



November 10, 2020

For Immediate Release

Infrastructure Fund Issuer

Enex Infrastructure Investment Corporation

Representative: Keiichi Matsuzuka
Executive Officer
Securities Code: 9286

Asset Management Company

Enex Asset Management Co., Ltd

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Notice Concerning Acquisition of Domestic Infrastructure Asset and Leasing

Enex Asset Management Co., Ltd (the “Asset Manager”) as the entrusted asset manager of Enex Infrastructure Investment Corporation (hereinafter referred to as the “Investment Corporation”) hereby announces its decision on the acquisition and leasing of the domestic project (“Anticipated Acquisition”).

As for the Anticipated Acquisition, each of the seller and lessee of the power generation facilities will be deemed a related party under the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, including subsequent amendments, hereinafter “ITA”) and a related party under the related-party transaction rules of the internal rules of the Asset Manager at the time of acquisition of the Anticipated Acquisition, and the Asset Manager has obtained the consent of the Investment Corporation based on the approval of the board of directors’ of the Investment Corporation held today pursuant to its related-party transaction rules.

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1. Summary of Acquisition

Asset number (Note 1)	Project name	Location (Note 2)	Anticipated acquisition price (¥ million) (Note 3)
S-07	Matsusaka Solar Power Plant	Matsusaka -shi, Mie	40,241
Total			40,241

(Note 1) Asset number is assigned to the project to be acquired. Denoted “S” as a solar energy project. The same shall apply hereinafter.

(Note 2) Based on the land (or a parcel of the lands) upon which the solar energy facility of the Anticipated Acquisition is located, as described in the property registry. The address is described up to the city or district level. The same shall apply hereinafter.

(Note 3) The Investment Corporation intends to acquire the trust beneficiary interests of surface right (*chijō-ken*) of the underlying land and the power generation facility from TSMH1 G.K. after TSMH1 G.K. transfers the surface right (*chijō-ken*) and the power generation facility in the trust, and also intends to add the underlying land to the trust after the ownership of the underlying land is transferred from third parties other than the related-party. Therefore, “Anticipated acquisition price” for the Anticipated Acquisition is based on the total price aggregating the acquisition prices as described in the purchase of trust beneficiary interests agreement and the land purchase agreement for the Anticipated Acquisition (excluding acquisition expenses such as the payment of outsourcing service fees related to acquisition, property-related taxes, urban planning taxes, consumption taxes and other fees). The same shall apply hereinafter.

(1) Resolution Date of Acquisition	November 10, 2020
(2) Execution Date of Purchase Agreements	November 10, 2020
(3) Payment Date and Anticipated Acquisition Date	December 2, 2020
(4) Acquired From	Please refer to section “3. Summary of the

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	Seller”.
(5) Acquisition Funds	Proceeds (Note 1) from new investment units to be issued pursuant to the resolution at the board of directors’ meeting of the Investment Corporation held on November 10, 2020 and borrowings (Note 2)
(6) Settlement Method	Full amount to be paid at the anticipated acquisition date
(7) Intermediaries	N/A

(Note 1) For the detail of the proceeds, please refer to the press release “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investments Units (Green Equities)” released as of today.

(Note 2) For the detail of the borrowings, please refer to press release “Notice Concerning Borrowing of Funds” released as of today.

2. Details of Anticipated Acquisition

(1) Summary of Anticipated Acquisition

The table below is a summary of the Anticipated Acquisition (“Individual Summary Table”). Please refer to the following for definitions used in the Individual Summary Table. The stated information in the Individual Summary Table is as of October 29, 2020 unless separately indicated in footnotes.

a) “Classification” Column

- “Classification” for the Anticipated Acquisition describes the classification of the renewable energy facility based on its renewable energy source.

b) “Summary of Asset” Column

- “Trustee” describes the person to be the trustee of the Anticipated Acquisition.
- “Expiration of Trust Period” describes the expiration date of trust period prescribed in the trust agreement for the Anticipated Acquisition that will become effective as of the anticipated acquisition date.

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- “Valuation of Power Plant” is based on the valuation of power plant as described in the valuation report prepared by PricewaterhouseCoopers Sustainability LLC. There is no guarantee or promise of the possibility of a sale and purchase transaction at the evaluated value in present and future. There is no special conflict of interest between PricewaterhouseCoopers Sustainability LLC, who has carried out the valuation, and the Investment Corporation and the Asset Manager.
- “Appraisal Value of Land” describes the appraisal value based on the real estate appraisal report prepared by Japan Real Estate Institute. There is no guarantee or promise of the possibility of a sale and purchase transaction at the appraisal value in the present and future. There is no special conflict of interest between Japan Real Estate Institute who has carried out the appraisal and the Investment Corporation and the Asset Manager.
- “Summary of Specific Contracts” describes the contents of the specific contracts for the Anticipated Acquisition. .
- “Electricity Business Operator”, “Electric Utility Operator”, “FIT price” and “Qualification Period Expiration Date” listed in the summary of specific contracts describes the specific contents of the contracts which will be in effect as of the anticipated acquisition date of the Anticipated Acquisition. The “FIT Price” excludes consumption taxes and local consumption taxes.
- “Lot Number” for the underlying land is as stated in the property registry.
- “Region Use” for the underlying land refers to the type of areas listed in Item 1, Paragraph 1 of Article 8 of the Urban Planning Act (Act No. 100 of 1968, including subsequent amendments, hereinafter “Urban Planning Act”) or the type of area listed in Article 7 of the Urban Planning Act. Regions that are designated as city planning areas but not classified in the classifications listed in Article 7 of the Urban Planning act are stated as “Non-line City Planning Area” and regions that are not designated as city planning areas are stated as “Outside City Planning Area”, respectively.
- “Area” for the underlying land is as stated in the property registry and may not match the current status.
- “Land Rights” for the underlying land are the types of right that the Investment Corporation will hold or the person to be the Trustee will acquire in relation to the land upon which the solar energy facility of the Anticipated Acquisition is located.
- “Certification Date” of the facility refers to the date on which the Anticipated Acquisition received certification in accordance with the pre-revision Act on Special Measures Concerning Procurement of Renewable Energy Electricity by Electric Utilities (Act No. 108 of 2011 including subsequent amendments, hereinafter “Renewable

