

CC/PUTL_COS/Stock Exchanges/88

May 25, 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: Investor Presentation on Q4 & FY2023 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 financial year ended March 31, 2023. Kindly take the same on record please.

Thanking You,

Yours faithfully,

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

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

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

POWERGRID Infrastructure Investment Trust



**Investor Presentation
Results Q4 & FY2023**
May 25, 2023

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

Assets

Operational revenue generating assets

Sound operational track record with high Availability

Assurance

Backing of POWERGRID- one of the world's largest transmission utilities as Sponsor & Project Manager

TBCB mechanism on build-own-operate-maintain basis – minimal regulatory risk

Advantage

Availability based Fixed tariffs - High visibility on cash flows

Low leverage - Debt funded acquisition strategy for upcoming acquisition opportunities

Consistent Returns

Stable Returns

Visible Returns



To achieve a focused business model with productive and operational efficiency to enhance returns

To Capitalize on value accretive growth through acquisitions and non-transmission revenues

To Optimize transmission assets through an efficient capital structure



Achieve stable distributions by focusing on owning power transmission assets

Leverage Sponsor's and Investment Manager's industry knowledge & experience

Maintain **high transmission availability**

Optimize operating costs and incorporate new and efficient technologies

Capitalize on opportunities to acquire power transmission projects

PGInvIT **well-placed to benefit** from monetisation under NMP

Explore opportunities from monetisation by States or other developers

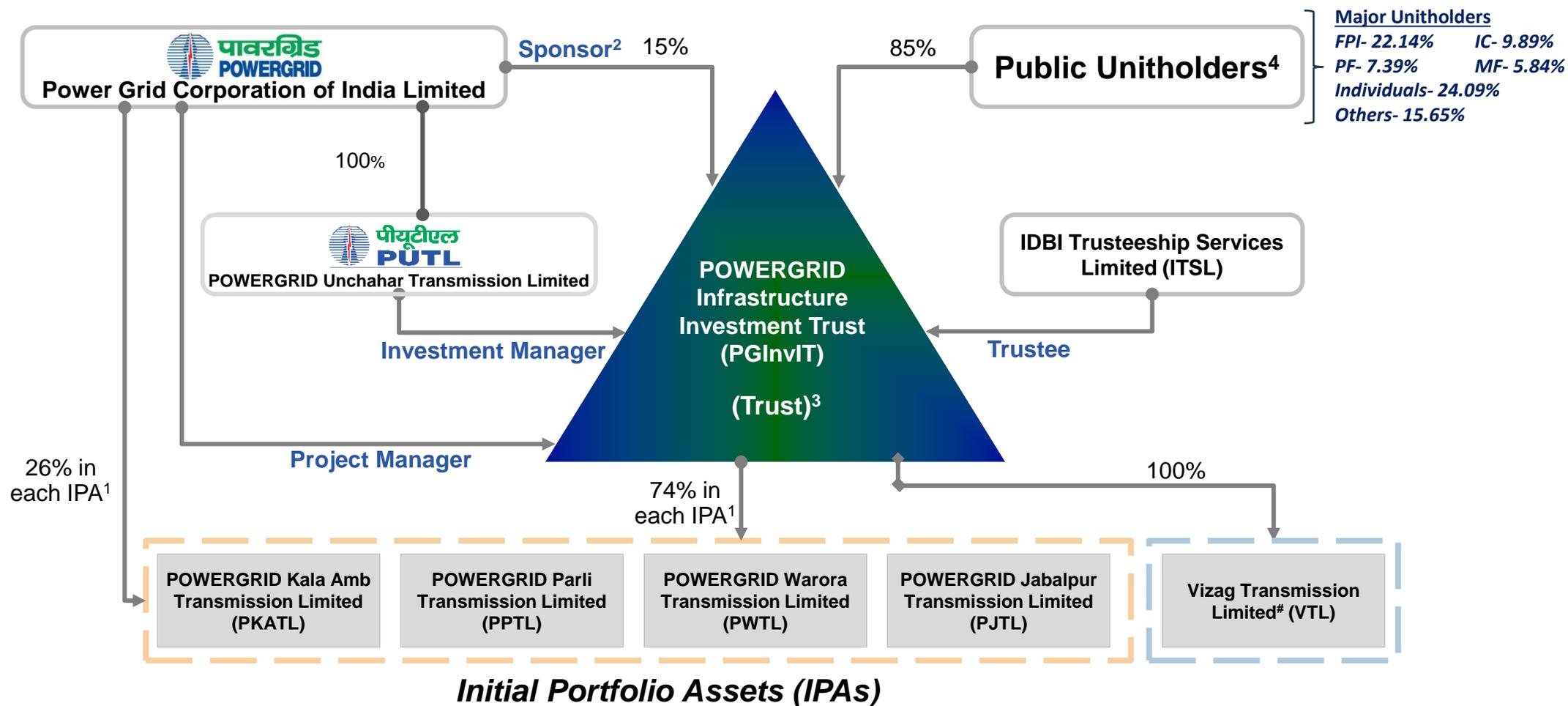
Seek to generate **non-transmission revenue**, including by leasing of optical ground wire and transmission towers

