

CC/PUTL_COS/Stock Exchanges/124

January 30, 2024

To

Listing Department
National Stock Exchange of India Limited
Exchange Plaza, C-1, Block G
Bandra Kurla Complex
Bandra (E), Mumbai – 400 051
Symbol: PGINVIT

Listing Department
BSE Limited
20th Floor, P. J. Towers
Dalal Street, Mumbai – 400 001
Scrip Code:543290 (PGINVIT)
Company Code:12436

Subject: Investor Presentation on Q3 FY24 Financial Results of POWERGRID Infrastructure Investment Trust

Dear Sir/Madam,

Enclosed please find the Investor Presentation on the Financial Results of POWERGRID Infrastructure Investment Trust ("**PGInvIT**") for the quarter and nine months period ended December 31, 2023. Kindly take the same on record please.

Thanking You,

Yours faithfully,

**For POWERGRID Unchahar Transmission Limited
(as Investment Manager of POWERGRID Infrastructure Investment Trust)**

Anjana Luthra
Company Secretary & Compliance Officer
Encl: As above.

CC:
IDBI Trusteeship Services Limited
Asian Building, Ground Floor,
17, R. Kamani Marg, Ballard Estate,
Mumbai – 400 001.

POWERGRID Infrastructure Investment Trust



पीजीइन्विट
PGInvIT

Investor Presentation
Q3 FY2024
January 30, 2024



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PGInvIT Overview

Trust Structure

PGInvIT at a glance

PGInvIT Performance

Operational

Financial

Distribution

Project Updates

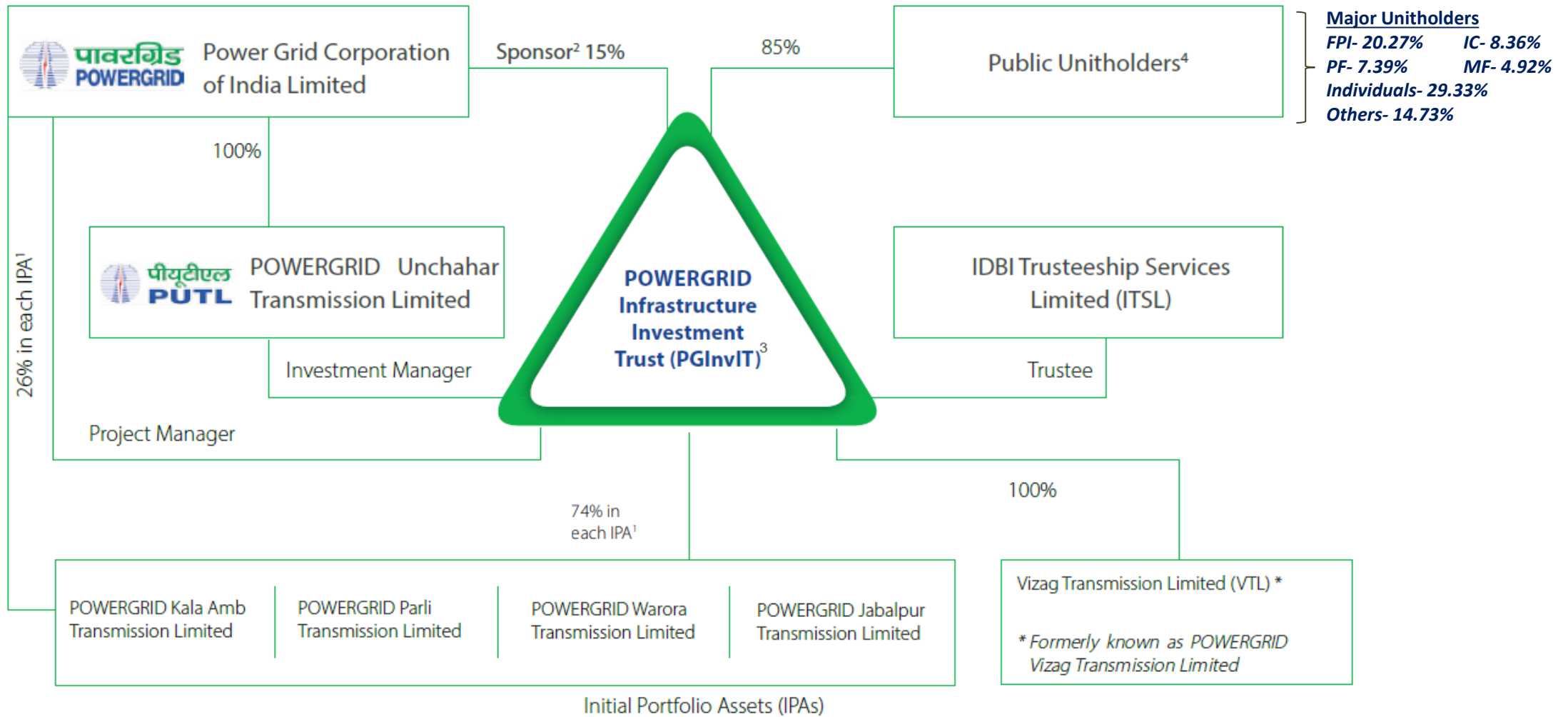
Business Outlook

Glossary

PGInvIT Structure



(as on December 31, 2023)



Notes:

1. Balance 26% stake eligible for acquisition, after expiry of the lock-in conditions under the TSA.

2. Holds 136.5 mn units

3. Total 910.0 mn units

4. Hold 773.5 mn units

FPI- Foreign Portfolio Investor; IC- Insurance Cos.; PF- Pension Fund/ Provident Fund; MF- Mutual Funds

*India's 1st InvIT sponsored by a CPSE.... confidence of marquee investors....
....powered by AAA – Assets....Assurance....Advantage*