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Energy Act”), before the amendment by the Act Partially Amending the Act on Special Measures Concerning Procurement of Renewable Energy Electricity by Electric Utilities (Act No. 59 of 2016).

- “COD” of the facility refers to the date on which the Anticipated Acquisition began operating (not test operating) and supplying electricity from renewable energy as set forth in the specific contracts.
- “Remaining Procurement Period” of the facility refers to the period from the anticipated acquisition date to the expiration date of procurement period for the Anticipated Acquisition and is rounded-down to the nearest month.
- “Expiration of Procurement Period” of the facility refers to the expiration date of the procurement period for the Anticipated Acquisition.
- “Procurement Price” of the facility refers to the procurement price of the Anticipated Acquisition (excluding consumption taxes and local consumption taxes).
- “Panel Type” of the facility refers to the element of photovoltaic module (“PV module”) of the Anticipated Acquisition as described in the technical report received from Vector Cuatro Japan K.K. (“Vector”).
- “Panel Output” of the facility refers to the panel output of the Anticipated Acquisition (the total of the predefined output) as described in the technical report prepared by Vector.
- “Number of Panels” of the facility refers to the number of PV modules installed in the Anticipated Acquisition as described in the technical report received from Vector.
- “Panel Manufacturer” of the facility refers to the PV module manufacturer of the Anticipated Acquisition as described in the technical report prepared by Vector.
- “Power Conditioner” of the facility refers to the power conditioner manufacturer of the Anticipated Acquisition as described in the technical report prepared by Vector.
- “EPC Service Provider” of the facility refers to the contracted party for the construction of the Anticipated Acquisition.
- “Output Capacity” of the facility refers to the lesser of the PV module capacity or the PCS capacity of the Anticipated Acquisition as described in the technical report prepared by Vector.
- “Projected Annual Energy Output” of the facility shows the annual energy output of the solar energy facility of the Anticipated Acquisition for the first, 10th and 20th year as stated in the technical reports prepared by Vector, which is as a figure of an exceedance probability P (percentile) 50 calculated based on a statistical analysis of change in solar irradiation using database of government meteorological offices nearby and satellites, etc.

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- “Projected Capacity Utilization” of the facility shows the annual capacity utilization rate of the solar energy facility of the Anticipated Acquisition for the first, 10th and 20th year indicated as stated in the technical reports prepared by Vector, which is as a figure of an exceedance probability P (percentile) 50 calculated based on a statistical analysis of 20 years of solar irradiation data provided by government meteorological offices nearby.
- “Frame Structure” of the facility refers to the module frame structure of the Anticipated Acquisition as described in the technical report prepared by Vector.
- “Ownership Structure” of the facility refers to the type of right that the Investment Corporation is to hold regarding the solar energy facility of the Anticipated Acquisition.
- “Security Interest” shows the security interest to be encumbered on the Anticipated Acquisition which will be borne by the Investment Corporation after the acquisition.
- “Operator” is the expected operator of Anticipated Acquisition as of the anticipated acquisition date of the Anticipated Acquisition.
- “O&M Servicer” refers to the expected servicer which is to enter into the valid O&M outsourcing agreement for main O&M services as of the anticipated acquisition date of the Anticipated Acquisition.
- “Special Notes” describe material matters relating to rights and use of the project, valuations, profitability, liquidity based primarily on the information as of October 29, 2020.

3) “Summary of Lease of Facilities etc.” Column

- “Summary of Lease of Facilities etc.” refers to the content of the valid power generation facility lease agreement as of the anticipated acquisition date of the Anticipated Acquisition.
- “Lessee”, “Lease Period”, “Rent”, “Security Deposits”, “Extension / Renewal”, “Rent Revision”, “Early Termination” and “Penalty fee for breach” describe the content of the valid power generation facility lease agreement as of the anticipated acquisition date of the Anticipated Acquisition.
- “Basic Rent” describes the total amount of each fiscal year based on a monthly basic rent amount prescribed in the lease agreement for the facility from the starting date of the lease agreement (during the period from December 2, 2020, the starting date of the lease agreement to November 30, 2021, the end of the fourth fiscal year of the Investment Corporation for the first year, and from the proceeding day of the end of the previous year of the final year to the expiration date of the lease agreement for the final year, hereinafter the same.)

