

CC/PUTL_COS/Stock Exchanges/75

January 24, 2023

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: Outcome of Board Meeting of POWERGRID Unchahar Transmission Limited-the Investment Manager to POWERGRID Infrastructure Investment Trust held on Tuesday, January 24, 2023

Dear Sir/Madam,

We wish to inform that the Board of Directors of POWERGRID Unchahar Transmission Limited – the Investment Manager to POWERGRID Infrastructure Investment Trust (“**PGInvIT**”), in its meeting held today i.e. on **Tuesday, January 24, 2023** has, *inter alia* considered and approved:

- i. Unaudited Consolidated and Standalone Financial Results (“**Financial Results**”) of PGInvIT for the quarter and nine months period ended December 31, 2022. The Financial Results along with limited review report issued by Statutory Auditors of PGInvIT are enclosed herewith; and
- ii. Declaration of distribution of Rs. 3:00 per unit for the quarter ended December 31, 2022, comprising Rs. 2.01 per unit as interest, Rs. 0.43 per unit as taxable dividend, Rs. 0.25 per unit as exempt dividend, Rs. 0.30 per unit as repayment of SPV Debt and Rs. 0.01 per unit as treasury income.

Record date for the distribution to the unitholders will be **Monday, January 30, 2023** and the payment of distribution will be made on or before **Wednesday, February 08, 2023**.

The Board meeting commenced at 11:25 a.m. and concluded at 12:15 p.m.

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
SEBI Registration Number: IN/InvIT/20-21/0016
Plot No. 2, Sector-29, Gurgaon, Haryana - 122 001

Un-audited Standalone Statement of Profit and Loss for the Quarter and Nine months ended 31 December 2022

₹ in million

Particulars	For the Quarter ended on 31 December 2022	For the Quarter ended on 30 September 2022	For the Quarter ended on 31 December 2021	For the Nine months ended on 31 December 2022	For the Nine months ended on 31 December 2021	For the Year ended on 31 March 2022
INCOME						
Revenue From Operations	2,569.29	2,747.68	2,742.62	7,996.76	6,910.68	9,731.30
Other Income	17.00	12.01	14.30	44.06	14.41	26.30
Total Income	2,586.29	2,759.69	2,756.92	8,040.82	6,925.09	9,757.60
EXPENSES						
Valuation Expenses	0.19	-	-	0.19	-	0.12
Payment to Auditor	-	-	-	-	-	0.12
-Statutory Audit Fees	-	-	-	-	-	0.07
-Other Services (Including Tax Audit & Certifications)	0.02	0.02	0.02	0.08	0.07	0.07
Investment manager fees	23.25	23.02	21.78	69.04	89.05	111.57
Trustee fee	-	-	-	0.35	0.35	0.35
Other expenses	0.78	1.72	1.29	9.36	1.38	2.96
Finance costs	115.78	102.86	-	301.48	-	0.91
Impairment of Investment in Subsidiaries	-	11,850.78	-	11,850.78	1,458.22	1,831.93
Total expenses	140.02	11,978.40	23.09	12,231.28	1,549.07	1,948.03
Profit for the period before tax	2,446.27	(9,218.71)	2,733.83	(4,190.46)	5,376.02	7,809.57
Tax expense:						
Current tax - Current Year	7.26	5.14	6.11	18.83	6.16	11.24
- Earlier Years	-	-	-	-	-	-
Deferred tax	-	-	-	-	-	-
	7.26	5.14	6.11	18.83	6.16	11.24
Profit for the period after tax	2,439.01	(9,223.85)	2,727.72	(4,209.29)	5,369.86	7,798.33
Other Comprehensive Income						
Items that will not be reclassified to profit or loss	-	-	-	-	-	-
Items that will be reclassified to profit or loss	-	-	-	-	-	-
Total Comprehensive Income for the period	2,439.01	(9,223.85)	2,727.72	(4,209.29)	5,369.86	7,798.33
Earnings per Unit						
Basic (in Rupees)	2.68	(10.14)	3.00	(4.63)	6.84	9.56
Diluted (in Rupees)	2.68	(10.14)	3.00	(4.63)	6.84	9.56

* Figures of nine months ended 31 December 2021 are for the period 13 May 2021 to 31 December 2021.



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Notes:

1. The above Un-audited Standalone interim financial results for the quarter and nine months ended 31 December 2022 has been reviewed by the Audit Committee and has been approved by the Board of Directors of POWERGRID Unchahar Transmission Limited ('Investment Manager') in their respective meetings held on 24 January 2023.
2. The Un-audited Standalone Financial Result comprises of the Statement of Profit and Loss and notes thereon and additional disclosures as required in paragraph 6 of Annexure A to the SEBI Circular no. CIR/IMD/DF/127/2016 dated 29 November 2016 ("SEBI Circular") of POWERGRID Infrastructure Investment Trust ("PGInvIT"/"Trust"), for the quarter ended 31 December 2022, 30 September 2022 and 31 December 2021, nine months ended 31 December 2022 and 31 December 2021, year ended 31 March 2022 being submitted by the Trust pursuant to the requirements of Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014 and the circulars issued thereunder ("InvIT Regulations"). However, it is not a complete or condensed set of financial statements under Ind AS 34 since it omits various disclosures required by Ind AS 34 as the requirement of preparing financial information is primarily governed by the InvIT Regulations.
3. POWERGRID Infrastructure Investment Trust (the "Trust") holds 100% equity stake in Vizag Transmission Limited ('VTL' formerly known as POWERGRID Vizag Transmission Limited) and 74% equity stake in POWERGRID Kala Amb Transmission Limited ('PKATL'), POWERGRID Parli Transmission Limited ('PPTL'), POWERGRID Warora Transmission Limited ('PWTL') and POWERGRID Jabalpur Transmission Limited ('PJTL') as on 31 December 2022.
4. Revenue from operations comprises of interest income on loans to subsidiaries and dividend from subsidiaries.
5. Trust has considered various internal and external information available up to the date of approval of Financial Statements and there has been no material impact of COVID-19 pandemic on the operations of the Subsidiaries for the quarter and nine months ended 31 December 2022. However, the impact assessment of COVID 19 is a continuing process given the uncertainties associated with its nature and duration. Trust will continue to monitor any material changes to future economic conditions.
6. Pursuant to the Investment Management Agreement dated 18 December 2020, Investment Manager fees is aggregate of
 - a. Rs. 7,25,00,000 per annum, in relation to the initial SPVs; and
 - b. 0.10% of the aggregate Gross Block of all Holding Companies and SPVs acquired by the InvIT after the execution of this agreement.Further, the management fee set out above shall be subject to escalation on an annual basis at the rate of 6.75% of the management fee for the previous year. Any applicable taxes, cess or charges, as the case may be, shall be in addition to the management fee.
7. Trust has not acquired any assets during the quarter and nine months ended 31 December 2022.
8. The carrying amounts of the Investment in subsidiaries have been impaired for the period ended on 30 September 2022 based upon the valuation done by an external independent valuation expert. For the quarter ended on 31 December 2022, Management feels that there were no significant indications for impairing the carrying amounts of investment in subsidiaries hence not impaired.
9. The Trust is rated as "CRISIL AAA/Stable" from CRISIL, "[ICRA] AAA(Stable)" from ICRA and "CARE AAA; Stable" from CARE.



