

INDIGRID INVESTMENT MANAGERS LIMITED

Date: October 27, 2021

BSE Limited

Department of Corporate Services Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai — 400 001, Maharashtra, India **National Stock Exchange of India Ltd**

Listing Department
Exchange Plaza, Plot No. C/1, Block G,
Bandra-Kurla Complex, Bandra (East),
Mumbai — 400 051, Maharashtra, India

Symbol- INDIGRID

Subject: Investor Presentation for Q2 FY22

Dear Sir/ Madam,

Scrip Code- 540565

We hereby enclose the Investor Presentation for Q2 FY22' results of India Grid Trust.

You are requested to take the same on record.

Thanking you,

For and on behalf of the IndiGrid Investment Managers Limited

Representing India Grid Trust as its Investment Manager

Swapnil Patil

Company Secretary & Compliance Officer ACS-24861

Copy to-

Axis Trustee Services Limited

The Ruby, 2nd Floor, SW, 29 Senapati Bapat Marg, Dadar West, Mumbai- 400 028 Maharashtra, India

Encl: As above







INVESTOR PRESENTATION
Q2 FY22 RESULTS











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OUR VISION

To become the most admired yield vehicle in Asia

Focused Business Model

- Long term contracts
- Low operating risks
- Stable cash flows

Value Accretive Growth

- DPU accretive acquisitions Y-o-Y
- Creating growth pipeline for future

Predictable Distribution

- Quarterly distribution
- Minimum 90% of Net cash flow distributed
- Sustainable distributions

Optimal Capital Structure

- Cap on leverage at 70%
- AAA rating; prudent liability management
- Well capitalized

INDIGRID AT

A GLANCE

IndiGrid – India's First Power Transmission Yield Platform



~INR 214 Bn

18 STATES & 1 UT

ASSETS UNDER MANAGEMENT

52 REVENUE GENERATING ELEMENTS

~7,570 ckms

40 LINES

~13,550 MVA

11 SUBSTATIONS

100 MW(AC)

SOLAR GENERATION

~30 YEARS

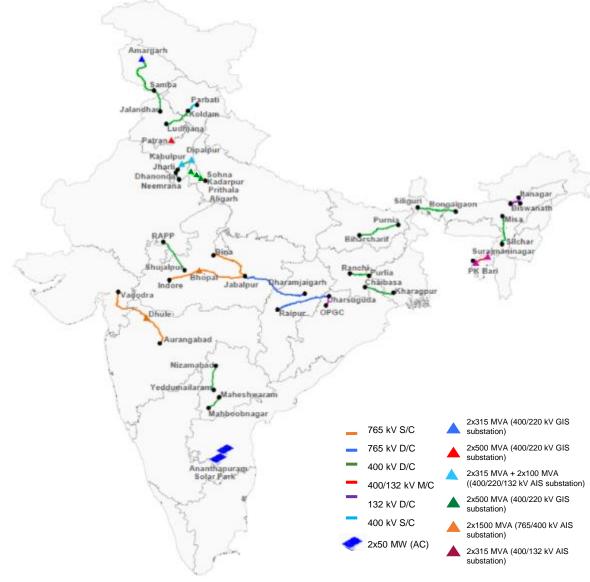
AVERAGE RESIDUAL CONTRACT#

~11,550

Towers

>4,35,000 MT

STEEL AND ALUMINUM



Locations Indicative, only a graphical representation of India

^{*}value of 100% stake of all projects as per independent valuation report as of 30th Sep 2021

[#] ENICL has a TSA term of 25 years from the Licence Date

[#] IndiGrid Solar Assets have a PPA term of 25 years from the effective date

Q2 FY22 PERFORMANCE UPDATE



Key Power Sector Trends



Demand Trend

- a) All-India electricity demand increased by 12.7% YoY during Apr-Sep'21
- b) Power demand is on a recovery mode post a transient supply-led downturn; strong demand growth of 3.4% YoY in first fortnight of October (on a high base of 12%)
- c) Increased power demand due to festival/agri season, residential demand (high temperatures) and uptick in manufacturing