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- There is no explanation regarding the particulars of revision since there is no specific provision regarding such matter in the lease agreement of the Anticipated Acquisition.

4) “Characteristics of the Property” Column

- “Characteristics of the Property” refers to information on the basic nature, characteristic, and characteristic of the region in which the Anticipated Acquisition is located. The information is based on the technical report prepared by Vector and real estate appraisal reports prepared by Japan Real Estate Institute as well as partial information materials obtained from the Asset Manager. The reports are limited to the judgment and opinion of the external experts at a certain point in time and the validity and accuracy of the content is not guaranteed. Circumstantial and other changes after the preparation date of each report are not reflected.

5) “Summary of the Status of Power Generation Over the Past Year” Column

- “Summary of the Status of Power Generation Over the Past Year”, is based on the unaudited figure and information provided by the current owner etc. of the Anticipated Acquisition. The information provided is for reference purposes only and the figures and information may be incomplete or inaccurate. “Actual Amount of Sold Electricity” describes the total amount of the electricity per month calculated using daily proration of (a) electricity as of the measurement date in the applicable month and (b) electricity as of the measurement date in the immediately succeeding month, both of which are based on the purchased electricity which is described in the “Notice Concerning Purchased Electricity” issued by the Electric Utility Operator. This sold electricity is not the criteria which is prescribed by the corporate accounting standards generally accepted as fair and appropriate in Japan. It may be calculated using a different method from the accounting methods adopted by the Investment Corporation, and the assumed situation may also differ after the acquisition.
- Status of power generation over the past years does not secure, guarantee or predict future generation amounts.

(2) Reason of Acquisition

The Anticipated Acquisition is a renewable energy facility which fits the investment target and investment policy as set out in the Investment Corporation’s articles of incorporation. The Anticipated Acquisition will contribute to the expansion of the Investment Corporation’s asset size.

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S-07	Matsusaka Solar Power Plant	Classification	Solar power generation facilities etc.	
Summary of Asset				
Trust Property	Renewable energy generation facility, land ownership, surface right (<i>chijō-ken</i>), easement, etc.			
Trustee	Sumitomo Mitsui Trust Bank, Limited	Expiration of Trust Period		December 31, 2030
Type of Specified Asset	Trust beneficiary interests (Note 1)	Type of renewable energy facility		Solar power generation facility, etc.
Anticipated Acquisition Date	December 2, 2020	Land	Lot Number	1555-15
Anticipated Acquisition Price	¥40,241,000,000		Region Use	Outside City Planning Area
			Area	1,017,493 m ² (Note 2)
Valuation of Power Plant (as of)	¥35,142,000,000 - ¥40,937,000,000 (August 31, 2020)	Facility	Land Rights	Ownership
Appraisal Value of Land (as of)	¥4,380,000,000 (October 1, 2020)		Frame Structure	Pile base structure
Location	Nameridani, Ureshino Morimoto-cho, Matsusaka-shi, Mie		Certification Date	March 27, 2015
			COD	March 18, 2019
			Panel Type	Polycrystalline silicon
Operator	Enex Electric Power Co., Ltd.		Panel Output	98,003.40 kW
			Number of Panels	356,376
O&M Servicer			Output Capacity	70,000.00 kW
		Ownership Structure	Ownership	
		Panel Manufacturer	Jinko Solar Co., Ltd.	

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	MAETEL CONSTRUCTION JAPAN K.K.		Remaining Procurement Period		18 years and 3 months
			Expiration of Procurement Period		March 17, 2039
			Procurement Price		¥32/ kWh
			Power Conditioner		ABB K.K.
			EPC Service Provider		MAETEL CONSTRUCTION JAPAN K.K.
			Projected Annual Energy Output	1st year	106,689.238 MWh
				10th year	101,876.190 MWh
				20th year	96,528.359 MWh
			Projected Capacity Utilization	1st year	12.43%
				10th year	11.87%
20th year	11.24%				
Summary of Specific Contracts	Electricity Business Operator	TSMH1 G.K.			
	Electric Utility Operator	The Chubu Electric Power Miraiz Co., Inc			

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	FIT Price	¥32/kWh
	Qualification Period Expiration Date	1 day prior to the measurement date in the 240th months from the month following the month to which the first measurement date belongs from March 18, 2019 (provided, however, if such period is less than 240 months, it will be the period from the COD to the elapse of 240 months)
Security Interest		Applicable (Note 3)
Compliance with the risk management policy		As this property is a sole investment asset of the Investment Corporation and not a joint investment asset, risks associated with co-investors are not applicable among the risks specified in the risk management policy. In addition, other risks specified in the risk management policy such as business risks, market conditions, economic conditions, demand volatility risk, demand risk of specific consumers (electric utility operator and electricity business operator), credit risk (limited users risk), liquidity risk, change in system risk, other risks (conflict of interests, liability for property defects) will be specified, identified, recognized, set the risk limit, taken measures to reduce the risk of the acquisition, taken actions to mitigate the impact if the risk happens and managed appropriately as stated in the risk management policy.
Public nature of the asset		<ul style="list-style-type: none"> • The Investment Corporation aims to contribute to increase of Japan's energy self-sufficiency rate, national security and realization of the sustainable society through widespread utilization of renewable energy which is inexhaustible. • The Investment Corporation contributes to improvements on environmental concerns such as global warming and

