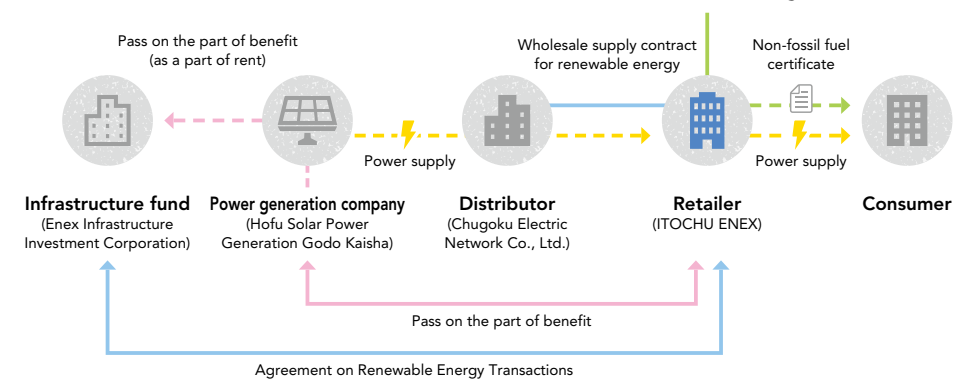
A characteristic of solar power is that there is little or lower power generation expected at night, on rainy days and in winter. In contrast, hydroelectric power can generate electricity at night, on rainy days and in winter as long as the water volume is not reduced. As for wind power, the wind situation in winter becomes favorable due to the distribution of atmospheric pressure in which high pressure lies to the west and low pressure to the east, so power generation tends to increase. As such, hydroelectric and wind power generation mutually complement to solar power generation, and should contribute to stabilizing power generation, as we see it.

Q What is your approach to the environment?

Together with its sponsor, ITOCHU ENEX CO., LTD. ("ITOCHU ENEX"), EII is working to introduce renewable energy that contributes to the global environment and expand its power generation facilities. Last year, ITOCHU ENEX and EII signed an agreement on renewable energy transactions with the aim of providing environmental value through local consumption of electricity produced locally and CO₂-free. Under this agreement, EII will strive to further expand the use of renewable energy in the distribution of electricity.

JEPX
Japan Electric Power Exchange

Non-fossil fuel value trading market



(Source: EII press release dated November 2, 2020)

Q Could you give a message to the unitholders?

We need to change and respond to the crisis of COVID-19 in a variety of situations, including different lifestyles and ways of working. I would like to express my heartfelt gratitude to healthcare professionals and other people who support our daily lives. I also hope that all of us, including our investors and their families, will be able to live healthy lives.

[Career summary] Keiichi Matsuzuka



April 1980	Toyo Menka Kaisha, Limited (currently Toyota Tsusho Corporation)
April 2000	Banyu Pharmaceutical Co. Ltd. (currently MSD K.K.)
December 2003	Representative Director and Vice President of Japan Energy Network Co., Ltd. (currently ENEX Electric Power Co., Ltd.)
May 2008	Representative Director and President of Japan Energy Network Co., Ltd. (currently ENEX Electric Power Co., Ltd.)
May 2012	Executive Officer and General Manager, Energy Management Department of Itochu Enex Co., Ltd. Representative Director and President of JEN Holdings Co., Ltd. (currently ENEX Electric Power Co., Ltd.)
April 2015	Executive Officer; Deputy Chief Operating Officer, Power & Utility Division; and General Manager of Power Project Department of Itochu Enex Co., Ltd. Representative Director and President of JEN Holdings Co., Ltd. (currently ENEX Electric Power Co., Ltd.) Representative Director and President of Oji-Itochu Enex power retailing Co., Ltd.
April 2019	Managing Officer and Executive Advisory Officer for Power & Utility Division of Itochu Enex Co., Ltd.
March 2020	Director of Enex Asset Management Co., Ltd. (current position) Executive Officer of Enex Infrastructure Investment Corporation (current position)



Features of Enex Infrastructure Investment Corporation

Strong and Steadfast Sponsor Support

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

Enex Infrastructure Investment Corporation

ITOCHU ENEX CO., LTD.

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

SUMITOMO MITSUI TRUST BANK

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

Mercuria Investment Co., Ltd.

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

MAJORA Asset Management Pte. Ltd.

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

1 Sponsor Pipelines Providing a Variety of Asset Types

Solar power generation



Wind power generation

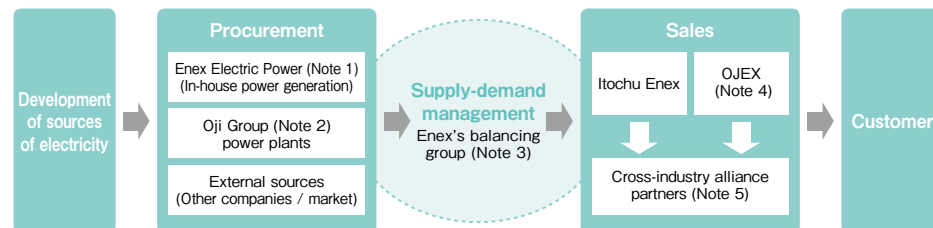


Hydroelectric power generation



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

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



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

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

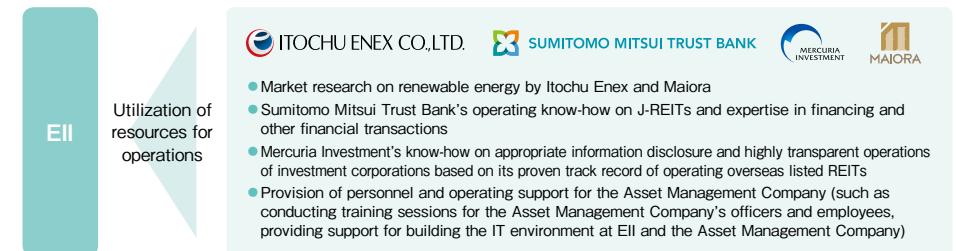
(Note 3) "Balancing group" refers to a mechanism in which multiple electricity retailers and general power transmission and distribution operators enter into a transportation service agreement and select a representative contractor.

