Enex Infrastructure Investment Corporation

Presentation Material of the Interim Financial Results for the Fiscal Period Ending November 2021 (4th Fiscal Period)

Securities code: 9286

Japan Credit Rating Agency, Ltd. (JCR) Long-term issuer rating: A (Stable) (As of October 27, 2020)

S-05 Hokota Solar Power Plant

Asset Management Company Enex Asset Management Co., Ltd.

- 1. Highlights for the Interim Fiscal Period (p. 3) Ending November 2021 (4th Fiscal Period)
- 2. Highlights Interim Financial Results for (p. 9) the Fiscal Period Ending November 2021 (4th Fiscal Period)
- 3. Status of Assets Under Management (p. 13)
- 4. Management Strategy (p. 19)
- 5. Appendix (p. 24)

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1.

Highlights for the Interim Fiscal Period Ending November 2021 (4th Fiscal Period)



4

[New Assets] Matsusaka & Shinshiro Solar Power Plant

■ Acquired 2 assets (Total 99.5MW) in the Chubu Area.



Matsusaka Solar Power Plant



98.0MW	Operator	Enex Electric Power Co., Ltd.
356,376	EPC Service Provider	MAETEL CONSTRUCTION JAPAN K.K.
70.0MW	Panel Manufacturer	Jinko Solar Co., Ltd.
32 yen/kWh	Supplier of Power Conditioner	АВВ К.К.
March 2039	O&M Service Provider	MAETEL CONSTRUCTION JAPAN K.K.
Chubu Electric Power Miraiz Company,Incorporated	Site Area	1,017,493m
106,689.238MWh	Form of Land Rights	Ownership
12.43%	Type of Panel	Polycrystalline silicon
	356,376 70.0MW 32 yen/kWh March 2039 Chubu Electric Power Miraiz Company,Incorporated 106,689.238MWh	356,376EPC Service Provider70.0MWManufacturer32 yen/kWhSupplier of Power ConditionerMarch 2039O&M Service ProviderChubu Electric Power Miraiz Company,IncorporatedSite Area106,689.238MWhForm of Land Rights

S-08 Shinshiro Solar Power Plant



Panel Output	1.5MW	Operator	Enex Electric Power Co., Ltd.
Installed Number of Panels	6,160	EPC Service Provider	Chusetsu Engineering Co., Ltd.
Power Output	1.5MW	Panel Manufacturer	LS ELECTRIC Co.,Ltd
FIT Price	40 yen/kWh	Supplier of Power Conditioner	Hitachi, Ltd.
Expected expiration of FIT Term	August 2033	O&M Service Provider	CE TECH CO., LTD.
Electric Utility Operator	Chubu Electric Power Miraiz Company,Incorporated	Site Area	27,408m ²
Estimated Annual Power Generation for the First Year of Operation	1,828.461MWh	Form of Land Rights	Leasehold right
Projected Capacity Utilization for the First Year of Operation	13.55%	Type of Panel	Monocrystalline Silicon

5

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Expansion of asset value through acquisition of large-scale power plant

Asset size will expand dramatically through acquisition of assets including large-scale mega solar power plants. Stable power generation is achieved thanks to diversifying effects.



<Achievement of power generation >

May

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6

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Establishment of a commitment line

EII established a commitment line agreement to build a stronger financial structure and secure flexibility and stability in financing methods for potential needs regarding funding acquisition of new assets.

<Outline of the new commitment line>

Maximum Loan Amount	¥3 Billion
Counterparty	Sumitomo Mitsui Trust Bank, Ltd.,
Date of agreement	Mar 31, 2021
Commitment period	Dec 1, 2021 – Nov 30, 2024
Collateral	Unsecured, unguaranteed

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Changing fiscal period

To make more frequent dividends, EII will submit a proposal to the next general meeting of unitholders (February 2022) to change the fiscal period in the articles of incorporation.



In the event the proposal is accepted, the 5th fiscal period would be from December 1, 2021, to May 31, 2022. Thereafter, the fiscal periods would be from June to November, and from December to May.

2.