*Sponsor & Project
Manager- POWERGRID
a Maharatna CPSE; one of
the largest transmission
utilities, globally*

*5 Operational and Revenue
Generating ISTS TBCB SPVs*

*Perpetual ownership with
35-year contract period*

Availability-based Tariff

*Billing and Collection
through CTUIL*

**11 Tr. lines; 3,699ckm
3 substations;
6,630 MVA**

**>98%
Availability since
DOCO**

**29+ yrs
Avg. TSA Residual Life
*(as on Mar-23)***

**Strong governance
framework**

**Listed on NSE & BSE
*part of Nifty REITs &
InvITs Index***

**₹ 85.90 billion
Enterprise Value**

(as on Sept. 30, 2023)

**1.22%
Net Debt/ AUM**

(as on Sep 30, 2023)

**AAA
Credit Ratings**

**₹ 31.50 per
Unit*
DPU since listing**

(Incl. Rs.3.00 declared on Jan 24, 2024)*

**₹ 12 per Unit
DPU guidance for
FY24**

**Experienced
Investment Manager**

**World Class Project
Manager**

**Vibrant & Growing
Power Sector**

**Debt funded
acquisition strategy**

PGInvIT- Initial Portfolio Assets



Description	VTL	PKATL	PPTL	PWTL	PJTL
Location	Andhra Pradesh and Telangana	Himachal Pradesh	Maharashtra	Madhya Pradesh and Maharashtra	Madhya Pradesh
No. of lines & substations	2 lines	1 line; 1 S/S	3 lines; 1 S/S	4 lines; 1 S/S	1 line
Line length (ckm)	956.84	2.47	966.12	1,028.11	745.05
Transformation capacity (MVA)	-	630	3,000	3,000	-
Comml. Operation Date	Feb 2017	Jul 2017	Jun 2018	Jul 2018	Jan 2019
% shareholding acquired by PGINVIT	74%- IPO 26%- Mar22	74%- IPO	74%- IPO	74%- IPO	74%- IPO
Lock-in expiry (for Bal. 26%)	January 2022	July 2022	June 2023	July 2023	Jan 2024
Residual Life of TSA (years) (as on Mar-23)	28.08	28.53	29.43	29.53	30.00

5 TBCB projects

11 tr. lines
3,698.59 ckm

3 Sub-stations
6,630 MVA

1,955.66 km
Optical ground wire

29+ years
Avg. residual life

Operational Performance – upto Q3FY24

*Consistently achieving Availability above benchmarks
with POWERGRID as Project Manager to PGIInvIT*