Maintain an optimal and varied portfolio of transmission assets, as well as an **efficient capital structure**

Employ appropriate financing policies and **diversify sources of financing** to minimize overall cost of capital

Consider both **private and public markets**, for raising debt capital, to acquire additional power transmission projects

(as on March 31, 2023)



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. PKATL(Jul'22); PPTL(Jun'23), PWTL(Jul'23) and PJTL(Jan'24)

2. Holds 136.5 mn units

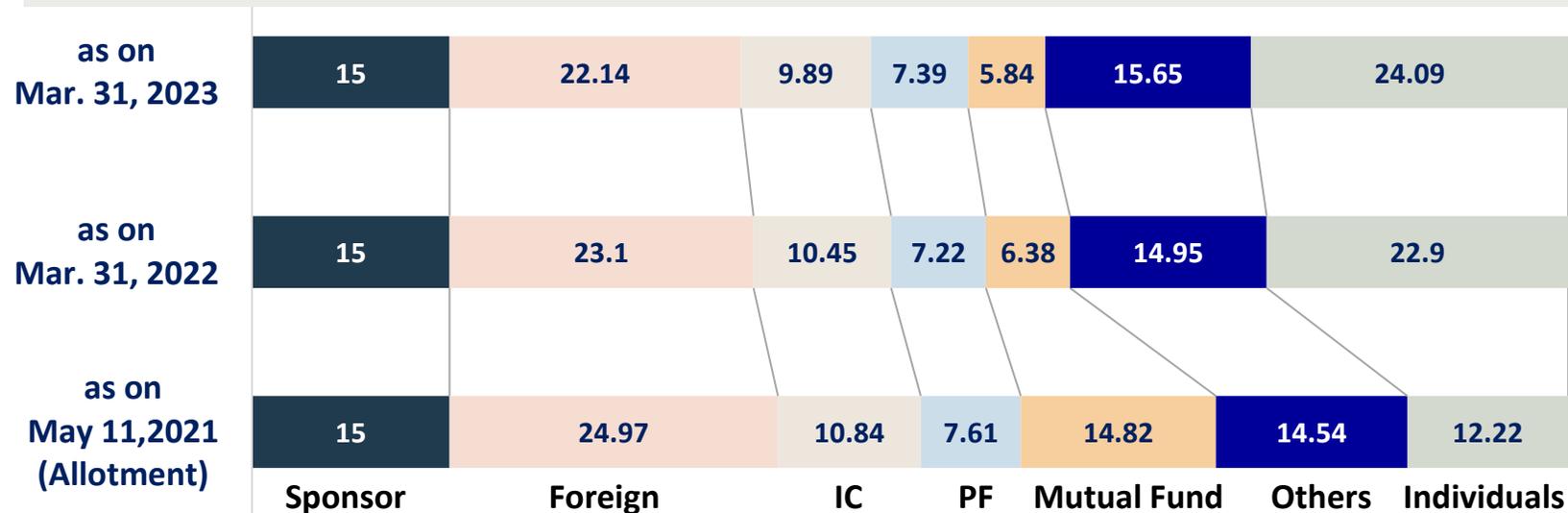
3. Total 910.0 mn units

4. Hold 773.5 mn units

[#] formerly POWERGRID Vizag Transmission Ltd.

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

Unitholding Pattern (Total Outstanding Units: 910 mn)



Enjoying Confidence of Diverse set of Investors

- Reputed Global Investors including Pension Funds
- Insurance Companies (IC), Pension and Provident Funds (PF) holding- Stable since IPO
- Individual Investors holding- consistent and significant increase since IPO

Major Unitholders (as on 31.03.2023)



Schroders



POWERGRID Infrastructure Investment Trust - India's 1st InvIT sponsored by a CPSEenjoying confidence of marquee investors

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

***5 Operational and Revenue
Generating ISTS TBCB SPVs***

***Perpetual ownership with
35-year contract period***

Availability-based Tariff

***Billing and Collection
through CTUIL***

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

**>98%
Availability since
DOC**

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

**Strong governance
framework**

**Listed on NSE & BSE
*part of Nifty REITs &
InvITs Index (2nd Highest
weightage)***

**₹ 85.46 billion
Enterprise Value**

(as on Mar. 31, 2023)