Highlights - Financial Results for the Interim Fiscal Period Ending November 2021 (4th Fiscal Period)

Highlights (1) - Financial Results for the Interim Fiscal Period Ending November 2021 (4th Fiscal Period)

Results are mostly as forecast

	FY2	1/11 (4th Interim	FP)
(million yen)	Forecast	Actual	Achievement
Operating revenue	2,301	2,322	100.8%
Operating income	622	677	108.7%
Ordinary income	365	431	118.0%
Net income	364	430	118.0%

		FY21/11 (4th FP)	
Distribution per unit	Actual for 3rd FP (A)	Forecast for 4th FP (B)	Change
	6,000 yen	6,000 yen	±0 yen
(Breakdown)			
Distribution per unit (excluding distribution in excess of earnings)	2,393 yen	2,633 yen	+240 yen
Distribution in excess of earnings per unit	3,670 yen	3,367 yen	-240 yen



Highlights (2) - Financial Results for the Interim Fiscal Period Ending November 2021 (4th Fiscal Period)

Achieved expected power generation through stable operation.

Power generation operator		Total	
(lessee)	Plan ^(Note 1)	Actual (Note 1)	Achievement
Power generation (MWh)	74,910	75,402	100.6%

11

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

<Monthly Power Generation>





Enex Infrastructure Investment Corporation

Full-Year Earnings Forecast for Fiscal Period Ending November 2021 (4th Fiscal Period)

With the acquisition of new assets, a steady increase in distribution per unit (excluding distribution in excess of earnings) is expected.

		Actual 3rd FP (ending November 2020)	Forecast 4rd FP (ending November 2021)	Difference
Ma	nagement status forecast			
	Operating revenue	1,570 mil yen	4,693 mil yen	+3,123 mil yen
	Operating income	316 mil yen	1,348 mil yen	+1,032 mil yen
	Ordinary income	221 mil yen	920 mil yen	+,699 mil yen
	Net income	219 mil yen	919 mil yen	+,700 mil yen
	stribution per unit (including distribution in cess of earnings) forecast	6,000 yen	6,000 yen	0 yen
	Distribution per unit (excluding distribution in excess of earnings)	2,393 yen	2,633 yen	+240 yen
	Distribution in excess of earnings per unit	3,607 Yen	3,367 yen	-240 yen

Distribution per Unit (Excluding Distribution in Excess of Earnings)





Status of Assets Under Management

Portfolio Overview(as of May 2021)

■ Asset size expanded to 59.2 billion yen with the acquisition of new solar power plants.



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	5,509	11.5	40	Nov 2036
S-02	Chiyoda Kogen Solar Power Plant	Kitahiroshima-cho,Yamagata- gun, Hiroshima	553	1.5	40	Nov 2034
S-03	JEN Hofu Solar Power Plant	Hofu-shi, Yamaguchi	688	1.9	36	Jan 2036
S-04	JEN Kusu Solar Power Plant	Kusu-machi,Kusu-gun, Oita	308	1.0	40	Sep 2033
S-05	Hokota Solar Power Plant	Hokota-shi, Ibaraki	9,335	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

Enhancement of focused investment in areas with high demand for electricity

The ratio of projects located in the Kanto and Chubu areas is expected to be 95.5%, and we expect to improve the stability of our earnings by focusing investments in regions with high electricity demand.



Ratio by geographical area

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



Enex Infrastructure Investment Corporation 15

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Existing Portfolio Status (1)

Achieved expected power generation through stable operation.

Power generation	S-	01 Takaha	agi	S-02	S-02 Chiyoda Kogen			S-03 Hofu			S-04 Kusu		
operator (lessee)	Plan	Actual	Achievement	Plan	Actual	Achievement	Plan	Actual	Achievement	Plan	Actual	Achievement	
Power generation ^(Note 2) (MWh)	7,233	7,051	97%	818	851	104%	1,109	1,227	110%	548	532	97%	

Power generation	S	-05 Hokot	ta	S	-06 Kinka	ai	S-0	S-07 Matsusaka		S-08 Shinshiro			Total		
operator (lessee)	Plan	Actual	Achievement	Plan	Actual	Achievement	Plan	Actual	Achievement	Plan	Actual	Achievement	Plan	Actual	Achievement
Power generation ^(Note 2) (MWh)	12,246	11,840	96%	1,458	1,514	103%	51,289	52,188	101%	206	196	95%	74,910	75,402	100%

Note 1: Percentages are rounded to the nearest whole number. Others are rounded down to the nearest whole number. Note 2: Planned values are calculated based on the exceedance probability P (percentile) 50 in the technical report produced by an external expert.