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

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

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

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



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

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

Track record of stable operation of thermal/hydroelectric/wind power generation facilities which requires sophisticated operating skills and technology

- Operation and management system running around the clock
- Maintenance
- Speedy troubleshooting

A group of engineers having field experience and expert skills and qualifications

- Accumulated know-how based on operating experience
- Analyzing problems and sharing the results

- EII will seek stable operation of solar power generation facilities and prompt resolution of problems through cooperation with O&M service providers.**
 - EII will prevent problems (by inspecting/maintaining electricity/machinery, etc.), maintain the site (by mowing, cleaning, etc.), manage spare parts and repair/renew facilities.
- EII will aim to maximize the power generation performance of its solar power generation facilities.**
 - EII will aim to maximize the power generation performance by managing/analyzing/reporting data.

Strong Pipeline Support

Major Assets for Investment

Solar power generation facilities

Investment ratio: 50% or more (based on acquisition price)

Wind power generation facilities, hydroelectric power generation facilities and others

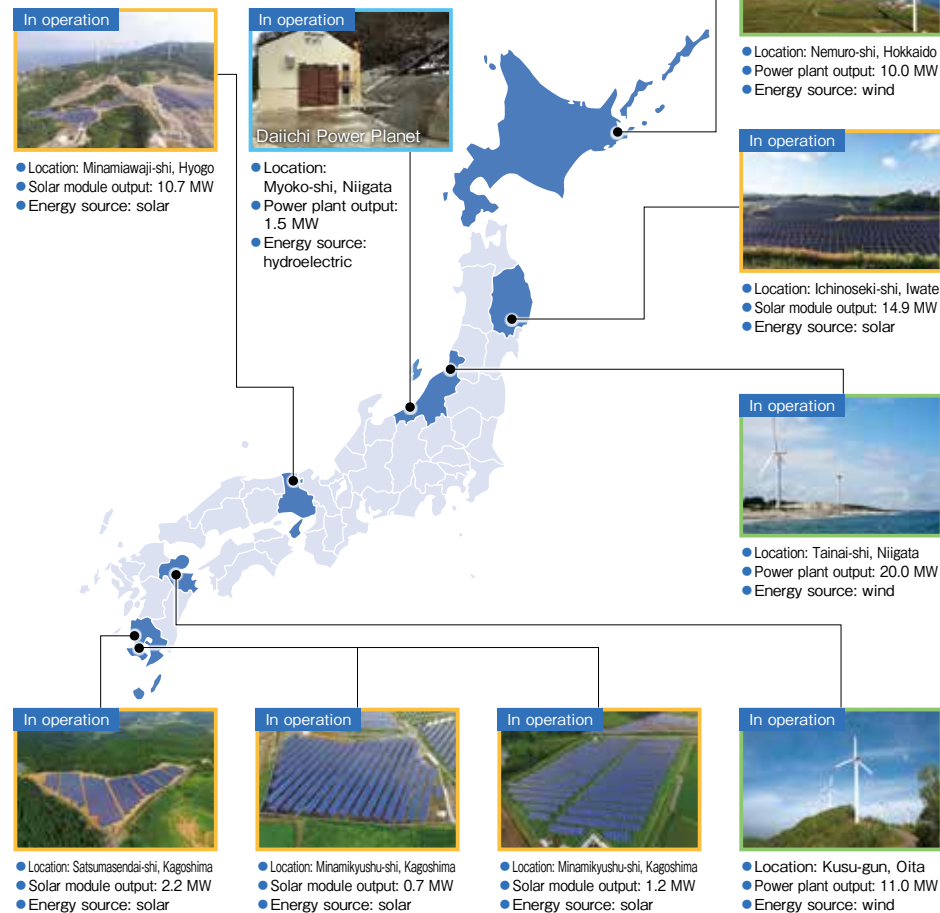
Investment ratio: 50% or less (based on acquisition price)

Various Pipelines Owned by Sponsors (as of December 2, 2020)

Number of pipeline properties (Note 1) Total installed capacity (Note 1)

16 properties

247.1 MW



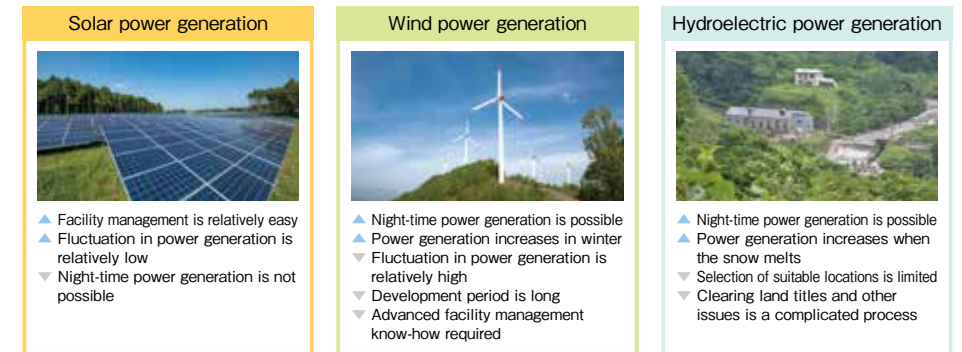
(Note 1) The number of pipeline properties and total installed capacity indicate the sum total of the power generation facilities, either in operation, under construction or being planned, which EII has not acquired.

(Note 2) The pipeline map above indicates only the facilities in operation.

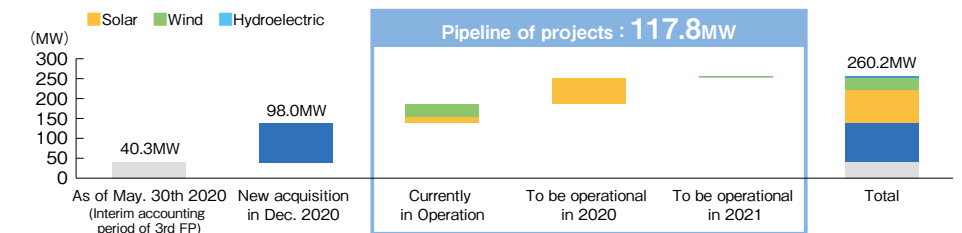
Initiatives for Diversifying Sources of Electricity

Aim to Become a Comprehensive Infrastructure Fund Owning a Variety of Sources of Renewable Energy

Going forward, EII aims to build a more balanced portfolio having wind and hydroelectric power generation facilities as well, instead of managing solar power generation facilities alone.