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	regional revitalization through introduction of non-carbon and highly safe renewable energy sources.
<p>Special Notes</p> <p>Regarding a part of the boundary between the underlying land and the neighboring land, (a portion of) the underlying land has not been demarcated in the presence of the parties concerned and through written confirmation. However, taking into consideration distance and topography between the boundary and the fences, sufficient space (buffer) exists between the boundary and the solar power generation facility, and the Investment Corporation has determined that the risk of boundary disputes with the owner of the neighboring land is low taking account of a comprehensive set of conditions including the character of the owner of the neighboring land, the relationship between the owner of the neighboring land and the present owner of the underlying land, and the understanding, which the owner of the neighboring land has, of the solar energy facility being installed on the underlying land, among others. There are no boundary disputes with the owner of the neighboring land as of this day.</p>	

(Note 1) The Investment Corporation intends to acquire the trust beneficiary interests of surface right (*chijō-ken*) of the underlying land and the power generation facility from TSMH1 G.K. after TSMH1 G.K. transfers the surface right (*chijō-ken*) and the power generation facility in the trust, and also intends to add the underlying land to the trust after the ownership of the underlying land is transferred from third parties other than the related-party. Along with the addition of the trust beneficiary interests, the surface right (*chijō-ken*) will be extinguished except the portion of land for connection where the easement will be established by treating the surface right (*chijō-ken*) as a dominant land.

(Note 2) The Area does not include the portion of the neighboring land, among others where the Investment Corporation has been granted easement to pass through and place and use electric lines and electricity transmission facilities, and intends to acquire the ownership for the same purposes.

(Note 3) Please refer to “(3) Status of Security Interest” described below.

Summary of Lease of Facilities etc.	
Lessee	TSMH1 G.K.
Lease Period	From December 2, 2020 to December 1, 2040.

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Rent	<p>The rent payable by the lessee for each calculation period will be calculated as follows:</p> <p>(1) + (2) - (3) - (4) during the lease period and the amount equal to consumption taxes</p> <p>For the period less than six months, the figures of each (1), (3) and (4) are calculated in response to the period, respectively.</p> <p>(1) a) The price calculated by multiplying 90% of monthly total forecast power generation (P50) from the solar power generation facility (hereinafter in this column, “Power Generation Facility”) by the applicable FIT price (if both the lessor and the lessee agree with additional price per kWh separately, the price which is the said additional price plus the above FIT price), plus,</p> <p>(1) b) If the monthly total power generation output during the calculation period exceeds 90% of the monthly total forecast power generation (P50) during the calculation period, the price which is equivalent to 90% to 100% of the monthly total forecast power generation (P50), and if the above monthly total power generation output exceeds 100% of the monthly total forecast power generation (P50), the price which is equivalent to a half of the excess.</p> <p>(2) The price of anticipated compensation for damages (if any) to be received during each calculation period for the Power Generation Facility which are caused by delay in process and non-achievement of guarantee of the operation rate.</p> <p>(3) The price described below \times (1) mentioned above of each calculation period / the total price of revenue from electricity sales of each calculation period. The above price is an aggregate price, separately agreed between the lessor and the lessee, as required for tax payments related to the business including price which is equivalent to 6/12 of annual forecast prices of the electricity utility business tax and consumption taxes due to the lessee calculated based on the revenue from electricity sales of the Power Generation Facility of each calculation period (excluding the anticipated compensation for damages caused by delay in process (if any) and non-achievement of guarantee of the operation rate (if any), the same shall apply hereinafter in this column.).</p> <p>(4) The total expenses agreed between the lessor and the lessee based on the annual operational plan, including the fixed fees to the operator under the operator management outsourcing</p>
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	<p>agreement during the calculation period, outsourcing service fees to the O&M servicer under the O&M agreement during the calculation period.</p> <p>In addition, if the lessor or the Investment Corporation receives loss of profits insurance coverage for the Power Generation Facility, the price agreed between the lessor and lessee may be deducted from the rent payable by the lessee within the amount equivalent to the received insurance coverage.</p>				
Security Deposits	None				
Extension / Renewals	The lessor or lessee shall, upon a notice to request a renewal of the lease agreement from one party to the other party at least six months prior to the expiration date of the lease agreement, negotiate in good faith and enter into a new lease agreement if an agreement is reached as a result of such negotiations.				
Rent Revision	Not applicable.				
Early Termination	<p>1. The lessor or lessee may, upon a prior written request from one party to the other party, request to terminate the lease agreement as of November 30, 2030. The written request is required to be received by May 31, 2030 (if the date is not a business day of the lessor and the Asset Manager, then the date will be made on the immediately preceding business day). The termination will not come into effect without the appropriate request.</p> <p>2. If the above date available for termination has passed, the lessor and lessee shall negotiate necessity of provision of the early termination in the lease agreement during the lease period afterwards and its context (if necessary).</p>				
Penalty fee for breach	Not applicable.				
Basic rent (Note)	Year 1	Year 2	Year 3	Year 4	Year 5
	¥2,786,931 thousand	¥2,776,248 thousand	¥2,767,416 thousand	¥ 2,752,076 thousand	¥2,736,936 thousand
	Year 6	Year 7	Year 8	Year 9	Year 10

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	¥2,721,696 thousand	¥2,706,456 thousand	¥2,691,216 thousand	¥2,675,976 thousand	¥2,660,736 thousand
	Year 11	Year 12	Year 13	Year 14	Year 15
	¥2,645,496 thousand	¥ 2,630,256 thousand	¥2,615,015 thousand	¥2,599,775 thousand	¥2,584,535 thousand
	Year 16	Year 17	Year 18	Year 19	Year 20
	¥2,569,295 thousand	¥2,554,055 thousand	¥2,538,815 thousand	¥1,170,752 thousand	¥640,568 thousand

(Note) The basic rent for each fiscal year in the “2. Details of Anticipated Acquisition” is rounded down to the nearest thousand yen.

