



Make The World
More Sustainable

August 10, 2023

FY23/6 Earnings

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

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Submission of Financial Report (*Yuka Shoken Hokokusho*): September 28, 2023 (expected)

Dividend Payment: September 21, 2023 (expected)

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

Financial and Business Results Briefing: Yes

1. FY23/6 Financial Results (July 1, 2022 to June 30, 2023)

(1) Earnings

(JPY million; year-on-year change)

	Operating Revenue	Change	Operating Profit	Change	Recurring Profit	Change	Net Income	Change
FY23/6	1,048	-3.2%	254	-8.1%	194	-8.6%	193	-8.7%
FY22/6	1,083	+0.9%	276	+7.1%	212	+18.8%	211	+18.9%

	Net Income per Share (JPY)	Return on Equity	Recurring Profit to Total Assets	Recurring Profit to Operating Revenue
FY23/6	1,874	4.8%	2.1%	18.5%
FY22/6	2,052	5.0%	2.1%	19.6%

Note:

Funds from Operations (FFO) per Share

FY23/6 FFO per Share JPY 8,072

FY22/6 FFO per Share JPY 8,251

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 ± Losses/Gains on Sales ± Extraordinary Losses/Profits) / Total Shares Outstanding

(2) Dividends

	Dividend per Share (excluding DEE) (JPY)	Total Dividends (excluding DEE) (JPY million)	DEE per Share (JPY)	Total Dividends in Excess of Earnings (JPY million)	Dividend per Share (JPY)	Total Dividends (JPY million)	Payout Ratio	DOE
FY23/6	1,874	192	2,221	228	4,095	421	100%	4.8%
FY22/6	2,053	211	2,195	226	4,248	437	100%	5.0%

DEE = Dividend in Excess of Earnings. The DEE is paid from Ichigo Green's solar power production revenue (which Ichigo Green receives in cash) that are not treated as income under Japanese tax rules, because they are offset by non-cash depreciation expenses.

DOE = Dividend on Equity

Notes:

1. It is Ichigo Green's general policy to pay a cash Dividend in Excess of Earnings equivalent to c. 40% of annual depreciation expenses, subject to the dividend not adversely affecting Ichigo Green's financial standing. Accordingly, Ichigo Green will pay a FY23/6 Dividend in Excess of Earnings equivalent to 35.8% of depreciation expenses.
2. A Dividend in Excess of Earnings is treated as a "return of capital" under Japanese tax rules.
3. Dividend in Excess of Earnings amounts to a 5.8% and 6.2% return of capital (from Ichigo Green to its shareholders) in FY22/6 and FY23/6, respectively, as calculated pursuant to Article 23, Clause 1, Item 5 of the Order for Enforcement of the Corporation Tax Act.

(3) Assets and Equity

	Total Assets (JPY million)	Net Assets (JPY million)	Shareholder Equity Ratio	Net Assets per Share (JPY)
FY23/6	8,938	3,889	43.5%	37,776
FY22/6	9,636	4,134	42.9%	40,149

(4) 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)
FY23/6	842	-13	-884	975
FY22/6	856	-3	-840	1,031

2. FY24/6 Forecast (July 1, 2023 to June 30, 2024)

(JPY million; year-on-year change)

	Operating Revenue	Change	Operating Profit	Change	Recurring Profit	Change	Net Income	Change
FY24/6 H1	520	-0.5%	97	-8.1%	67	-10.7%	67	-10.8%
FY24/6	1,059	+1.0%	253	-0.4%	194	-0.1%	193	+0.1%

	Dividend per Share (excluding DEE) (JPY)	DEE per Share (JPY)	Dividend per Share (JPY)
FY24/6 H1	—	—	—
FY24/6	1,860	2,205	4,065

DEE = Dividend in Excess of Earnings

Forecast FY24/6 Net Income per Share is JPY 1,876.

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 FY22/6 and FY23/6.
- (ii) There were no treasury shares at the end of FY22/6 and FY23/6.

Reference: Earnings and Dividend Forecast (FY25/6 and 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)
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 FY24/6 earnings forecast, please refer to the “Preconditions for the FY24/6 H1 and FY24/6 Earnings Forecast” on pages 6 and 7. For details of the preconditions of Earnings and Dividend Forecast (FY25/6 and FY26/6), 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.

