

CC/PUTL_COS/Stock Exchanges/25

January 29, 2022

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 -400001
Scrip Code:543290 (PGINVIT)
Company Code: 12436

Subject: Investor Presentation on Q3 FY22 Financial Results of POWERGRID Infrastructure Investment Trust

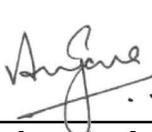
Dear Sir/Madam,

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, 2021. 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 (ITSL)
Asain Building, Ground Floor,
17, R. Kamani Marg, Ballard Estate,
Mumbai – 400 001.

POWERGRID Infrastructure Investment Trust

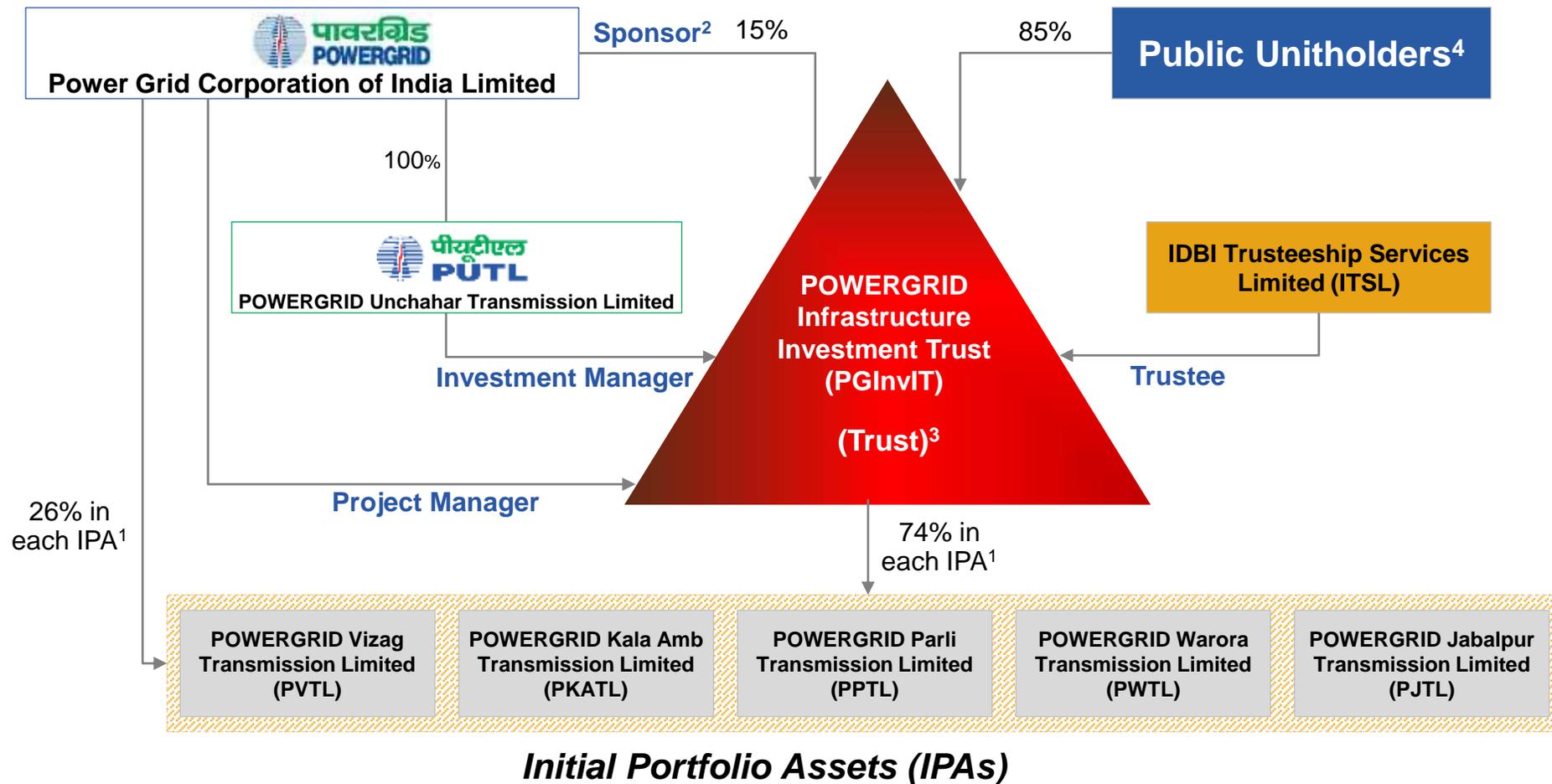
Investor Presentation
Q3FY2022



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- *Neither the delivery of this document nor any further discussions of the Trust with any of the recipients shall, under any circumstances, create any implication that there has been no change in the affairs of the Trust since that date.*

- ❑ **PGInvIT Overview**
 - Trust Structure
 - PGInvIT at a glance
- ❑ **PGInvIT Performance**