Scheduled Operations of Pipeline Properties (as of December 2, 2020)

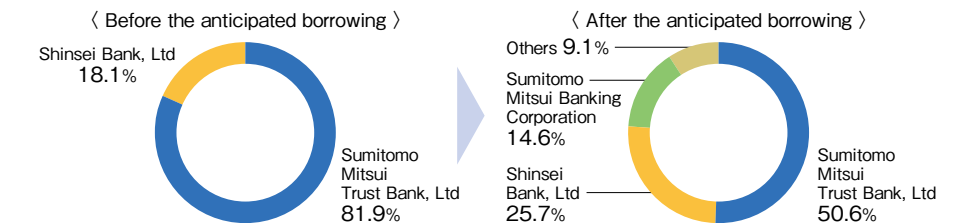


Sound Financial Management (as of December 2, 2020)

Alongside fixing a portion of its interest rates, EII plans to reduce the risk of interest rate volatility and stabilize the financial base by capitalizing on the current low-interest-rate environment.

LTV **54.1%** Borrowing period (Note 1) **12.0 years** Fixed interest rate ratio (Note 2) **50.0%**

Lender formation is expected to be expanded through anticipated borrowings from new lenders



(Note 1) Borrowing period at the time of drawdown

(Note 2) Excluding short-term borrowings

Our basic principle:

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

Environment

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

Contribution to the global environment through investment in renewable energy



Social

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

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



Governance

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

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

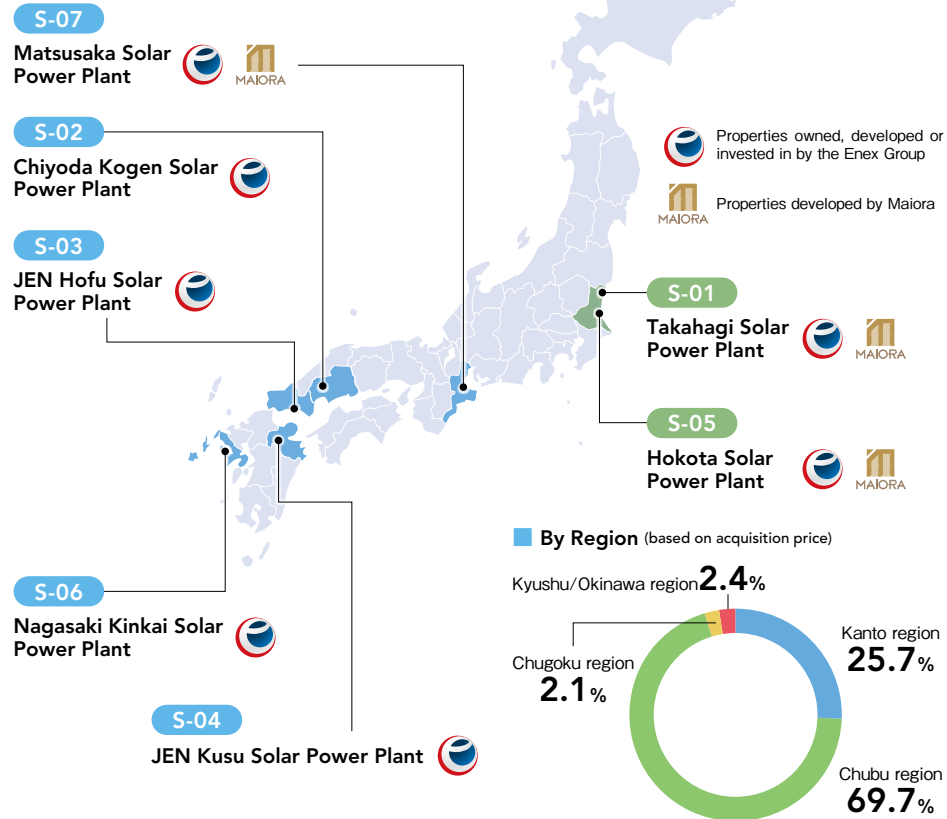


Source: The chart above is a summary of the ESG initiatives of EII, the Asset Manager and the Enex Group, and includes items that are not directly related to EII or the Asset Manager.

Portfolio Data (as of December 2, 2020)

Total Acquisition Price
58.571 billion yen

Total Solar Module Output
138.2 MW



Portfolio List

Property No.	Property name	Location	Acquisition price (million yen)	Investment ratio (%)	Solar module output (kW)	Tariff (yen/kWh)
S-01	Takahagi Solar Power Plant	Hitachi-shi, Ibaraki	5,305	9.5	11,544.00	40
S-02	Chiyoda Kogen Solar Power Plant	Yamagata-gun, Hiroshima	590	1.0	1,595.28	40
S-03	JEN Hofu Solar Power Plant	Hofu-shi, Yamaguchi	680	1.2	1,940.64	36
S-04	JEN Kusu Solar Power Plant	Kusu-gun, Oita	324	0.5	1,007.76	40
S-05	Hokota Solar Power Plant	Hokota-shi, Ibaraki	10,514	16.2	21,541.00	36
S-06	Nagasaki Kinkai Solar Power Plant	Nagasaki-shi, Nagasaki	1,097	1.9	2,661.12	36
S-07	Matsusaka Solar Power Plant	Matsusaka-shi, Mie	40,241	69.7	98,003.40	32
Total/Average			58,751	100.0	138,293.20	-

S-01 Takahagi Solar Power Plant



S-02 Chiyoda Kogen Solar Power Plant



S-03 JEN Hofu Solar Power Plant



S-04 JEN Kusu Solar Power Plant



S-05 Hokota Solar Power Plant



S-06 Nagasaki Kinkai Solar Power Plant



S-07 Matsusaka Solar Power Plant



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BALANCE SHEET

November 30, 2019 and November 30, 2020

(Unit: thousand yen)