FY24/6 Earnings Forecast

FY24/6 H1 (July 1, 2023 to December 31, 2023)

Operating Revenue	JPY 520 million
Operating Profit	JPY 97 million
Recurring Profit	JPY 67 million
Net Income	JPY 67 million
Dividend per Share (excluding DEE)	—
DEE per Share	—
Dividend per Share (including DEE)	—

DEE = Dividend in Excess of Earnings

FY24/6 (July 1, 2023 to June 30, 2024)

Operating Revenue	JPY 1,059 million
Operating Profit	JPY 253 million
Recurring Profit	JPY 194 million
Net Income	JPY 193 million
Dividend per Share (excluding DEE)	JPY 1,860
DEE per Share	JPY 2,205
Dividend per Share (including DEE)	JPY 4,065

DEE = Dividend in Excess of Earnings

For details on the forecast preconditions, please refer to the “Preconditions for the FY24/6 H1 and FY24/6 Full-Year Earnings Forecast” on pages 6 and 7.

Preconditions for the FY24/6 H1 and FY24/6 Full-Year Earnings Forecast

	Preconditions
Period	FY24/6 H1: July 1, 2023 – December 31, 2023 (184 days) FY24/6 Full-Year: July 1, 2023 – June 30, 2024 (366 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 FY24/6
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 29 million for FY24/6 H1 and JPY 55 million for FY24/6. • Depreciation (including incidental costs) is calculated based on acquisition price using the straight-line method and is forecast to be JPY 321 million for FY24/6 H1 and JPY 643 million for FY24/6.
Non-Operating Expenses	<ul style="list-style-type: none"> • Interest expenses and other borrowing-related expenses of JPY 29 million for FY24/6 H1 and JPY 58 million for FY24/6 are anticipated.
Loans	<ul style="list-style-type: none"> • Ichigo Green assumes outstanding debt of JPY 4.732 billion as of the end of FY24/6 H1 and JPY 4.543 billion as of the end of FY24/6. • Loan-to-Value (LTV) is anticipated to be 56.6% as of the end of FY24/6 H1 and 54.7% as of the end of FY24/6. • LTV is calculated using the following formula: LTV = Total interest-bearing debt / 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 FY24/6. The Total DEE and DEE per Share is expected to be JPY 227 million and JPY 2,205, 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)

	FY22/6 (as of June 30, 2022)	FY23/6 (as of June 30, 2023)
Assets		
Current Assets		
Cash and deposits	1,031,094	975,343
Operating accounts receivable	248,624	250,268
Prepaid expenses	44,967	41,040
Total Current Assets	1,324,685	1,266,652
Fixed Assets		
Property, Plant, and Equipment		
Solar power plant equipment	11,547,372	11,560,847
Depreciation	-3,510,047	-4,148,230
Solar power plant equipment (net)	8,037,325	7,412,616
Land	208,820	208,820
Total Property, Plant, and Equipment	8,246,145	7,621,437
Investments and Other Assets		
Tenant leasehold and security deposits	10,000	10,000
Long-term prepaid expenses	56,126	40,016
Deferred tax assets	13	9
Total Investments and Other Assets	66,140	50,026
Total Fixed Assets	8,312,286	7,671,463
Total Assets	9,636,972	8,938,116

(JPY thousand)

	FY22/6 (as of June 30, 2022)	FY23/6 (as of June 30, 2023)
Liabilities		
Current Liabilities		
Operating accounts payable	4,919	4,229
Long-term loans (due within one year)	447,455	447,489
Accounts payable	40,061	38,907
Accrued expenses	114	105
Income taxes payable	759	679
Accrued consumption taxes	17,095	12,259
Other	1,875	1,636
Total Current Liabilities	512,280	505,306
Long-Term Liabilities		
Long-term loans	4,990,646	4,543,157
Total Long-Term Liabilities	4,990,646	4,543,157
Total Liabilities	5,502,927	5,048,463
Net Assets		
Shareholders' Equity		
Paid-in capital	4,954,368	4,954,368
Deduction from paid-in capital (DEE payment)	-1,031,719	-1,257,729
Paid-in capital (net)	3,922,648	3,696,638
Surplus		
Unappropriated retained earnings	211,395	193,014
Total Surplus	211,395	193,014
Total Shareholders' Equity	4,134,044	3,889,652
Total Net Assets	4,134,044	3,889,652
Total Liabilities and Net Assets	9,636,972	8,938,116

(2) Income Statement

(JPY thousand)