Supply issues

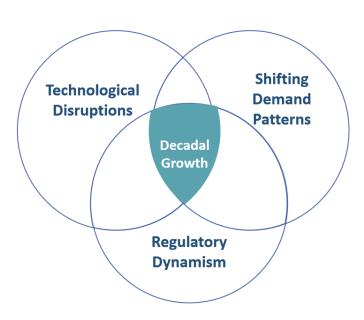
- a) Coal crisis driven by low imports at power plants on rising coal prices
- b) Resultant power demand- supply deficit and spike in merchant rates only temporary and seasonal
- c) Domestic coal-based plants ramp up to bridge the gap

Technological Disruptions

- a) Cost of Solar and other Renewables reaching grid parity
- b) Development on Storage and Battery technologies
- c) Electrification of mobility will cause further shifts from Oil & Gas sector to Electricity
- d) Focus on reliability and sustainability of electricity delivery

Increased investment in Transmission

- a) Implementation of GNA (general network access) can lead to further growth of spends on transmission
- b) Strong need to develop inter-regional transmission networks to connect the producing and consuming regions
- c) Increased investment in transmission required to add significant redundancy in the grid to reduce the destabilisation of the grid due to the intermittent nature of renewable generation



Electricity demand may see a further boost in the medium term, driven by rise in EV adoption and economic growth

Q2 FY22 Highlights



Robust Financials

- Q2 FY22 Revenue & EBITDA grew by ~43% YoY and ~49% YoY respectively
- Q2 FY22 DPU increased by ~6% YoY to ~INR 3.19* vs INR 3.00 YoY
- Q2 FY22 Collections healthy at 105%; in line with seasonal trend

Well-Capitalised Balance Sheet

- AUM increased to ~INR 214 Bn post acquisition of solar asset worth ~INR 6.60 Bn
- Net Debt/AUM as of Sep 30 2021 at ~57%; significantly below the 70% cap as per SEBI InvIT Regulations
- AAA rated by CRISIL, India Ratings and ICRA

Resilient Asset Management

- Average availability maintained at ~99.8% in Q2 FY22
- Improved reliability through implementation of DigiGrid and Emergency Restoration System
- Lowest trips per line since inception on the back of preventive maintenance initiatives
- Launched IndiGreen program to plant Miyawaki forests and fruit orchards with >50,000 trees

Regulatory Evolution

- FEMA Regulations amended to permit FPIs to invest in debt securities of InvITs and REITs
- Trading lot size reduced to ONE unit for publicly listed InvITs since Aug'21
- PFRDA enabled NPS backed pension funds to invest in debt securities of InvITs

Superior Total Returns

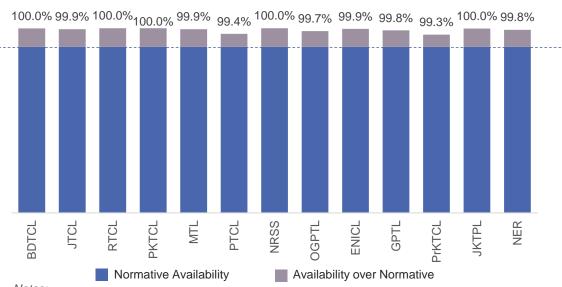
Sustainable
Increase in DPU

Steady
Operations

Operational Performance – Q2 FY22



Q2 FY22 Availability (%)



Notes:

Final availability certificates awaited

Planned outages impacted availability at PTCL, OGPTL and PrKTCL

Key Indicators	Q2 FY22	Q2 FY21
No. of Trips / Line	0.10	0.27
Safe Man Work Hours (%)	100	84.08
Training Man-Hrs (Hours)	~9,000	~8,198
Loss Time Incident	0	1
Unsafe conditions reporting (Nos)*	1,796	420
Near Miss reporting (Nos)	2	15
Rooftop (SS) Solar Generation (kWh)	10,082	9,497
Utility Solar (100 MW)		
Generation (MU)	50.1	49.08
CUF / Plant Availability (%)	22.7 / 99.63	22.2 / 99.80