	Previous fiscal period (as of November 30, 2019)	Current fiscal period (as of November 30, 2020)
Assets		
Current assets		
Cash and deposits	*1 943,071	*1 823,502
Operating accounts receivable	*1 110,183	*1 118,731
Prepaid expenses	29,513	38,690
Consumption taxes receivable	1,219,219	–
Other		1,672
<i>Total current assets</i>	2,301,988	982,595
Non-current assets		
Property, plant and equipment		
Machinery and equipment	16,749,935	17,855,100
Accumulated depreciation	(661,144)	(1,496,246)
Machinery and equipment, net	*1 16,088,791	*1 16,358,853
<i>Total property, plant and equipment</i>	16,088,791	16,358,853
Intangible assets		
Leasehold interests in land	*1 1,378,753	*1 1,440,541
Trademark right	734	653
Software	5,846	7,356
<i>Total intangible assets</i>	1,385,334	1,448,550
Investments and other assets		
Leasehold and guarantee deposits	70,000	70,000
Long-term prepaid expenses	249,955	280,964
Deferred tax assets	32	8
<i>Total investments and other assets</i>	319,987	350,972
<i>Total non-current assets</i>	17,794,113	18,158,377
Total assets	20,096,101	19,140,973

(Unit: thousand yen)

	Previous fiscal period (as of November 30, 2019)	Current fiscal period (as of November 30, 2020)
Liabilities		
Current liabilities		
Current portion of long-term loans payable	*1 1,900,866	*1 670,660
Operating accounts payable	1,741	77,685
Accounts payable - other	39,569	43,548
Consumption taxes payable	–	24,340
Income taxes payable	1,876	823
Accrued expenses	435	218
Other	547	553
<i>Total current liabilities</i>	1,945,035	817,830
Non-current liabilities		
Long-term loans payable	*1 9,265,052	*1 9,736,620
Asset retirement obligations	465,894	495,744
<i>Total non-current liabilities</i>	9,730,946	10,232,364
Total liabilities	11,675,981	11,050,194
Net assets		
Unitholders' equity		
Unitholders' capital	8,121,664	8,121,664
Deduction from unitholders' capital		
Reserve for temporary difference adjustments	–	*3 (18,365)
Other deduction from unitholders' capital	–	(232,317)
<i>Total deduction from unitholders' capital</i>	–	(250,682)
Unitholders' capital, net	8,121,664	7,870,981
Surplus		
Unappropriated retained earnings (undisposed loss)	298,455	219,797
<i>Total surplus</i>	298,455	219,797
<i>Total unitholders' equity</i>	8,420,119	8,090,778
<i>Total net assets</i>	*2 8,420,119	*2 8,090,778
Total liabilities and net assets	20,096,101	19,140,973

STATEMENT OF INCOME

For the Fiscal Periods Ended November 30, 2019 and November 30, 2020

(Unit: thousand yen)

	Previous fiscal period From December 1, 2018 to November 30, 2019	Current fiscal period From December 1, 2019 to November 30, 2020
Operating revenue		
Rent income from renewable energy power generation facilities	*1 1,257,264	*1 1,570,973
Total operating revenue	1,257,264	1,570,973
Operating expenses		
Rent expenses from renewable energy power generation facilities	*1 737,539	*1 1,116,947
Asset management fee	48,416	61,585
Asset custody and administration fees	14,891	23,444
Remuneration for directors	8,400	8,400
Other operating expenses	20,614	43,760
Total operating expenses	829,861	1,254,138
Operating income (loss)	427,402	316,835
Non-operating income		
Interest income	3	9
Interest on tax refund	1	1,443
Other non-operating income	0	0
Total non-operating income	4	1,452
Non-operating expenses		
Interest expenses	65,933	83,586
Borrowing related expenses	6,230	13,266
Investment unit issuance expenses	39,598	-
Total non-operating expenses	111,762	96,853
Ordinary income (loss)	315,645	221,434
Income (loss) before income taxes	315,645	221,434
Income taxes - current	1,877	1,638
Income taxes - deferred	4,788	23
Total income taxes	6,665	1,661
Net income (loss)	308,979	219,772
Retained earnings (deficit) brought forward	(10,524)	24
Unappropriated retained earnings (undisposed loss)	298,455	219,797

STATEMENTS OF CHANGES IN NET ASSETS

Previous fiscal period (from December 1, 2018 to November 30, 2019)

(Unit: thousand yen)

	Unitholders' equity			Total unitholders' equity	Total net assets
	Unitholders' capital	Unappropriated retained earnings (undisposed loss)	Total surplus		
Balance at beginning of current period	100,000	(10,524)	(10,524)	89,475	89,475
Changes during the period					
Issuance of new investment units	8,021,664			8,021,664	8,021,664
Net income (loss)		308,979	308,979	308,979	308,979
Total changes during the period	8,021,664	308,979	308,979	8,330,643	8,330,643
Balance at end of current period	8,121,664	298,455	298,455	8,420,119	8,420,119

Current fiscal period (from December 1, 2019 to November 30, 2020)

(Unit: thousand yen)

	Unitholders' equity				Unitholder's capital, net
	Unitholders' capital	Deduction from unitholder's capital		Total deduction from unitholders' capital	
		Reserve for temporary difference adjustments	Other deduction from unitholders' capital		
Balance at beginning of current period	8,121,664	-	-	-	8,121,664
Change during current period					
Distributions of surplus					
Distribution in excess of earnings from reserve for temporary difference adjustments		(18,365)		(18,365)	(18,365)
Other distribution in excess of earnings			(232,317)	(232,317)	(232,317)
Net income					
Total changes during current period	-	(18,365)	(232,317)	(250,682)	(250,682)
Balance at end of current period	8,121,664	(18,365)	(232,317)	(250,682)	7,870,981

	Unitholders' equity			Total unitholders' equity	Total net assets
	Unappropriated retained earnings (undisposed loss)	Total surplus			
Balance at beginning of the period	298,455	298,455	8,420,119	8,420,119	
Change during current period					
Distributions of surplus	(298,431)	(298,431)	(298,431)	(298,431)	
Distribution in excess of earnings from reserve for temporary difference adjustments			(18,365)	(18,365)	
Other distribution in excess of earnings			(232,317)	(232,317)	
Net income	219,772	219,772	219,772	219,772	
Total changes during current period	(78,658)	(78,658)	(329,340)	(329,340)	
Balance at end of current period	219,797	219,797	8,090,778	8,090,778	