	FY22/6 (July 1, 2021 to June 30, 2022)	FY23/6 (July 1, 2022 to June 30, 2023)
Operating Revenue		
Solar power plant revenue	1,083,433	1,048,805
Total Operating Revenue	1,083,433	1,048,805
Operating Expenses		
Solar power plant expenses	713,467	703,441
Asset management fee	37,837	37,804
Custodian fee	3,523	3,523
Other administrative expenses	6,464	8,635
Directors' compensation	8,410	8,400
Other	37,356	32,924
Total Operating Expenses	807,057	794,729
Operating Profit	276,375	254,076
Non-Operating Income		
Interest income	9	9
Reversal of distribution payable	624	331
Total Non-Operating Income	634	341
Non-Operating Expenses		
Interest expenses	44,290	40,890
Borrowing-related expenses	19,109	19,109
Amortization of expenses related to the establishment of Ichigo Green	595	–
Other	208	–
Total Non-Operating Expenses	64,204	60,000
Recurring Profit	212,805	194,416
Pre-Tax Income	212,805	194,416
Income Taxes – Current	1,449	1,404
Income Taxes – Deferred	-3	3
Total Income Taxes	1,445	1,408
Net Income	211,360	193,008
Retained Earnings Brought Forward	35	6
Unappropriated Retained Earnings	211,395	193,014

(3) Statement of Shareholders' Equity

FY23/6 (July 1, 2021 to June 30, 2022)

(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, 2021	4,954,368	-805,708	4,148,659	177,857	177,857
Changes during the Period					
DEE		-226,010	-226,010		—
Dividend			—	-177,822	-177,822
Net Income			—	211,360	211,360
Total Changes	—	-226,010	-226,010	33,537	33,537
Balance as of June 30, 2022	4,954,368	-1,031,719	3,922,648	211,395	211,395

	Shareholders' Equity	Total Net Assets
	Total	
Balance as of July 1, 2021	4,326,516	4,326,516
Changes during the Period		
DEE	-226,010	-226,010
Dividend	-177,822	-177,822
Net Income	211,360	211,360
Total Changes	-192,472	-192,472
Balance as of June 30, 2022	4,134,044	4,134,044

DEE = Dividend in Excess of Earnings

FY22/6 (July 1, 2022 to June 30, 2023)

(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, 2022	4,954,368	-1,031,719	3,922,648	211,395	211,395
Changes during the Period					
DEE		-226,010	-226,010		—
Dividend			—	-211,389	-211,389
Net Income			—	193,008	193,008
Total Changes	—	-226,010	-226,010	-18,381	-18,381
Balance as of June 30, 2023	4,954,368	-1,257,729	3,696,638	193,014	193,014

	Shareholders' Equity	Total Net Assets
	Total	
Balance as of July 1, 2022	4,134,044	4,134,044
Changes during the Period		
DEE	-226,010	-226,010
Dividend	-211,389	-211,389
Net Income	193,008	193,008
Total Changes	-244,391	-244,391
Balance as of June 30, 2023	3,889,652	3,889,652

DEE = Dividend in Excess of Earnings

(4) Dividend Statement

(JPY)

	FY22/6 (July 1, 2021 to June 30, 2022)	FY23/6 (July 1, 2022 to June 30, 2023)
I Unappropriated Retained Earnings	211,395,706	193,014,681
II Provision to Dividend in Excess of Earnings (DEE)		
Deduction from Paid-In Capital	226,010,370	228,687,486
III Total Dividends including DEE	437,399,568	421,645,770
Dividend per Share including DEE	4,248	4,095
Dividend	211,389,198	192,958,284
Dividend per Share	2,053	1,874
Total DEE	226,010,370	228,687,486
DEE per Share	2,195	2,221
IV Retained Earnings Carried Forward	6,508	56,397

(5) Cash Flow Statement

(JPY thousand)