Characteristics of the Property
<p>■Property characteristics</p> <p><Location></p> <p>It is located approximately 6.5 km south from the Ichishiureshino Interchange of the Ise Expressway (based on road distance, the same shall apply hereinafter), and approximately 8.3 km south-west from Isenakagawa Station in the Kintetsu Nagoya Line.</p> <p><Daylight hours></p> <p>The annual average daylight hours of the neighboring meteorological office (Tsu) over the past 20 years is 2,121.4 hours.</p> <p><Wind speed></p> <p>The average wind speed over the past 20 years in Tsu is 3.8 m/s.</p> <p><Snow depth></p> <p>The maximum recorded snow depth in Tsu is 15 cm.</p> <p><Lightning></p> <p>The frequency of lightning within 10 km mesh including the point of this project over the past five years is 1,000 times in total, which is slightly higher than the nationwide average of 1,010. Therefore, the Energy Facility has a</p>

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slightly higher lightning risk.

Summary of the Status of Power Generation Over the Past Year				
Applicable Period	From September 1, 2019			
	To August 31, 2020			
Actual Amount of Sold Electricity	September 2019	October 2019	November 2019	December 2019
	9,027,536 kWh	6,832,448 kWh	7,345,744 kWh	4,883,648 kWh
	January 2020	February 2020	March 2020	April 2020
	5,173,056 kWh	8,074,640 kWh	9,812,208 kWh	11,849,040 kWh
	May 2020	June 2020	July 2020	August 2020
	11,705,568 kWh	10,447,248 kWh	7,340,480 kWh	12,786,816 kWh

(3) Status of Security Interest

The Investment Corporation intends to enter into the new borrowings as stated in the “Notice Concerning Borrowing of Funds” released today for the acquisition of the Anticipated Acquisition. In connection with such borrowings, first rank security interest (first rank revolving security interest for the interest rate swap suppliers) will be created on owned assets of the Investment Corporation, the trustee, the lessee, and lessee’s member by the Investment Corporation, the trustee, the lessee and lessee’s member as mortgagors and agent relating to the borrowings, lenders and interest rate swap suppliers as mortgagees, and the right to conclude the reservation of transfer of each agreement to which the Investment Corporation, the trustee or the lessee will be established.

(4) Summary of the Operator

The operator of the property to be acquired is Enx Electric Power Co., Ltd., as shown below.

Name	Enx Electric Power Co., Ltd.
Address	Kasumigaseki 3-2-5, Chiyoda ku, Tokyo, Japan
Title and name of representative	Representative Director, President Makoto Shimizu
Content of business	• Industrial power and steam generation, supply and sales

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	<ul style="list-style-type: none"> • Electrical utility power generation, supply and sales • Renewable energy generation, supply and sales
Capital	¥100 million (Note)
Date of establishment	August, 2002
Major shareholder and shareholding ratio	Itochu Enex Co., Ltd. 100%
Relationship between the Investment Corporation / the Asset Manager and the relevant company	
Capital relationship	No capital relationship with the Investment Corporation. Subsidiary of the Asset Manager's parent company (investment ratio 100%) therefore falls under the category of related-party of the Asset Manager under the ITA.
Personnel relationship	No personnel relationship between the Investment Corporation and the Operator. Two people are seconded to the Asset Manager from the Operator.
Business relationship	The Investment Corporation has concluded an operator management outsourcing agreement with the seller/lessee and the operator of the acquired assets. Moreover, the Investment Corporation has concluded an operator management outsourcing agreement with the seller/lessee and the operator of the Anticipated Acquisition. No business relationship to be specified between the Asset Manager and the Operator.
Applicable situation to related parties	The Operator is a related-party of the Investment Corporation /the Asset Manager. In addition, the Operator is a related-party stated under the ITA and the related-party stipulated in the Asset Manager's related-party transaction rules.

(Note) Figures as of March 31, 2020, stated in the annual securities report of Itochu Enex Co., Ltd. dated June 17, 2020.

