



Make The World
More Sustainable

February 15, 2021

FY21/6 H1 Earnings

Ichigo Green Infrastructure Investment Corporation (“Ichigo Green,” Tokyo Stock Exchange, 9282)

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www.ichigo-green.co.jp/en

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Submission of Financial Report (*Hanki Hokokusho*): March 18, 2021 (expected)

Supplemental Material to Financial and Business Results: Yes (Corporate Presentation)

Financial and Business Results Briefing: Yes (for institutional investors and analysts)

1. FY21/6 H1 Financial Results (July 1, 2020 to December 31, 2020)

(1) Earnings

(JPY million; year-on-year change)

	Operating Revenue	Change	Operating Profit	Change	Recurring Profit	Change	Net Income	Change
FY21/6 H1	527	+1.3%	99	+17.3%	59	+73.6%	59	+75.1%
FY20/6 H1	520	-2.9%	84	-17.7%	34	-28.9%	33	-29.3%
FY20/6	1,089	-2.6%	257	-8.8%	167	-4.1%	165	-4.1%

	Net Income per Share (JPY)
FY21/6 H1	574
FY20/6 H1	327
FY20/6	1,611

Note:

Funds from Operations (FFO) per Share

FY21/6 H1 FFO per Share JPY 3,730

FY20/6 H1 FFO per Share JPY 3,561

FY20/6 FFO per Share JPY 8,001

FFO per Share is calculated per the following:

FFO per Share = (Net Income + Depreciation + Amortization of Expenses Related to the Establishment of Ichigo Green + Amortization of Share Issuance Expenses + Amortization of Start-up Expenses + Loss on Disposal of Fixed Assets + Liability for Asset Retirement Obligation ± Loss/Gain on Sales ± Extraordinary Loss/Profit) / Total Shares Outstanding

(2) Assets and Equity

	Total Assets (JPY million)	Net Assets (JPY million)	Shareholder Equity Ratio	Net Assets per Share (JPY)
FY21/6 H1	10,306	4,207	40.8%	40,866
FY20/6 H1	10,942	4,407	40.3%	42,809
FY20/6	10,925	4,540	41.6%	44,094

(3) Cash Flows

	Cash Flows from Operations (JPY million)	Cash Flows from Investments (JPY million)	Cash Flows from Financing (JPY million)	Cash and Cash Equivalents at End of the Period (JPY million)
FY21/6 H1	487	–	-644	843
FY20/6 H1	431	-2	-643	815
FY20/6	802	-11	-821	1,000

2. FY21/6 Forecast (July 1, 2020 to June 30, 2021)

(JPY million; year-on-year change)

	Operating Revenue	Change	Operating Profit	Change	Recurring Profit	Change	Net Income	Change
FY21/6	1,078	-1.0%	252	-2.0%	170	+1.9%	169	+1.9%

	Dividend per Share (excluding DEE) (JPY)	DEE per Share (JPY)	Dividend per Share (JPY)
FY21/6	1,625	2,195	3,820

DEE = Dividend in Excess of Earnings

Forecast FY21/6 Net Income per Share is JPY 1,642.

3. Other

(1) Changes in Accounting Policies, Changes in Accounting Estimates, and Retrospective Restatements

(i) Changes Accompanying Amendments to Accounting Standards	None
(ii) Changes Not Listed in (i)	None
(iii) Changes in Accounting Estimates	None
(iv) Retrospective Restatements	None

(2) Number of Shares Issued and Outstanding

- (i) The number of shares outstanding was 102,966 shares at the end of FY20/6 H1, FY20/6, and FY21/6 H1.
- (ii) There were no treasury shares at the end of FY20/6 H1, FY20/6, and FY21/6 H1.

Reference: Earnings and Dividend Forecast (FY22/6 through FY26/6)

(JPY million)

	Operating Revenue	Operating Profit	Recurring Profit	Net Income	Dividend per Share (excluding DEE) (JPY)	DEE per Share (JPY)	Dividend per Share (JPY)
FY22/6	1,072	249	183	182	1,750	2,195	3,945
FY23/6	1,065	260	198	197	1,895	2,200	4,095
FY24/6	1,059	253	194	193	1,860	2,205	4,065
FY25/6	1,052	251	196	195	1,875	2,010	3,885
FY26/6	1,046	230	179	178	1,715	1,825	3,540

DEE = Dividend in Excess of Earnings

Note:

Ichigo Green has a one-year fiscal period running from July to June. Because there is no regulatory framework in Japan for Investment Corporations to pay dividends except at fiscal period-end, Ichigo Green therefore pays its dividend once a year. The annual dividend results both in lower administrative costs and a dividend that is not impacted by seasonal changes in solar power generation (as a semi-annual dividend would be).