Routine and Preventive Maintenance

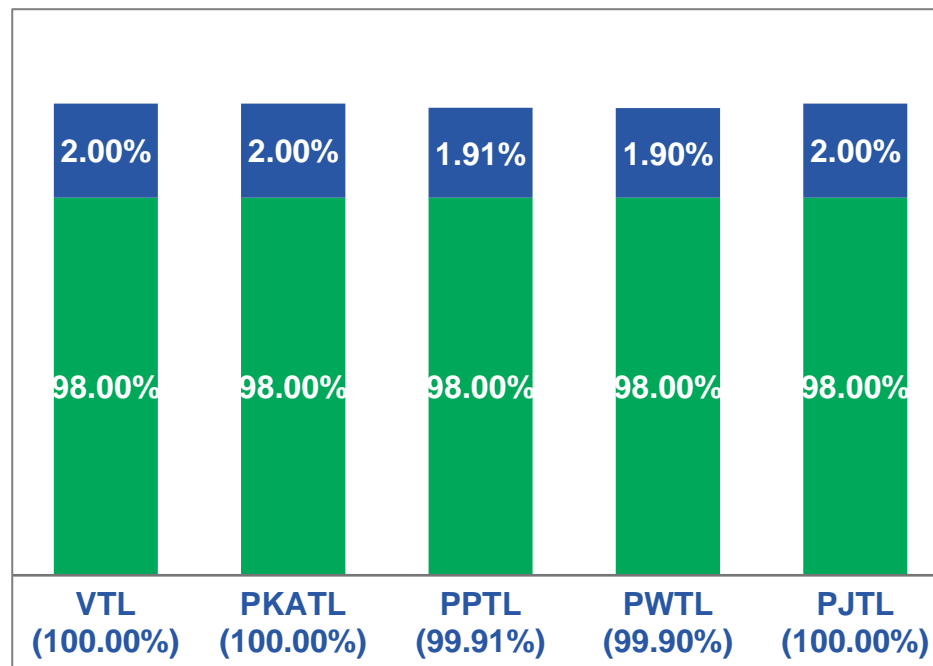
In-house maintenance

OEM Support

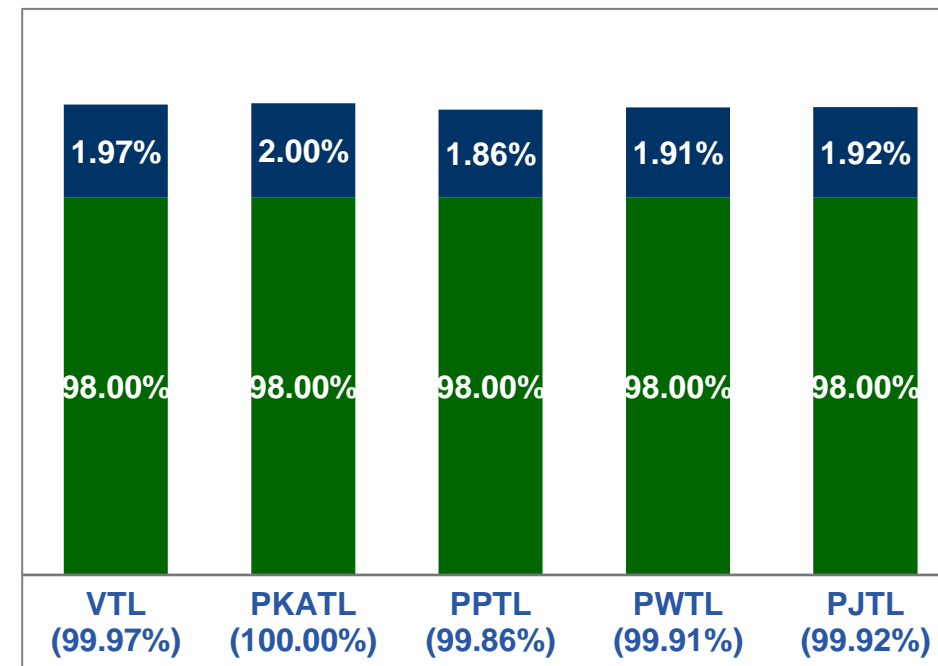
Safety Drills and Trainings for Teams

Aerial Patrolling through drones

Avg. Availability* - Q3FY24



Avg. Availability* - upto Q3FY24



■ Target Availability ■ Availability above Target Availability

* Provisional. Under Approval by RPC

Efficient & Accident-Free Operations

Average Availability since DOCO

>98%

Financials providing consistent, stable, visible returns for unitholders

Financials (Consolidated)

