

CC/PUTL\_COS/Stock Exchanges/76

January 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  
20<sup>th</sup> Floor, P. J. Towers  
Dalal Street, Mumbai – 400 001  
Scrip Code:543290 (PGINVIT)  
Company Code:12436

**Subject: Investor Presentation on Q3 FY23 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, 2022. Kindly take the same on record please.

Thanking You,

Yours faithfully,

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

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

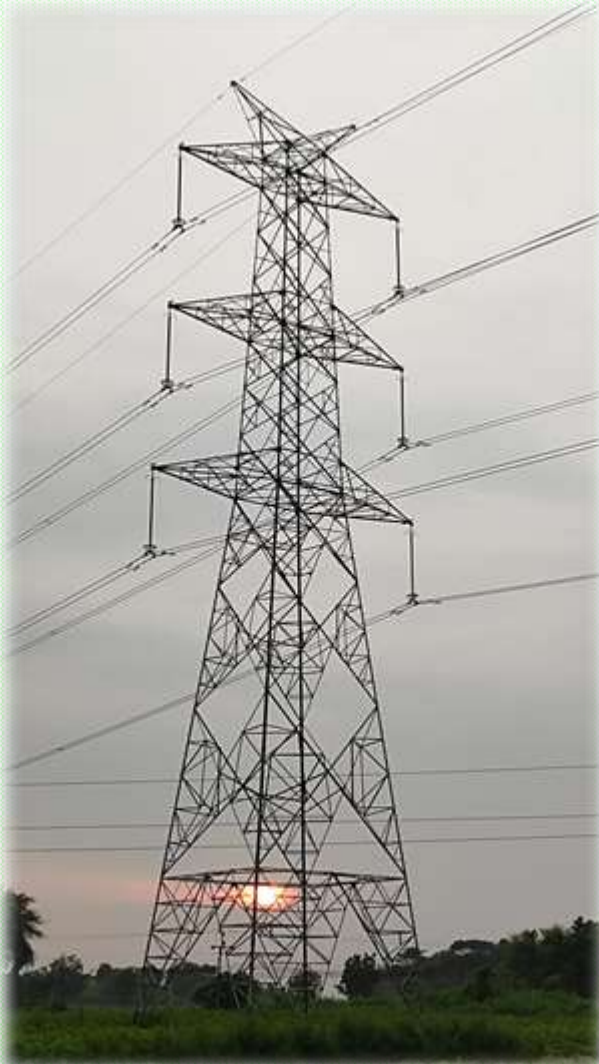
CC:  
IDBI Trusteeship Services Limited  
Asian Building, Ground Floor,  
17, R. Kamani Marg, Ballard Estate,  
Mumbai – 400 001.



**पीजीइन्विट**  
**PGInvIT**

# POWERGRID Infrastructure Investment Trust

(India's first InvIT by a CPSE)