- Consistent track record of maintaining superior availability and maximize incentives; Q2 FY22 Average availability at ~99.8%
- Increased Reliability: Trips/Line at 0.10; lowest since inception
- **Digital Asset Management (DigiGrid)** in partnership with IBM:
 - Implemented successfully in 25% of the portfolio
 - To be ramped up across portfolio by Mar-22
- **Emergency Preparedness**: ERS kits added in the inventory to improve ability to restore lines in case of major force majeure events
- Increased focus on **HSE**:
 - 100% safe man-hours achieved in Q2 FY22
 - Proactive reporting and closure of unsafe and near miss conditions
- Limited impact of second wave of **COVID-19**:
 - COVID appropriate behaviors & preventive measures continued across sites and offices
 - Vaccination drives conducted for employees, relatives and site persons as per Govt. regulations; over 95% of total manpower (including contractors) vaccinated
 - All the critical O&M activities continued as usual in Q2 FY22

*Not comparable due to change in methodology

Financial Performance – Q2 FY22

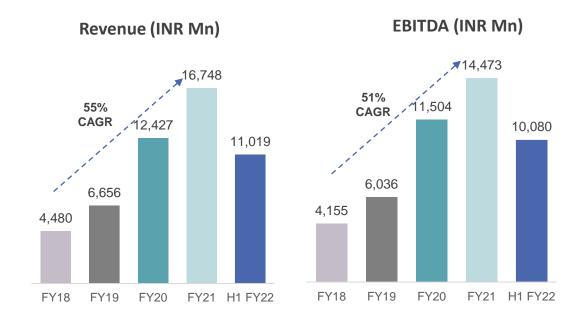


Collection Trend:

- Collections at 105% in Q2 FY22 vs 113% YoY and 70% QoQ
- DSO days at 52 as of Sep'21 vs 81 days YoY

Collection Efficiency % 146% 128% 110% 113% 105% 105% July August September Q2 ■ FY21 ■ FY22

Consolidated Financials				
INR Mn	Q2 FY22	Q2 FY21	% change	
Revenue	5,476	3,840	43%	
EBITDA	5,040	3,375	49%	
NDCF Generated	2,241	1,976	13%	
DPU (INR per unit)	~3.19	3.00	6%	



Note: NDCF Generated includes factoring worth ~INR 250 Mn in Q2 FY22

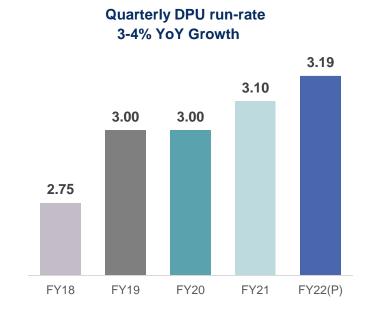
Distribution Update – Q2 FY22



Particulars	Q2 FY22	H1 FY22	
Distribution per unit (DPU) (INR)	~3.19	~6.38	
Interest	1.86	4.90	
Dividend**	0.05	0.20	
Capital Repayment/Others	1.28	1.28	
Outstanding Units (Mn)	700.2	700.2	
Gross Distribution (INR Mn)	~2,232	~4,464	
Record Date	Nov 2, 2021		
Tentative Distribution Date (on or before)	Nov 11, 2021		
NAV per Unit (INR)	~133		

- > ~INR 52.15/unit amounting to ~INR 25.05 billion distributed to investors since listing (including Q2 FY22 distribution)
- > NAV inched higher to ~INR 133 per unit on the back of increase in AUM