**0.91.%
Net Debt/ AUM**

(as on Mar. 31, 2023)

**AAA
Credit Ratings**

**₹ 22.50 per Unit*
DPU since listing**

(Including Rs.3.00 declared on May 25, 2023)*

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

PGInvIT- Initial Portfolio Assets



Description	Vizag Transmission Ltd. \$	POWERGRID Kala Amb Transmission Ltd. #	POWERGRID Parli Transmission Ltd.	POWERGRID Warora Transmission Ltd.	POWERGRID Jabalpur Transmission Ltd.
Location	Andhra Pradesh and Telangana	Himachal Pradesh	Maharashtra	Madhya Pradesh and Maharashtra	Madhya Pradesh
No. of lines & substations	2 lines	1 line; 1 S/S	3 lines; 1 S/S	4 lines; 1 S/S	1 line
Line length (ckm)	956.84	2.47	966.12	1,028.11	745.05
Transformation capacity (MVA)	-	630	3,000	3,000	-
Comml. Operation Date	Feb 2017	Jul 2017	Jun 2018	Jul 2018	Jan 2019
% stake acquired by PGINVIT	74%- IPO 26%- Mar22	74%- IPO	74%- IPO	74%- IPO	74%- IPO
Lock-in expiry (for Bal. 26%)	Acquisition Completed	Jul 2022	Jun 2023	Jul 2023	Jan 2024
Residual Life of TSA (years)	28.83	29.28	30.18	30.28	30.75

In addition to the above, PKATL is implementing a project allocated to it by Ministry of Power, Gov under the RTM
\$ formerly POWERGRID Vizag Transmission Limited

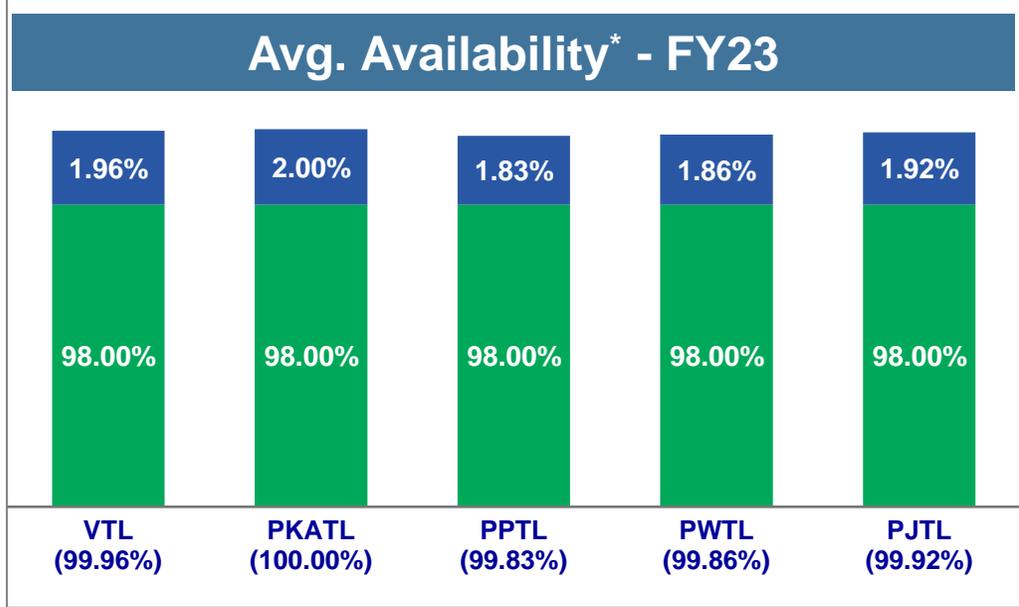
(as on March 31, 2023)

Consistently achieving High Availability of Assets
with POWERGRID as Project Manager to PGINVIT

Average Availability since DOCO

>98%

Accident Free Operations



■ Target availability ■ Availability above target availability
 * Availability for Jan.'23-Mar.'23 are provisional. Certificates yet to be received from RPCs

- 1 Routine & Preventive Maintenance 
- 2 Safety Drills & Training 
- 3 AI/ML techniques for defect identification 
- 4 Aerial Patrolling using Drone 
- 5 Operational Trainings for teams 

Committed to stakeholders ₹ 114.99 mn contributed by IPAs to PM CARES Fund under CSR

Consistent Financial Performance

Financials (Consolidated)