Completion Status of Auditing Procedures

This document is not subject to the auditing requirements set forth in the Financial Instruments and Exchange Law of Japan. The auditing procedures in accordance with those requirements have thus not been completed as of the date of the publication of this document.

Appropriate Use of Earnings Forecasts and Other Matters of Special Note

The forecasts presented above are current figures based on certain preconditions. Accordingly, the actual operating results may vary due to changes in circumstances, and these forecasts should not be construed as a guarantee of such results.

For details on the preconditions of the FY21/6 earnings forecast, please refer to the “Preconditions for the FY21/6 Earnings Forecast” on pages 5 and 6. For details of the preconditions of the FY22/6 through FY26/6 earnings forecast, please refer to the November 28, 2017 release “Stock Split.”

This English version is a translation of the original Japanese report and is provided solely for informational purposes. Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

FY21/6 Earnings Forecast

FY21/6 (July 1, 2020 to June 30, 2021)

Operating Revenue	JPY 1,078 million
Operating Profit	JPY 252 million
Recurring Profit	JPY 170 million
Net Income	JPY 169 million
Dividend per Share (excluding DEE)	JPY 1,625
DEE per Share	JPY 2,195
Dividend per Share (including DEE)	JPY 3,820

DEE = Dividend in Excess of Earnings

For details on the forecast preconditions, please refer to the “Preconditions for the FY21/6 Earnings Forecast” on pages 5 and 6.

Preconditions for the FY21/6 Earnings Forecast

	Preconditions
Period	FY21/6: July 1, 2020 – June 30, 2021 (365 days)
Number of Shares	<ul style="list-style-type: none"> • 102,966 shares issued and outstanding as of today, with no additional new share issuance through FY21/6
Number of Power Plants	<ul style="list-style-type: none"> • 15 power plants
Operating Revenue	<ul style="list-style-type: none"> • Power production revenue is based on the annual P50 power production forecast of operating power plants. • Specifically, power production revenue is calculated by adding base revenue (electricity sales revenue based on the annual P85 production forecast minus forecast operating expenses) to actual power generation revenue (electricity sales revenue based on actual power generation minus base revenue, forecast operating expenses, and actual additional operating expenses), and assumes that no EPCO purchaser of Ichigo Green’s power production will seek to suspend purchases without compensation to Ichigo Green. • Forecast power generation is a third-party, 50% probability mean annual production forecast (P50 forecast) that serves as the base forecast for each solar power plant’s operating plan. The P85 annual production is a third-party, 85% probability mean annual production forecast. P85-based electricity sales revenue is the assumed electricity sales revenue calculated by multiplying the annual P85 production forecast by the FIT (Feed-In Tariff) for each plant. • Forecast operating expenses are the total of renewable energy plant operation and maintenance expenses (including fees paid to maintenance service providers and repair costs), operator fees, rent paid, insurance premiums, management costs (including administration and tax fees), property, city planning, and consumption taxes, and other expenses related to the power generation business, renewable energy plants, and site leases. • Maintenance expenses are as estimated by Ichigo Investment Advisors, the asset management company of Ichigo Green, based on third party reports. However, actual expenses for the period could differ significantly from these forecast amounts for reasons including the variability of maintenance and repair expenses, one-time costs due to unexpected maintenance needs, etc. • Actual production is calculated by multiplying the annual P50 production forecast by the FIT for each plant. The annual P50 production is a third-party, 50% probability mean annual production forecast that serves as the base forecast for each solar power plant’s operating plan. • Operating Revenue is based on the power production revenue of the power plants, and does not assume the sale of any power plants. • Operating Revenue assumes that Ichigo Green fully receives its contractual power production revenue.