Additional Disclosures as required by paragraph 6 of Annexure A to the SEBI Circular
No. CIR/IMD/DF/127/2016

A) Statement of Net Distributable Cash Flows (NDCFs) of PGIInvIT

₹ in million

Particulars	For the Quarter ended on 31 December 2022	For the Quarter ended on 30 September 2022	For the Quarter ended on 31 December 2021	For the Nine Months ended on 31 December 2022	For the Nine months ended on 31 December 2021	For the Year ended on 31 March 2022
Cash flows received from Portfolio Assets in the form of interest/accrued interest/ additional interest	1,864.47	1,906.01	1,825.02	5,664.06	4,622.05	6,408.37
Add: Cash flows received from Portfolio Assets in the form of dividend	669.90	841.67	917.60	2,297.78	2,288.63	3,322.93
Add: Cash flows/ Proceeds from the Portfolio Assets towards the repayment of the debt issued to the Portfolio Assets by the Trust	280.00	180.00	-	690.00	-	-
Add: Cash Flow / Proceeds from the Portfolio Assets for a capital reduction by way of a buy back or any other means as permitted, subject to applicable law	-	-	-	-	-	-
Add: Cash Flow / Proceeds from the sale of the Portfolio Assets not distributed pursuant to an earlier plan to reinvest, or if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-
Less: Costs/retentions associated with sale of the Portfolio Assets						
(a) Related debts settled or due to be settled from sale proceeds of Portfolio Assets						
(b) Transaction costs paid on sale of the assets of the Portfolio Assets; and						
(c) Capital gains taxes on sale of assets/shares in Portfolio Assets/other investments	-	-	-	-	-	-
Add: Any other income accruing at the Trust level and not captured above, including but not limited to interest/return on surplus cash invested by the Trust	17.00	12.01	14.30	44.06	14.41	26.30
Total cash inflow at the InvIT level (A)	2,831.37	2,939.69	2,756.92	8,695.90	6,925.09	9,757.60
Less: Any payment of fees, interest and expenses incurred at the Trust level, including but not limited to the fees of the Investment Manager, Trustee, Auditor, Valuer, Credit Rating Agency	(140.46)	(135.43)	(22.07)	(387.56)	(89.72)	(114.37)
Less: Reimbursement of expenses in relation to the Initial Public Issue of units of the Trust, if any	-	-	-	-	-	-
Less: Repayment of external debt (principal), net of any debt raised by refinancing of existing debt or/and any new debt raised	(7.18)	(14.40)	-	(21.58)	-	-
Less: Net cash set aside to comply with DSRA under loan agreements, if any.	(12.90)	(109.78)	-	(122.68)	-	-
Less: Income tax (if applicable) at the standalone Trust level and payment of other statutory du-	(9.44)	(6.00)	(3.88)	(19.92)	(8.08)	(11.13)
Less: Proceeds reinvested or planned to be reinvested as per Regulation 18(7)(a) of the InvIT Regulations	-	-	-	-	-	-
Less: Amount invested in any of the Portfolio Assets for service of debt or interest	-	-	-	-	-	-
Less: Any provision or reserve deemed necessary by the Investment Manager for expenses which may be due in the intervening period till next proposed distribution, but for which there may not be commensurate amounts available by the date such expenses become due.	-	-	-	-	-	-
Add: Net proceeds from fresh issuance of units by the Trust	-	-	-	-	-	-
Add/Less: Any other adjustment to be undertaken by the IM Board to ensure that there is no double counting of the same item for the above calculations	(0.11)	4.02	(0.48)	1.51	(0.59)	(2.65)
Total cash outflow/retention at the InvIT level (B)	(170.09)	(261.59)	(26.43)	(550.23)	(98.39)	(128.15)
Net Distributable Cash Flows (C) = (A+B)	2,661.28	2,678.10	2,730.49	8,145.67	6,826.70	9,629.45



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Statements of Earning per Unit

Basic EPU amounts are calculated by dividing the profit for the year/period attributable to Unit holders by the weighted average number of units outstanding during the year/period.

Diluted EPU amounts are calculated by dividing the profit attributable to unit holders by the weighted average number of units outstanding during the year plus the weighted average number of units that would be issued on conversion of all the dilutive potential units into unit capital.

The following reflects the profit and unit data used in the basic and diluted EPU computation:

Particulars	For the Quarter ended on 31 December 2022	For the Quarter ended on 30 September 2022	For the Quarter ended on 31 December 2021	For the Nine months ended on 31 December 2022	For the Nine months ended on 31 December 2021	For the year ended on 31 March 2022
Profit after tax for calculating basic and diluted EPU (₹ in million)	2,439.01	(9,223.85)	2,727.72	(4,209.29)	5,369.86	7,798.33
Weighted average number of units in calculating basic and diluted EPU (No. in million)	910.00	910.00	910.00	910.00	785.10	815.90
Earnings Per Unit						
Basic (₹/unit)	2.68	(10.14)	3.00	(4.63)	6.84	9.56
Diluted (₹/unit)	2.68	(10.14)	3.00	(4.63)	6.84	9.56

Contingent Liabilities

There are no contingent Liabilities at Trust Level

Statement of Capital Commitments

The Trust has entered into separate Share Purchase agreements with POWERGRID for acquisition of balance 26% equity stake in each of the subsidiary i.e. PKATL, PPTL, PWTL and PJTL.

Other commitments related to services to be rendered / procurements made in the normal course of business are not disclosed to avoid excessive details.

Related party disclosures of POWERGRID Infrastructure Investment Trust

(A) Disclosure as per Ind AS 24 - "Related Party Disclosures"

(a) Subsidiaries

Name of entity	Place of business/ country of incorporation	Proportion of Ownership Interest as on 31 December 2022
Vizag Transmission Limited	India	100%*
POWERGRID Kala Amb Transmission Limited	India	74%
POWERGRID Parli Transmission Limited	India	74%
POWERGRID Warora Transmission Limited	India	74%
POWERGRID Jabalpur Transmission Limited	India	74%

*26% stake acquired on 31 March 2022.

(b) Other related parties

Name of entity	Place of business/country of incorporation	Relationship with Trust
Power Grid Corporation of India Limited	India	Sponsor and Project Manager / Entity with significant influence

(B) Disclosure as per Regulation 2(1)(zv) of the InvIT Regulations

(a) Parties to Trust

Name of entity	Place of business/country of incorporation	Relationship with Trust
Power Grid Corporation of India Limited	India	Sponsor and Project Manager
POWERGRID Unchahar Transmission Limited	India	Investment Manager
IDBI Trusteeship Services Limited	India	Trustee

(b) Promoters of the parties to Trust specified in (a) above

Name of entity	Promoter
Power Grid Corporation of India Limited	Government of India
POWERGRID Unchahar Transmission Limited	Power Grid Corporation of India Limited
IDBI Trusteeship Services Limited	IDBI Bank Limited Life Insurance Corporation General Insurance Corporation



(c) Directors of the parties to Trust specified in (a) above

(i) Directors of POWER GRID CORPORATION OF INDIA LIMITED:

Shri K. Sreekant
Shri Vinod Kumar Singh
Shri Abhay Choudhary
Shri Ravindra Kumar Tyagi (Appointed as Director w.e.f. 12.08.2022)
Shri G. Ravisankar (Appointed as Director w.e.f. 21.09.2022)
Shri Dilip Nigam
Shri Chetan Bansilal Kankariya
Shri Korachara Nagappa Onkarappa
Shri Ram Naresh Tiwari
Shri Madhav Rajendran Raghuraj (Ceased to be Director w.e.f. 11.10.2022)
Shri Mohammad Afzal (Appointed as Director w.e.f. 11.10.2022)

(ii) Directors of POWERGRID Unchahar Transmission Limited

Smt. Seema Gupta (Ceased to be Director w.e.f. 31.05.2022)
Shri Abhay Choudhary (Appointed as Director w.e.f. 01.06.2022)
Shri A K Singhal
Shri Korachara Nagappa Onkarappa
Shri Ram Naresh Tiwari

(iii) Key Managerial Personnel of POWERGRID Unchahar Transmission Limited

Shri Purshottam Agarwal (CEO)
Shri Amit Garg (CFO)
Smt Anjana Luthra (Company Secretary)

(iv) Directors of IDBI Trusteeship services LTD

Shri J. Samuel Joseph
Shri Pradeep Kumar Jain
Smt Jayashree Ranade
Smt Madhuri J. Kulkarni (Ceased to be Director w.e.f. 06.12.2022)
Smt Padma V. Betai
Shri Pradeep Kumar Malhotra (Appointed as Director w.e.f. 14.12.2022)

(d) The outstanding balances of related parties are as follows:

₹ in million

Particulars	As at 31 December 2022	As at 30 September 2022	As at 31 December 2021	As at 31 March 2022
Amounts Receivable				
Loans to subsidiaries				
Vizag Transmission Limited	7,839.88	7,839.88	7,839.88	7,839.88
POWERGRID Kala Amb Transmission Limited	1,860.00	1,860.00	1,860.00	1,860.00
POWERGRID Parli Transmission Limited	13,447.94	13,567.94	13,005.00	13,567.94
POWERGRID Warora Transmission Limited	16,172.07	16,172.07	15,400.00	16,172.07
POWERGRID Jabalpur Transmission Limited	12,372.95	12,532.95	11,829.95	12,942.95
Total	51,692.84	51,972.84	49,934.83	52,382.84