3. Summary of the Seller

(The Seller of the land)

Name	Shin Chikara G.K.
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Address	Uchisaiwaicho Daibiru, Uchisaiwaicho 1-3-3, Chiyoda ku, Tokyo, Japan
Title and name of representative	Representative: Akasaka Kanri G.K. Functional Manager: Shinichi Akiyama
Business Description	Facilities development, manufacture, installation, operation, management, purchase and sale, loans and leases related to overall energy business including clean energy such as solar power, wind power, etc. development
Capital	¥10,000 (as of May 31, 2020)
Date of establishment	June 27, 2019
Net Assets	Not disclosed (Note)
Total Assets	Not disclosed (Note)
Major shareholders and shareholding ratio	Akasaka Kanri G.K. (100%)
Relationship between the Investment Corporation / the Asset Management and the seller	
Capital relationship	There is no capital relationship between the Investment Corporation / the Asset Manager and the seller.
Personnel relationship	There is no personnel relationship between the Investment Corporation / the Asset Manager and the seller.
Business relationship	There is no business relationship between the Investment Corporation / the Asset Manager and the seller.
Applicable situation to related parties	The seller is not a related-party of the Investment Corporation / the Asset Manager. Also, the seller is not a related-party stipulated in the Asset Manager's related-party transaction rules

(Note) We have not obtained consent from Shin Chikara G.K. to disclose the information.

(The Seller of the Power Generation Facility)

Name	TSMH1 G.K.
Address	Yanagidani 43-6, Ureshinomiya-cho, Matsusaka shi, Mie ken

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Title and name of representative	Representative: TSMH1 General Incorporated Association (100%)	
Business Description	Power generation business	
Capital	¥100 thousand (as of December 31, 2019)	
Date of establishment	January 21, 2015	
Net Assets	¥27,340,819 (as of December 31, 2019)	
Total Assets	¥27,877,614,457 (as of December 31, 2019)	
Major shareholders and shareholding ratio	Representative: TSMH1 General Incorporated Association (100%)	
Relationship between the Investment Corporation / the Asset Manager and the seller		
	Capital Relationship	There is no capital relationship between the Investment Corporation / the Asset Manager and the seller.
	Personnel relationship	There is no personnel relationship between the Investment Corporation / the Asset Manager and the seller.
	Business relationship	There is no business relationship between the Investment Corporation / the Asset Manager and the seller.
	Applicable situation to related parties	The seller is a related-party of the Investment Corporation / the Asset Manager. Also, the seller is an affiliate of the Asset Manager’s parent company and a related-party stated under the ITA as well as a related-party stipulated in the Asset Manager's related-party transaction rules at the time of acquisition of the Anticipated Acquisition.

4. Status of asset acquirers, etc.

	Previous owner/ Previous Beneficiary (Previous lease holder)	Second-to-last owner
Company name	(Land) Others except related parties (Power generation facility) TSMH1 G.K.	(Land) Others except related parties (Power generation facility) Newly constructed.

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Relationships with special related-party	(Land) Others except related parties (Power generation facility) SPC directly or indirectly owned by Itochu Enex Co., Ltd., Mercuria Investment Co., Ltd. and Sumitomo Mitsui Trust Bank, Limited, the sponsors of the Investment Corporation	—
Background and reasons for acquisition	Development of this power plant and purpose of power generation business	—
Acquisition price	— (Note)	—
Acquisition date	February 2020 (Land, the effective date of the merger between the previous owner and the second-to-last owner) March 2019 (Power generation Facility, newly constructed)	—

(Note) For land, the previous owner acquired it through the merger with the second-to-last owner, i.e. the acquisition from others except the related-party, so the description of the acquisition price of the previous owner is omitted. In addition, there is no second-to-last owner, so the description of the second-to-last owner is omitted.

5. Transaction with Related-party

As for the land, the seller is not a related-party under the related-party transaction rules. In addition, as for the power generation facility, the seller of the Anticipated Acquisition is a related-party under the ITA as well as a related-party under the related-party transaction rules, the Asset Manager completed necessary decision making procedures (including the consent of the Investment Corporation based on the approval of the Investment Corporation's board of directors' meeting held today) as stated under the related-party transaction rule, in order to execute the transaction for the Anticipated Acquisition with the related-party.

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The Asset Manager has also completed decision making procedures (including the consent of the Investment Corporation based on the approval of the Investment Corporation's board of directors' meeting held today) as stated under the related-party transaction rule, in order to execute the solar project lease agreements.

In addition, the Asset Manager has completed decision making procedures (including the consent of the Investment Corporation based on the approval of the Investment Corporation's board of directors' meeting held today) as stated under the related-party transaction rule, in order to execute operator management outsourcing agreements with Enex Electric Power Co., Ltd. because Enex Electric Power Co., Ltd., the operator of the Anticipated Acquisition, is a related-party under the ITA as well as a related-party under the related-party transaction rules.

The surface right (*chijō-ken*) and the energy generation facility, etc. for the Anticipated Acquisition are held in the name of Sumitomo Mitsui Trust Bank, Limited as the trustee, which is a related-party under the ITA as well as a related-party under the related-party transaction rules. The Investment Corporation intends to add the underlying land to the trust after the ownership of the underlying land is transferred.

6. Future Forecasts

For the management status forecasts for the fiscal period ending November 30, 2021 (from December 1, 2020 to November 30, 2021), please refer to the "Notice Concerning Management Status Forecasts for the Fiscal Period Ending November 30, 2021" released today.

7. Summary of Evaluation

(1) Summary of Valuation Report

This is a summary of the project valuation report prepared by PricewaterhouseCoopers Sustainability LLC for the Anticipated Acquisition on the entrustment of the Investment Corporation in accordance with various laws and ordinances such as the ITA, regulations set by the Investment Trusts Association, Japan and the method and criteria of asset valuation stated in the articles of incorporation of the Investment Corporation. In the valuation process it is assumed that all of the distributions during the tax exemption period can be included as expenses by the Investment Corporation by satisfying the conduit requirement of the Act on Special Measures Concerning Taxation Act (Act No. 26 of 1957, including subsequent amendments).