Operating Expenses	<ul style="list-style-type: none"> • Per the above, power plant operation and management expenses are deducted from power production revenue, and therefore are not part of Ichigo Green’s operating expenses. • Property and city planning taxes and other operating expenses, excluding depreciation, are calculated based on historical data and information provided by the previous power plant owner(s), adjusted for anticipated expense variations. • Owners of renewable energy plants are generally charged a 1.4% property (depreciable asset tax) tax rate on the assessment value of their plants. The total amount of property tax is forecast to be JPY 101 million for FY21/6. • Depreciation (including incidental costs) is calculated based on acquisition price using the straight-line method and is forecast to be JPY 638 million for FY21/6.
Non-Operating Expenses	<ul style="list-style-type: none"> • Ichigo Green plans to amortize expenses for the start-up and establishment of Ichigo Green for 60 months, using the straight-line method. Ichigo Green anticipates such expenses to be JPY 12 million for FY21/6. • Interest expenses and other borrowing-related expenses of JPY 69 million is anticipated for FY21/6.
Loans	<ul style="list-style-type: none"> • Ichigo Green assumes outstanding debt of JPY 5.875 billion as of the end of FY21/6. • Loan-to-Value (LTV) is anticipated to be 57.1% as of the end of FY21/6. • LTV is calculated using the following formula: $\text{LTV} = \frac{\text{Total interest-bearing debt}}{\text{total assets}}$
Dividend (excluding DEE)	<ul style="list-style-type: none"> • The dividend forecast assumes that dividends will comply with the dividend policy stipulated in Ichigo Green’s Articles of Incorporation. • The dividend is subject to change due to factors such as power plant operator turnover, changes in power production revenue, and unexpected maintenance and repair costs and other expenses.
DEE (Dividend in Excess of Earnings) per Share	<ul style="list-style-type: none"> • Ichigo Green sets its DEE based on its Articles of Incorporation and dividend policy set forth in Ichigo Investment Advisors’ internal Operating Guidelines. • Ichigo Green’s policy is to pay a cash DEE equivalent to c. 40% of annual depreciation expenses, except when the dividend would adversely affect Ichigo Green’s financial standing. The policy is based upon a) such dividend not affecting Ichigo Green’s long-term maintenance policy, taking into consideration planned capital expenditure for each fiscal year, and b) a certain amount of retained cash is necessary to cover items such as acquisition of new power plants, maintenance of existing power plants, working capital needs, and loan repayments. • Ichigo Green expects to pay a DEE equivalent to 35.3% of annual depreciation expense for FY21/6. The Total DEE and DEE per Share is expected to be JPY 226 million and JPY 2,195, respectively.
Other	<ul style="list-style-type: none"> • This forecast assumes that there are no material revisions to laws and regulations, the tax rules, accounting standards, listing rules of the Tokyo Stock Exchange, and rules of the Investment Trusts Association, Japan, and no material changes in the state of the economy and real estate market conditions.

Financial Statements

(1) Balance Sheet

(JPY thousand)

	FY20/6 (as of June 30, 2020)	FY21/6 H1 (as of Dec 31, 2020)
Assets		
Current Assets		
Cash and deposits	1,000,507	843,573
Operating accounts receivable	243,197	149,681
Prepaid expenses	55,070	17,594
Total Current Assets	1,298,774	1,010,850
Fixed Assets		
Property, Plant, and Equipment		
Solar power plant equipment	11,541,311	11,542,959
Depreciation	-2,235,454	-2,554,004
Solar power plant equipment (net)	9,305,856	8,988,954
Land	208,820	208,820
Total Property, Plant, and Equipment	9,514,677	9,197,775
Investments and Other Assets		
Tenant leasehold and security deposits	10,000	10,000
Long-term prepaid expenses	88,346	80,291
Deferred tax assets	9	10
Total Investments and Other Assets	98,356	90,302
Total Fixed Assets	9,613,033	9,288,077
Deferred Assets		
Expenses related to the establishment of Ichigo Green	12,932	6,763
Start-up expenses	708	458
Total Deferred Assets	13,640	7,222
Total Assets	10,925,449	10,306,150

(JPY thousand)

	FY20/6 (as of June 30, 2020)	FY21/6 H1 (as of Dec 31, 2020)
Liabilities		
Current Liabilities		
Accounts payable	6,703	1,812
Long-term loans (due within one year)	434,445	433,733
Accounts payable – other	40,215	21,705
Accrued expenses	133	255
Income taxes payable	675	689
Accrued consumption taxes	25,497	15,383
Other	2,178	2,475
Total Current Liabilities	509,849	476,056
Long-Term Liabilities		
Long-term loans	5,875,414	5,622,275
Total Long-Term Liabilities	5,875,414	5,622,275
Total Liabilities	6,385,263	6,098,332
Net Assets		
Shareholders' Equity		
Paid-in capital	4,954,368	4,954,368
Deduction from paid-in capital (DEE payment)	-580,213	-805,708
Paid-in capital (net)	4,374,154	4,148,659
Surplus		
Unappropriated retained earnings	166,031	59,158
Total Surplus	166,031	59,158
Total Shareholders' Equity	4,540,185	4,207,817
Total Net Assets	4,540,185	4,207,817
Total Liabilities and Net Assets	10,925,449	10,306,150

(2) Income Statement

(JPY thousand)

	FY20/6 H1 (July 1, 2019 to Dec 31, 2019)	FY21/6 H1 (July 1, 2020 to Dec 31, 2020)
Operating Revenue		
Solar power plant revenue	520,445	527,032
Total Operating Revenue	520,445	527,032
Operating Expenses		
Solar power plant expenses	372,455	366,390
Asset management fee	20,803	20,789
Custodian fee	1,761	1,761
Other administrative expenses	2,973	3,158
Directors' compensation	4,200	4,200
Other	33,424	31,245
Total Operating Expenses	435,618	427,545
Operating Profit	84,826	99,486
Non-Operating Income		
Interest income	5	4
Reversal of distribution payable	–	781
Total Non-Operating Income	5	786
Non-Operating Expenses		
Interest expenses	26,148	24,501
Borrowing-related expenses	9,554	9,554
Amortization of expenses related to the establishment of Ichigo Green	6,168	6,168
Amortization of share issuance expenses	8,257	–
Other	249	249
Total Non-Operating Expenses	50,379	40,474
Recurring Profit	34,452	59,797
Pre-Tax Income	34,452	59,797
Income Taxes – Current	704	690
Income Taxes – Deferred	–	–
Total Income Taxes	704	689
Net Income	33,747	59,108
Retained Earnings Brought Forward	67	50
Unappropriated Retained Earnings	33,815	59,158