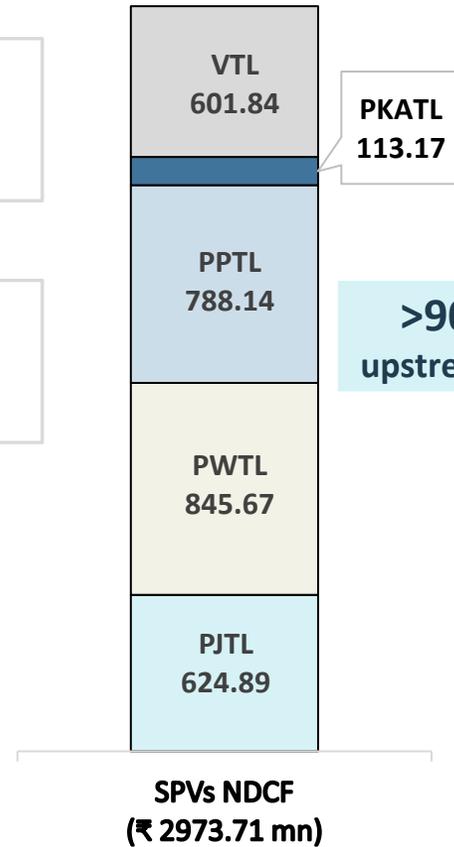
Total Income

• ₹ 3,228.60 mn

Operating Expenses

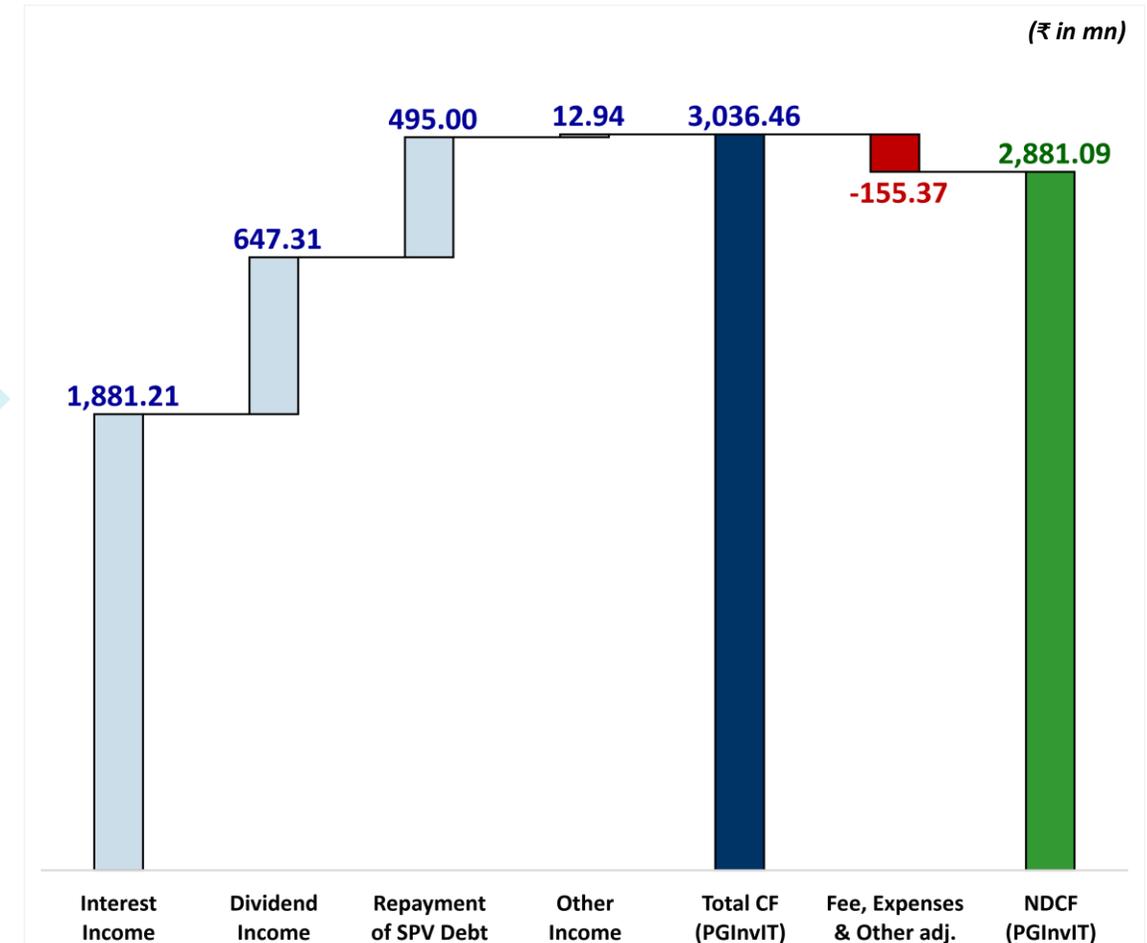
• ₹ 314.05 mn

NDCF at SPVs



>90%
upstreamed

NDCF at PGINVIT (Q4FY23)