(e) The transactions with related parties during the period are as follows: -

₹ in million

Particulars	For the Quarter ended on 31 December 2022	For the Quarter ended on 30 September 2022	For the Quarter ended on 31 December 2021	For the Nine months ended on 31 December 2022	For the Nine months ended on 31 December 2021	For the year ended on 31 March 2022
Income - Interest on loans to subsidiaries						
Vizag Transmission Limited	286.53	286.53	286.54	856.48	725.68	1,005.98
POWERGRID Kala Amb Transmission Limited	67.98	67.98	67.97	203.20	172.16	238.67
POWERGRID Parli Transmission Limited	495.83	495.88	475.30	1,482.20	1,203.76	1,668.96
POWERGRID Warora Transmission Limited	591.05	591.06	562.85	1,766.74	1,425.45	1,976.36
POWERGRID Jabalpur Transmission Limited	457.99	464.56	432.36	1,390.36	1,095.00	1,518.40
Total	1,899.38	1,906.01	1,825.02	5,698.98	4,622.05	6,408.37
Income - Dividend received from subsidiaries						
Vizag Transmission Limited	299.91	249.58	259.19	870.38	743.41	1,005.70
POWERGRID Kala Amb Transmission Limited	29.79	85.77	103.83	149.41	185.98	234.73
POWERGRID Parli Transmission Limited	131.10	204.98	231.20	469.56	614.95	803.25
POWERGRID Warora Transmission Limited	168.80	224.10	200.81	529.70	477.31	765.44
POWERGRID Jabalpur Transmission Limited	40.30	77.24	122.57	278.73	266.98	513.81
Total	669.90	841.67	917.60	2,297.78	2,288.63	3,322.93
Loans to Subsidiaries						
Vizag Transmission Limited	-	-	-	-	7,839.88	7,839.88
POWERGRID Kala Amb Transmission Limited	-	-	-	-	1,860.00	1,860.00
POWERGRID Parli Transmission Limited	-	-	-	-	13,005.00	13,567.94





Particulars	For the Quarter ended on 31 December 2022	For the Quarter ended on 30 September 2022	For the Quarter ended on 31 December 2021	For the Nine months ended on 31 December 2022	For the Nine months ended on 31 December 2021	For the year ended on 31 March 2022
POWERGRID Warora Transmission Limited	-	-	-	-	15,400.00	16,172.07
POWERGRID Jabalpur Transmission Limited	-	-	-	-	11,829.95	12,942.95
Total	-	-	-	-	49,934.83	52,382.84
Repayment of Loan by Subsidiaries						
POWERGRID Parli Transmission Limited	120.00	-	-	120.00	-	-
POWERGRID Jabalpur Transmission Limited	160.00	180.00	-	570.00	-	-
Total	280.00	180.00	-	690.00	-	-
Payment of Investment Manager fee (Including Taxes)						
POWERGRID Unchahar Transmission Limited (Investment Manager)	23.25	23.02	21.78	69.04	89.05	111.57
Payment of Trustee fee (Including Taxes)						
IDBI Trusteeship Services Limited (Trustee)	-	-	-	0.35	0.35	0.35
Purchase of Equity Shares of VTL						
Power Grid Corporation of India Limited	-	-	-	-	11,561.36	14,869.20
Purchase of Equity Shares of PKATL						
Power Grid Corporation of India Limited	-	-	-	-	2,022.92	2,022.92
Purchase of Equity Shares of PPTL						
Power Grid Corporation of India Limited	-	-	-	-	9,919.16	9,919.16
Purchase of Equity Shares of PWTL						
Power Grid Corporation of India Limited	-	-	-	-	10,327.52	10,327.52
Purchase of Equity Shares of PJTL						
Power Grid Corporation of India Limited	-	-	-	-	7,234.13	7,234.13
Issue of Unit Capital						
Power Grid Corporation of India Limited	-	-	-	-	41,065.09	41,065.09
Distribution Paid						
Power Grid Corporation of India Limited	409.5	409.5	614.25	1,228.50	614.25	1,023.75

During the previous financial year ended 31 March 2022, the Trust has acquired 74% equity share capital of POWERGRID Kala Amb Transmission Limited ('PKATL'), POWERGRID Parli Transmission Limited ('PPTL'), POWERGRID Warora Transmission Limited ('PWTL') and POWERGRID Jabalpur Transmission Limited ('PJTL') and 100% equity share capital of Vizag Transmission Limited ('VTL' formerly known as POWERGRID Vizag Transmission Limited), from Power Grid Corporation of India Limited.

For and on behalf of the Board of Directors
POWERGRID UNCHAHAR TRANSMISSION LIMITED
(As an Investment Manager of POWERGRID Infrastructure Investment Trust)


Abhay Choudhary
Chairman
DIN: 07388432

Place: Gurugram
Date: 24 January 2023







Independent Auditor's Review Report on the Unaudited Standalone Financial Information of the Trust for the quarter and nine months ended on 31st December 2022 pursuant to the Regulation 23 of the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 as amended

To the Board of Directors of POWERGRID UNCHAHAR TRANSMISSION LIMITED (As the Investment Manager of POWERGRID INFRASTRUCTURE INVESTMENT TRUST)

1. We have reviewed the accompanying statement of unaudited standalone financial information of POWERGRID INFRASTRUCTURE INVESTMENT TRUST (the "Trust"), consisting of the Statement of profit and loss, explanatory notes thereto and the additional disclosures as required in paragraph 6 of Annexure A to the SEBI Circular No. CIR/IMD/DF/127/2016 dated November 29, 2016 ("SEBI Circular") for the quarter and nine months ended December 31, 2022 (the 'Statement') attached herewith, being prepared by POWERGRID UNCHAHAR TRANSMISSION LIMITED (the 'Investment Manager') pursuant to the requirements of Regulation 23 of the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 as amended, read with the SEBI Circular.
2. The Statement which is the responsibility of the Investment Manager and has been approved by the Board of Directors of the Investment Manager, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting (Ind AS 34) read with Rule 2(1)(a) of Companies (Indian Accounting Standards) Rules, 2015 (as amended) read with the SEBI Circular and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of Investment Manager personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



S. K. MITTAL & CO.
CHARTERED ACCOUNTANTS

MITTAL HOUSE, E-29, SOUTH EXTENSION PART - II
NEW DELHI - 110049

Tel: 26258517, 41640694 Fax: 26255204

Email : skmittalca@yahoo.co.in, skmittalco@yahoo.com

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS') as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014 as amended, read with the SEBI Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For S K Mittal & Co
Chartered Accountants

FRN: 001135


(CA Gaurav Mittal)
Partner

Membership Number: 099387

UDIN: **23099387BGWDGS5096**

Place: Gurugram

Date: January 24, 2023

POWERGRID Infrastructure Investment Trust
SEBI Registration Number: IN/InvIT/20-21/0016
Plot No. 2, Sector-29, Gurugram, Haryana - 122 001

Un-audited Consolidated Statement of Profit and Loss for the Quarter and Nine months ended 31 December 2022