STATEMENT OF CASH FLOWS

For the Fiscal Periods Ended November 30, 2019 and November 30, 2020

(Unit: thousand yen)

	Previous fiscal period From December 1, 2018 to November 30, 2019	Current fiscal period From December 1, 2019 to November 30, 2020
Cash flows from operating activities		
Income (loss) before income taxes	315,645	221,434
Depreciation	661,144	835,102
Investment unit issuance expenses	39,598	-
Interest income	(3)	(9)
Interest expenses	65,933	83,586
Decrease (Increase) in operating accounts receivable	(110,183)	(8,547)
Decrease (Increase) in consumption taxes receivable	(1,218,099)	1,219,219
Decrease (Increase) in prepaid expenses	(29,193)	(9,176)
Decrease (Increase) in long-term prepaid expenses	(249,955)	(31,008)
Increase (Decrease) in operating accounts payable	1,741	75,943
Increase (Decrease) in accounts payable - other	37,957	1,799
Increase (Decrease) in consumption taxes payable	-	24,340
Other	1,438	205
Subtotal	(483,976)	2,412,889
Interest received	3	9
Interest expenses paid	(65,497)	(83,803)
Income taxes paid	(45)	(2,691)
Cash flows from operating activities	(549,516)	2,326,404
Cash flows from investing activities		
Purchase of property, plant and equipment	(16,270,044)	(1,075,314)
Purchase of intangible assets	(1,386,364)	(65,087)
Payment of leasehold and guarantee deposits	(60,000)	-
Cash flows from investing activities	(17,716,409)	(1,140,402)
Cash flows from financing activities		
Proceeds from long-term loans payable	11,771,206	1,210,000
Repayments of long-term loans payable	(605,288)	(1,968,638)
Proceeds from issuance of investment units	7,986,065	-
Dividends paid	-	(546,933)
Cash flows from financing activities	19,151,983	(1,305,571)
Net increase (decrease) in cash and cash equivalents	886,057	(119,569)
Balance of cash and cash equivalents at beginning of period	57,013	943,071
Balance of cash and cash equivalents at end of period	*1 943,071	*1 823,502

NOTES TO FINANCIAL STATEMENTS

For the fiscal periods ended November 30, 2019 and November 30, 2020

1. ORGANIZATION AND BASIS OF PRESENTATION

Organization

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

Basis of Presentation of Financial Statements

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

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

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

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

2. Notes to Significant Accounting Policies

1.Method of depreciation and amortization of non-current assets	(1) Property, plant and equipment The straight-line method is adopted. The useful lives of major categories of property, plant and equipment are as follows: Machinery and equipment 186 to 291 months
	(2) Intangible assets The straight-line method is adopted. The useful lives of intangible assets are as follows: Trademark right 10 years Software 5 years
2.Accounting for deferred assets	(3) Long-term prepaid expenses The straight-line method is adopted.
	Investment unit issuance expenses Investment unit issuance expenses are fully recognized as expenses when they accrue.
3.Standards for recognition of revenue and expenses	Accounting for property taxes 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 are not expensed but capitalized in the acquisition costs of the relevant renewable energy power generation facility. The amount equivalent to property taxes, etc. capitalized in the acquisition costs of renewable energy power generation facilities in the fiscal period under review is 15,495 thousand yen.
4.Range of funds (cash and cash equivalents) on the Statement of Cash Flows	The funds (cash and cash equivalents) in the Statement of Cash Flows consist of cash on hand, deposits 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.
5.Method of hedge accounting	(1) Method of hedge accounting 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 Assessment of the effectiveness of hedging is omitted as requirements are satisfied for special accounting for interest rate swap transactions.
6.Other significant matters serving as the basis for preparation of financial statements	Accounting for consumption taxes Consumption taxes and local consumption taxes are excluded from the corresponding transaction amount.

3. Notes to Financial Statements

(Notes to Balance Sheet)

*1.Assets pledged as collateral and secured liabilities

Assets pledged as collateral are as follows:

(Unit: thousand yen)

	Previous fiscal period (as of November 30, 2019)	Current fiscal period (as of November 30, 2020)
Cash and deposits	943,071	818,473
Operating accounts receivable	110,183	118,731
Machinery and equipment	16,088,791	16,358,853
Leasehold interests in land	1,378,753	1,440,541
Total	18,520,799	18,736,599

Secured liabilities are as follows:

(Unit: thousand yen)

	Previous fiscal period (as of November 30, 2019)	Current fiscal period (as of November 30, 2020)
Current portion of long-term loans payable	1,900,866	670,660
Long-term loans payable	9,265,052	9,736,620
Total	11,165,918	10,407,280

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

Previous fiscal period (as of November 30, 2019)	Current fiscal period (as of November 30, 2020)
50,000 thousand yen	50,000 thousand yen

*3.Reserve for temporary difference adjustments

Previous fiscal period (from December 1, 2018 to November 30, 2019)

1. Reasons for occurrence, 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
Machinery and equipment	Occurrence of the issue of inconsistency between accounting purposes and tax purposes regarding recording of expenses related to asset retirement obligations	-	-	18,365	-	18,365	-

2. Specific method of reversal

Machinery and equipment

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

NOTES TO FINANCIAL STATEMENTS

Current fiscal period (from December 1, 2019 to November 30, 2020)

1. Reasons for occurrence, 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
Machinery and equipment	Occurrence of the issue of inconsistency between accounting purposes and tax purposes regarding recording of expenses related to asset retirement obligations	18,365	18,365	11,569	-	29,934	-

2. Specific method of reversal

Machinery and equipment

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

(Notes to Statement 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, 2018 to November 30, 2019	Current fiscal period From December 1, 2019 to November 30, 2020
A. Operating revenue from the rental business of renewable energy power generation facilities		
Rent income from renewable energy power generation facilities		
(Base rent)	1,256,818	1,561,976
(Performance-linked rent)	446	3,219
(Incidental income)	-	5,778
Total revenue from the rental business of renewable energy power generation facilities	1,257,264	1,570,973
B. Operating expenses from the rental business of renewable energy power generation facilities		
Rent expenses from renewable energy power generation facilities		
(Taxes and dues)	-	177,999
(Insurance expenses)	7,700	9,737
(Repair expenses)	2,015	2,308
(Depreciation)	661,144	835,102
(Rent expenses on land and buildings)	66,250	87,759
(Other expenses)	428	4,039
Total expenses from the rental business of renewable energy power generation facilities	737,539	1,116,947
C. Revenue and expenses from the rental business of renewable energy power generation facilities (A-B)	519,725	454,026