Each valuation is only valuation reflecting to the market conditions at a certain point in time and just a judgment

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and opinion of the evaluator, and thus, there is no guarantee of the validity, accuracy and possibility of transaction at the evaluated value.

There is no special conflict of interest between PricewaterhouseCoopers Sustainability LLC, who has carried out the valuations, and the Investment Corporation and the Asset Manager.

The position and responsibility of the evaluator are as follows:

The valuation conducted by the evaluator is not an assurance engagement and there is no guarantee of the valuation from the evaluator. The value is disclosed to investors with the Investment Corporation's responsibility based on the projected valuation report prepared by the evaluator, thus the evaluator takes no obligation and responsibility towards investors.

The evaluator utilizes the information and references provided by the Asset Manager as the valuation assumptions, and the evaluator is not obliged to inspect the credibility, accuracy and comprehension of their contents.

Summary of Valuation Report		
Property name	Matsusaka Solar Power Plant	
Evaluation value	¥35,142,000,000～¥40,937,000,000	
Evaluator	PricewaterhouseCoopers Sustainability LLC	
Price point	August 31, 2020	
Income Approach		
Item	Content	Overview
Evaluation Value	¥35,142,000,000～ ¥46,978,000,000	Figures calculated using a valuation method (DCF method) discounting future free cash flows to present value. The discount rate is calculated by comprehensively evaluating the weighted average cost of capital and debt during the evaluation period which is estimated based on beta of entities similar to the target of evaluation, opinions regarding publicly disclosed procurement prices, and analysis of result of

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		the latest bidding and result of market surveys. The discount rate is 1.6% - 5.0 % during the taxation period and 1.8 % – 5.0 % during the tax exemption period.
Market Approach		
Item	Content	Overview
Evaluation Value	¥22,843,000,000~ ¥40,937,000,000	Figures calculated using a method calculating the business value, company value or shareholder value based on the ratio obtained by dividing prices of similar transactions by an index such as financial figures (similar transaction method).
Special items taken into consideration by the evaluators during evaluation		—

(2) Summary of the Real Estate Appraisal Report

This is a summary of the appraisal report prepared by Japan Real Estate Institute on the land of the Anticipated Acquisition based on the entrustment of the Investment Corporation in accordance with the Act on Real Estate Appraisal, real estate standard specified by the Ministry of Land, Infrastructure and Transport and real estate appraisal standard operation notes.

Each real estate appraisal is just a judgment and opinion of the appraiser at a certain point in time and there is no guarantee of the validity, accuracy and possibility of transaction at the appraisal value.

There is no special conflict of interest between Japan Real Estate Institute who has carried out the appraisal and the Investment Corporation and the Asset Manager.

Summary of the Real Estate Appraisal Report		
Asset name	Matsusaka Solar Power Plant	
Valuation (Land)	¥4,380,000,000	
Real Estate Appraiser	Japan Real Estate Institute	
Price as of	October 1, 2020	
Item	Content	Summary etc.

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Valuation by DCF method (facility and land)	¥39,100,000,000	—
Discount Rate	3.5%	Discount Rate of the subject asset is calculated based on the basic yield and by adjusting the spread caused by the characteristics of this solar power plant. The basic yield is set by taking account of the discount rate degree, among others, which the yield of financial assets plus risk premium based on the survey analysis of real estate investors are added to, and are estimated by characteristic of a solar power generation facility as an investment target and transaction experiences of listed infrastructure funds.
Final Cap Rate	—	—
Integrated valuation by cost method (facility and land)	¥34,300,000,000	—
Land integration price ratio	11.2%	—
Special items taken into consideration by the real estate appraiser during appraisal		—

(3) Summary of Technical Reports

The Investment Corporation has acquired technical reports on the valuation of the solar power generation equipment, evaluation of the amount of power generation, evaluation of various contracts related to the solar power generation facilities, evaluation of the continuity (performance deterioration, environmental evaluation) among other things from Vector in relation to the Anticipated Acquisition. The description in the technical report is the sole opinion of the author and the Investment Corporation will not guarantee the validity and accuracy of its contents. There is no special conflict of interest between Vector and the Investment Corporation and the Asset Manager.

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Asset Number	Project name	Report Date	Projected Annual Energy Output (MWh) (Note 1)		Projected Capacity Utilization (%) (Note 1) (Note 2)		Projected O&M expenses and repairs (¥ thousands) (Note 3)
			1st year	10th year	1st year	10th year	
S-07	Matsusaka	October 2020	1st year	106,689.238	1st year	12.43	4,283,995
	Solar Power		10th year	101,876.190	10th year	11.87	
	Plant		20th year	96,528.359	20th year	11.24	

(Note 1) “Projected annual energy output” and “projected capacity utilization” show the annual figures of the solar energy output and the capacity utilization rate of the Anticipated Acquisition for the first, 10th and 20th year as stated in the technical reports prepared by Vector, which is as a figure of an exceedance probability P (percentile) 50 calculated based on a statistical analysis of change in solar irradiation data provided by government meteorological offices nearby and satellites, etc. The data presented for the years indicated may differ from the actual data in the past, present and future or our expectation. It is expected that the energy output and capacity utilization will decline over the operating period of the solar energy project.(Note 2)

“Projected capacity utilization” is calculated as: annual energy output (kWh) ÷ (rated capacity of the relevant solar energy project (kW) × 8,760 hours) × 100. The rated capacity is calculated by multiplying the PV module capacity by the number of installed panels.