	FY22/6 (July 1, 2021 to June 30, 2022)	FY23/6 (July 1, 2022 to June 30, 2023)
Cash Flows from Operations:		
Pre-tax net income	212,805	194,416
Depreciation	637,424	638,183
Amortization of expenses related to the establishment of Ichigo Green	595	—
Interest income	-9	-9
Interest expense	44,290	40,890
Decrease (increase) in operating accounts receivable	-9,866	-1,644
Decrease (increase) in prepaid expenses	4,658	3,926
Decrease (increase) in long-term prepaid expenses	16,109	16,109
Increase (decrease) in accrued consumption taxes	-3,216	-4,836
Increase (decrease) in operating accounts payable	-903	-690
Increase (decrease) in accounts payable	322	-1,153
Other	-416	-331
Sub-total	901,795	884,860
Interest income received	9	9
Interest expense paid	-44,299	-40,900
Income taxes paid	-1,395	-1,484
Net Cash from (Used for) Operations	856,109	842,485
Cash Flows from Investments:		
Acquisition of property, plant, and equipment	-3,613	-13,475
Net Cash from (Used for) Investments	-3,613	-13,475
Cash Flows from Financing:		
Repayment of long-term loans	-437,312	-447,455
Dividends paid	-177,595	-211,344
Dividend in Excess of Earnings (DEE) paid	-225,722	-225,962
Net Cash from (Used for) Financing	-840,629	-884,761
Net Increase (Decrease) in Cash and Cash Equivalents	11,866	-55,750
Cash and Cash Equivalents at Beginning of Period	1,019,227	1,031,094
Cash and Cash Equivalents at End of Period	1,031,094	975,343

Notes to Balance Sheet

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

(JPY thousand)

FY22/6 (as of June 30, 2022)	FY23/6 (as of June 30, 2023)
50,000	50,000

Notes to Income Statement

Details of Solar Power Plant Revenue

(JPY thousand)

	FY22/6 (July 1, 2021 to June 30, 2022)	FY23/6 (July 1, 2022 to June 30, 2023)
A. Revenue		
Base Revenue	973,957	962,955
Additional Revenue (>P85 Forecast)	109,475	85,849
Total	1,083,433	1,048,805
B. Expenses		
Property and City Planning Taxes	76,043	65,258
Depreciation Expense	637,424	638,183
Total	713,467	703,441
C. Power Production Income (A) – (B)	369,966	345,363

Notes to Statement of Shareholders' Equity

	FY22/6 (July 1, 2021 to June 30, 2022)	FY23/6 (July 1, 2022 to June 30, 2023)
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 Period and Items Shown on the Balance Sheet

(JPY thousand)

	FY22/6 (July 1, 2021 to June 30, 2022)	FY23/6 (July 1, 2022 to June 30, 2023)
Cash and Deposits	1,031,094	975,343
Cash and Cash Equivalents	1,031,094	975,343

Notes to Derivatives Transactions

1. Non-Hedge Accounting

N/A

2. Hedge Accounting

Previous Period (FY22/6)

(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	5,439,025	4,991,494	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 (FY23/6)

(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	4,991,494	4,543,929	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)

	FY22/6 (July 1, 2021 to June 30, 2022)	FY23/6 (July 1, 2022 to June 30, 2023)
Book Value		
Balance as of Beginning of Period	8,880,756	8,246,145
Change during the Period	-634,611	-624,708
Balance as of End of Period	8,246,145	7,621,437
Period-End Appraisal Value	9,537,500	9,075,000

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 depreciation expense for FY22/6 and FY23/6.

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, 2022 and June 30, 2023 provided by PwC Sustainability LLC.

Per Share Information

(JPY)

	FY22/6 (July 1, 2021 to June 30, 2022)	FY23/6 (July 1, 2022 to June 30, 2023)
Net Assets per Share	40,149	37,776
Net Income per Share	2,052	1,874

Details for Calculation of Net Income per Share

	FY22/6 (July 1, 2021 to June 30, 2022)	FY23/6 (July 1, 2022 to June 30, 2023)
Net Income (JPY thousand)	211,360	193,008
Net Income not attributable to common shareholders (JPY thousand)	–	–
Net Income attributable to common shareholders (JPY thousand)	211,360	193,008
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
September 20, 2018	DEE Payment (Return of Capital) ²	–	102,966	-224	4,599
September 19, 2019	DEE Payment (Return of Capital) ³	–	102,966	-224	4,374
September 18, 2020	DEE Payment (Return of Capital) ⁴	–	102,966	-225	4,148
September 21, 2021	DEE Payment (Return of Capital) ⁵	–	102,966	-226	3,922
September 21, 2022	DEE Payment (Return of Capital) ⁶	–	102,966	-226	3,696

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 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.

³ 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.

⁴ 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.

⁵ Ichigo Green resolved at its August 13, 2021 board meeting that it will pay a DEE of JPY 2,195 per share for FY21/6. 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, 2021.