Consistent Financial Performance

Financials (Consolidated)

Total Income

• ₹ 13,152.91 mn

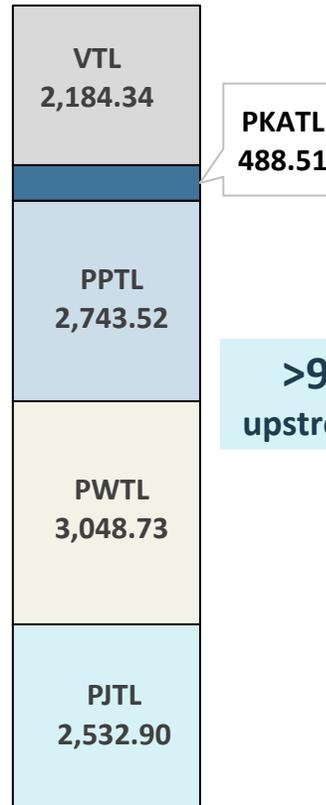
Operating Expenses

• ₹ 889.23 mn

Total Debt
₹ 5,727.07 mn

Receivable Days
47

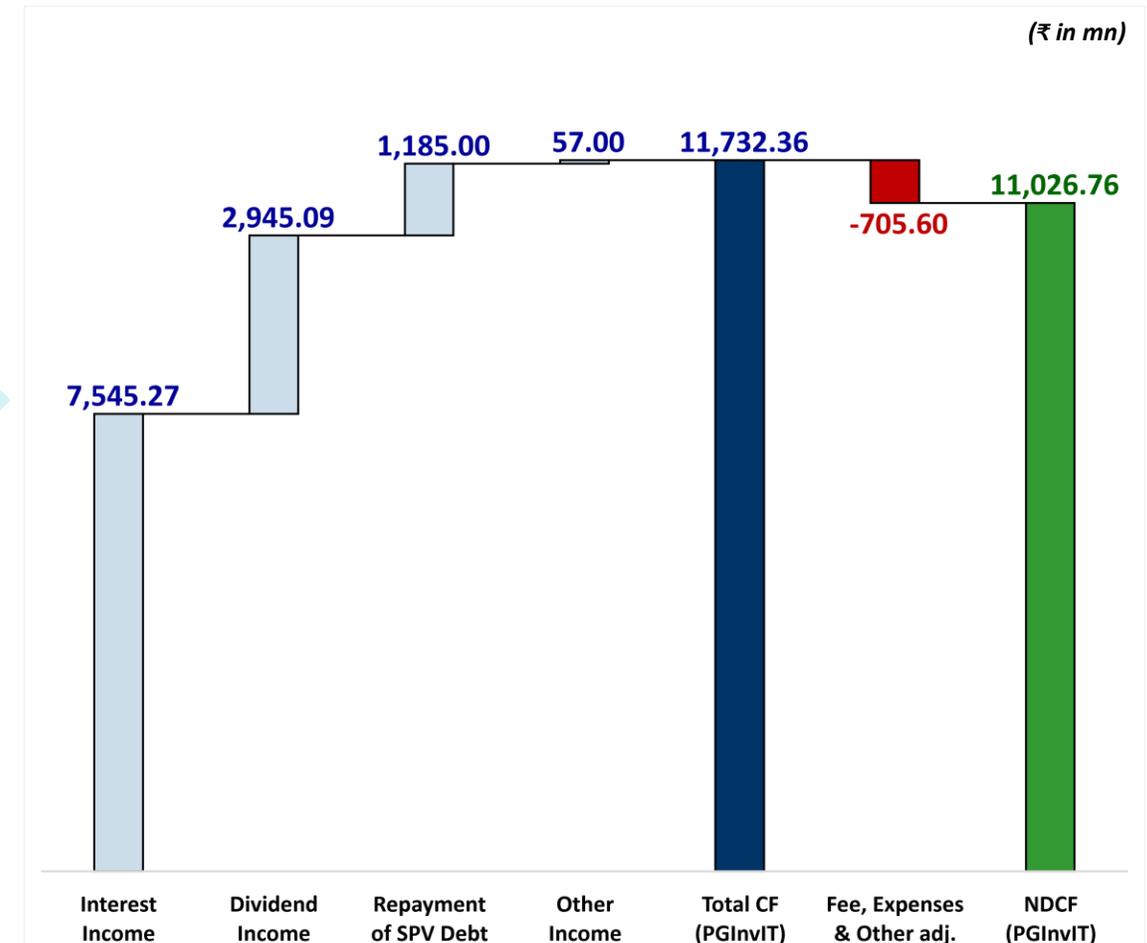
NDCF at SPVs



>90%
upstreamed

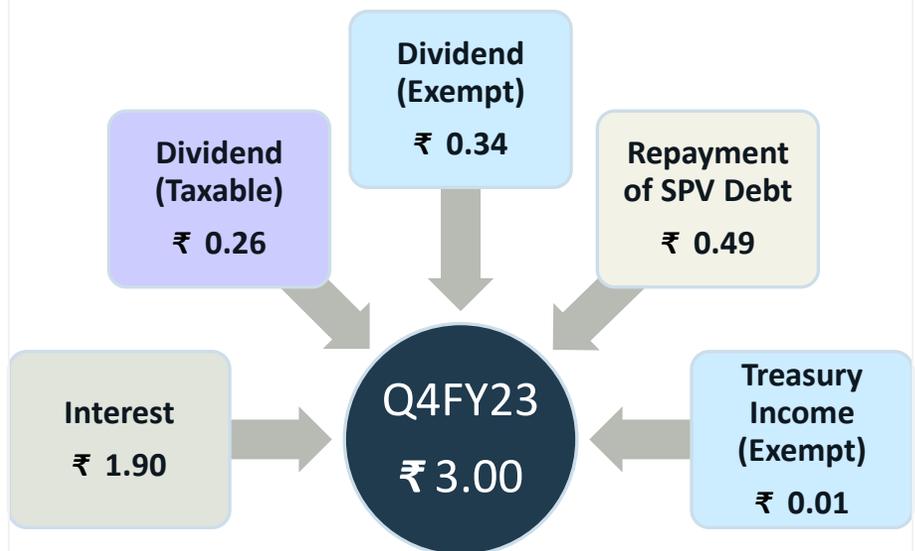
SPVs NDCF
(₹ 10,998.00 mn)

NDCF at PGINVIT (FY23)