(3) Statement of Shareholders' Equity

FY20/6 H1 (July 1, 2019 to December 31, 2019)

(JPY thousand)

	Shareholders' Equity				
	Paid-In Capital			Surplus	
	Paid-In Capital	Deduction from Paid-In Capital	Paid-In Capital (net)	Unappropriated Retained Earnings	Total Surplus
Balance as of July 1, 2019	4,954,368	-355,232	4,599,135	173,050	173,050
Changes during the Period					
DEE		-224,980	-224,980		
Dividend				-172,982	-172,982
Net Income				33,747	33,747
Total Changes	–	-224,980	-224,980	-139,235	-139,235
Balance as of December 31, 2019	4,954,368	-580,213	4,374,154	33,815	33,815

	Shareholders' Equity	Total Assets
	Total	
Balance as of July 1, 2019	4,772,185	4,772,185
Changes during the Period		
DEE	-224,980	-224,980
Dividend	-172,982	-172,982
Net Income	33,747	33,747
Total Changes	-364,215	-364,215
Balance as of December 31, 2019	4,407,970	4,407,970

DEE = Dividend in Excess of Earnings

FY21/6 H1 (July 1, 2020 to December 31, 2020)

(JPY thousand)

	Shareholders' Equity				
	Paid-In Capital			Surplus	
	Paid-In Capital	Deduction from Paid-In Capital	Paid-In Capital (net)	Unappropriated Retained Earnings	Total Surplus
Balance as of July 1, 2020	4,954,368	-580,213	4,374,154	166,031	166,031
Changes during the Period					
DEE		-225,495	-225,495		
Dividend				-165,981	-165,981
Net Income				59,108	59,108
Total Changes	–	-225,495	-225,495	-106,872	-106,872
Balance as of December 31, 2020	4,954,368	-805,708	4,148,659	59,158	59,158

	Shareholders' Equity	Total Assets
	Total	
Balance as of July 1, 2020	4,540,185	4,540,185
Changes during the Period		
DEE	-225,495	-225,495
Dividend	-165,981	-165,981
Net Income	59,108	59,108
Total Changes	-332,368	-332,368
Balance as of December 31, 2020	4,207,817	4,207,817

DEE = Dividend in Excess of Earnings

(4) Cash Flow Statement

(JPY thousand)

	FY20/6 H1 (July 1, 2019 to Dec 31, 2019)	FY21/6 H1 (July 1, 2020 to Dec 31, 2020)
Cash Flows from Operations:		
Pre-tax net income	34,452	59,797
Depreciation	318,281	318,550
Amortization of expenses related to the establishment of Ichigo Green	6,168	6,168
Amortization of share issuance expenses	8,257	–
Interest income	-5	-4
Interest expense	26,148	24,501
Decrease (increase) in operating accounts receivable	109,338	93,515
Decrease (increase) in prepaid expenses	42,236	37,475
Decrease (increase) in long-term prepaid expenses	8,054	8,054
Increase (decrease) in accrued consumption taxes	-69,683	-10,113
Increase (decrease) in operating accounts payable	-7,062	-6,539
Increase (decrease) in accounts payable	-18,992	-18,509
Other	967	-127
Sub-total	458,160	512,769
Interest income received	5	4
Interest expense paid	-26,301	-24,378
Income taxes paid	-707	-675
Net Cash from (Used for) Operations	431,157	487,719
Cash Flows from Investments:		
Acquisition of property, plant, and equipment	-2,629	–
Net Cash from (Used for) Investments	-2,629	–
Cash Flows from Financing:		
Repayment of long-term loans	-246,584	-253,849
Dividends paid	-172,695	-165,695
Dividend in Excess of Earnings (DEE) paid	-224,607	-225,107
Net Cash from (Used for) Financing	-643,887	-644,652
Net Increase (Decrease) in Cash and Cash Equivalents	-215,359	-156,933
Cash and Cash Equivalents at Beginning of Period	1,031,176	1,000,507
Cash and Cash Equivalents at End of Period	815,816	843,573

Notes to Balance Sheet

Minimum Net Assets Stipulated in the Investment Trust and Investment Corporation Law

(JPY thousand)