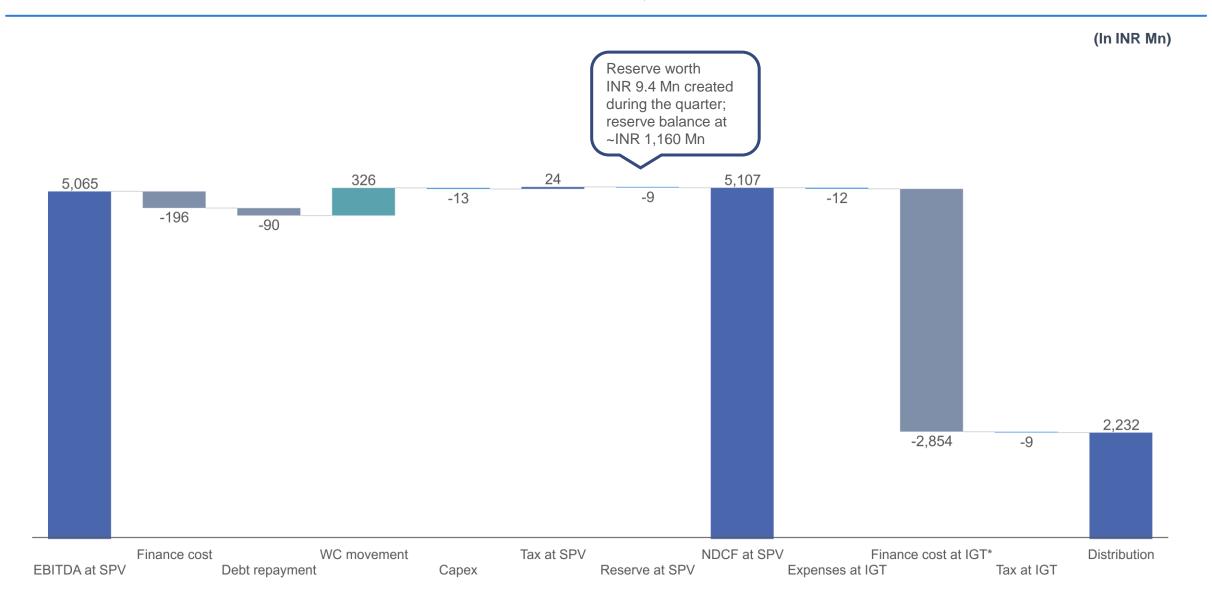




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Consolidated EBITDA to NDCF Waterfall – Q2 FY22





Note: NDCF Generated includes factoring worth ~INR 250 Mn in Q2 FY22

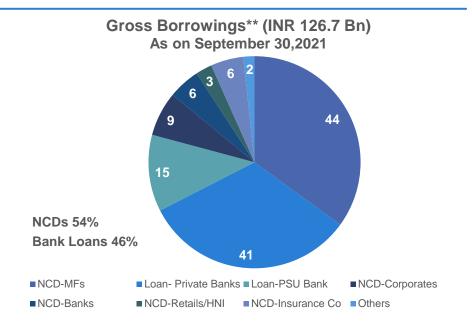
^{*} Finance cost at IGT includes a one-time interest outflow worth ~INR 660 Mn on account market linked debenture prepayment

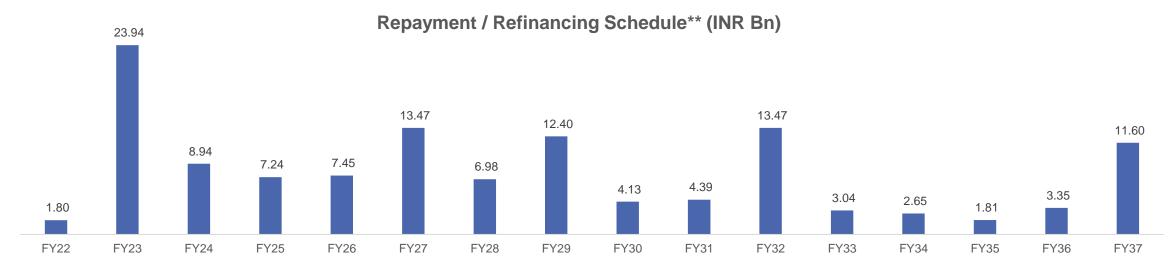
Robust Balance Sheet



- > Debt worth INR 8.5 Bn raised in Q2 FY22 for refinancing and funding acquisitions
- ➤ Weighted average cost of borrowing for incremental debt at ~6.72%