Total Income

• ₹ 3,293.48 Mn

Operating Expenses

• ₹ 201.07 Mn

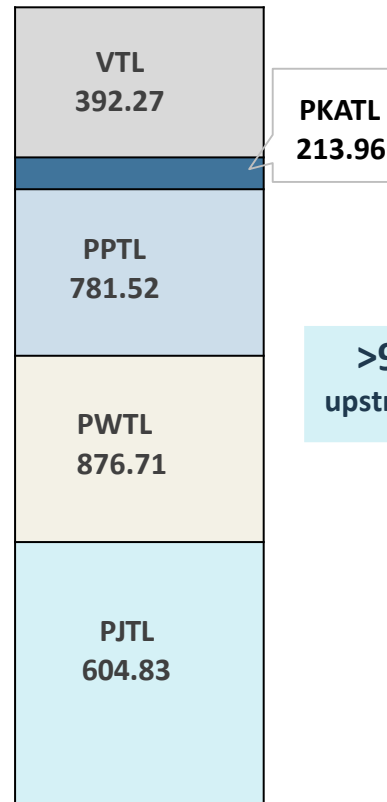
Total Debt

₹ 5,706 Mn

Receivable Days

59

NDCF at SPVs

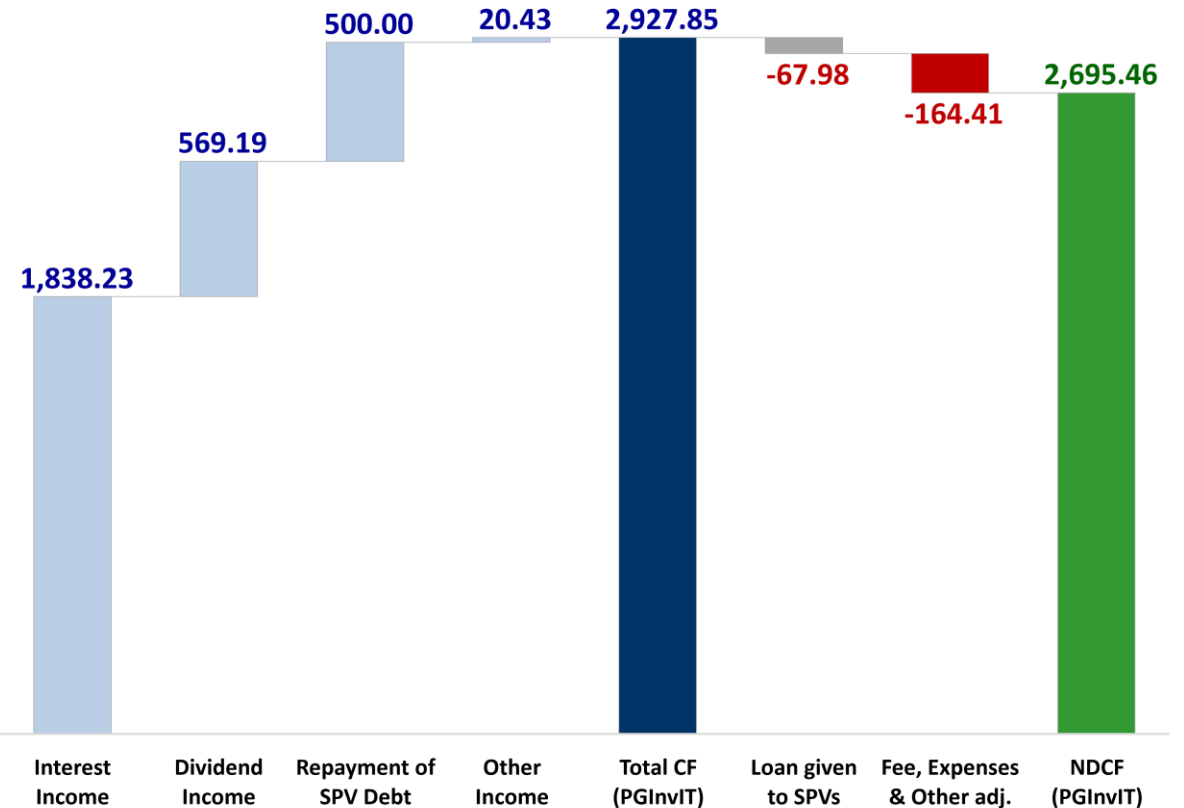


>90%
upstreamed

SPVs NDCF
(₹ 2,869.29 Mn)