⁶ Ichigo Green resolved at its August 10, 2022 board meeting that it will pay a DEE of JPY 2,195 per share for FY22/6. 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, 2022.

Solar Power Plant Information

Portfolio Composition

Asset Type	Region	FY23/6 (as of June 30, 2023)	
		Book Value (JPY million)	% of Total
Solar Power Plant	Hokkaido	2,246	25.1
	Kanto	306	3.4
	Chubu	353	3.9
	Chugoku	1,053	11.8
	Shikoku	1,091	12.2
	Kyushu	345	3.9
	Okinawa	2,225	24.9
Sub-total		7,621	85.3
Deposits & Other Assets		1,316	14.7
Total Assets		8,938	100

<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 June 30, 2023)

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 June 30, 2023)

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	359	359	306
						–	–
E-02	Ichigo Motomombetsu	Ichigo ECO Motomombetsu Power Plant GK	Hokkaido Electric	495	380	380	316
						–	–
E-03	Ichigo Muroran Hatchodaira	Ichigo ECO Muroran Hatchodaira Power Plant GK	Hokkaido Electric	467	356	356	299
						–	–
E-04	Ichigo Engaru Kiyokawa	Ichigo Engaru Kiyokawa ECO Power Plant GK	Hokkaido Electric	398	292	292	253
						–	–
E-05	Ichigo Iyo Nakayamacho Izubuchi	Ichigo ECO Iyo Nakayamacho Izubuchi Power Plant GK	Shikoku Electric	471	372	372	302
						–	–
E-06	Ichigo Nakashibetsu Midorigaoka	Ichigo Nakashibetsu Midorigaoka ECO Power Plant GK	Hokkaido Electric	770	607	607	499
						–	–
E-07	Ichigo Abira Toasa	Ichigo Abira Toasa ECO Power Plant GK	Hokkaido Electric	441	352	352	288
						–	–
E-08	Ichigo Toyokoro	Ichigo Toyokoro ECO Power Plant GK	Hokkaido Electric	434	352	352	283
						–	–

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	2,716	2,716	2,225
						–	–
E-10	Ichigo Engaru Higashimachi	Ichigo Engaru Higashimachi ECO Power Plant GK	Hokkaido Electric	464	361	361	305
						–	–
E-11	Ichigo Takamatsu Kokubunjicho Nii	Ichigo ECO Energy	Shikoku Electric	1,124	914	814	655
						100	133
E-12	Ichigo Miyakonojo Yasuhisacho	Ichigo Miyakonojo Yasuhisacho ECO Power Plant GK	Kyushu Electric	517	416	416	345
						–	–
E-13	Ichigo Toyokawa Mitocho Sawakihama	Ichigo Toyokawa Mitocho Sawakihama ECO Power Plant GK	Chubu Electric Power Miraiz	523	387	387	353
						–	–
E-14	Ichigo Yamaguchi Aionishi	Ichigo Yamaguchi Aionishi ECO Power Plant GK	Chugoku Electric	544	450	381	328
						69	75
E-15	Ichigo Yamaguchi Sayama	Ichigo Yamaguchi Sayama ECO Power Plant GK	Chugoku Electric	925	757	757	648
						–	–
Total				11,487	9,075	8,905	7,412
						169	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 provided by PwC Sustainability LLC.
- 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 as of June 30, 2023.

Earnings by Solar Power Plant

(JPY thousand)

No.		E-01	E-02	E-03	E-04
Solar Power Plant	Total Portfolio	Ichigo Kiryu Okuzawa	Ichigo Motomom-betsu	Ichigo Muroran Hatchodaira	Ichigo Engaru Kiyokawa
(1) Revenue	1,048,805	45,233	50,981	45,747	38,327
Base Revenue	962,955	42,656	42,576	40,832	33,243
Additional Revenue (>P85 Forecast)	85,849	2,576	8,404	4,914	5,084
(2) Expenses	65,258	2,556	2,614	2,465	2,093
Fixed Asset Tax	1,005	–	–	–	–
Depreciable Asset Tax	64,252	2,556	2,614	2,465	2,093
Other	–	–	–	–	–
(3) NOI	983,547	42,677	48,367	43,282	36,234
(4) Depreciation Expense	638,183	29,806	29,599	27,818	23,618
(5) Net Income	345,363	12,870	18,767	15,463	12,616