₹ in million

Particulars	For the Quarter ended on 31 December 2022	For the Quarter ended on 30 September 2022	For the Quarter ended on 31 December 2021	For the Nine months ended on 31 December 2022	For the Nine months ended on 31 December 2021	For the Year ended on 31 March 2022
INCOME						
Revenue From Operations	3,243.23	3,240.89	3,347.73	9,686.41	8,474.29	12,173.39
Other Income	67.44	58.9	74.09	237.90	172.91	260.74
Total Income	3,310.67	3,299.79	3,421.82	9,924.31	8,647.20	12,434.13
EXPENSES						
Valuation Expenses	0.19	-	-	0.19	-	0.12
Payment to Auditor						
-Statutory Audit Fees	-	-	-	-	-	0.43
-Other Services (Including Tax Audit & Certifications)	0.09	0.12	0.09	0.31	0.29	0.42
Insurance expenses	64.60	54.64	53.27	173.27	131.68	185.11
Project manager fees	11.36	11.34	11.03	33.92	27.80	38.52
Investment manager fees	23.25	23.02	21.78	69.04	89.05	111.57
Trustee fee	-	-	-	0.35	0.35	0.35
Repairs and maintenance of Transmission assets	76.17	75.91	74.39	227.16	198.11	272.55
Other expenses	14.65	16.37	13.23	62.42	45.95	168.38
Employee benefits expense	3.03	2.93	1.14	8.52	1.43	3.15
Finance costs	115.78	102.86	-	301.48	-	0.92
Depreciation and amortization expense	793.64	793.18	768.60	2,371.23	1,945.44	2,697.50
Impairment of Goodwill, Property Plant and Equipment and Intangible Assets	-	13,097.34	-	13,097.34	3,530.73	3,679.41
Total expenses	1,102.76	14,177.71	943.53	16,345.23	5,970.83	7,158.43
Profit for the period before tax	2,207.91	(10,877.92)	2,478.29	(6,420.92)	2,676.37	5,275.70
Tax expense:						
Current tax - Current Year	55.46	53.43	76.66	163.47	179.67	245.96
- Earlier Years	-	-	-	-	-	-
Deferred tax	(15.76)	(1,729.73)	75.25	(1,689.83)	206.64	396.6
	39.70	(1,676.30)	151.91	(1,526.36)	386.31	642.56
Profit for the period after tax	2,168.21	(9,201.62)	2,326.38	(4,894.56)	2,290.06	4,633.14
Other Comprehensive Income						
Items that will not be reclassified to profit or loss	-	-	-	-	-	-
Items that will be reclassified to profit or loss	-	-	-	-	-	-
Total Comprehensive Income for the period	2,168.21	(9,201.62)	2,326.38	(4,894.56)	2,290.06	4,633.14
Net Profit Attributable to:						
Owners of the Trust	2,091.95	(6,895.02)	2,192.15	(2,727.51)	2,874.90	5,068.42
Non-Controlling Interest	76.26	(2,306.60)	134.23	(2,167.05)	(584.84)	(435.28)
Total Comprehensive Income attributable to:						
Owners of the Trust	2,091.95	(6,895.02)	2,192.15	(2,727.51)	2,874.90	5,068.42
Non-Controlling Interest	76.26	(2,306.60)	134.23	(2,167.05)	(584.84)	(435.28)
Earnings per Unit						
Basic (in Rupees)	2.30	(7.58)	2.41	(3.00)	3.66	6.21
Diluted (in Rupees)	2.30	(7.58)	2.41	(3.00)	3.66	6.21

* Figures of nine months ended 31 December 2021 are for the period 13 May 2021 to 31 December 2021



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Notes:

1. The above Un-audited Consolidated Financial Result for quarter and nine months ended 31 December 2022 has been reviewed by the Audit Committee and has been approved by the Board of Directors of POWERGRID Unchahar Transmission Limited ('Investment Manager') in their respective meetings held on 24 January 2023.
2. The Un-audited Consolidated Financial Result comprises of the Statement of Profit and Loss and notes thereon and additional disclosures as required in paragraph 6 of Annexure A to the SEBI Circular no. CIR/IMD/DF/127/2016 dated 29 November 2016 ("SEBI Circular") of POWERGRID Infrastructure Investment Trust ("PGInvIT"/"Trust"), for the quarter ended 31 December 2022, 30 September 2022 and 31 December 2021, nine months ended 31 December 2022 and 31 December 2021, year ended 31 March 2022 being submitted by the Trust pursuant to the requirements of Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014 and the circulars issued thereunder ("InvIT Regulations"). However, it is not a complete or condensed set of financial statements under Ind AS 34 since it omits various disclosures required by Ind AS 34 as the requirement of preparing financial information is primarily governed by the InvIT Regulations.
3. POWERGRID Infrastructure Investment Trust (the "Trust") holds 100% equity stake in Vizag Transmission Limited ('VTL' formerly known as POWERGRID Vizag Transmission Limited) and 74% equity stake in POWERGRID Kala Amb Transmission Limited ('PKATL'), POWERGRID Parli Transmission Limited ('PPTL'), POWERGRID Warora Transmission Limited ('PWTL') and POWERGRID Jabalpur Transmission Limited ('PJTL') as on 31 December 2022.
4. Pursuant to the Project Implementation and Management Agreement dated 23 January 2021, Project Manager is entitled to fees @ 15% of the aggregate annual fees payable under the O&M Agreements. Any applicable taxes, cess or charges, as the case may be, shall be in addition to the fee.
5. Pursuant to the Investment Management Agreement dated 18 December 2020, Investment Manager fees is aggregate of
 - a. ₹ 7,25,00,000 per annum, in relation to the initial SPVs; and
 - b. 0.10% of the aggregate Gross Block of all Holding Companies and SPVs acquired by the InvIT after the execution of this agreement.Further, the management fee set out above shall be subject to escalation on an annual basis at the rate of 6.75% of the management fee for the previous year. Any applicable taxes, cess or charges, as the case may be, shall be in addition to the management fee.
6. Trust has not acquired any assets during the quarter and nine months ended 31 December 2022.
7. The carrying amounts of the Groups' non-financial assets have been impaired for the period ended on September 30, 2022 based upon the valuation done by an external independent valuation expert. For the quarter ended on 31 December 2022, Management feels that there were no significant indications for impairing the carrying amounts of Groups' non-financial assets hence not impaired.
8. Group has considered various internal and external information available up to the date of approval of Financial Statements and there has been no material impact of COVID-19 pandemic on the operations of the Subsidiaries for the quarter and nine months ended 31 December 2022. However, the impact assessment of COVID 19 is a continuing process given the uncertainties associated with its nature and duration. The Group will continue to monitor any material changes to future economic conditions.
9. The Trust is rated as "CRISIL AAA/Stable" from CRISIL, "[ICRA] AAA(Stable)" from ICRA and "CARE AAA; Stable" from CARE.



Additional Disclosures as required by paragraph 6 of Annexure A to the SEBI Circular
No. CIR/IMD/DF/127/2016

A) Statement of Net Distributable Cash Flows (NDCFs) of PGIInvIT

₹ in million

Particulars	For the Quarter ended on 31 December 2022	For the Quarter ended on 30 September 2022	For the Quarter ended on 31 December 2021	For the Nine Months ended on 31 December 2022	For the Nine months ended on 31 December 2021	For the Year ended on 31 March 2022
Cash flows received from Portfolio Assets in the form of interest/accrued interest/ additional interest	1,864.47	1,906.01	1,825.02	5,664.06	4,622.05	6,408.37
Add: Cash flows received from Portfolio Assets in the form of dividend	669.90	841.67	917.60	2,297.78	2,288.63	3,322.93
Add: Cash flows/ Proceeds from the Portfolio Assets towards the repayment of the debt issued to the Portfolio Assets by the Trust	280.00	180.00	-	690.00	-	-
Add: Cash Flow / Proceeds from the Portfolio Assets for a capital reduction by way of a buy back or any other means as permitted, subject to applicable law	-	-	-	-	-	-
Add: Cash Flow / Proceeds from the sale of the Portfolio Assets not distributed pursuant to an earlier plan to reinvest, or if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-
Less: Costs/retentions associated with sale of the Portfolio Assets						
(a) Related debts settled or due to be settled from sale proceeds of Portfolio Assets						
(b) Transaction costs paid on sale of the assets of the Portfolio Assets; and						
(c) Capital gains taxes on sale of assets/shares in Portfolio Assets/other investments	-	-	-	-	-	-
Add: Any other income accruing at the Trust level and not captured above, including but not limited to interest/return on surplus cash invested by the Trust	17.00	12.01	14.30	44.06	14.41	26.30
Total cash inflow at the InvIT level (A)	2,831.37	2,939.69	2,756.92	8,695.90	6,925.09	9,757.60
Less: Any payment of fees, interest and expenses incurred at the Trust level, including but not limited to the fees of the Investment Manager, Trustee, Auditor, Valuer, Credit Rating Agency	(140.46)	(135.43)	(22.07)	(387.56)	(89.72)	(114.37)
Less: Reimbursement of expenses in relation to the Initial Public Issue of units of the Trust, if an	-	-	-	-	-	-
Less: Repayment of external debt (principal), net of any debt raised by refinancing of existing debt or/and any new debt raised	(7.18)	(14.40)	-	(21.58)	-	-
Less: Net cash set aside to comply with DSRA under loan agreements, if any.	(12.90)	(109.78)	-	(122.68)	-	-
Less: Income tax (if applicable) at the standalone Trust level and payment of other statutory du	(9.44)	(6.00)	(3.88)	(19.92)	(8.08)	(11.13)
Less: Proceeds reinvested or planned to be reinvested as per Regulation 18(7)(a) of the InvIT Regulations	-	-	-	-	-	-
Less: Amount invested in any of the Portfolio Assets for service of debt or interest	-	-	-	-	-	-
Less: Any provision or reserve deemed necessary by the Investment Manager for expenses which may be due in the intervening period till next proposed distribution, but for which there may not be commensurate amounts available by the date such expenses become due.	-	-	-	-	-	-
Add: Net proceeds from fresh issuance of units by the Trust	-	-	-	-	-	-
Add/Less: Any other adjustment to be undertaken by the IM Board to ensure that there is no double counting of the same item for the above calculations	(0.11)	4.02	(0.48)	1.51	(0.59)	(2.65)
Total cash outflow/retention at the InvIT level (B)	(170.09)	(261.59)	(26.43)	(550.23)	(98.39)	(128.15)
Net Distributable Cash Flows (C) = (A+B)	2,661.28	2,678.10	2,730.49	8,145.67	6,826.70	9,629.45