FY20/6 (as of June 30, 2020)	FY21/6 H1 (as of December 31, 2020)
50,000	50,000

Notes to Income Statement

Details of Solar Power Plant Revenue

(JPY thousand)

	FY20/6 H1 (July 1, 2019 to Dec 31, 2019)	FY21/6 H1 (July 1, 2020 to Dec 31, 2020)
A. Revenue		
Base Revenue	485,015	481,811
Additional Revenue (>P85 Forecast)	35,429	45,221
Total	520,445	527,032
B. Expenses		
Property and City Planning Taxes	54,174	47,839
Depreciation Expense	318,281	318,550
Total	372,455	366,390
C. Power Production Income (A) – (B)	147,989	160,642

Depreciation

(JPY thousand)

	FY20/6 H1 (July 1, 2019 to Dec 31, 2019)	FY21/6 H1 (July 1, 2020 to Dec 31, 2020)
Property, Plant, and Equipment Depreciation Amount	318,281	318,550

Notes to Statement of Shareholders' Equity

	FY20/6 H1 (July 1, 2019 to Dec 31, 2019)	FY21/6 H1 (July 1, 2020 to Dec 31, 2020)
Number of Authorized Shares	10,000,000	10,000,000
Number of Shares Outstanding	102,966	102,966

Notes to Cash Flow Statement

Relationship between Cash and Cash Equivalents at End of the Fiscal Year and Items Shown on the Balance Sheet

(JPY thousand)

	FY20/6 H1 (July 1, 2019 to Dec 31, 2019)	FY21/6 H1 (July 1, 2020 to Dec 31, 2020)
Cash and Deposits	815,816	843,573
Cash and Cash Equivalents	815,816	843,573

Notes to Derivatives Transactions

1. Non-Hedge Accounting

N/A

2. Hedge Accounting

Previous Period (FY20/6)

(JPY thousand)

Accounting Method	Transaction Type	Hedging Target	Contract Amount		Market Value	Method of Marking to Market
			Total	>1 year		
Special Treatment of Interest Rate Swap method	Interest rate swap (pay fixed, receive floating)	Long-term loan	6,310,931	5,876,412	Note	–

Note: Swaps accounted under the Special Treatment of Interest Swap method are processed together with the hedging target (in this case, a long-term loan), and therefore their market values are included in the balance sheet as part of Long-Term Loans.

Current Period (FY21/6 H1)

(JPY thousand)

Accounting Method	Transaction Type	Hedging Target	Contract Amount		Market Value	Method of Marking to Market
			Total	>1 year		
Special Treatment of Interest Rate Swap method	Interest rate swap (pay fixed, receive floating)	Long-term loan	6,057,038	5,623,231	Note	–

Note: Swaps accounted under the Special Treatment of Interest Swap method are processed together with the hedging target (in this case, a long-term loan), and therefore their market values are included in the balance sheet as part of Long-Term Loans.

Notes to Solar Power Plant Equipment Book Value, Depreciation, & Appraisal Value

(JPY thousand)

	FY20/6 (July 1, 2019 to June 30, 2020)	FY21/6 H1 (July 1, 2020 to Dec 31, 2020)
Book Value		
Balance as of Beginning of Period	10,140,272	9,514,677
Change during the Period	-625,594	-316,902
Balance as of End of Period	9,514,677	9,197,775
Appraisal Value	10,497,000	10,497,000

¹ Book and Appraisal Values are the total of the solar power plants and the underlying land.

² Book Value is calculated by deducting the cumulative depreciation from the acquisition price.

³ Change during the Period is primarily derived from depreciation for FY20/6 and FY21/6 H1.

⁴ Appraisal Value is a median calculated pursuant to Ichigo Green's Articles of Incorporation (Article 35, Clause 2, Item 1) and using land and power plant appraisal values as of June 30, 2020 provided by PwC Sustainability LLC. The calculation was made using the appraisal value as of June 30, 2020 because there has been no material change to key indicators that would suggest a change in appraisal value.

Per Share Information

(JPY)

	FY20/6 (July 1, 2019 to June 30, 2020)	FY21/6 H1 (July 1, 2020 to Dec 31, 2020)
Net Assets per Share	44,094	40,866

Details for Calculation of Net Income per Share

	FY20/6 H1 (July 1, 2019 to Dec 31, 2019)	FY21/6 H1 (July 1, 2020 to Dec 31, 2020)
Net Income per Share (JPY)	327	574
Net Income (JPY thousand)	33,747	59,108
Net Income not attributable to common shareholders (JPY thousand)	–	–
Net Income attributable to common shareholders (JPY thousand)	33,747	59,108
Average number of shares in the fiscal period	102,966	102,966