**Investor Presentation**  
**Q3FY2023**

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## ☐ **PGInvIT Overview**

- Trust Structure
- PGInvIT at a glance

## ☐ **PGInvIT Performance**

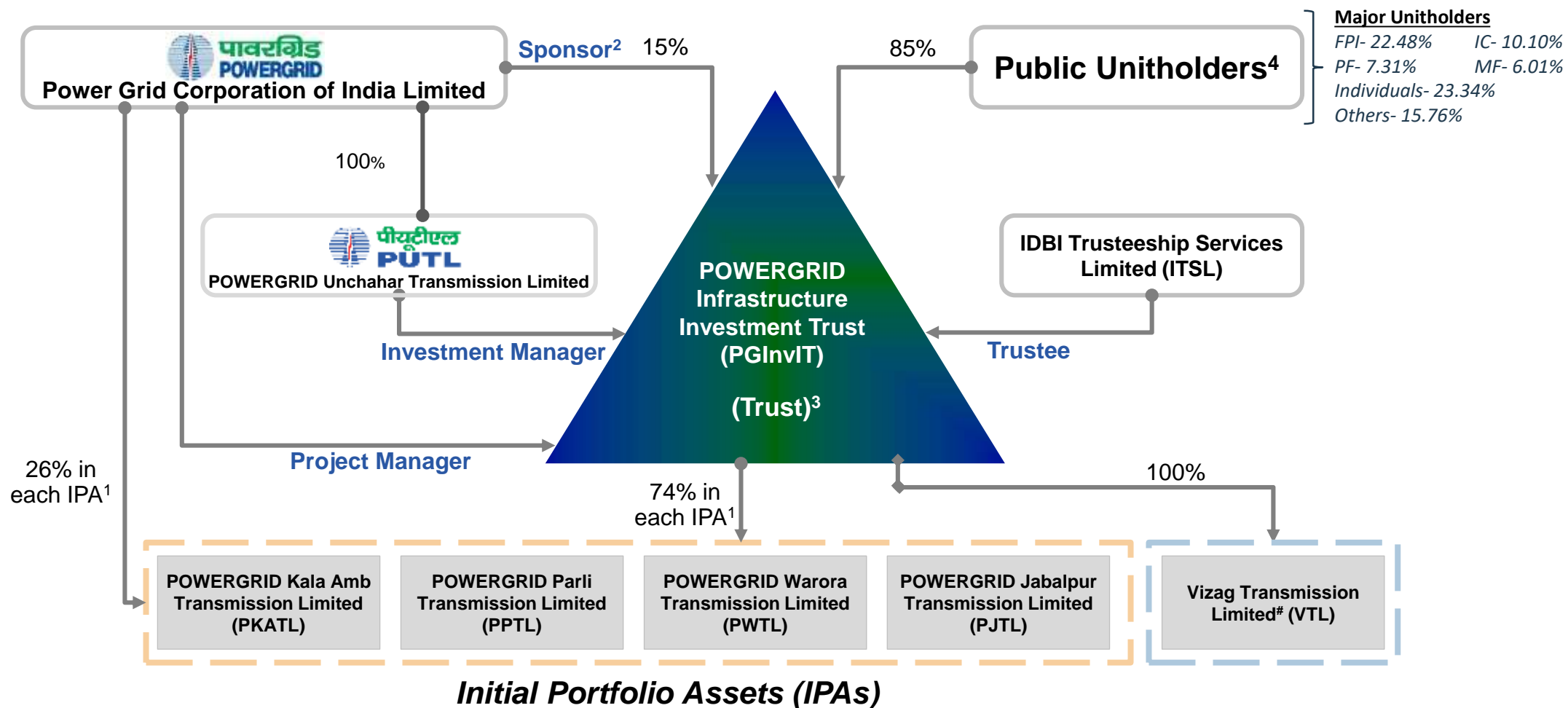
- Operational
- Financial

## ☐ **Distribution**

## ☐ **Outlook**

## ☐ **Glossary**

(as on December 31, 2022)



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

<sup>#</sup> formerly POWERGRID Vizag Transmission Ltd.

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

***POWERGRID Infrastructure Investment Trust - India's 1<sup>st</sup> InvIT sponsored by a CPSE  
.....enjoying confidence of marquee investors***

***Sponsor- 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**

**30+ yrs  
Avg. TSA Residual Life  
(as on Dec-22)**

**Strong governance  
framework**

**₹ 87.37 billion  
Enterprise Value**

*(as on Sep. 30, 2022)*

**1.20%  
Net Debt/ AUM**

*(as on Dec. 31, 2022)*

**AAA  
Credit Ratings**

**₹ 19.50 per Unit\*  
DPU since listing**

*(\* Including Rs.3.00 declared on Jan.24, 2023)*

**Rs.12 per Unit  
DPU guidance for FY23**

# 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<br>26%- Mar22       | 74%- IPO                               | 74%- IPO                          | 74%- IPO                           | 74%- IPO                             |
| Lock-in expiry (for Bal. 26%) | Completed                    | Jul 2022                               | Jun 2023                          | Jul 2023                           | Jan 2024                             |
| Residual Life of TSA (years)  | 29.08                        | 29.53                                  | 30.43                             | 30.53                              | 31.00                                |