(Notes to Statement of Changes in Unitholders' Equity)

	Previous fiscal period From December 1, 2018 to November 30, 2019	Current fiscal period From December 1, 2019 to November 30, 2020
Total number of authorized investment units and total number of investment units issued and outstanding	10,000,000 units	10,000,000 units
Total number of authorized investment units		
Total number of investment units issued and outstanding	1,000 units	91,825 units

(Notes to Statement 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, 2018 to November 30, 2019	Current fiscal period From December 1, 2019 to November 30, 2020
Cash and deposits	943,071	823,502
Cash and cash equivalents	943,071	823,502

*2. Important non-financial transactions

Amount of newly recorded significant asset retirement obligations

(Unit: thousand yen)

	Previous fiscal period From December 1, 2018 to November 30, 2019	Current fiscal period From December 1, 2019 to November 30, 2020
Amount of significant asset retirement obligations	465,894	29,850

(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 a medium to long term and achieve growth in the size and value of the assets under management. As for the derivative transactions, EII makes derivative transactions in order to hedge interest rate fluctuation risks and does not intend to make any speculative transaction.

(2) Description of financial instruments and 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 by appropriately controlling various indicators, such as setting the upper limit of the interest-bearing debt ratio at 60% as a rule.

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

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

2. Matters concerning fair value of financial instruments

The table below shows the book values of financial instruments as recorded on the balance sheet, the corresponding fair values and the difference between these amounts for the previous fiscal period (as of November 30, 2019). Financial instruments whose fair values are extremely difficult to estimate are not included in the table, and those with insignificant amounts are omitted. (Unit: thousand yen)

	Book value	Fair value (Note 1)	Difference
(1) Cash and deposits	943,071	943,071	-
(2) Operating accounts receivable	110,183	110,183	-
Total assets	1,053,255	1,053,255	-
(3) Current portion of long-term loans payable	1,900,866	1,906,771	5,905
(4) Long-term loans payable	9,265,052	9,355,439	90,387
Total liabilities	11,165,918	11,262,210	96,292
(5) Derivative transactions	-	-	-

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

(1) Cash and deposits and (2) Operating accounts receivable

As these are settled within a short period of time, the fair value is approximately the same as the book value and is thus stated at that book value.

(3) Current portion of long-term loans payable and (4) 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 every certain period, 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 the "Notes to derivative transactions" below) is calculated by discounting the total amount of principal and interest treated together with the said interest rate swaps as one by the reasonably estimated rate applicable in the event of a new drawdown of similar loans.

(5) Derivative transactions

Please refer to the "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, 2020). Financial instruments whose fair values are extremely difficult to estimate are not included in the table, and those with insignificant amounts are omitted. (Unit: thousand yen)

	Book value	Fair value (Note 1)	Difference
(1) Cash and deposits	823,502	823,502	-
(2) Operating accounts receivable	118,731	118,731	-
Total assets	942,233	942,233	-
(3) Current portion of long-term loans payable	670,660	680,390	9,730
(4) Long-term loans payable	9,736,620	9,877,824	141,204
Total liabilities	10,407,280	10,558,215	150,935
(5) Derivative transactions	-	-	-

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

(1) Cash and deposits and (2) Operating accounts receivable

As these are settled within a short period of time, the fair value is approximately the same as the book value and is thus stated at that book value.

(3) Current portion of long-term loans payable and (4) 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 every certain period, 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 the "Notes to derivative transactions" below) is calculated by discounting the total amount of principal and interest treated together with the said interest rate swaps as one by the reasonably estimated rate applicable in the event of a new drawdown of similar loans.

(5) Derivative transactions

Please refer to the "Notes to Derivative Transactions" below.

(Note 2) Scheduled redemption amounts of monetary receivables after the closing date (November 30, 2019). (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) Cash and deposits	943,071	-	-	-	-	-
(2) Operating accounts receivable	110,183	-	-	-	-	-
Total	1,053,255	-	-	-	-	-

Scheduled redemption amounts of monetary receivables after the closing date (November 30, 2020) (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) Cash and deposits	823,502	-	-	-	-	-
(2) Operating accounts receivable	118,731	-	-	-	-	-
Total	942,233	-	-	-	-	-

NOTES TO FINANCIAL STATEMENTS

(Note 3) Scheduled repayment amount of long-term loans payables after the closing date (November 30, 2019)

(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
(3) Current portion of long-term loans payable	1,900,866	–	–	–	–	–
(4) Long-term loans payable	–	605,288	605,288	605,288	605,288	6,843,900
Total	1,900,866	605,288	605,288	605,288	605,288	6,843,900

Scheduled repayment amount of long-term loans payables after the closing date (November 30, 2020)

(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
(3) Current portion of long-term loans payable	670,660	–	–	–	–	–
(4) Long-term loans payable	–	670,660	670,660	670,660	670,660	7,053,980
Total	670,660	670,660	670,660	670,660	670,660	7,053,980

(Notes to Derivative Transactions)

1. Derivatives to which hedge accounting is not applied

Previous fiscal period (as of November 30, 2019) and current fiscal period (as of November 30, 2020)
Not applicable.

2. Derivatives to which hedge accounting is applied

Previous fiscal period (as of November 30, 2019)

(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		
Special accounting for interest rate swaps	Interest rate swap transactions Receivable variable; Payable fixed	Long-term loans payable	4,935,170	4,632,526	(Note)	-

(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 as one, and thus their fair value is presented together with the fair value of (Note) (3) Current portion of long-term loans payable and (4) Long-term loans payable in Notes to Financial Instruments, 2. Matters concerning fair value of financial instruments.