 - Operational
 - Financial
- ❑ **Distribution**
- ❑ **Outlook**
- ❑ **Accolades**
- ❑ **Glossary**



Notes:

1. Balance 26% stake shall become eligible for acquisition in a phased manner, after expiry of the lock-in conditions under the TSA. i.e. PVTL(Feb'22); PKATL(Jul'22);PPTL(Jun'23),PWTL(Jul'23) and PJTL(Jan'24)

2. Holds 13.65 crore units

3. Total 91 crore units

4. Hold 77.35 crore units

India's 1st InvIT from a Govt. entity, sponsored by a Maharatna CPSE

The power of AAA

Assets

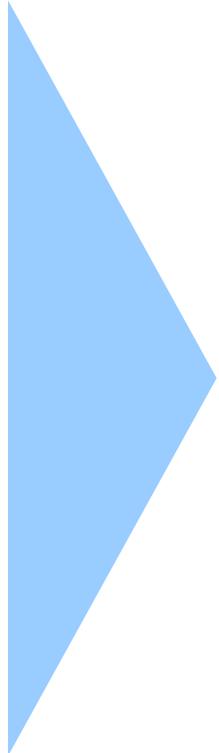
- 5 operational projects - 11 transmission lines with network of ~3,699 ckm, 3 substations with 6,630 MVA transformation capacity
- Sound operational track record with high Availability

Assurance

- Backing of World's 3rd largest transmission company as Sponsor and Project Manager
- TBCB mechanism on build-own-operate-maintain basis with 35 years contract period

Advantage

- Availability based tariff- High visibility on cash flows
- Large pool of Sponsor's TBCB assets and debt funded acquisition strategy