New Share Issuance

Date	Method	Total Number of Shares		Issue Amount ¹ (JPY million)	
		Issued	Outstanding	Increase	Total
June 24, 2016	Private Offering ²	3,000	3,000	300	300
November 30, 2016	Initial Public Offering ³	47,180	50,180	4,529	4,829
December 26, 2016	Third-Party Allotment to Underwriter (Greenshoe) ⁴	1,303	51,483	125	4,954
September 21, 2017	DEE Payment (Return of Capital) ⁵	–	51,483	-130	4,823
January 1, 2018	Stock Split ⁶	51,483	102,966	–	4,823
September 20, 2018	DEE Payment (Return of Capital) ⁷	–	102,966	-224	4,599
September 19, 2019	DEE Payment (Return of Capital) ⁸	–	102,966	-224	4,374
September 18, 2020	DEE Payment (Return of Capital) ⁹	–	102,966	-225	4,148

DEE = Dividend in Excess of Earnings

¹ The DEE payment has been subtracted from Issue Amount, because it is treated as a return of capital.

² 3,000 shares were issued for the establishment of Ichigo Green at a share price of JPY 100,000.

- ³ New shares were issued for an initial public offering on the Tokyo Stock Exchange at a share price of JPY 100,000 (subscription price of JPY 96,000) to procure funds for asset acquisitions.
- ⁴ New shares were issued at a subscription price of JPY 96,000 via third-party allotment as part of the initial public offering to the underwriter (Greenshoe).
- ⁵ Ichigo Green resolved at its August 9, 2017 board meeting that it will pay a DEE of JPY 2,540 per share for FY17/6. The DEE is paid from Ichigo Green's solar power production revenue, which Ichigo Green receives in cash. (This revenue is not treated as income under Japanese tax rules, because it is offset by non-cash depreciation expenses.) The Dividend & DEE payment date was September 21, 2017.
- ⁶ Ichigo Green executed a two-for-one stock split on January 1, 2018 (record date: December 31, 2017).
- ⁷ Ichigo Green resolved at its August 10, 2018 board meeting that it will pay a DEE of JPY 2,180 per share for FY18/6. The DEE is paid from Ichigo Green's solar power production revenue, which Ichigo Green receives in cash. (This revenue is not treated as income under Japanese tax rules, because it is offset by non-cash depreciation expenses.) The Dividend & DEE payment date was September 20, 2018.
- ⁸ Ichigo Green resolved at its August 9, 2019 board meeting that it will pay a DEE of JPY 2,185 per share for FY19/6. The DEE is paid from Ichigo Green's solar power production revenue, which Ichigo Green receives in cash. (This revenue is not treated as income under Japanese tax rules, because it is offset by non-cash depreciation expenses.) The Dividend & DEE payment date was September 19, 2019.
- ⁹ Ichigo Green resolved at its August 11, 2020 board meeting that it will pay a DEE of JPY 2,190 per share for FY20/6. The DEE is paid from Ichigo Green's solar power production revenue, which Ichigo Green receives in cash. (This revenue is not treated as income under Japanese tax rules, because it is offset by non-cash depreciation expenses.) The Dividend & DEE payment date was September 18, 2020.

Solar Power Plant Information

Portfolio Composition

Asset Type	Region	FY20/6 (as of June 30, 2020)		FY21/6 H1 (as of December 31, 2020)	
		Book Value (JPY million)	% of Total	Book Value (JPY million)	% of Total
Solar Power Plant	Hokkaido	2,840	26.0	2,742	26.6
	Kanto	394	3.6	379	3.7
	Chubu	434	4.0	420	4.1
	Chugoku	1,284	11.8	1,245	12.1
	Shikoku	1,334	12.2	1,293	12.6
	Kyushu	428	3.9	414	4.0
	Okinawa	2,797	25.6	2,701	26.2
Sub-total		9,514	87.1	9,197	89.2
Deposits & Other Assets		1,410	12.9	1,108	10.8
Total Assets		10,925	100.0	10,306	100.0

<u>Region</u>	<u>Prefectures</u>
Hokkaido	Hokkaido
Kanto	Ibaraki, Tochigi, Gunma, Saitama, Chiba, Tokyo, Kanagawa
Chubu	Niigata, Toyama, Ishikawa, Fukui, Yamanashi, Nagano, Gifu, Shizuoka, Aichi
Chugoku	Tottori, Shimane, Okayama, Hiroshima, Yamaguchi
Shikoku	Tokushima, Kagawa, Ehime, Kochi
Kyushu	Fukuoka, Saga, Nagasaki, Kumamoto, Oita, Miyazaki, Kagoshima
Okinawa	Okinawa

Solar Power Plant Details

(as of December 31, 2020)