(Note 3) With respect to the Anticipated Acquisition, “Projected O&M expenses and repairs” refers to expenses of operating and management and civil engineering repairs described as the long (25-year) term maintenance plan and the estimate of expenses in the technical reports prepared by Vector, incurred in connection with daily management (including fees for chief electricians), security inspections, PCS manufacturer inspections (including regular expenses and fees for replacements of parts), other replacements of parts, civil engineering inspection, and replacements of parts of measuring instrument, environmental arrangement, among others.

(4) Summary of Seismic Risk Analysis

As a part of the due diligence process of acquiring assets, the Investment Corporation has engaged Tokio

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Marine & Nichido Risk Consulting Co., Ltd. to carry out seismic risk reviews. The PML rate (Note) of the solar energy facilities due to earthquakes (probable maximum loss percentage) have been calculated according to comprehensive evaluation taking into consideration damage from ground-shaking, land liquefaction and tsunamis based on design and engineering drawings of the properties. The PML rate in the seismic risk analysis report prepared by Tokio Marine & Nichido Risk Consulting Co., Ltd. are provided below. The description of the seismic risk analysis report is the sole opinion of the author and the Investment Corporation will not guarantee the validity and guarantee of its contents. There is no special conflict of interest between Tokio Marine & Nichido Risk Consulting Co., Ltd. and the Investment Corporation and the Asset Manager.

Asset Number	Project Name	PML (%)
S-07	Matsusaka Solar Power Plant	less than 0.1

(Note) “PML rate (Probable Maximum Loss rate)” refers to a percentage of the amount of the physical loss with 90% non-exceedance probability against the replacement cost when an earthquake occurs that could cause a maximum degree of loss for the relevant facility and has 10% exceedance probability occurring within 50 years (an earthquake that may occur once in 475 years in average)

8. Summary of the Opinion on Profitability and Continued Profitability of the Infrastructure Asset

The Anticipated Acquisition satisfies the criteria and thus, is not required to obtain the above opinion under the rules and regulations of initial public offering of Tokyo Stock Exchange, so the above opinion has not been obtained.

End

* URL of the Investment Corporation: <https://enexinfra.com/en/>

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<Attachment>

Reference material 1 - Portfolio Summary after the Anticipated Acquisition

Asset Number	Classification	Project Name	Location	Asset Value (¥ million) (Note 1)	Investment Ratio (%) (Note 2)
S-01	Solar energy facilities, etc.	Takahagi Solar Power Plant	Hitaichi-shi, Ibaraki	5,509	9.5
S-02	Solar energy facilities, etc.	Chiyoda Kogen Solar Power Plant	Yamagata-gun, Hiroshima	553	1.0
S-03	Solar energy facilities, etc.	JEN Hofu Solar Power Plant	Hofu-shi, Yamaguchi	688	1.2
S-04	Solar energy facilities, etc.	JEN Kusu Solar Power Plant	Kusu-gun, Oita	308	0.5
S-05	Solar energy facilities, etc.	Hokota Solar Power Plant	Hokota-shi, Ibaraki	9,335	16.2
S-06	Solar energy facilities, etc.	Nagasaki Kinkai Solar Power Plant	Nagasaki-shi, Nagasaki	1,097	1.9
S-07	Solar energy facilities, etc.	Matsusaka Solar Power Plant	Matsusaka-shi, Mie	40,241	69.7
Total				57,732	100.0

(Note 1) “Asset Value” indicates the value for owned assets (except the Nagasaki Kinkai Solar Power Plant, hereinafter “third fiscal year acquired asset”), acquisition price for third fiscal year acquired asset and anticipated acquisition price for the Anticipated Acquisition, respectively. The value for owned assets except third fiscal year acquired asset is the median amount that the Investment Corporation calculates, in accordance with Item 1, Paragraph 1 of Article 41 of the articles of incorporation of the Investment Corporation, based on the value range of each facility as of November 30, 2019 provided by PricewaterhouseCoopers Sustainability LLC.

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(Note 2) “Investment Ratio” is the asset value ratio of each property in relation to the sum of the total acquired assets and the Anticipated Acquisition rounded to the nearest second decimal place. Consequently, the total investment ratio of each property may not match the portfolio total.

Reference material 2 – Management status forecast for the fiscal period ending November 30, 2020 (released on July 15, 2020) and the actual results for the fiscal period ended November 30, 2019

	Operating revenues	Operating income	Ordinary income	Net income	Distributions per unit (including distributions in excess of earnings)	Distributions per unit (excluding distributions in excess of earnings)	Distributions in excess of earnings per unit
Forecast (for the fiscal period ending November 30, 2020)	¥1,570 million	¥313 million	¥216 million	¥214 million	¥6,000	¥2,341	¥3,659
Actual results (for the fiscal period ended November 30, 2019)	¥1,257 million	¥427 million	¥315 million	¥308 million	¥5,980	¥3,250	¥2,730

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