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B) Statement of Net Distributable Cash Flows (NDCFs) of VTL

₹ in million

Particulars	For the Quarter ended	For the Quarter ended	For the Quarter	For the Nine Months	For the Nine months	For the year ended
	on	on	ended on	ended on	ended on	on 31 March 2022
	31 December 2022	30 September 2022	31 December 2021	31 December 2022	31 December 2021	
Profit after tax as per profit and loss account (standalone) (A)	200.69	201.66	245.73	601.98	624.23	921.27
Add: Depreciation, impairment and amortisation as per profit and loss account. In case of impairment reversal, same needs to be deducted from profit and loss.	79.91	79.91	59.13	238.86	149.76	227.94
Add: Interest on loans availed from Trust as per profit and loss account	286.53	286.53	286.54	856.48	725.69	1,005.99
Add: Interest on unpaid interest (on account of loans availed from Trust) as per profit and loss account	-	-	-	-	-	-
Add/Less: Decrease/Increase in working capital affecting the cash flow	(55.78)	37.75	(38.17)	(79.87)	(22.33)	27.33
Add/Less: Loss/gain on sale of infrastructure assets	-	-	-	-	-	-
Add: Net Proceeds (after applicable taxes) from sale of infrastructure assets adjusted for the following:	-	-	-	-	-	-
- related debts settled or due to be settled from sale proceeds;	-	-	-	-	-	-
- directly attributable transaction costs;	-	-	-	-	-	-
- proceeds reinvested or planned to be reinvested as per Regulation 18(7)(a) of the InvIT Regulations	-	-	-	-	-	-
Add: Net Proceeds (after applicable taxes) from sale of infrastructure assets not distributed pursuant to an earlier plan to re-invest, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-
Less: Capital expenditure, if any	-	-	-	-	-	-
Less: Investments made in accordance with the investment objective, if any	-	-	-	-	-	-
Add/Less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), if deemed necessary by the Investment Manager, including but not limited to	-	-	-	-	-	-
- any decrease/increase in carrying amount of an asset or a liability recognised in profit and loss account on measurement of the asset or the liability at fair value;	-	-	-	-	-	-
- interest cost as per effective interest rate method (difference between accrued and actual paid);	-	-	-	-	-	-
- deferred tax, lease rents, etc.	(14.36)	(14.66)	(24.41)	(43.36)	(58.52)	(89.39)
Less: Any provision or reserve deemed necessary by the Investment Manager for expenses which may be due in the intervening period till next proposed distribution, but for which there may not be commensurate amounts available by the date such expenses become due	-	-	-	-	-	-
Less: Repayment of external debt (principal) / redeemable preference shares / debentures, etc. / net cash set aside to comply with borrowing requirements under agreements including DSRA, net of any debt raised by refinancing of existing debt or/and any new debt raised	-	-	-	-	-	-
Add/ less: Amounts added or retained to make the distributable cash flows in accordance with the Transaction Documents or the loan agreements	-	-	-	-	-	-
Add/Less: Any other adjustment to be undertaken by the board of directors of the Investment Manager (the "IM Board") to ensure that there is no double counting of the same item for the above calculation*	(0.66)	-	(1.20)	8.41	(1.20)	(100.60)
Total Adjustments (B)	295.64	389.53	281.89	980.52	793.40	1,071.27
Net Distributable Cash Flows (C)=(A+B)	496.33	591.19	527.62	1,582.50	1,417.63	1,992.54

Note: During the period, amount not less than 90% of NDCF has already been distributed to PGInvIT.

* Other adjustments are with respect to changes in other non-current assets/liabilities which are not part of Working Capital.



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C) Statement of Net Distributable Cash Flows (NDCFs) of PKATL

₹ in million

Particulars	For the Quarter ended	For the Quarter ended	For the Quarter	For the Nine Months	For the Nine months	For the year ended
	on	on	ended on	ended on	ended on	on 31 March 2022
	31 December 2022	30 September 2022	31 December 2021	31 December 2022	31 December 2021	
Profit after tax as per profit and loss account (standalone) (A)	36.47	37.66	44.25	110.20	100.86	135.50
Add: Depreciation, impairment and amortisation as per profit and loss account. In case of impairment reversal, same needs to be deducted from profit and loss.	16.15	15.83	15.70	47.53	39.42	54.80
Add: Interest on loans availed from Trust as per profit and loss account	67.98	67.98	67.97	203.20	172.16	238.67
Add: Interest on unpaid interest (on account of loans availed from Trust) as per profit and loss account	-	-	-	-	-	-
Add/Less: Decrease/Increase in working capital affecting the cash flow	(9.09)	62.43	(21.99)	46.42	(37.23)	(65.17)
Add/less: Loss/gain on sale of infrastructure assets	-	-	-	-	-	-
Add: Net Proceeds (after applicable taxes) from sale of infrastructure assets adjusted for the following:	-	-	-	-	-	-
- related debts settled or due to be settled from sale proceeds;	-	-	-	-	-	-
- directly attributable transaction costs;	-	-	-	-	-	-
- proceeds reinvested or planned to be reinvested as per Regulation 18(7)(a) of the InvIT Regulations	-	-	-	-	-	-
Add: Net Proceeds (after applicable taxes) from sale of infrastructure assets not distributed pursuant to an earlier plan to re-invest, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-
Less: Capital expenditure, if any	0.03	(33.74)	(3.16)	(33.71)	(10.85)	(14.56)
Less: Investments made in accordance with the investment objective, if any	-	-	-	-	-	-
Add/less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), if deemed necessary by the Investment Manager, including but not limited to	-	-	-	-	-	-
- any decrease/increase in carrying amount of an asset or a liability recognised in profit and loss account on measurement of the asset or the liability at fair value;	-	-	-	-	-	-
- interest cost as per effective interest rate method (difference between accrued and actual paid);	-	-	-	-	-	-
- deferred tax, lease rents, etc.	5.85	6.09	9.58	17.48	25.04	34.74
Less: Any provision or reserve deemed necessary by the Investment Manager for expenses which may be due in the intervening period till next proposed distribution, but for which there may not be commensurate amounts available by the date such expenses become due*	(22.20)	10.00	-	(22.20)	-	-
Less: Repayment of external debt (principal) / redeemable preference shares / debentures, etc. / net cash set aside to comply with borrowing requirements under agreements including DSRA, net of any debt raised by refinancing of existing debt or/and any new debt raised	-	-	-	-	-	-
Add/ less: Amounts added or retained to make the distributable cash flows in accordance with the Transaction Documents or the loan agreements	-	-	-	-	-	-
Add/less: Any other adjustment to be undertaken by the board of directors of the Investment Manager (the "IM Board") to ensure that there is no double counting of the same item for the above calculation**	9.54	(3.79)	49.44	6.42	44.88	41.68
Total Adjustments (B)	68.26	124.80	117.54	265.14	233.42	290.16
Net Distributable Cash Flows (C)=(A+B)	104.73	162.46	161.79	375.34	334.28	425.66

Note: During the period, amount not less than 90% of NDCF has already been distributed to PGINVT.