No.	Solar Power Plant	Location	Total Area (m ²)	FIT (JPY)	Certification Date	FIT Period
E-01	Ichigo Kiryu Okuzawa	Gunma	27,588.00	40	Feb 14, 2013	Sep 29, 2033
E-02	Ichigo Motomombetsu	Hokkaido	48,946.89	40	Jul 4, 2012	Feb 2, 2034
E-03	Ichigo Muroan Hatchodaira	Hokkaido	35,801.00	40	Feb 15, 2013	Mar 2, 2034
E-04	Ichigo Engaru Kiyokawa	Hokkaido	27,164.16	40	Mar 4, 2013	Mar 3, 2034
E-05	Ichigo Iyo Nakayamacho Izubuchi	Shikoku	26,260.77	40	Jul 11, 2012	Apr 1, 2034
E-06	Ichigo Nakashibetsu Midorigaoka	Hokkaido	54,870.00	40	Feb 19, 2013	Nov 3, 2034
E-07	Ichigo Abira Toasa	Hokkaido	29,730.72	40	Jul 4, 2012	Dec 1, 2034
E-08	Ichigo Toyokoro	Hokkaido	29,004.00	40	Feb 22, 2013	Dec 3, 2034
E-09	Ichigo Nago Futami	Okinawa	146,217.00	40	Mar 15, 2013	Feb 1, 2035
E-10	Ichigo Engaru Higashimachi	Hokkaido	46,329.00	40	Feb 15, 2013	Feb 2, 2035
E-11	Ichigo Takamatsu Kokubunjicho Nii	Shikoku	79,340.00	36	Feb 20, 2014	Jun 1, 2035
E-12	Ichigo Miyakonojo Yasuhisacho	Kyushu	94,165.00	36	Feb 14, 2014	Jul 7, 2035
E-13	Ichigo Toyokawa Mitocho Sawakihama	Chubu	19,393.00	32	Feb 13, 2015	Sep 15, 2035
E-14	Ichigo Yamaguchi Aionishi	Chugoku	19,815.38	40	Mar 12, 2013	Dec 6, 2035
E-15	Ichigo Yamaguchi Sayama	Chugoku	43,621.00	36	Mar 17, 2014	Apr 5, 2036

Acquisition Price, Appraisal Value, and Book Value of Solar Power Plants

(as of December 31, 2020)

No.	Solar Power Plant	Solar Energy Producer	Power Purchaser	Acquisition Price (JPY million)	Appraisal Value (JPY million)	Appraisal Value Breakdown (JPY million) Top: Power Plant Bottom: Real Estate	Book Value (JPY million)
E-01	Ichigo Kiryu Okuzawa	Ichigo ECO Kiryu Okuzawa Power Plant GK	TEPCO Energy Partner	489	440	440	379
						–	–
E-02	Ichigo Motomombetsu	Ichigo ECO Motomombetsu Power Plant GK	Hokkaido Electric	495	448	448	388
						–	–
E-03	Ichigo Muroran Hatchodaira	Ichigo ECO Muroran Hatchodaira Power Plant GK	Hokkaido Electric	467	423	423	367
						–	–
E-04	Ichigo Engaru Kiyokawa	Ichigo Engaru Kiyokawa ECO Power Plant GK	Hokkaido Electric	398	351	351	312
						–	–
E-05	Ichigo Iyo Nakayamacho Izubuchi	Ichigo ECO Iyo Nakayamacho Izubuchi Power Plant GK	Shikoku Electric	471	431	431	370
						–	–
E-06	Ichigo Nakashibetsu Midorigaoka	Ichigo Nakashibetsu Midorigaoka ECO Power Plant GK	Hokkaido Electric	770	691	691	608
						–	–
E-07	Ichigo Abira Toasa	Ichigo Abira Toasa ECO Power Plant GK	Hokkaido Electric	441	399	399	350
						–	–
E-08	Ichigo Toyokoro	Ichigo Toyokoro ECO Power Plant GK	Hokkaido Electric	434	394	394	345
						–	–

No.	Solar Power Plant	Solar Energy Producer	Power Purchaser	Acquisition Price (JPY million)	Appraisal Value (JPY million)	Appraisal Value Breakdown (JPY million) Top: Power Plant Bottom: Real Estate	Book Value (JPY million)
E-09	Ichigo Nago Futami	Ichigo ECO Nago Futami Power Plant GK	Okinawa Electric	3,425	3,241	3,241	2,701
						–	–
E-10	Ichigo Engaru Higashimachi	Ichigo Engaru Higashimachi ECO Power Plant GK	Hokkaido Electric	464	411	411	369
						–	–
E-11	Ichigo Takamatsu Kokubunjicho Nii	Ichigo ECO Energy	Shikoku Electric	1,124	1,007	886	789
						121	133
E-12	Ichigo Miyakonojo Yasuhisacho	Ichigo Miyakonojo Yasuhisacho ECO Power Plant GK	Kyushu Electric	517	439	439	414
						–	–
E-13	Ichigo Toyokawa Mitocho Sawakihama	Ichigo Toyokawa Mitocho Sawakihama ECO Power Plant GK	Chubu Electric Power Miraiz	523	443	443	420
						–	–
E-14	Ichigo Yamaguchi Aionishi	Ichigo Yamaguchi Aionishi ECO Power Plant GK	Chugoku Electric	544	508	437	394
						70	75
E-15	Ichigo Yamaguchi Sayama	Ichigo Yamaguchi Sayama ECO Power Plant GK	Chugoku Electric	925	869	869	775
						–	–
Total				11,487	10,497	10,305	8,988
						191	208