Existing Portfolio Status (2)



S-01

Takahagi Solar Power Plant Power generation (MWh)



Power generation (MWh)











ant <u>Power generation(MWh)</u>



S-04 JEN Kusu Solar Power Plant







Existing Portfolio Status (3)



S-05

Hokota Solar Power Plant Power generation (MWh)



Power generation (MWh)

Nagasaki Kinkai Solar Power Plant S-06







Power generation(MWh)



S-08 Shinshiro Solar Power Plant



Power generation (MWh)







Management Strategy

Sound Financial Management

- EII plans to reduce the risk of interest rate volatility owing to the current low-interest-rate environment by fixing a part of interest rates.
- EII will further stabilize the financial base by establishing commitment line(s).



Outline of Borrowing

	Cate Gory	Lender	Borrowing 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	5,237 mil yen	Base rate +0.45%	50.0%	May 30, 2036	Partial installments	To fund a part of the acquisition at
Existing	Long- term	Sumitomo Mitsui Trust Bank, Ltd	5,237 mil yen	Fixed to 0.95%	50.0%	May 30, 2036	Partial installments	the time of IPO and other ancillary costs
Existing	Long- term	Shinsei Bank, Ltd	605 mil yen	Base rate +0.45%	50.0%	May 31, 2038	Partial installments	To fund a part of the acquisition in the 3rd period and other ancillary
	Long- term		605 mil yen	Fixed to 0.93%	50.0 %	May 31, 2038	Partial installments	costs
		A syndicate of lenders arranged by	3,400 mil yen	Base rate +0.20%	-	March 31, 2022	Lump-sum repayment	To fund the payment of consumption taxes of the new acquisition
New	Long- term	Sumitomo Mitsui Trust Bank, Shinsei Bank and Sumitomo Mitsui Banking	12,250 mil yen	mil yen Base rate +0.55%		November 29, 2030	Partial installments	To fund a part of the new
		Corporation, etc. as arrangers	12,250 mil yen	Fixed to 0.888%	50.0%	November 29, 2030	Partial installments	acquisition and other ancillary costs

20



Status of Sponsor Pipeline (1)

Relatively strong external growth potential due to Enex Group's diverse energy pipeline of projects, including wind and hydroelectric power generation facilities.



<Projects in Pipeline that are in Operation>

<List of Projects in Pipeline>

Energy source	Location	Status	Output capacity	FIT unit price (yen/kWh)	Expected expiration of FIT term
Solar	Minamiawaji-shi, Hyogo	In operation	10.7 MW	40	Jan. 2039
	Satsumasendai-shi, Kagoshima	In operation	2.2 MW	32	Apr. 2039
	Minamikyushu-shi, Kagoshima	In operation	1.2 MW	32	Mar. 2039
	Minamikyushu-shi, Kagoshima	In operation	0.7 MW	32	Apr. 2039
	Kirishima-shi, Kagoshima	Under construction	1.7 MW	36	-
	Takasaki-shi, Gunma	Under construction	11.6 MW	40	-
	Takasaki-shi, Gunma	Under construction	53.6 MW	32	-
Solar subtotal 7 projects		-	81.9 MW	-	-
Wind	Tainai-shi, Niigata	In operation	20.0 MW	22	Sep. 2034
	Kusu-machi, Kusu-gun,Oita	In operation	11.0 MW	20.72	Mar. 2025
Wind subtotal 2 projects		-	31.0MW	-	-
Hydroelectric	Myoko-shi, Niigata (Power Generation Facility 1)	In operation	1.5 MW	27	Jan. 2040
	Joetsu-shi, Niigata (Power Generation Facility 2)	In operation	3.2 MW	27	Jan- 2041
	Myoko-shi, Niigata (Power Generation Facility 3)	In operation	3.9 MW	-	-
Hydroelectric subtotal 3 projects		-	8.8MW	-	-
Total 12 projects		-	121.8MW	-	-