Current fiscal period (as of November 30, 2020)

(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		
Special accounting for interest rate swaps	Interest rate swap transactions Receivable variable; Payable fixed	Long-term loans payable	17,454,840 (Note 1)	16,723,054 (Note 1)	(245,947) (Note 2)	(Note 3)

(Note1) The amount includes the contract amount (12,250,000 thousand yen) of interest rate swap which EII entered into on November 30, 2020. The borrowing to be hedged was made on December 2, 2020.

(Note2) Fair value of the interest rate swap entered into on November 30, 2020, represents fair value as of November 30, 2020, due to absence of long-term loans payable to be subject to special accounting collectively. Except for the interest rate swap entered into on November 30, 2020, 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 as one, and thus their fair value is presented together with the fair value of (Note) (3) Current portion of long-term loans payable and (4) Long-term loans payable in Notes to Financial Instruments, 2. Matters concerning fair value of financial instruments.

(Note3) Calculation method for fair value depends on the value provided by correspondent banks.

(Notes to Retirement Benefits)

Previous fiscal period (as of November 30, 2019) and current fiscal period (as of November 30, 2020)

Not applicable.

NOTES TO FINANCIAL STATEMENTS

(Notes to Tax Effect Accounting)

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

(Unit: thousand yen)

	Previous fiscal period As of November 30, 2019	Current fiscal period As of November 30, 2020
Deferred tax assets		
Exclusion of business tax from deductible expenses	32	8
Asset retirement obligations	152,380	163,288
Subtotal of deferred tax assets	152,412	163,297
Valuation allowance	(5,810)	(7,327)
Total deferred tax assets	146,602	155,969
Deferred tax liabilities		
Property, plant and equipment corresponding to asset retirement obligations	(146,570)	(155,961)
Total deferred tax liabilities	(146,570)	(155,961)
Deferred tax assets, net	32	8

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

(Unit: thousand yen)

	Previous fiscal period From December 1, 2018 to November 30, 2019	Current fiscal period From December 1, 2019 to November 30, 2020
Effective statutory tax rate	31.51%	31.46%
(Adjustment)		
Deductible cash distributions	(31.62%)	(34.52%)
Amortization of asset retirement obligations	1.84%	3.31%
Other	0.38%	0.50%
Effective tax rate after applying tax effect accounting	2.11%	0.75%

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

Previous fiscal period (as of November 30, 2019) and current fiscal period (as of November 30, 2020)

Not applicable.

(Notes to Transactions with Related Parties)

1. Parent company and major corporate unitholders

Previous fiscal period (from December 1, 2018 to November 30, 2019)

(Unit: thousand yen)

Attribute	Name	Business or occupation	Percentage of investment units owned	Description of transaction	Transaction amount (thousand yen) (Note 1)	Account title	Balance at end of period (thousand yen) (Note 1)
Asset Custodian	Sumitomo Mitsui Trust Bank, Ltd.	Banking and real estate business	1.2%	Borrowing of funds	11,771,206	Long-term loans payable	9,265,052
				Repayment of funds	605,288	Current portion of long-term loans payable	1,900,866
				Interest expenses	65,933	-	-
						Accrued expenses	435
Interested party of the asset management company	Sunrise Megasolar Godo Kaisha	Electricity business	-	Acquisition of renewable energy power generation facilities	5,305,000	Machinery and equipment	5,073,119
						Leasehold interests in land	224,843
Interested party of the asset management company	Daini Chiyoda Kogen Taiyoko Godo Kaisha	Electricity business	-	Acquisition of renewable energy power generation facilities	590,000	Machinery and equipment	587,917
						Leasehold interests in land	22,418
Interested party of the asset management company	Hofu Solar Power Generation Godo Kaisha	Electricity business	-	Acquisition of renewable energy power generation facilities	680,000	Machinery and equipment	638,919
						Leasehold interests in land	61,616
Interested party of the asset management company	Kusu Solar Power Generation Godo Kaisha	Electricity business	-	Acquisition of renewable energy power generation facilities	324,000	Machinery and equipment	327,517
						Leasehold interests in land	10,216
Interested party of the asset management company	SOLAR ENERGY Hokota Godo Kaisha	Electricity business	-	Acquisition of renewable energy power generation facilities	10,514,000	Machinery and equipment	9,461,316
						Leasehold interests in land	1,059,658

(Note 1) Of the above amounts, the transaction amount does not include consumption taxes, while the balance at end of period includes consumption taxes.

(Note 2) Transaction terms and conditions are determined with reference to market prices, etc.

NOTES TO FINANCIAL STATEMENTS

Current fiscal period (from December 1, 2019 to November 30, 2020)

(Unit: thousand yen)

Attribute	Name	Business or occupation	Percentage of investment units owned	Description of transaction	Transaction amount (thousand yen) (Note 1)	Account title	Balance at end of period (thousand yen) (Note 1)
Asset Custodian	Sumitomo Mitsui Trust Bank, Ltd.	Banking and real estate business	1.2%	Borrowing of funds	-	Long-term loans payable	7,964,840
						Current portion of long-term loans payable	556,842
				Repayment of funds	1,854,215	-	-
				Interest expenses	71,831	Accrued expenses	183
Interested party of the asset management company	Kitakyushu Solar Power Generation Godo Kaisha	Electricity business	-	Acquisition of renewable energy power generation facilities	1,097,100	Machinery and equipment	1,071,369
						Leasehold interests in land	61,787

(Note 1) Of the above amounts, the transaction amount does not include consumption taxes, while the balance at end of period includes consumption taxes.

(Note 2) Transaction terms and conditions are determined with reference to market prices, etc.

(Note 3) EII concluded a loan agreement with Sumitomo Mitsui Trust Bank, Ltd. on January 10, 2020, but the claims equivalent for the borrowing amounts were assigned to Shinsei Bank, Ltd. as of the same date.

2. Affiliates, etc.

Previous fiscal period (from December 1, 2018 to November 30, 2019) and current fiscal period (from December 1, 2019 to November 30, 2020)

Not applicable.

3. Sister companies, etc.

Previous fiscal period (from December 1, 2018 to November 30, 2019) and current fiscal period (from December 1, 2019 to November 30, 2020)

Not applicable.