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	43,819	75,866	43,604	39,090	297,483
Base Revenue	40,481	64,351	36,593	36,633	297,483
Additional Revenue (>P85 Forecast)	3,337	11,514	7,010	2,457	–
(2) Expenses	2,457	4,347	2,470	2,438	19,358
Fixed Asset Tax	–	–	–	–	–
Depreciable Asset Tax	2,457	4,347	2,470	2,438	19,358
Other	–	–	–	–	–
(3) NOI	41,361	71,518	41,133	36,651	278,124
(4) Depreciation Expense	27,920	43,766	25,048	24,652	190,759
(5) Net Income	13,441	27,752	16,085	11,998	87,365

(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	41,262	97,317	43,654	45,614	48,053
Base Revenue	37,227	88,058	43,654	39,442	43,255
Additional Revenue (>P85 Forecast)	4,035	9,258	–	6,171	4,798
(2) Expenses	2,618	5,932	2,887	3,138	3,715
Fixed Asset Tax	–	409	–	–	595
Depreciable Asset Tax	2,618	5,522	2,887	3,138	3,120
Other	–	–	–	–	–
(3) NOI	38,644	91,384	40,766	42,476	44,338
(4) Depreciation Expense	26,158	54,576	28,558	28,714	26,318
(5) Net Income	12,486	36,807	12,208	13,761	18,019

No.	E-15
Solar Power Plant	Ichigo Yamaguchi Sayama
(1) Revenue	92,748
Base Revenue	76,464
Additional Revenue (>P85 Forecast)	16,284
(2) Expenses	6,162
Fixed Asset Tax	–
Depreciable Asset Tax	6,162
Other	–
(3) NOI	86,585
(4) Depreciation Expense	50,866
(5) Net Income	35,718

Major Capital Expenditures

a. Major Planned Capital Expenditures

Solar Power Plant	Location	Purpose	Timing	Total Expenditures (JPY thousand)	Amount Planned (JPY thousand)	Amount Already Paid (JPY thousand)
Ichigo Toyokawa Mitocho Sawakihama	Toyokawa City, Aichi	Install output control units and associated construction work	Jul 2023	4,690	–	–
Ichigo Kiryu Okuzawa	Kiryu City, Gunma Prefecture	Replacement of 10-year-old power conditioning subsystem	Mar 2024	10,500	–	–
Ichigo Engaru Higashimachi	Engarucho, Mombetsu Gun, Hokkaido	Install HVAC units for power conditioning subsystem	Jul – Aug 2023	2,300	–	–
Ichigo Nakashibetsu Midorigaoka ECO	Nakashibetsuho, Shibetsu Gun, Hokkaido	Install HVAC units for power conditioning subsystem	Jul – Aug 2023	3,450	–	–
Ichigo Engaru Kiyokawa	Engarucho, Mombetsu Gun, Hokkaido	Replacement of 10-year-old power conditioning subsystem	Jul – Nov 2024	13,100	–	–
Ichigo Abira Toasa	Abiracho, Yufutsu Gun, Hokkaido	Replacement of 10-year-old power conditioning subsystem	Jul – Nov 2024	3,540	–	–
Ichigo Toyokoro	Toyokorocho, Nakagawa Gun, Hokkaido	Replacement of 10-year-old power conditioning subsystem	Jul – Nov 2024	3,820	–	–

b. Major Capital Expenditures during the Current Fiscal Period (FY23/6)

During FY23/6, capital expenditures totaled JPY 13,475 thousand. Major capital expenditures are shown below.

Solar Power Plant	Location	Purpose	Timing	Total Expenditures (JPY thousand)
Ichigo Motomombetsu	Mombetsu City, Hokkaido	Install HVAC units for power conditioning subsystem	Aug 2022	1,900

Ichigo Muroran Hatchodaira	Muroran City, Hokkaido	Install HVAC units for power conditioning subsystem	Aug 2022	1,850
Ichigo Toyokawa Mitocho Sawakihama	Toyokawa City, Aichi	Upgrade outdoor packaged HVAC units for power conditioning subsystem	Aug 2022	4,400
Ichigo Iyo Nakayamacho Izubuchi	Iyo City, Ehime	Install remotely controlled power conditioning subsystem	Dec 2022	1,490
Ichigo Takamatsu Kokubunjicho Nii	Takamatsu City, Kagawa	Install remotely controlled power conditioning subsystem	Dec 2022	1,990