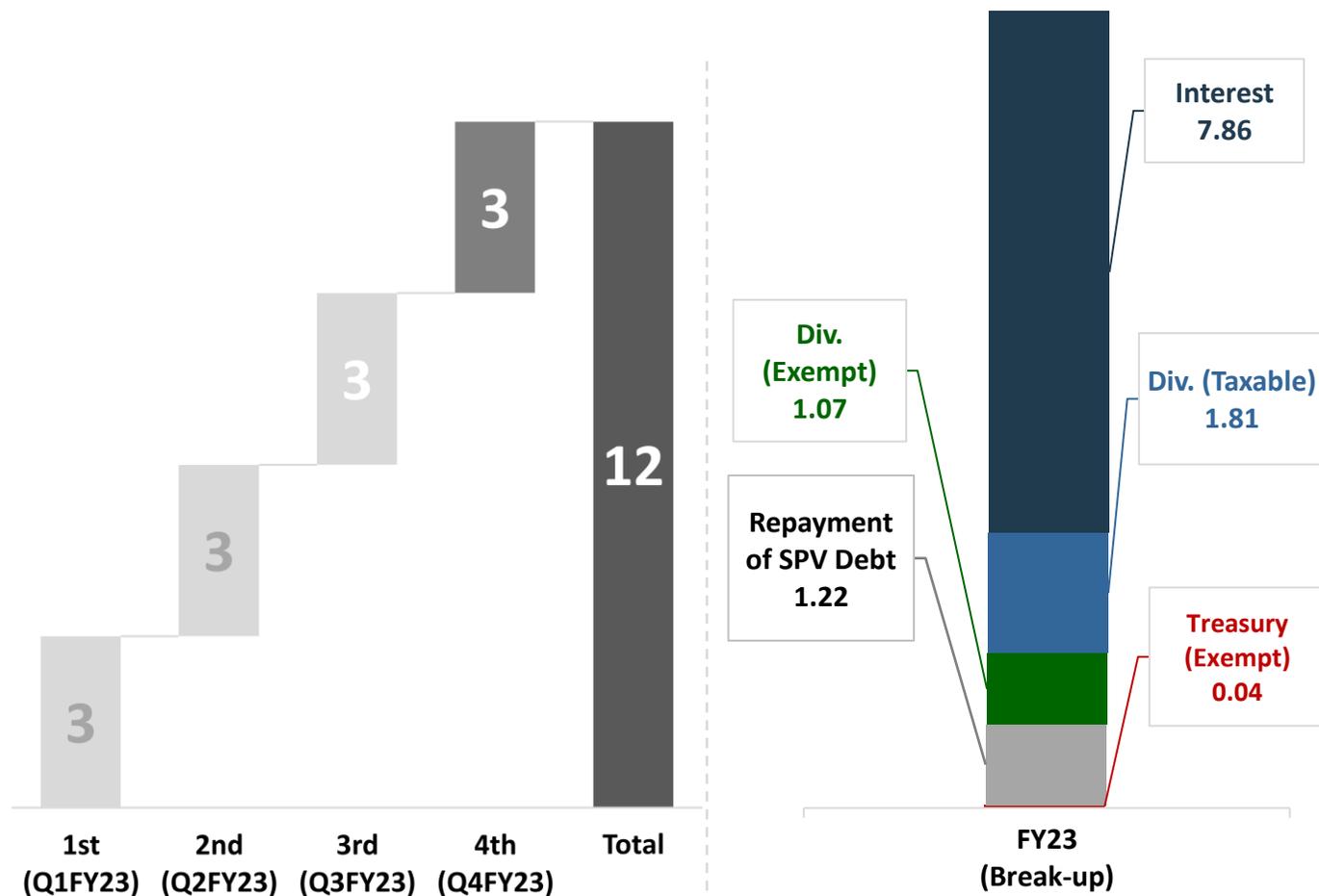
Distribution – Q4FY23 & FY23

Total Distribution per unit for Q4FY23

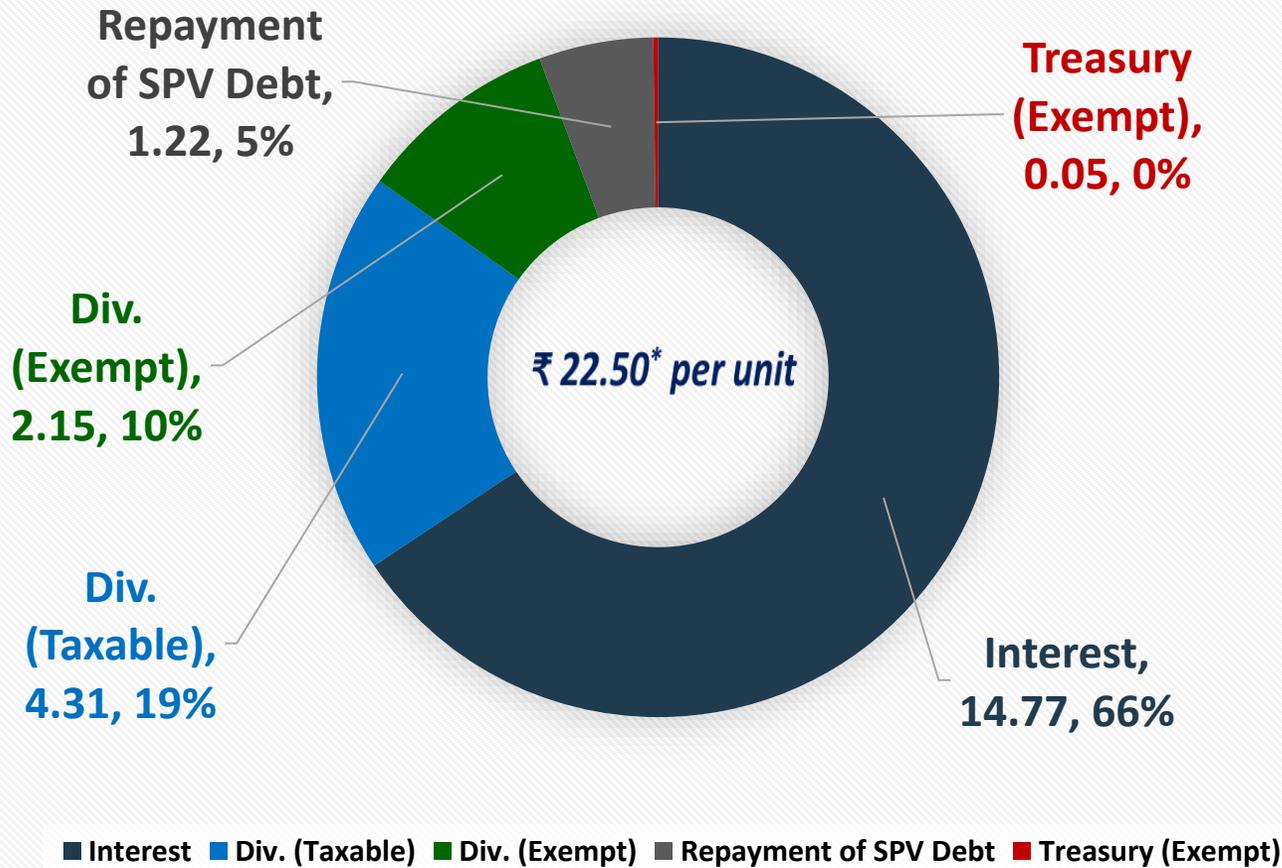


**Record Date for Distribution
May 31, 2023**

Total Distribution (Rs.) per unit for FY23



Break-up of Total Distributions since IPO: ₹ 22.50* per unit



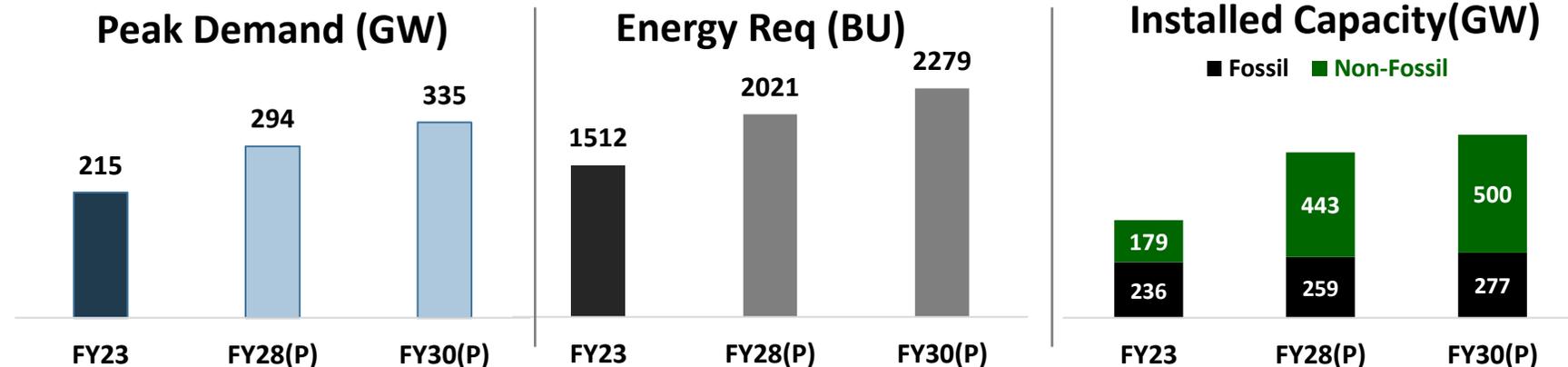
(* Including Rs 3.00 declared on May 25, 2023)

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

Factors Driving Power Sector Growth in India...

- Power For All
- Industrial Growth
- National Commitment to Energy Transition



....leading to sustained investments and growth of power transmission sector....

Transmission Network Expansion

(upto 2027-28)¹

Transmission Lines : >42,000 ckm

Transformation Capacity: ~ 4,00,000 MVA