* Retention is for the purpose of funding the project awarded to PKATL under Regulated Tariff Mechanism

** Other adjustments are with respect to changes in other non-current assets/liabilities which are not part of Working Capital.



D) Statement of Net Distributable Cash Flows (NDCFs) of PPTL

₹ in million

Particulars	For the Quarter ended	For the Quarter ended	For the Quarter	For the Nine Months	For the Nine months	For the year ended
	on	on	ended on	ended on	ended on	on 31 March 2022
	31 December 2022	30 September 2022	31 December 2021	31 December 2022	31 December 2021	
Profit after tax as per profit and loss account (standalone) (A)	109.51	105.44	122.94	317.50	302.11	401.49
Add: Depreciation, impairment and amortisation as per profit and loss account. In case of impairment reversal, same needs to be deducted from profit and loss.	93.42	93.41	88.55	279.23	224.22	310.88
Add: Interest on loans availed from Trust as per profit and loss account	495.83	495.88	475.30	1,482.20	1,203.76	1,668.96
Add: Interest on unpaid interest (on account of loans availed from Trust) as per profit and loss account	-	-	-	-	-	-
Add/Less: Decrease/Increase in working capital affecting the cash flow	(27.07)	(20.25)	3.09	(195.26)	216.99	225.72
Add/less: Loss/gain on sale of infrastructure assets	-	-	-	-	-	-
Add: Net Proceeds (after applicable taxes) from sale of infrastructure assets adjusted for the following:	-	-	-	-	-	-
- related debts settled or due to be settled from sale proceeds;	-	-	-	-	-	-
- directly attributable transaction costs;	-	-	-	-	-	-
- proceeds reinvested or planned to be reinvested as per Regulation 18(7)(a) of the InvIT Regulations	-	-	-	-	-	-
Add: Net Proceeds (after applicable taxes) from sale of infrastructure assets not distributed pursuant to an earlier plan to re-invest, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-
Less: Capital expenditure, if any	(5.38)	(0.01)	(1.15)	(5.39)	(1.69)	(600.13)
Less: Investments made in accordance with the investment objective, if any	-	-	-	-	-	-
Add/less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), if deemed necessary by the Investment Manager, including but not limited to	-	-	-	-	-	-
- any decrease/increase in carrying amount of an asset or a liability recognised in profit and loss account on measurement of the asset or the liability at fair value;	-	-	-	-	-	-
- interest cost as per effective interest rate method (difference between accrued and actual paid);	-	-	-	-	-	-
- deferred tax, lease rents, etc.	33.10	37.26	43.99	107.22	118.45	164.54
Less: Any provision or reserve deemed necessary by the Investment Manager for expenses which may be due in the intervening period till next proposed distribution, but for which there may not be commensurate amounts available by the date such expenses become due	-	-	-	-	(81.40)	-
Less: Repayment of external debt (principal) / redeemable preference shares / debentures, etc. / net cash set aside to comply with borrowing requirements under agreements including DSRA, net of any debt raised by refinancing of existing debt or/and any new debt raised	-	-	-	-	-	-
Add/ less: Amounts added or retained to make the distributable cash flows in accordance with the Transaction Documents or the loan agreements	-	-	-	-	-	416.58
Add/Less: Any other adjustment to be undertaken by the board of directors of the Investment Manager (the "IM Board") to ensure that there is no double counting of the same item for the above calculation*	(11.10)	(12.19)	(12.88)	(30.12)	(32.63)	(2.47)
Total Adjustments (B)	578.80	594.10	596.90	1,637.88	1,647.70	2,184.08
Net Distributable Cash Flows (C)=(A+B)	688.31	699.54	719.84	1,955.38	1,949.81	2,585.57

Note: During the period, amount not less than 90% of NDCF has already been distributed to PGINVIT.

* Other adjustments are with respect to changes in other non-current assets/liabilities which are not part of Working Capital.



E) Statement of Net Distributable Cash Flows (NDCFs) of PWTL

₹ in million

Particulars	For the Quarter ended	For the Quarter ended	For the Quarter	For the Nine Months	For the Nine months	For the year ended
	on	on	ended on	ended on	ended on	on 31 March 2022
	31 December 2022	30 September 2022	31 December 2021	31 December 2022	31 December 2021	
Profit after tax as per profit and loss account (standalone) (A)	92.00	90.37	114.60	299.04	275.44	364.84
Add: Depreciation, impairment and amortisation as per profit and loss account. In case of impairment reversal, same needs to be deducted from profit and loss.	113.90	113.90	107.24	340.47	271.12	375.99
Add: Interest on loans availed from Trust as per profit and loss account	591.06	591.06	562.84	1,766.75	1,425.45	1,976.36
Add: Interest on unpaid interest (on account of loans availed from Trust) as per profit and loss account	-	-	-	-	-	-
Add/Less: Decrease/Increase in working capital affecting the cash flow	(41.15)	(27.52)	260.27	(263.48)	289.16	281.85
Add/Less: Loss/gain on sale of infrastructure assets	-	-	-	-	-	-
Add: Net Proceeds (after applicable taxes) from sale of infrastructure assets adjusted for the following:	-	-	-	-	-	-
- related debts settled or due to be settled from sale proceeds;	-	-	-	-	-	-
- directly attributable transaction costs;	-	-	-	-	-	-
- proceeds reinvested or planned to be reinvested as per Regulation 18(7)(a) of the InvIT Regulations	-	-	-	-	-	-
Add: Net Proceeds (after applicable taxes) from sale of infrastructure assets not distributed pursuant to an earlier plan to re-invest, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-
Less: Capital expenditure, if any	(6.66)	(7.21)	(6.01)	(23.08)	(6.01)	(844.39)
Less: Investments made in accordance with the investment objective, if any	-	-	-	-	-	-
Add/Less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), if deemed necessary by the Investment Manager, including but not limited to	-	-	-	-	-	-
- any decrease/increase in carrying amount of an asset or a liability recognised in profit and loss account on measurement of the asset or the liability at fair value;	-	-	-	-	-	-
- interest cost as per effective interest rate method (difference between accrued and actual paid);	-	-	-	-	-	-
- deferred tax, lease rents, etc.	31.75	33.40	42.22	98.12	109.78	154.48
Less: Any provision or reserve deemed necessary by the Investment Manager for expenses which may be due in the intervening period till next proposed distribution, but for which there may not be commensurate amounts available by the date such expenses become due	-	-	(214.60)	-	(296.00)	-
Less: Repayment of external debt (principal) / redeemable preference shares / debentures, etc. / net cash set aside to comply with borrowing requirements under agreements including DSRA, net of any debt raised by refinancing of existing debt or/and any new debt raised	-	-	-	-	-	-
Add/ less: Amounts added or retained to make the distributable cash flows in accordance with the Transaction Documents or the loan agreements	-	-	-	-	-	571.33
Add/Less: Any other adjustment to be undertaken by the board of directors of the Investment Manager (the "IM Board") to ensure that there is no double counting of the same item for the above calculation*	(13.25)	6.08	(19.54)	(14.76)	(44.51)	(2.11)
Total Adjustments (B)	675.65	709.71	732.42	1,904.02	1,748.99	2,513.51
Net Distributable Cash Flows (C)=(A+B)	767.65	800.08	847.02	2,203.06	2,024.43	2,878.35

Note: During the period, amount not less than 90% of NDCF has already been distributed to PGINvIT.

* Other adjustments are with respect to changes in other non-current assets/liabilities which are not part of Working Capital.