C Enex Infrastructure Investment Corporation

Status of Sponsor Pipeline (2)

Aim to build a more balanced portfolio that consists of wind and hydroelectric facilities in the future



<Operation Schedule for the Pipeline>

(MW)



Measures for Growth

Multifaceted approach for future growth

Acquisition of Sponsor's pipeline



Broad pipeline with warehousing fund

Overview of the Fund]

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

Active sourcing



Financial management

- ✓ Green Loans
- ✓ Green Equities
- ✓ Bonds, Green bonds etc.

Promotion of renewable energy with sponsor



Enex Infrastructure Investment Corporation

Dec. 202

Dec 204

5.

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		
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 November 2019 Settlement of the fiscal period ended November 2019 (2nd fiscal period) February 2020 Appointment of new executive officer of the investment corporation



Sponsors



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

SUMITOMO MITSUI TRUST BANK

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 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)



Wide-Ranging Support from the Sponsors (1)

- 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 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 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 generation facilities



Enex Electric Power Co., Ltd.

- Track record of stable operation 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

- 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

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



ESG Initiatives (EII and Enex Group)

• 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

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)
- Promoting lifestyle sustainability in local communities (responding to aging population)
- Advancing value-added services

Governance

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

 <u>Contribution to the global environment through</u> investment in renewable energy





- Response to the Act on Promotion of Women's Activity and Next Generation Nurturing Support Measures
- <u>Embracing Diversity</u>
 <u>Cultivating the Next Generation of Leader</u>





- 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.

Rent Scheme of EII

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



Impact of Power Curtailment

- Kusu and Kinkai were the only power plants subject to power curtailment
- No impact on EII's profit plan thanks to the rent stabilization scheme

Impact of Output Curtailment

- In the first interim of the 4th FP, output curtailment was implemented for totally 15 days on mainland Kyushu at JEN Kusu Solar Power Plant and Nagasaki Kinkai Solar Power Plant
- The impact on the lessee's estimated profits for EII's entire portfolio was limited (approx. 0.5% on annual base and approx)
- Impact on rent income is limited by adopting a rent scheme that focuses on stability

Percentage of Kyushu Area in the portfolio

The percentage of the projects located within the service area of Kyushu Electric Power was limited (2.6% panel output capacity basis) following the new acquisition



Efforts to reduce output curtailment

- Discussion for the reduction of power 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)

Memo: Mechanism of Curtailment

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.

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 source* (hydroelectric, nuclear, thermal)

*Output curtailment is technically difficult

Source: Agency for Natural Resources and Energy



30

Growth Potential of the Listed Infrastructure Fund Market

The steady increase in the asset value of listed infrastructure funds and the rollout of the TSE Infrastructure Fund Index are expected to expand the listed infrastructure market and facilitate improvement of liquidity and expansion for the base of institutional investors of the TSE infrastructure fund market



<Changes in Market Size of the Listed Infrastructure Fund Market >

infrastructure fund market

Note : The contents of the chart above as mid and long-term outlook state elements that we consider to be relevant not only to EII but to listed infrastructure funds in general, and there is no guarantee that such events will actually occur in the future, nor that they will be sustainable. There is no assurance that renewable energy generation facilities, other than solar power generation facilities, will be incorporated into the listed infrastructure fund's assets in the future. In addition, there is no guarantee that there is a relationship between individual elements.

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

Enex Infrastructure Investment Corporation

31

Unitholders' Status at the End of Interim Fiscal Period Ending November 2021 (4th Fiscal Period)



Enex Infrastructure Investment Corporation

6.2%

2.3%

1.6%

1.5%

1.3%

1.1%

1.0%

0.9%

0.9%

0.8%

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.
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- 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, indexes, and the like published by third parties. It also contains descriptions on the Asset Management Company's analysis, judgment and other views.
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