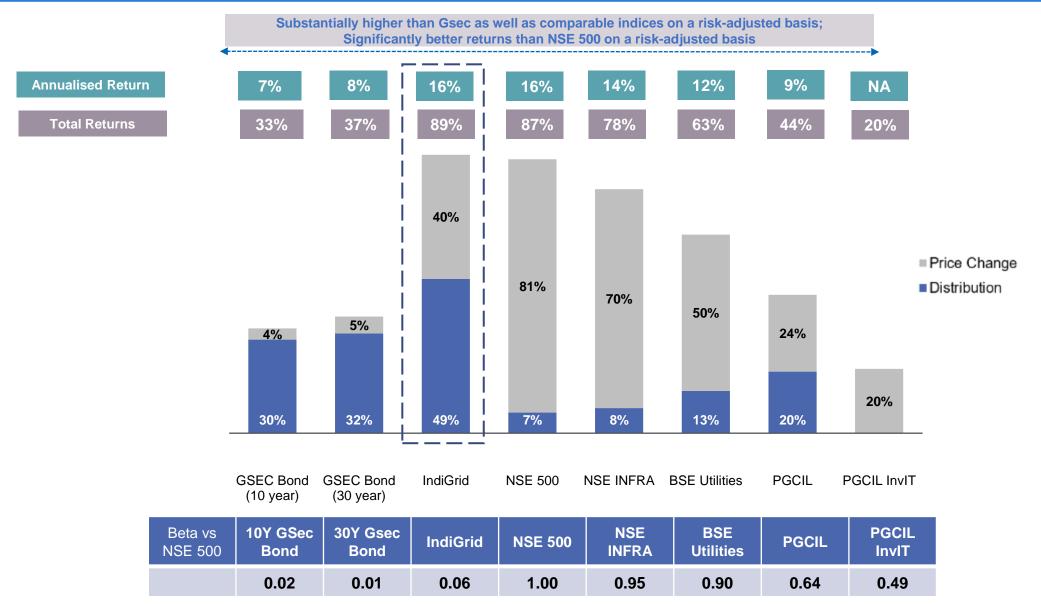












LOOKING AHEAD...



FY22 Business Outlook



Portfolio Growth

- INR 500 Bn worth inter state (TBCB) and INR 450 Bn intra-state bids (TBCB) are expected to be tendered over next 3-4 years creating a healthy pipeline for acquisition and bidding
- Focus on acquisition of framework asset (KTL), operational solar and transmission assets
- Evaluate bidding opportunities in power transmission with partners
- Delivering on increased DPU Guidance of INR 12.75 for FY22

Improving Balance Sheet Strength

- Focus on refinancing opportunities with an aim to reduce interest cost and elongate tenures
- Focus on maintaining adequate liquidity to mitigate any uncertainties or unpredictable scenario

Resilient Asset Management

- Focus on maintaining > 99.5% availability across portfolio and maximize incentives
- Self-reliant O&M practices across the portfolio
- · Implement DigiGrid across portfolio to improve reliability
- Ensuring world class EHS and ESG practices across the portfolio

Industry Stewardship

- Policy initiatives to streamline tax anomalies between equity and InvITs
- Enabling index inclusion for InvITs/REITs
- Focus on increasing awareness about IndiGrid and InvITs

Superior Total Returns

Sustainable

Increase in DPU





Our Portfolio Assets



(In INR Mn)

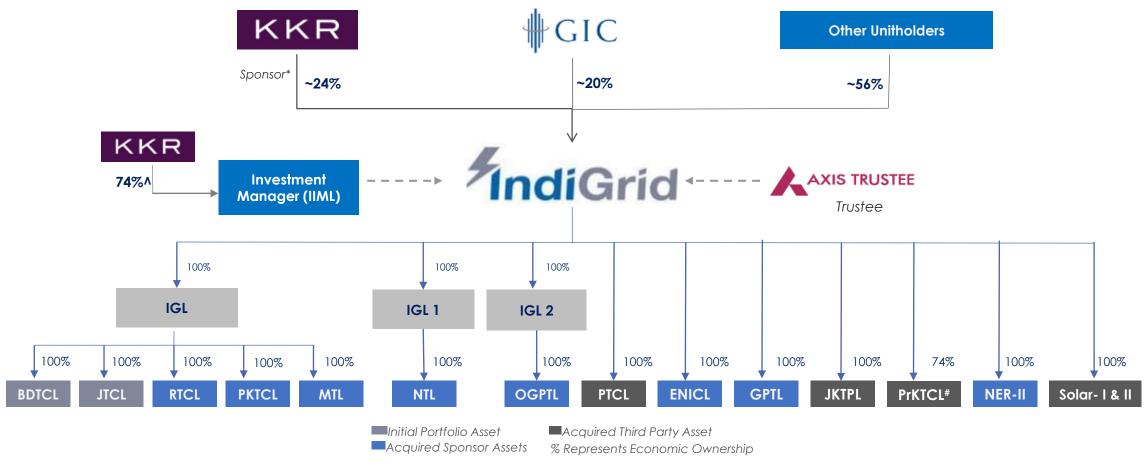
11 Inter State TBCB Transmission Projects 1 Intra State TBCB Transmission Project