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F) Statement of Net Distributable Cash Flows (NDCFs) of PJTL

₹ in million

Particulars	For the Quarter ended	For the Quarter ended	For the Quarter	For the Nine Months	For the Nine months	For the year ended
	on	on	ended on	ended on	ended on	on 31 March 2022
	31 December 2022	30 September 2022	31 December 2021	31 December 2022	31 December 2021	
Profit after tax as per profit and loss account (standalone) (A)	46.14	40.19	39.20	124.42	113.27	386.41
Add: Depreciation, impairment and amortisation as per profit and loss account. In case of impairment reversal, same needs to be deducted from profit and loss.	81.52	81.52	75.01	243.67	189.95	263.37
Add: Interest on loans availed from Trust as per profit and loss account	457.99	464.56	432.36	1,390.36	1,095.00	1,518.40
Add: Interest on unpaid interest (on account of loans availed from Trust) as per profit and loss account	-	-	-	-	-	-
Add/Less: Decrease/Increase in working capital affecting the cash flow	(21.21)	77.95	(24.17)	135.53	(54.78)	(329.58)
Add/less: Loss/gain on sale of infrastructure assets	-	-	-	-	-	-
Add: Net Proceeds (after applicable taxes) from sale of infrastructure assets adjusted for the following:	-	-	-	-	-	-
- related debts settled or due to be settled from sale proceeds;	-	-	-	-	-	-
- directly attributable transaction costs;	-	-	-	-	-	-
- proceeds reinvested or planned to be reinvested as per Regulation 18(7)(a) of the InvIT Regulations	-	-	-	-	-	-
Add: Net Proceeds (after applicable taxes) from sale of infrastructure assets not distributed pursuant to an earlier plan to re-invest, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-
Less: Capital expenditure, if any	0.01	(0.01)	-	-	-	(823.44)
Less: Investments made in accordance with the investment objective, if any	-	-	-	-	-	-
Add/less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), if deemed necessary by the Investment Manager, including but not limited to	-	-	-	-	-	-
- any decrease/increase in carrying amount of an asset or a liability recognised in profit and loss account on measurement of the asset or the liability at fair value;	-	-	-	-	-	-
- interest cost as per effective interest rate method (difference between accrued and actual paid);	-	-	-	-	-	-
- deferred tax, lease rents, etc.	14.15	16.08	22.78	44.93	55.60	156.17
Less: Any provision or reserve deemed necessary by the Investment Manager for expenses which may be due in the intervening period till next proposed distribution, but for which there may not be commensurate amounts available by the date such expenses become due	-	-	-	-	(74.00)	-
Less: Repayment of external debt (principal) / redeemable preference shares / debentures, etc. / net cash set aside to comply with borrowing requirements under agreements including DSRA, net of any debt raised by refinancing of existing debt or/and any new debt raised	-	-	-	-	-	-
Add/ less: Amounts added or retained to make the distributable cash flows in accordance with the Transaction Documents or the loan agreements	-	(230.00)	-	-	-	823.61
Add/Less: Any other adjustment to be undertaken by the board of directors of the Investment Manager (the "IM Board") to ensure that there is no double counting of the same item for the above calculation*	(8.81)	(11.57)	(0.11)	(30.90)	88.15	87.22
Total Adjustments (B)	523.65	398.53	505.87	1,783.59	1,299.92	1,695.75
Net Distributable Cash Flows (C)=(A+B)	569.79	438.72	545.07	1,908.01	1,413.19	2,082.16

Note: During the period, amount not less than 90% of NDCF has already been distributed to PGINVT.

* Other adjustments are with respect to changes in other non-current assets/liabilities which are not part of Working Capital.



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Statements of Earning per Unit (EPU)

Basic EPU amounts are calculated by dividing the profit for the year/period attributable to Unit holders by the weighted average number of units outstanding during the year/period.

Diluted EPU amounts are calculated by dividing the profit attributable to unit holders by the weighted average number of units outstanding during the period plus the weighted average number of units that would be issued on conversion of all the dilutive potential units into unit capital.

The following reflects the profit and unit data used in the basic and diluted EPU computation:

Particulars	For the Quarter ended on 31 December 2022	For the Quarter ended on 30 September 2022	For the Quarter ended on 31 December 2021	For the Nine months ended on 31 December 2022	For the Nine months ended on 31 December 2021	For the year ended on 31 March 2022
Profit after tax for calculating basic and diluted EPU (₹ in million)	2,091.95	(6,895.02)	2,192.15	(2,727.51)	2,874.90	5,068.42
Weighted average number of units in calculating basic and diluted EPU (No. in million)	910.00	910.00	910.00	910.00	785.10	815.90
Earnings Per Unit						
Basic (₹ /unit)	2.30	(7.58)	2.41	(3.00)	3.66	6.21
Diluted (₹ /unit)	2.30	(7.58)	2.41	(3.00)	3.66	6.21

Contingent Liabilities

- Claims against the Group not acknowledged as debts in respect of Disputed Income Tax/Sales Tax/Excise/Municipal Tax/Entry Tax Matters
 - Disputed Entry Tax Matters amounting to ₹ 96.28 million (Previous Year ₹ 96.28 million) contested before the Appellant Deputy Commissioner. In this regard, the ADC vide order dt.26.07.2018 in ADC Order No.777 had granted a conditional stay upon the Company depositing 35% of the disputed tax, i.e., ₹ 33.70 million. In hearing of the case, ADC (CT) has dismissed the appeal vide order dated 17.06.2020. The Company filed writ petition with Hon'ble High Court of the state of Telangana on 17.08.2020 and Hon'ble High Court grant stay for all further proceedings against the ADC order dated 17.06.2020. The Company is confident that this matter will be disposed off in favour of the Company.
 - Intimation received from Income Tax Department Under Section 143(1a) for demand of ₹ 3.11 million (For the Assessment Year 2019-20) against the Income Tax Return Filed for FY 2018-19. Appeal has been made to IT Department against the same.
 - In respect of claims made by various State/Central Government Departments/Authorities towards building permission fees, penalty on diversion of agriculture land to non-agriculture use, Nala tax, Water royalty etc. and by others, contingent liability of ₹ 5.89 million (Previous Year ₹ 5.89 millions) has been estimated
 - In respect of land acquired for the projects, the land losers have claimed higher compensation before various authorities/courts which are yet to be settled. In such cases, contingent liability of ₹ 0.01 million (Previous Year ₹ 0.01 millions) has been estimated
- Other contingent liabilities amount to ₹ 144.64 million (Previous Year ₹ 105.77 million) related to arbitration cases/RoW cases & Land compensation cases have been estimated.

Statement of Capital Commitments

Particulars	₹ In million			
	As at 31 December 2022	As at 30 September 2022	As at 31 December 2021	As at 31 March 2022
Estimated amount of contracts remaining to be executed on capital account and not provided for (Net of Advances)	361.37	372.31	107.31	102.11

The Group has entered into separate Share Purchase agreements with POWERGRID for acquisition of balance 26% equity stake in each of the subsidiary i.e. PKATL, PPTL, PWTL and PJTL.

The Group has entered into transmission services agreement (TSA) with long term transmission customers pursuant to which the Group has to ensure minimum availability of transmission line over the period of the TSA. The TSA contains provision for disincentives and penalties.

Other commitments related to services to be rendered / procurements made in the normal course of business are not disclosed to avoid excessive details.