Investment: ~Rs 2,24,000 crore (incl. > Rs.30,000 crore under bidding)

.....providing opportunities for acquisition going forward

Sources: CEA Reports; *CTU Rolling Plan, 2027-28 March 2023; CEA Reports

Balance 26% equity stake in four SPVs (PKATL, PPTL, PWTL & PJTL) from Sponsor	Completion of 5 years from Commercial Operation Date (PKATL-Jul'22; PPTL- Jun'23; PWTL-Jul'23; PJTL-Dec;23)	Acquisition envisaged during the year
	Right with PGINvIT to acquire balance stake, in line with TSA conditions	Targeted through Debt
Acquisition Opportunities	Gol's National Monetization Pipeline	Targeted through Debt
	Gol's recommendations to States for monetisation	Suitability Test- Operational history & Compliances with InvIT Regulations; Statutory requirements; Value accretive
	Asset sale by other developers	

Enablers for Debt-funded Acquisition Strategy

Significant headroom for Debt funding for acquisition	Confidence of lenders	Highest Credit Rating 'AAA' by CARE, CRISIL & ICRA
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Term	Description
AUM	Assets Under Management
ckm	circuit kilometres
CPSE	Central Public Sector Enterprise
DOCO	Date of Commercial operation
Q4FY23/FY2023	Quarter ended March 31, 2023/ Financial Year 2022-23
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
PWTL	POWERGRID Warora Transmission Limited
RPC	Regional Power Committee
SPV	Special Purpose Vehicle (used interchangeably with IPA)
TBCB	Tariff Based Competitive Bidding
TSA	Transmission Service Agreement
VTL	Vizag Transmission Limited (formerly POWERGRID Vizag Transmission Limited, PVTL)
mn	million
TL	Transmission Limited

Thank you