# In addition to the above, PKATL is implementing a project allocated to it by Ministry of Power, GoI under the RTM

\$ formerly POWERGRID Vizag Transmission Limited

(as on December 31, 2022)

## 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*

# Operational Performance – Q3FY23

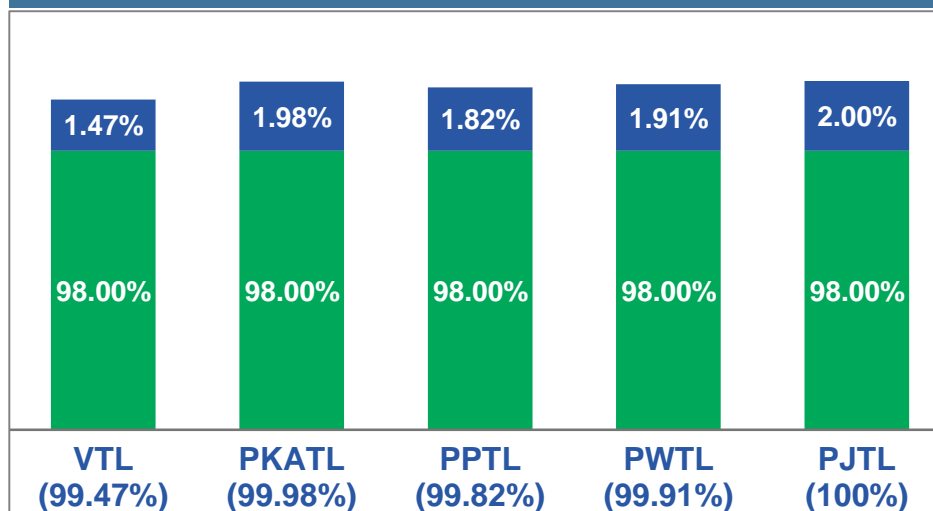
*Consistently achieving High Availability of Assets .....  
.....with POWERGRID as Project Manager to PGINVIT*

*Accident Free Operations*

Average Availability  
since DOCO

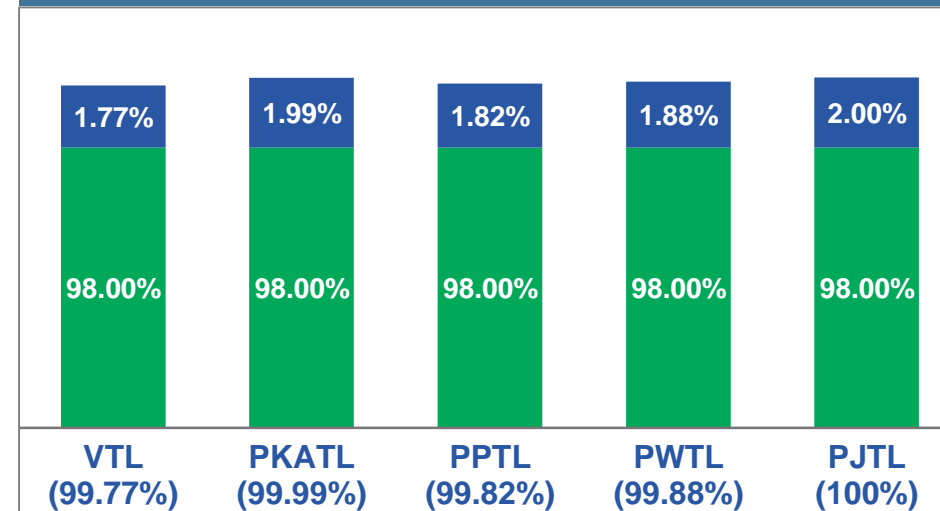
**>98%**

Avg. Availability\* - Q3FY23



\* Availability for Oct.'22-Dec.'22 are provisional. Certificates yet to be received from RPCs