4. Officers and major individual unitholders

Previous fiscal period (from December 1, 2018 to November 30, 2019) and current fiscal period (from December 1, 2019 to November 30, 2020)

Not applicable.

(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 part 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 the discount rate of 0.0%.

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

(Unit: thousand yen)

	Previous fiscal period From December 1, 2018 to November 30, 2019	Current fiscal period From December 1, 2019 to November 30, 2020
Balance at beginning of period	-	465,894
Increase due to purchase of property, plant and equipment	465,894	29,850
Adjustment amount over time	-	-
Decrease due to performance of asset retirement obligations	-	-
Balance at end of period	465,894	495,744

(Notes to Rental Properties)

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

(Unit: thousand yen)

	Previous fiscal period From December 1, 2018 to November 30, 2019	Current fiscal period From December 1, 2019 to November 30, 2020
Book value		
Balance at beginning of period	-	17,467,544
Change during the period	17,467,544	331,850
Balance at end of period	17,467,544	17,799,394
Valuation at end of period	16,394,500	16,533,000

(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.

(Note 3) Of the amount of change during the previous period, the amount of increase is primarily attributable to acquisition of five plants of solar power generation facilities (18,128,688 thousand yen), and the amount of decrease is primarily attributable to depreciation. Of the amount of change during the current period, the amount of increase is primarily attributable to acquisition of Nagasaki Kinkai Solar Power Plant (1,163,007 thousand yen), and the amount of decrease is primarily attributable 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 14,347,000 thousand yen to 18,442,000 thousand yen for previous period, 14,701,000 thousand yen to 18,365,000 thousand yen for current period) shown in the valuation report obtained from PwC Sustainability LLC.

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

(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, 2018 to November 30, 2019)

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 Statement 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 Statement of Income.

(2) Property, plant and equipment

Information is omitted because the amount of property and equipment located in Japan exceeds 90% of the amount of property 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	415,207	Rental business of renewable energy power generation facilities
Daini Chiyoda Kogen Taiyoko Godo Kaisha	52,813	Rental business of renewable energy power generation facilities
Hofu Solar Power Generation Godo Kaisha	63,453	Rental business of renewable energy power generation facilities
Kusu Solar Power Generation Godo Kaisha	31,458	Rental business of renewable energy power generation facilities
SOLAR ENERGY Hokota Godo Kaisha	694,330	Rental business of renewable energy power generation facilities

Current fiscal period (from December 1, 2019 to November 30, 2020)

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 Statement 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 Statement of Income.

(2) Property, plant and equipment

Information is omitted because the amount of property and equipment located in Japan exceeds 90% of the amount of property 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	504,210	Rental business of renewable energy power generation facilities
Daini Chiyoda Kogen Taiyoko Godo Kaisha	59,114	Rental business of renewable energy power generation facilities
Hofu Solar Power Generation Godo Kaisha	72,214	Rental business of renewable energy power generation facilities
Kusu Solar Power Generation Godo Kaisha	35,596	Rental business of renewable energy power generation facilities
SOLAR ENERGY Hokota Godo Kaisha	819,309	Rental business of renewable energy power generation facilities
Kitakyushu Solar Power Generation Godo Kaisha	80,529	Rental business of renewable energy power generation facilities

(Notes to Per Unit Information)

	Previous fiscal period (as of November 30, 2019)	Current fiscal period (as of November 30, 2020)
Net assets per unit	91,697 yen	88,110 yen
Net income (loss) per unit	4,198 yen	2,393 yen

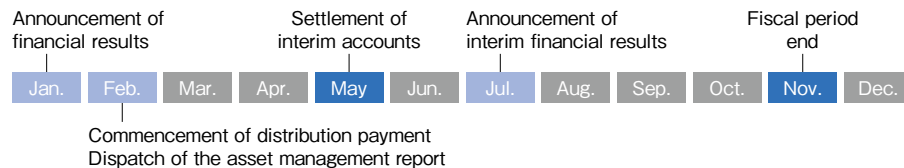
(Note 1) The net income (loss) per unit is calculated by dividing net income (loss) by the day-weighted average number of investment units. Diluted net income per unit is not stated because there are no dilutive investment units.
The net income per unit is 3,367 yen when calculated using the day-average weighted number of investment units (91,745 units) with February 13, 2019, when asset management practically started in the previous fiscal period, deemed as the beginning of the previous period.

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

		Previous fiscal period From December 1, 2018 to November 30, 2019	Current fiscal period From December 1, 2019 to November 30, 2020
Net income (loss)	(thousand yen)	308,979	219,772
Amount not attributable to common unitholders	(thousand yen)	-	-
Net income (loss) per unit attributable to common investment units	(thousand yen)	308,979	219,772
Average number of investment units during the period	(units)	73,594	91,825

Unitholder Information

IR Calendar



Invitation to EII's Website

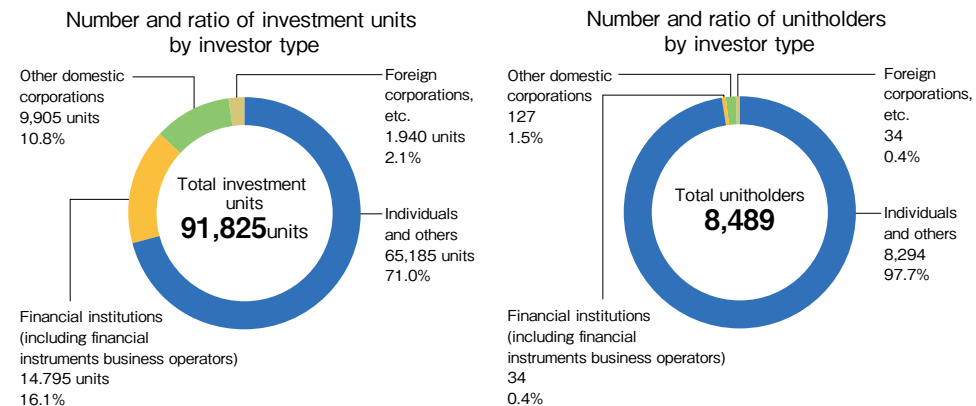
You can obtain the latest information on EII with your PC or smartphone.

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

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



Unitholder Composition



Changes in Investment Unit Price