1 Regulated Tariff Transmission Project 1 Solar Generation Asset

Asset	States	Elements	Contract	COD	Availability (%)*	AUM#	FY22 Tariff Contribution^	Metal ('000 Metric Ton)
BDTCL	Madhya Pradesh, Maharashtra, Gujarat	6 Lines – 945 ckms 2 Substations – 6,000 MVA	Fixed Tariff/ Centre	Jun-2015	99.68%	20,213	2,686	Steel – 48.9;Al – 22.3
JTCL	Madhya Pradesh, Chhattisgarh	2 Lines – 995 ckms	Fixed Tariff/ Centre	Sep-2015	99.70%	16,284	1,512	Steel – 62.8, Al – 21.8
RTCL	Madhya Pradesh, Rajasthan	1 Line – 405 ckms	Fixed Tariff/ Centre	Mar-2016	99.81%	4,211	455	Steel – 6.7, Al – 3.5
PKTCL	West Bengal, Jharkhand	2 Lines – 545 ckms	Fixed Tariff/ Centre	Jan-2017	99.92%	6,816	748	Steel - 10.4, Al - 4.8
MTL	Telangana	2 Lines – 475 ckms	Fixed Tariff/ Centre	Dec-2017	99.87%	5,952	578	Steel – 9.3; Al – 4.2
PTCL	Punjab	1 Substation – 1000 MVA	Fixed Tariff/ Centre	Nov-2016	99.86%	2,375	317	NA
NRSS	Punjab, Jammu & Kashmir	3 Lines – 830 ckms 1 Substation – 630 MVA	Fixed Tariff/ Centre	Sep-2018	99.65%	46,603	5,174	Steel – 27.8; Al – 7.3
OGPTL	Odisha, Chhattisgarh	2 Lines – 710 ckms	Fixed Tariff/ Centre	Apr-2019	99.83%	14,898	1,625	Steel – 43.7; Al – 14.3
ENICL	Assam, Bihar, West Bengal	2 Lines – 895 ckms	Fixed Tariff/ Centre	Nov-2014	99.49%	12,114	1,478	Steel – 37.7; Al – 15.6
GPTL	Haryana, Rajasthan, Uttar Pradesh	5 Lines – 275 ckms 3 Substations -3000 MVA	Fixed Tariff/ Centre	Apr-2020	99.24%	12,124	1,484	Steel – 8.4 , AI -3.0
JKTPL	Haryana	3 Lines – 205 ckms 2 Substations – 1660 MVA	Fixed Tariff /State	Mar -2012	99.12%	2,978	483	Steel – 8.7 , AI -3.6
PrKTCL	Himachal Pradesh, Punjab	6 Lines – 458 ckms	Regulated / Centre	Jun-2015	99.85%	8,146	1,377	Steel- 22.1 , Al – 6.7
NER-II	Tripura, Assam, Arunachal Pradesh	6 Lines- 832 ckms 2 Substations- 630 MVA	Fixed Tariff/ Centre	Mar-2021	99.32%	53,725	4,227	Steel- 27.8 , Al- 8.5
Solar Assets - I & II	Andhra Pradesh	100 MW (AC)	Fixed Tariff PPA (INR 4.43/kWh)	Jul'18/Jan'19	N.A.	7,391	N.A.	Steel- 4.14 , Al- 1.04
14 Projects	18 States, 1 UT	~7,570 ckms, 13,550 MVA and 100 MW	52 revenue generating elements		>99.60%	~214 Bn	22,144	Steel 318,483 MT Aluminium 116,718 MT