Avg. Availability\* - upto Q3FY23



■ Target availability ■ Availability above target availability

*Routine  
O&M*

*Preventive  
maintenance*

*In-house  
maintenance*

*OEM  
Support*

*Safety Drills*

*Trainings for  
O&M teams*

## Consistent Financial Performance

### Financials (Consolidated)

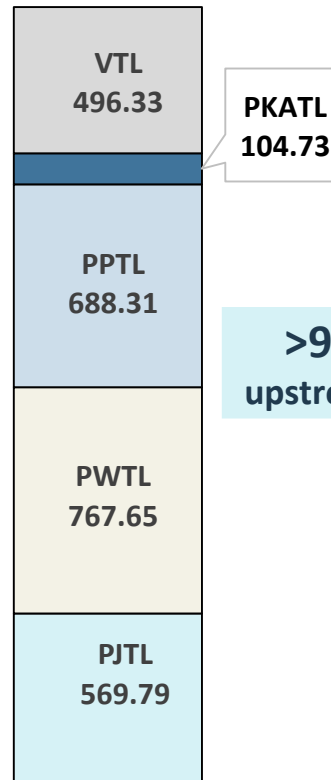
#### Total Income

• ₹ 3,310.67 mn

#### Operating Expenses

• ₹ 193.34 mn

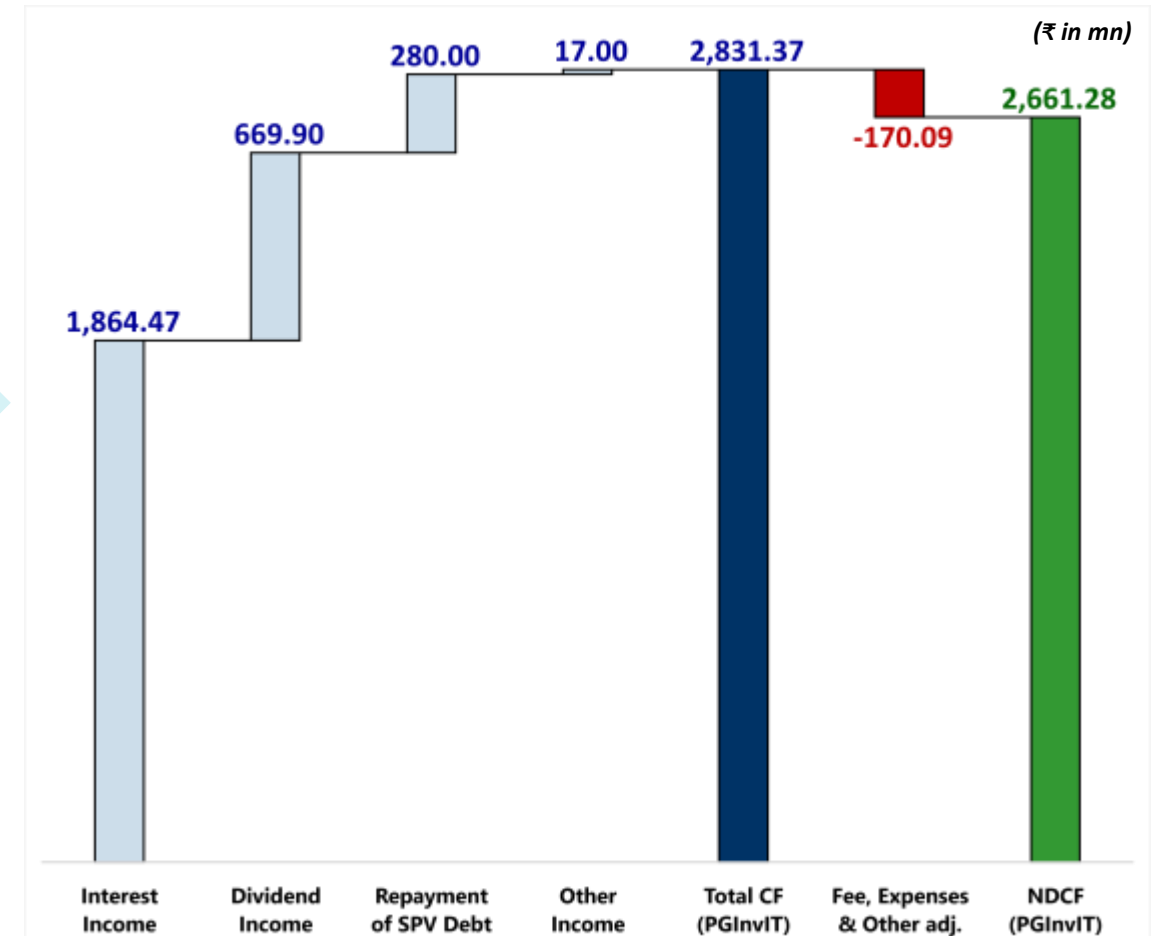
### NDCF at SPVs



SPVs NDCF  
(₹ 2,626.81 mn)