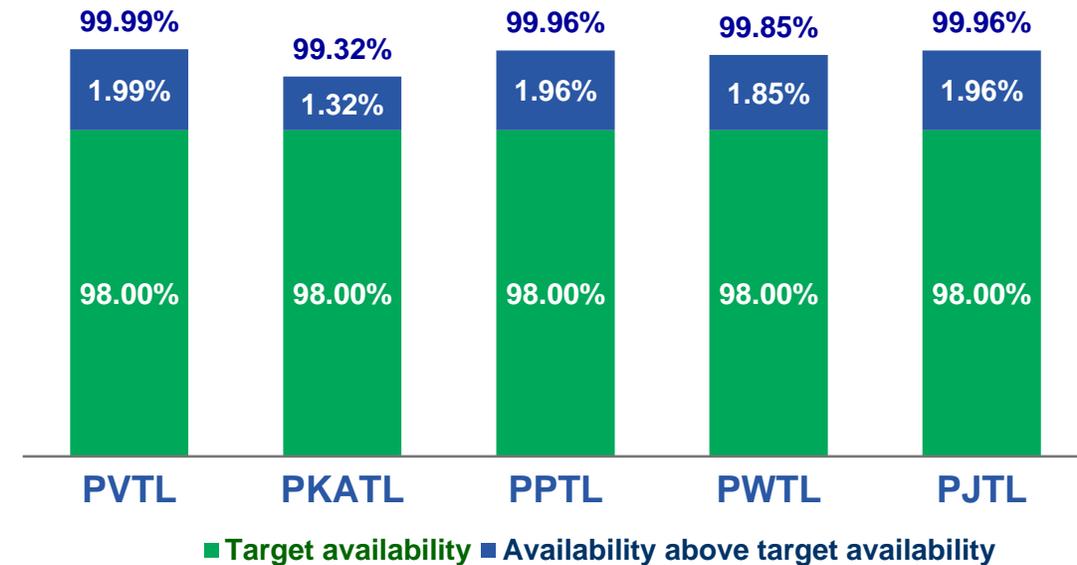
***Consistent
Stable
Visible
returns***

- ***Skilled and experienced Investment Manager having strong corporate governance philosophy***
- ***Continued Support of the Sponsor***

*High Availability of Assets achieved consistently.....
.....with POWERGRID as Project Manager to PGINVIT*

- **Routine O&M**
- **Preventive maintenance**
- **In-house maintenance**
- **OEM Support**
- **Safety Drills**
- **Trainings for O&M teams**

Avg. Availability* - upto Q3FY22

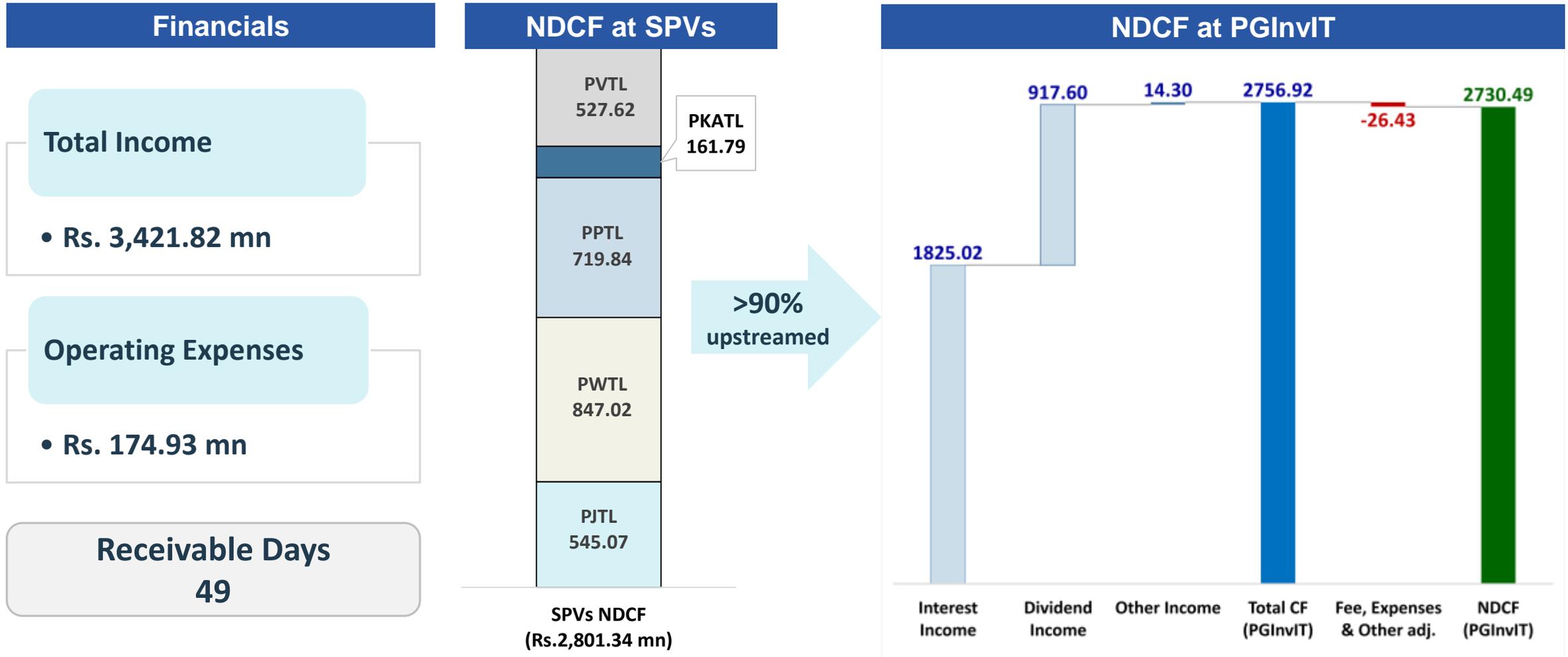


Accident Free Operations

* Availability for Oct'21-Dec'21 provisional. Certificates yet to be received from RPCs