Our Corporate Structure





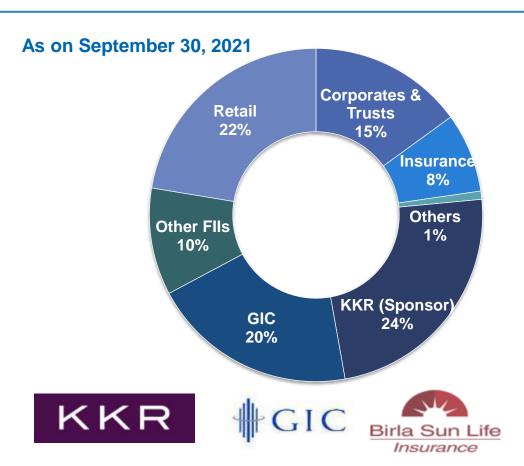
IGL= IndiGrid Limited,, IGL1 = IndiGrid 1 Limited, IGL2 = IndiGrid 2 Limited, BDTCL = Bhopal Dhule Transmission Company Limited, JTCL = Jabalpur Transmission Company Limited, RTCL = RAPP Transmission Company Limited, PKTCL = Purulia & Kharagpur Transmission Company Limited, MTL = Maheshwaram Transmission Limited, PTCL = Patran Transmission Company Limited, NTL = NRSS XXIX Transmission Limited, OGPTL = Odisha Generation Phase II Transmission Limited, ENICL = East-North Interconnection Company Limited, GPTL = Gurgaon Palwal Transmission Limited, JKTPL = Jhajjar KT Transco Private Limited, PrKTCL = Parbati Koldam Transmission Company Limited, NER-II = NER II Transmission Limited, Solar I & II = IndiGrid Solar-I (AP) Private Limited and IndiGrid Solar-II (AP) Private Limited

^{**} Together with Sterlite Power ^Sterlite Power holds 26% stake in IIML #PrKTCL held in a Joint Venture with Power Grid holding 26% stake

Diversified Investor Base



- Supported by marquee long term investor base
- ~23% owned by DIIs including insurance companies, mutual funds, pension fund and corporates
- Retail Holding at ~22%; quadrupled in value since IPO
- 9 Insurance companies hold ~8% stake
- FII holding (incl. KKR and GIC) at ~55%





















An Experienced Board





Tarun Kataria Independent Director

- Over 30 years of rich experience, currently he serves as an independent non-executive director of Mapletree Logistics Trust Ltd. He is an independent director of Westlife Development Limited, Jubilant Pharma Limited and Global Moats Fund (Mauritius)
- Previously, served as CEO of Religare Capital Markets Limited, Managing Director and Head of Global banking and markets at HSBC India and Vice Chairman of HSBC Securities and Capital Markets Private Limited
- MBA in Finance from the Wharton School of the University of Pennsylvania and is a Chartered Accountant



Rahul Asthana Independent Director

- Over 40 years of experience, currently he serves as the non-executive director on the board of Aegis Logistics Limited, and NBS International. He is also a director on the board of directors of Mahindra Waste to Energy Solutions Limited and Mahindra Integrated Business Solutions Private Limited
- Ex-Chairman of Mumbai Trust and Maharashtra State Electricity Board, ex-Metropolitan Commissioner of Mumbai, Metropolitan Region Development Authority
- Bachelor's degree from IIT Kanpur and MBA from ICPE University of Ljubljana, Slovenia



Ashok Sethi Independent Director

- Over 3 decades of experience in power sector with significant knowledge in project execution, operations, commercial, regulatory, advocacy & policymaking
- Currently serves as Non-Executive Chairman of Tata Consulting Engineers Limited. Previously, served as the Chief Operating Officer and Executive Director
 of Tata Power
- B.Tech from IIT Kharagpur and Advance Management at Ashridge, UK