NDCF at PGIInvIT (Q3FY24)

(₹ in mn)



Financials providing consistent, stable, visible returns for unitholders

Financials (Consolidated)

Total Income

• ₹ 9,760.41 Mn

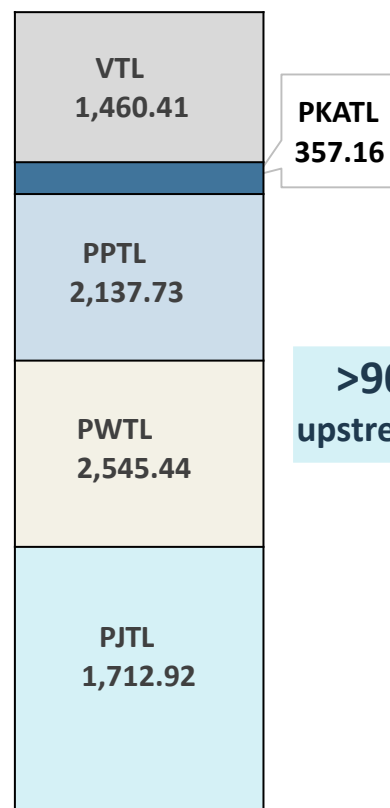
Operating Expenses

• ₹ 693.29 Mn

Total Debt
₹ 5,706 Mn

Receivable Days
59

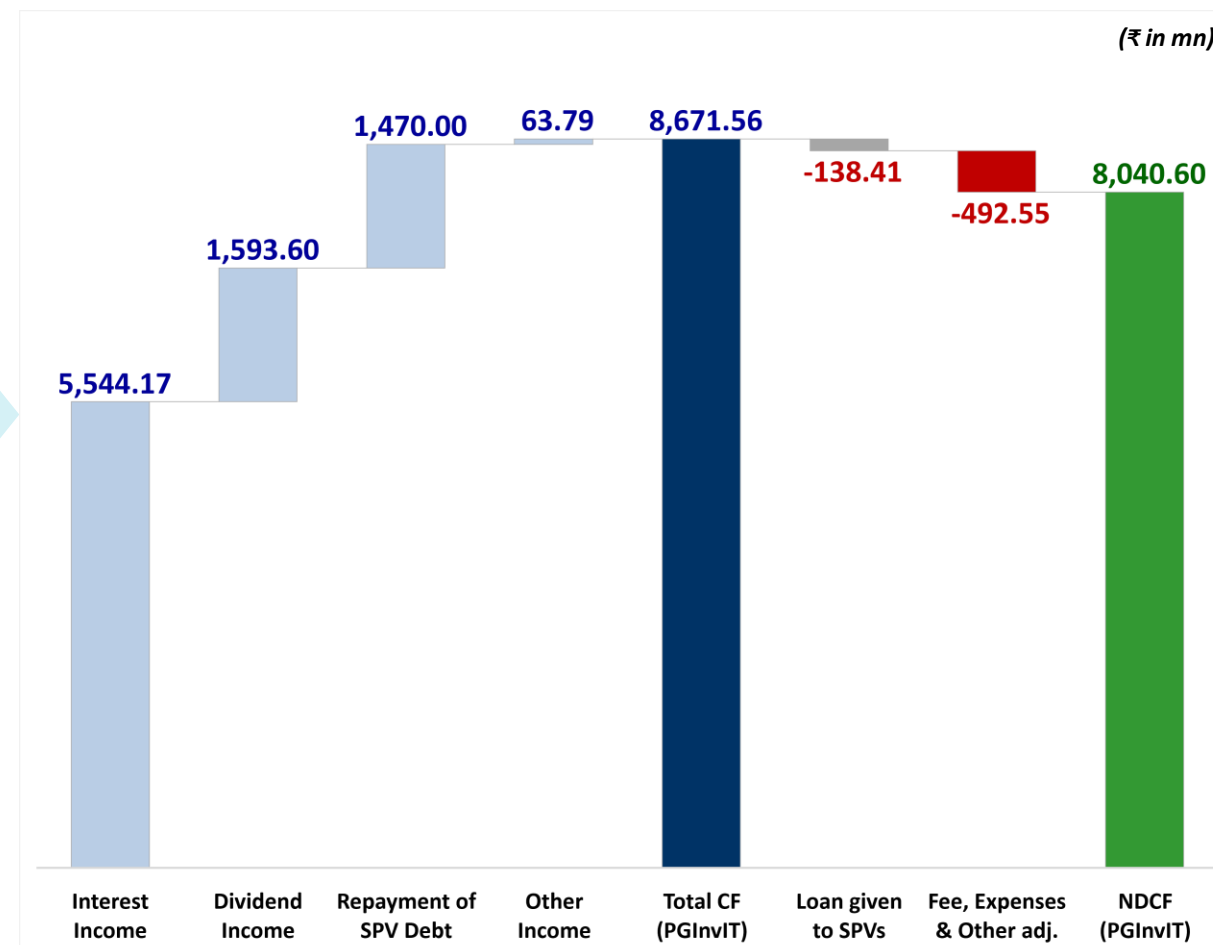
NDCF at SPVs



>90%
upstreamed

SPVs NDCF
(₹ 8,213.66 Mn)

NDCF at PGIInvIT (upto Q3FY24)



External Debt

<u>Bank Loan</u> (Drawn in Mar-22)	<u>Rate of Interest</u>	<u>Tenor</u>	<u>Loan Outstanding</u> (as on Dec 31, 2023)