- ¹ Appraisal Value is a median calculated pursuant to Ichigo Green's Articles of Incorporation (Article 35, Clause 2, Item 1) and using land and power plant appraisal values as of June 30, 2020 provided by PwC Sustainability LLC. The calculation was made using the appraisal value as of June 30, 2020 because there has been no material change to key indicators that would suggest a change in appraisal value.
- ² The top row of the Appraisal Value Breakdown column shows the Plant Appraisal Value, calculated as the difference between the Appraisal Value described in footnote 1 above and the corresponding Real Estate Appraisal Value in reports produced by Daiwa Real Estate Appraisal. Values in the bottom row show the Real Estate appraisal value by Daiwa Real Estate Appraisal.
- ³ The top row of the Book Value column shows the book value of the solar power plant and the bottom row shows that of the underlying land on December 31, 2020.

Earnings by Solar Power Plant

(JPY thousand)

No.	Total Portfolio	E-01	E-02	E-03	E-04
Solar Power Plant		Ichigo Kiryu Okuzawa	Ichigo Motomom-betsu	Ichigo Muroran Hatchodaira	Ichigo Engaru Kiyokawa
(1) Revenue	527,032	20,890	22,569	19,434	17,561
Base Revenue	481,811	19,815	19,888	18,505	15,545
Additional Revenue (>P85 Forecast)	45,221	1,075	2,681	929	2,016
(2) Expenses	47,839	1,931	1,967	1,855	1,584
Fixed Asset Tax	502	–	–	–	–
Depreciable Asset Tax	47,337	1,931	1,967	1,855	1,584
Other	–	–	–	–	–
(3) NOI	479,192	18,958	20,602	17,579	15,977
(4) Depreciation Expense	318,550	14,897	14,727	13,837	11,809
(5) Net Income	160,642	4,061	5,874	3,741	4,167

No.	E-05	E-06	E-07	E-08	E-09
Solar Power Plant	Ichigo Iyo Nakayama-cho Izubuchi	Ichigo Nakashibetsu Midorigaoka	Ichigo Abira Toasa	Ichigo Toyokoro	Ichigo Nago Futami
(1) Revenue	21,783	34,271	19,661	20,009	165,744
Base Revenue	20,650	28,252	16,048	16,039	165,744
Additional Revenue (>P85 Forecast)	1,133	6,019	3,613	3,969	–
(2) Expenses	1,851	3,190	1,821	1,795	14,185
Fixed Asset Tax	–	–	–	–	–
Depreciable Asset Tax	1,851	3,190	1,821	1,795	14,185
Other	–	–	–	–	–
(3) NOI	19,931	31,081	17,840	18,213	151,558
(4) Depreciation Expense	13,913	21,852	12,524	12,326	95,354
(5) Net Income	6,018	9,228	5,316	5,886	56,204

(JPY thousand)

No.	E-10	E-11	E-12	E-13	E-14
Solar Power Plant	Ichigo Engaru Higashimachi	Ichigo Takamatsu Kokubunjicho Nii	Ichigo Miyakonojo Yasuhisacho	Ichigo Toyokawa Mitocho Sawakihama	Ichigo Yamaguchi Aionishi
(1) Revenue	19,650	49,170	24,392	21,357	24,118
Base Revenue	17,596	43,291	22,166	18,685	21,558
Additional Revenue (>P85 Forecast)	2,053	5,878	2,225	2,672	2,559
(2) Expenses	1,923	4,254	2,115	2,235	2,599
Fixed Asset Tax	–	204	–	–	297
Depreciable Asset Tax	1,923	4,049	2,115	2,235	2,301
Other	–	–	–	–	–
(3) NOI	17,727	44,915	22,276	19,122	21,519
(4) Depreciation Expense	13,050	27,231	14,213	14,238	13,159
(5) Net Income	4,676	17,684	8,063	4,883	8,359

No.	E-15
Solar Power Plant	Ichigo Yamaguchi Sayama
(1) Revenue	46,414
Base Revenue	38,022
Additional Revenue (>P85 Forecast)	8,392
(2) Expenses	4,527
Fixed Asset Tax	–
Depreciable Asset Tax	4,527
Other	–
(3) NOI	41,887
(4) Depreciation Expense	25,414
(5) Net Income	16,473