Related party disclosures of POWERGRID Infrastructure Investment Trust

(A) Disclosure as per Ind AS 24 - "Related Party Disclosures"

(a) Entity with significant influence over Trust

Name of entity	Place of business/country of incorporation	Relationship with Trust
Power Grid Corporation of India Limited	India	Sponsor and Project Manager / Entity with significant influence

(B) Disclosure as per Regulation 2(1)(zv) of the InvIT Regulations

(a) Parties to Trust



Name of entity	Place of business/country of incorporation	Relationship with Trust
Power Grid Corporation of India Limited	India	Sponsor and Project Manager
POWERGRID Unchahar Transmission Limited	India	Investment Manager
IDBI Trusteeship Services Limited	India	Trustee

(b) Promoters of the Parties to Trust specified in (a) above

Name of entity	Promoter
Power Grid Corporation of India Limited	Government of India
POWERGRID Unchahar Transmission Limited	Power Grid Corporation of India Limited
IDBI Trusteeship Services Limited	IDBI Bank Limited Life Insurance Corporation General Insurance Corporation

(c) Directors of the parties to Trust specified in (a) above

(i) Directors of Power Grid Corporation of India Limited:

Shri K. Sreekant
Shri Vinod Kumar Singh
Shri Abhay Choudhary
Shri Ravindra Kumar Tyagi (Appointed as Director w.e.f. 12.08.2022)
Shri G. Ravisankar (Appointed as Director w.e.f. 21.09.2022)
Shri Dilip Nigam
Shri Chetan Bansilal Kankariya
Shri Korachara Nagappa Onkarappa
Shri Ram Naresh Tiwari
Shri Madhav Rajendran Raghuraj (Ceased to be Director w.e.f. 11.10.2022)
Shri Mohammad Afzal (Appointed as Director w.e.f. 11.10.2022)

(ii) Directors of POWERGRID Unchahar Transmission Limited

Smt. Seema Gupta (Ceased to be Director w.e.f. 31.05.2022)
Shri Abhay Choudhary (Appointed as Director w.e.f. 01.06.2022)
Shri A K Singhal
Shri Korachara Nagappa Onkarappa
Shri Ram Naresh Tiwari

(iii) Key Managerial Personnel of POWERGRID Unchahar Transmission Limited

Shri Purshottam Agarwal (CEO)
Shri Amit Garg (CFO)
Smt Anjana Luthra (Company Secretary)

(iv) Directors of IDBI Trusteeship services LTD

Shri J. Samuel Joseph
Shri Pradeep Kumar Jain
Smt Jayashree Ranade
Smt Madhuri J. Kulkarni (Ceased to be Director w.e.f. 06.12.2022)
Smt Padma V. Betai
Shri Pradeep Kumar Malhotra (Appointed as Director w.e.f. 14.12.2022)

(d) The outstanding balances of related parties are as follows:

₹ in million

Particulars	As at 31 December 2022	As at 30 September 2022	As at 31 December 2021	As at 31 March 2022
Amounts Payable				
Power Grid Corporation of India Limited (Sponsor and Project Manager)				
Claims under change in law	-	-	593.49	-
Other Payable – Incentive on O&M Consultancy fees and PIMA fees thereon and construction consultancy charges	6.42	5.06	2.21	6.33
Consultancy Charges	3.03	2.56	15.04	-
Total	9.45	7.62	610.74	6.33
Amounts Receivable				
Power Grid Corporation of India Limited (Sponsor and Project Manager)				
Legal Expenses recoverable	1.06	-	-	-
Total	1.06	-	-	-

(e) The transactions with related parties during the period are as follows: -

₹ in million

Particulars	For the Quarter ended on 31 December 2022	For the Quarter ended on 30 September 2022	For the Quarter ended on 31 December 2021	For the Nine months ended on 31 December 2022	For the Nine months ended on 31 December 2021	For the year ended on 31 March 2022
Power Grid Corporation of India Limited (Sponsor and Project Manager)						
Purchase of Equity Shares of VTL	-	-	-	-	11,561.36	14,869.20
Purchase of Equity Shares of PKATL	-	-	-	-	2,022.92	2,022.92
Purchase of Equity Shares of PJTL	-	-	-	-	7,234.13	7,234.13
Purchase of Equity Shares of PWTL	-	-	-	-	10,327.52	10,327.52
Purchase of Equity Shares of PPTL	-	-	-	-	9,919.16	9,919.16



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Particulars	For the Quarter ended on 31 December 2022	For the Quarter ended on 30 September 2022	For the Quarter ended on 31 December 2021	For the Nine months ended on 31 December 2022	For the Nine months ended on 31 December 2021	For the year ended on 31 March 2022
Issue of Units	-	-	-	-	41,065.09	41,065.09
Repayment of Loan during the period	-	-	-	-	49,934.83	49,934.83
Acquisition of additional revenue on account of claims under change in Law	-	-	-	-	-	3041.50
Payment of Operation & Maintenance Charges (Including Taxes)	75.64	75.65	76.00	226.10	194.53	272.55
Payment of Project Implementation & Management Charges (Including Taxes)	11.35	11.34	11.26	33.91	27.66	38.52
Distribution paid	409.50	409.50	614.25	1,228.50	614.25	1023.75
Dividend paid	130.00	208.02	322.40	501.51	804.12	1167.52
Construction Consultancy Charges	0.85	0.76	-	1.61	0.87	2.95
Reimbursement of BG extension charges (Including taxes)	-	-	-	-	0.05	0.05
Payable of Claims under Change in Law	-	-	40.78	-	103.27	-
Legal Expenses recoverable	1.06	-	-	1.06	-	-
POWERGRID Unchahar Transmission Limited (Investment Manager)						
Payment of Investment Manager fee (Including Taxes)	23.25	23.02	21.78	69.04	89.05	111.57
IDBI Trusteeship Services Limited (Trustee)						
Payment of Trustee fee (Including Taxes)	-	-	-	0.35	0.35	0.35

For and on behalf of the Board of Directors
POWERGRID UNCHAHAR TRANSMISSION LIMITED
(As an Investment Manager of POWERGRID Infrastructure Investment Trust)


Abhay Choudhary
Chairman
DIN: 07388432

Place: Gurugram
Date: 24 January 2023



S. K. MITTAL & CO.
CHARTERED ACCOUNTANTS

MITTAL HOUSE, E-29, SOUTH EXTENSION PART - II
NEW DELHI - 110049
Tel: 26258517, 41640694 Fax: 26255204
Email : skmittalca@yahoo.co.in, skmittalco@yahoo.com

Independent Auditor's Review Report on the Unaudited Consolidated Financial Information of the Trust for the quarter and nine months ended on 31st December 2022 pursuant to the Regulation 23 of the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 as amended

To the Board of Directors of POWERGRID UNCHAHAR TRANSMISSION LIMITED (As the Investment Manager of POWERGRID INFRASTRUCTURE INVESTMENT TRUST)

1. We have reviewed the accompanying statement of unaudited Consolidated financial information of POWERGRID INFRASTRUCTURE INVESTMENT TRUST (the 'Trust') and its subsidiaries (together referred to as "the Group"), consisting of the consolidated Statement of profit and loss, explanatory notes thereto and the additional disclosures as required in paragraph 6 of Annexure A to the SEBI Circular No. CIR/IMD/DF/127/2016 dated November 29, 2016 ("SEBI Circular") for the quarter and nine months ended December 31, 2022 (the 'Statement') attached herewith, being prepared by POWERGRID UNCHAHAR TRANSMISSION LIMITED (the 'Investment Manager') pursuant to the requirements of Regulation 23 of the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 as amended, read with the SEBI Circular.
2. The Statement which is the responsibility of the Investment Manager and has been approved by the Board of Directors of the Investment Manager, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with Rule 2(1)(a) of Companies (Indian Accounting Standards) Rules, 2015, as amended, read with the SEBI Circular and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of Investment Manager personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



S. K. MITTAL & CO.
CHARTERED ACCOUNTANTS

MITTAL HOUSE, E-29, SOUTH EXTENSION PART - II
NEW DELHI - 110049

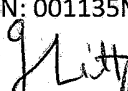
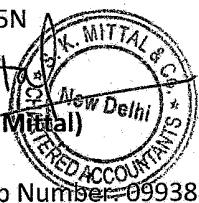
Tel: 26258517, 41640694 Fax: 26255204

Email : skmittalca@yahoo.co.in, skmittalco@yahoo.com

4. The Statement includes the results of the POWERGRID Infrastructure Investment Trust and the following subsidiaries:
- Vizag Transmission Limited (erstwhile "POWERGRID Vizag Transmission Limited)
 - POWERGRID Kala Amb Transmission Limited
 - POWERGRID Parli Transmission Limited
 - POWERGRID Warora Transmission Limited
 - POWERGRID Jabalpur Transmission Limited
5. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS') specified under section 133 of the Companies Act, 2013, as amended, read with Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015, as amended, and other accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of Regulation 23 of the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 as amended, read with the SEBI Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For S K Mittal & Co
Chartered Accountants

FRN: 001135N



(CA Gaurav Mittal)
Partner

Membership Number: 099387

UDIN: **23099387BGWDGT9321**

Place: Gurugram

Date: January 24, 2023