~Rs.5,756 mn	Linked to 3-month T-bill; Reset on quarterly basis	16 years	~Rs.5,706 mn

More than 80% Debt repayment post 10 years

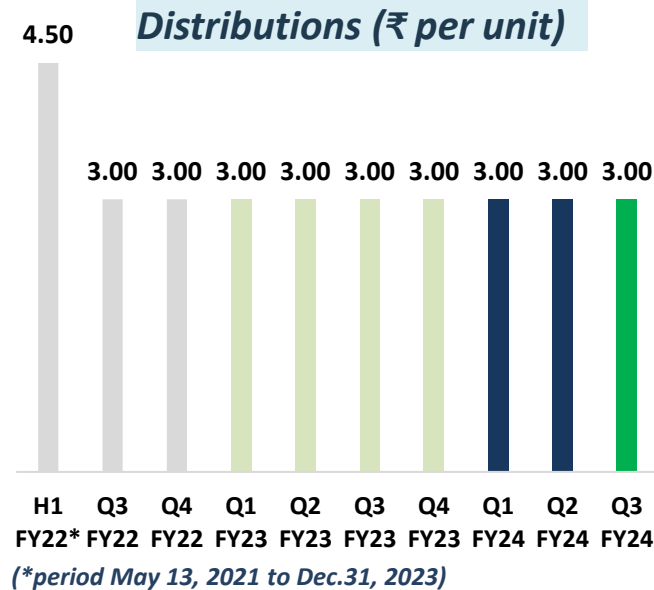
Interest Rate as on 31.12.2023 : 8.13%

Distribution declared for Q3FY24

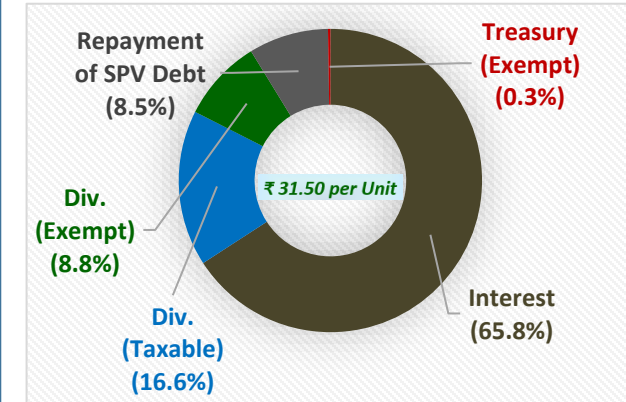
**₹ 3.00
per unit**

- ₹ 1.97 - Interest
- ₹ 0.39 - Dividend (Taxable)
- ₹ 0.16 - Dividend (Exempt)
- ₹ 0.47 - Repayment of SPV Debt
- ₹ 0.01 - Treasury Income (Exempt)