Financials providing consistent, stable, visible returns for unitholders

(Rs. in mn)



Distribution declared for Q3FY22 Rs. 3.00 per Unit

Interest Rs.1.99	Dividend (Taxable) Rs. 0.72	Dividend (Exempt) Rs.0.28	Treasury Income Rs. 0.01
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**Total
Distribution in
FY22**
(upto Q3FY22)
Rs.7.50 per unit

PGInvIT Distribution Policy

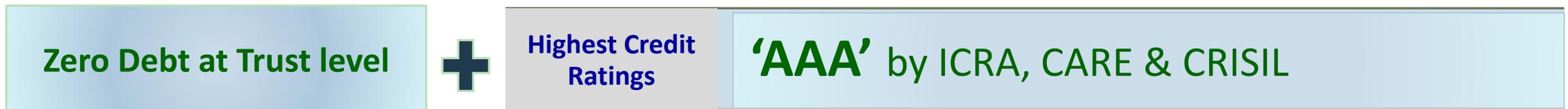
- ◆ InvIT Assets to distribute not less than 90% of each of their NDCFs to the Trust
- ◆ Trust to distribute at least 90% of the Distributable Income to the Unitholders
- ◆ Distribution to be declared and made not less than once every quarter*

**first declaration of distribution by the Trust shall be made within six months from the listing and trading of Units*

Near Term Growth Opportunities

<p>Balance 26% equity stake of PVTL from Sponsor</p>	<p>Completion of 5 years from Commercial Operation Date in Jan. 2022 Right with PGIInvIT to acquire balance stake, in line with TSA conditions</p>	<p>Valuation by independent Valuer Policy on Related Party Transactions Approval of Investment Committee of Investment Manager or Unitholders, as required</p>
<p>Additional revenues accruing to 3 SPVs</p>	<p>Additional annual transmission charges allowed by CERC on account of increased costs due to change in law. PPTL: 2.787%; PWTL : 3.445%; PJTL: 5.226% Right with Sponsor on additional revenues</p>	<p>Being evaluated for acquiring from Sponsor</p>

Enablers for Funding Growth through Debt



Accolades for PGInvIT IPO



Winner – ‘Finance Asia Achievement Awards 2021’

- ‘Deal of the Year for Asia’
- *Category ‘Best of South Asia’*



Finalist - ‘2021 S&P Global Platts Global Energy Awards’

- ‘Deal of the Year’
- *Category- Financial*

Term	Description
CCEA	Cabinet Committee of Economic Affairs
CERC	Central Electricity Regulatory Commission
ckm	circuit kilometres
CPSE	Central Public Sector Enterprise
GoI	Government of India
Q3FY22/ Q3FY2022	Quarter ended December 31, 2021
IM	Investment Manager
InvIT	Infrastructure Investment Trust
IPA	Initial Portfolio Assets (used interchangeably with SPV)
IPO	Initial Public Offer
MVA	Mega Volt Ampere
NDCF	Net Distributable Cash Flow
O&M	Operation and maintenance
PJTL	POWERGRID Jabalpur Transmission Limited
PKATL	POWERGRID Kala Amb Transmission Limited
POWERGRID	Power Grid Corporation of India Limited
PPTL	POWERGRID Parli Transmission Limited
PVTL	POWERGRID Vizag Transmission Limited
PWTL	POWERGRID Warora Transmission Limited
RPC	Regional Power Committee
S&P	Standard & Poor's
SPV	Special Purpose Vehicle (used interchangeably with IPA)
TBCB	Tariff Based Competitive Bidding
TSA	Transmission Service Agreement

Thank you