>90%  
upstreamed

### NDCF at PGInvIT



## Consistent Financial Performance

### Financials (Consolidated)

#### Total Income

• ₹ 9,924.31 mn

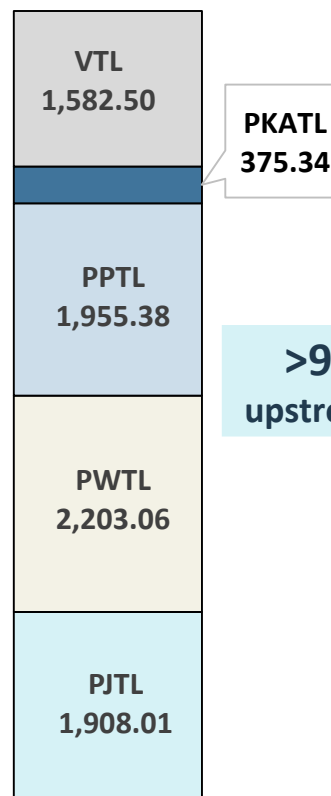
#### Operating Expenses

• ₹ 575.18 mn

**Total Debt**  
₹ 5,734.27 mn

**Receivable Days**  
58

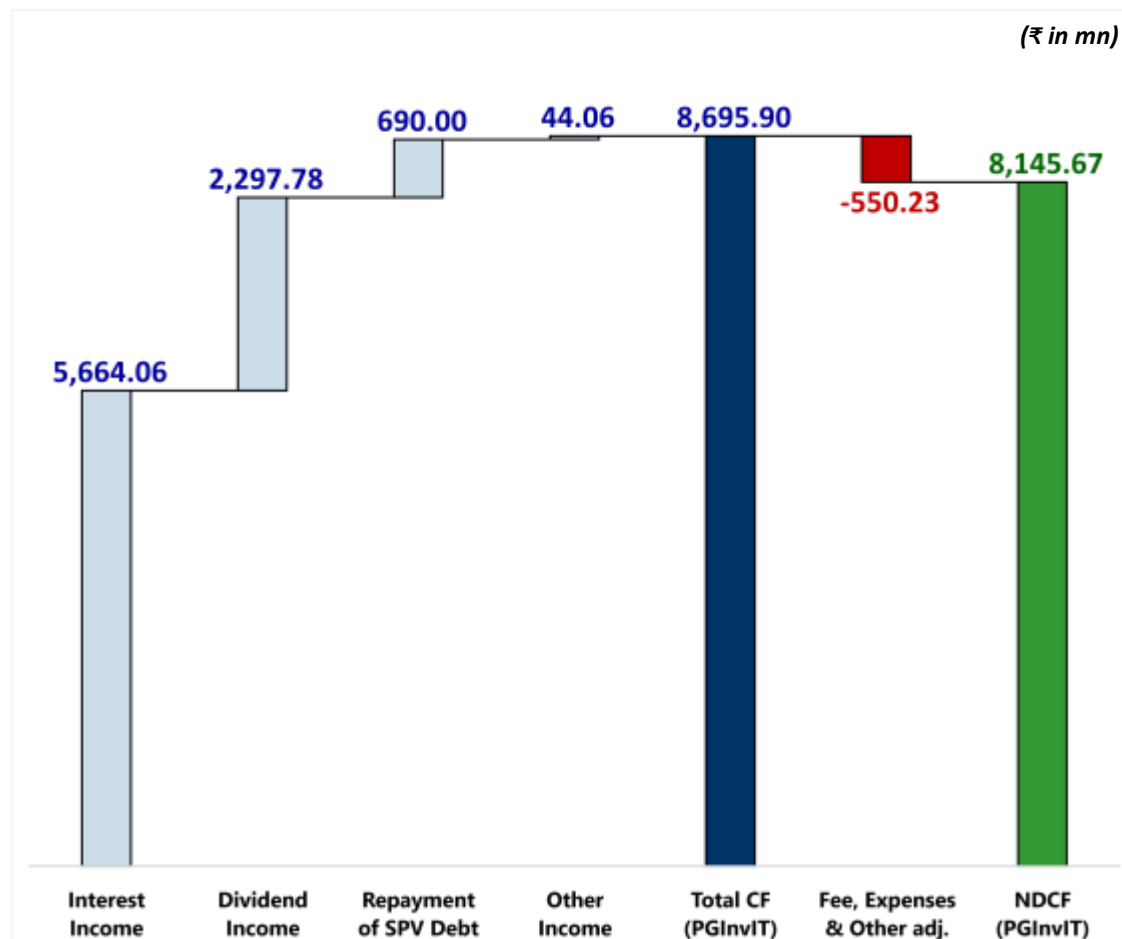
### NDCF at SPVs



>90%  
upstreamed

SPVs NDCF  
(₹ 8,024.29 mn)

### NDCF at PGInvIT

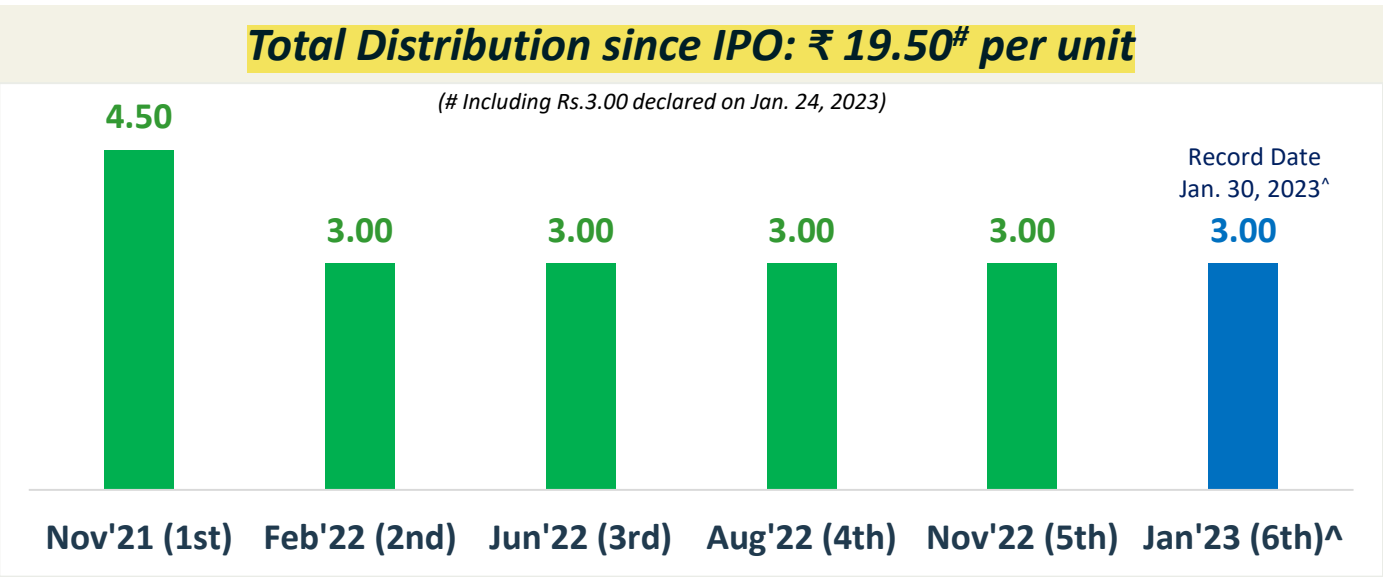
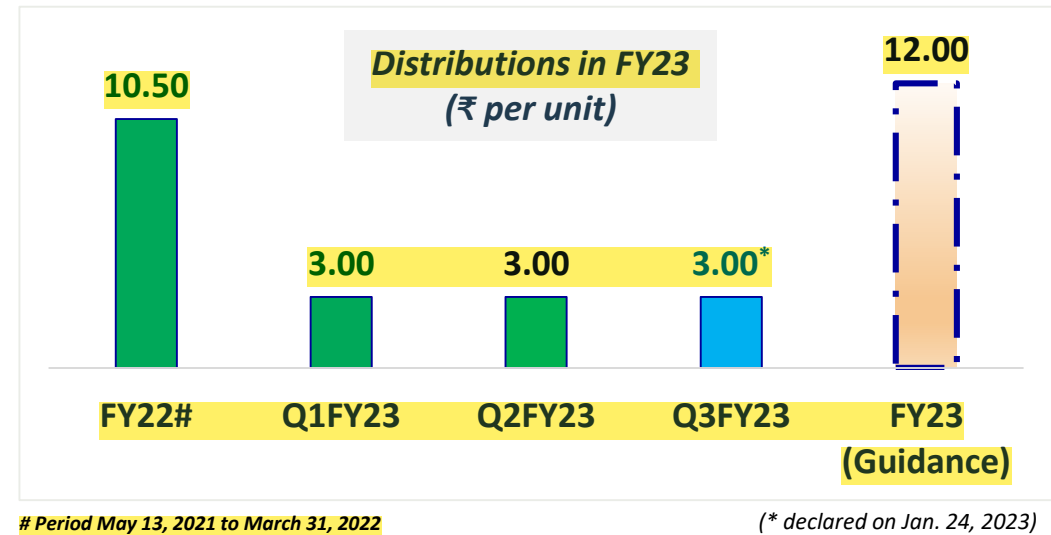