Record Date for Distribution – January 30, 2024



**Total Distribution since IPO
₹ 31.50 per unit #**



(# incl. Rs.3.00 declared on January 24, 2024)

Distribution Guidance for FY2023-24: ₹ 12 per unit

**PGInvIT
Distribution
Policy**

- ◆ InvIT Assets to distribute not less than 90% of each of their NDCF to the Trust
- ◆ Trust to distribute at least 90% of the Distributable Income to the Unitholders
- ◆ Distribution to be declared and made not less than once every quarter

1x125 MVAR, 420 kV Bus Reactor at Kala Amb Substation along with 2 Nos. associated bays

- Project allotted to PKATL by Ministry of Power, Govt of India under Regulated Tariff Mechanism
- Commissioning expected shortly
- License from CERC received
- Debt-Equity Ratio - 70:30
- Tariff to be determined as per applicable CERC Regulations
- Return on Equity: 15.5% (as per CERC Regulations 2019-24)

Recent Development post Q3FY24

1 x 400 kV line bay at 765/400 kV Parli Substation for RE Interconnection

- Allotted to POWERGRID Parli Transmission Limited by CTUIL on Jan. 2, 2024
- 400 kV Line of a RE Generator getting connected at Parli
- Under Regulated Tariff Mechanism
- Implementation timeframe as per CTUIL communication: Dec. 31, 2025
- Estimated Cost: Rs. 18 crore*
- Tariff to be determined as per applicable CERC Regulations
- Return on Equity : 15.0% (as per Draft CERC Regulations 2024-29)

** Cost Estimated by CTU. Actual cost may vary.*

Acquisition Opportunities

Targeted through debt

Valuation by Independent Valuer

Corporate Governance Framework of PGIInvIT

Policy on Related Party Transactions

Balance 26% of PKATL, PPTL, PJTL & PWTL

- Not envisaged in Fiscal 2024

Others

- Asset Sale by Other Developers
 - Limited Acquisition opportunities at present- Sector to witness more assets getting commissioned in coming 12- 18 months
- Gol's guidelines to States for monetization of transmission assets
 - Policy Advocacy with States
- Targets under National Monetization Pipeline
 - As and when Sponsor undertakes Monetization through InvIT

Factors driving India's Power Sector

- Rising demand
- Focus on Energy Transition
- Cross-border linkages



Enablers for PGIInvIT's Debt-funded Acquisition Strategy

- Industry witnessing growing investments
- Substantial headroom for debt-funded acquisitions
- Lenders' trust and confidence
- Highest credit rating of 'AAA' from CARE, CRISIL, and ICRA

Term	Description
AUM	Assets Under Management
ckm	circuit kilometres
CPSE	Central Public Sector Enterprise
CTUIL	Central Transmission Utility of India Ltd
DOCO	Date of Commercial Operation
Q3FY24/Q3FY2024	Quarter ended September 30, 2023
PGInvIT	POWERGRID Infrastructure Investment Trust
IM	Investment Manager
InvIT	Infrastructure Investment Trust
IPA	Initial Portfolio Assets (used interchangeably with SPV)
IPO	Initial Public Offer
ISTS	Inter-State Transmission System
MVA	Mega Volt Ampere
NDCF	Net Distributable Cash Flows
OEM	Original Equipment Manufacturer
PJTL	POWERGRID Jabalpur Transmission Limited
PKATL	POWERGRID Kala Amb Transmission Limited
POWERGRID	Power Grid Corporation of India Limited
PPTL	POWERGRID Parli Transmission Limited
VTL	Vizag Transmission Limited (formerly POWERGRID Vizag Transmission Limited, "PVTL")
PWTL	POWERGRID Warora Transmission Limited
RPC	Regional Power Committee
SPV	Special Purpose Vehicle (used interchangeably with IPA)
TBCB	Tariff Based Competitive Bidding
TSA	Transmission Service Agreement

Thank you