Sanjay Nayar Non-Executive Director

- Over 30 years of experience, currently serves as the Chairman of KKR India. He is also on the board of Max Healthcare Institute Limited, Avendus Capital Private Limited and JB Chemicals & Pharmaceuticals Limited
- Prior to joining KKR, he was CEO of Citigroup's Indian and South Asian operations and a member of Citigroup's Management Committee and Asia Executive Operating Committee
- · Bachelor's degree in Mechanical Engineering from Delhi University and is an MBA in Finance from the IIM Ahmedabad



Pratik Agarwal Non-Executive Director

- Managing Director, Sterlite Power
- Extensive experience in building core infrastructure businesses in ports, power transmission and broadband
- Bachelor's degree from the Wharton Business School and MBA from the London Business School



Harsh Shah CEO and Executive Director

- Extensive experience in Private Equity financing, M&A, infrastructure financing, regulatory and macro-economic policy
- Worked with L&T, L&T Infrastructure Finance, P&G
- MBA from National University of Singapore

Glossary



AC	Alternate Current
AIS	Air Insulated Substation
AUM	Assets Under Management
Availability	Percentage amount of time for which the asset is available for power flow
BDTCL	Bhopal Dhule Transmission Company Limited
BOOM	Build Own Operate & Maintain
BOT	Build, Operate and Transfer
Bn	Billion
CAGR	Compounded Annual Growth Return
CERC	Central Energy Regulatory Commission
COD/SCOD	Commercial Operation Date/Scheduled Commercial Operation date
CKMS	Circuit Kilometers
D/C	Double Circuit
DII	Domestic Institutional Investor
DPU	Cash paid to the Unitholders in the form of interest/ capital repayment / dividend
DSO	Days Sales Outstanding - average number of days that it takes to get the receivables from billing
DSRA	Debt Service Reserve Account
EBITDA	Earnings before interest, taxes, depreciation, and amortization
ENICL	East North Interconnection Limited
ESG	Environment Social and Governance
EHS	Environment, health and safety
FII	Foreign Institutional Investor
FRV	Fotowatio Renewable Ventures
FY	Financial Year
GIS	Gas Insulated Substation
GPTL	Gurgaon – Palwal Transmission Limited
GTTPL	Goa Tamnar Transmission Project Limited
IPA	BDTCL and JTCL which were acquired by IndiGrid at the time of IPO
IGT	India Grid Trust
IPO	Initial Public Offering
IIML	IndiGrid Investment Managers Limited
ISRA	Interest Service Reserve Account
ISTS	Inter State Transmission System
InvIT	Infrastructure Investment Trust
KTL	Khargone Transmission Limited
KKR	KKR & Co. Inc. (including its affiliates and subsidiaries)
kV	KiloVolt

JTCL	Jabalpur Transmission Company Limited
JKTPL	Jhajjar KT Transco Private Limited
JV	Joint Venture
M/C	Multi Circuit
Mn	Million
MT	Metric Tonne
MTL	Maheshwaram Transmission Limited
MVA	Mega Volt Ampere
MW	Megawatt
NAV	Net Asset Value per unit
NCD	Non-Convertible Debentures
NDCF	Net cash flow at trust's disposal for distribution to IndiGrid in a particular year in accordance with the formula defined in Offer Document
NPS	National Pension Scheme
O&M	Operations & Maintenance
PPA	Power Purchase Agreement
PrKTCL	Parbati Koldam Transmission Company Limited
PKTCL	Purulia Kharagpur Transmission Company Limited
PTCL	Patran Transmission Company Limited
RTCL	RAPP Transmission CompanyLimited
S/C	Single Circuit
SECI	Solar Energy Corporation of India
SPV	Special Purpose Vehicle
Tariff	Composed of Non-Escalable, Escalable and Incentive component. The incentive component is based on the availability of the asset = 2*(Annual Availability – 98%)*(Escalable + Non-escalable); incentive is maximum 3.5% of (Escalable+Non-escalable tariff)
TBCB	Tariff Based Competitive Bidding
TSA	Transmission Service Agreement
UT	Union Territory
WC	Working Capital
YTD	Year Till Date
YoY	Year on Year