# Distribution – Q3FY23

₹ 3.00 per unit

- ₹ 2.01 - Interest
- ₹ 0.43 - Dividend (Taxable)
- ₹ 0.25 - Dividend (Exempt)
- ₹ 0.30 - Repayment of SPV Debt
- ₹ 0.01 - Treasury Income (Exempt)

### Distribution declared for Q3FY23



### 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

|  |   |   |
|--|---|---|
| <b><i>Balance 26% equity stake in balance SPVs (PKATL, PPTL, PWTL &amp; PJTL) from Sponsor</i></b> | Completion of 5 years from Commercial Operation Date (PKATL-Jul'22; PPTL- Jun'22; PWTL-Jul'23; PJTL-Dec;23) | Acquisition to be taken up in Fiscal 2024   |
|  | Right with PGInvIT to acquire balance stake, in line with TSA conditions                                    | Targeted through Debt<br>Valuation by independent Valuer<br>Policy on Related Party Transactions<br>Corporate Governance Framework of PGInvIT |
| <b><i>Acquisition Opportunities</i></b>  | Gol's National Monetization Pipeline  | Targeted through Debt   |
|  | Gol's recommendations to States<br>Asset sale by other developers   | Suitability Test- Operational history & Compliances with InvIT Regulations; Statutory requirements; Value accretive                           |

## *Enablers for Debt-funded Acquisition Strategy*

|  |                              |   |
|--|------------------------------|---|
| <b>Significant headroom for Debt funding for acquisition</b> | <b>Confidence of lenders</b> | <b>Highest Credit Rating 'AAA' by CARE, CRISIL &amp; ICRA</b> |
|--|------------------------------|---|

| Term            | Description  |
|-----------------|--|
| AUM             | Assets Under Management  |
| ckm             | circuit kilometres   |
| CPSE            | Central Public Sector Enterprise   |
| Q3FY23/Q3FY2023 | Quarter ended December 31, 2022  |
| 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) |
| 9-month FY23    | Nine month period ended December 31, 2023 (April 2022 to Dec 2023)               |
| mn              | million  |
| TL              | Transmission Limited   |

*Thank you*