

POWERGRID Infrastructure Investment Trust



Investor Presentation Q1FY2023



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☐ **PGInvIT Overview**

- Trust Structure
- PGINvIT at a glance

☐ **PGInvIT Performance**

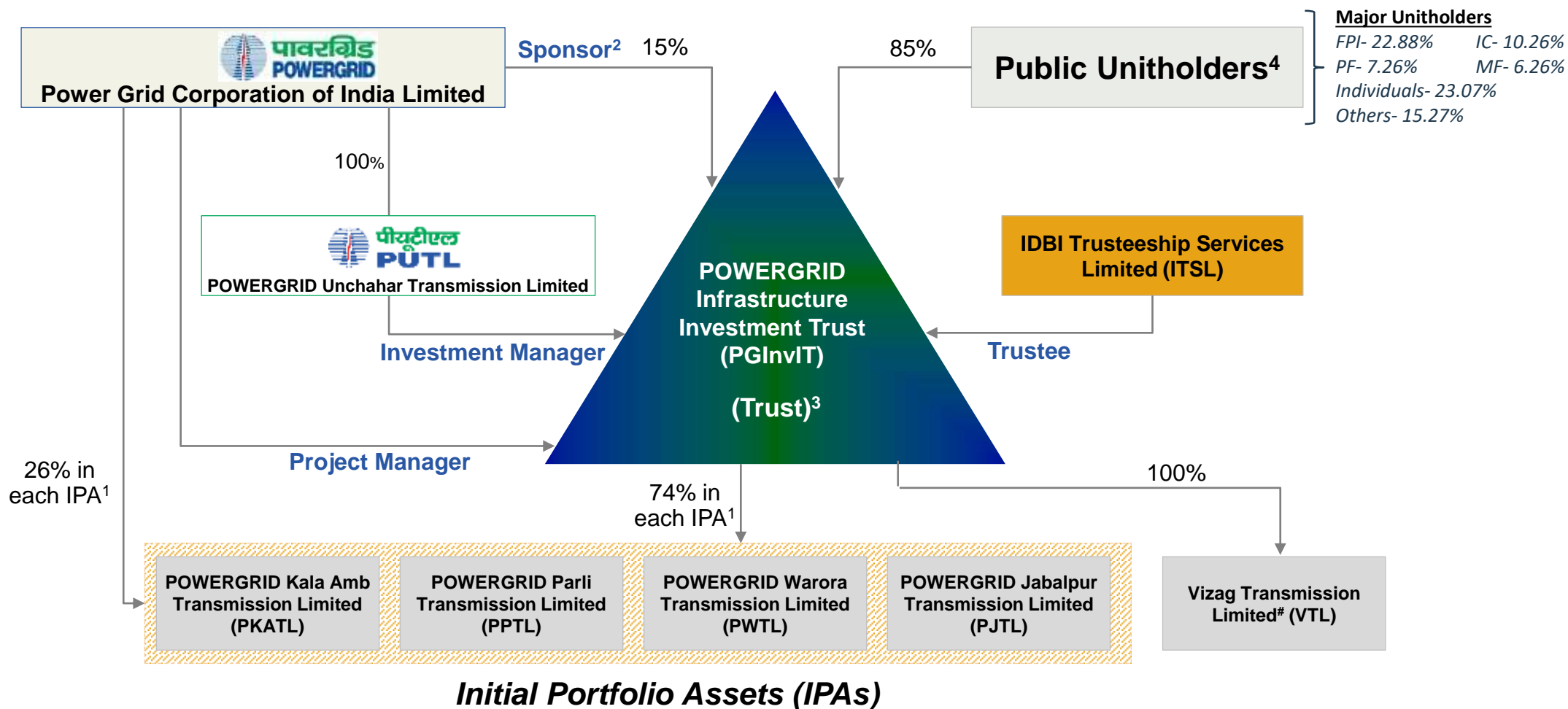
- Operational
- Financial

☐ **Distribution**

☐ **Outlook**

☐ **Glossary**

(as on 30.06.2022)



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

[#] formerly POWERGRID Vizag Transmission Ltd. (PVTL)

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

PGInvIT- Initial Portfolio Assets



Description	Vizag TL (formerly PVTL)	POWERGRID Kala Amb TL	POWERGRID Parli TL	POWERGRID Warora TL	POWERGRID Jabalpur TL
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%)	Completed	Jul 2022	Jun 2023	Jul 2023	Jan 2024
Residual Life of TSA (years)	29.8	30.3	31.2	31.3	31.8

5 TBCB projects

11 tr. lines
3,698.59 ckm

3 Sub-stations
6,630 MVA

1,955.66 km
Optical ground wire

30+ years
Avg. residual life

₹ 75,554.60 mn
Gross Block

(as on 31.03.2022)

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 India's largest and one of the world's largest transmission companies as the Sponsor and Project Manager
- TBCB mechanism on build-own-operate-maintain basis – Average residual contract period >30 years

Advantage

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

***Consistent
Stable
Visible
returns***

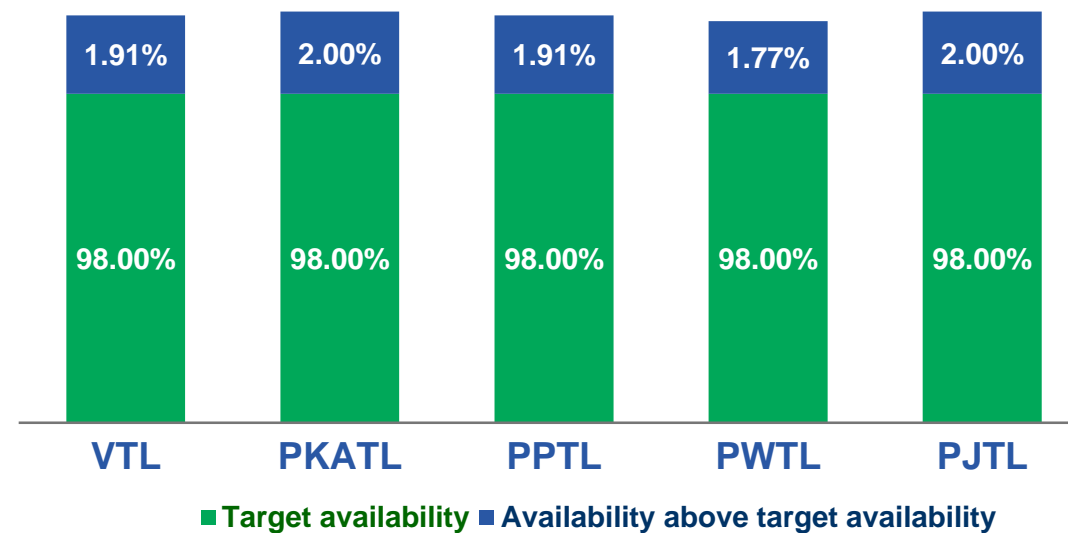
- ***Skilled and experienced Investment Manager having strong corporate governance philosophy***
- ***Continued Support of the Sponsor***

*Consistently achieving High Availability of Assets
.....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* - Q1FY23



Accident Free Operations

* Availability for Apr'22-Jun'22 provisional. Certificates yet to be received from RPCs

Financials providing consistent, stable, visible returns for unitholders

Financials (Consolidated)

Total Income

• ₹ 3,313.85 mn

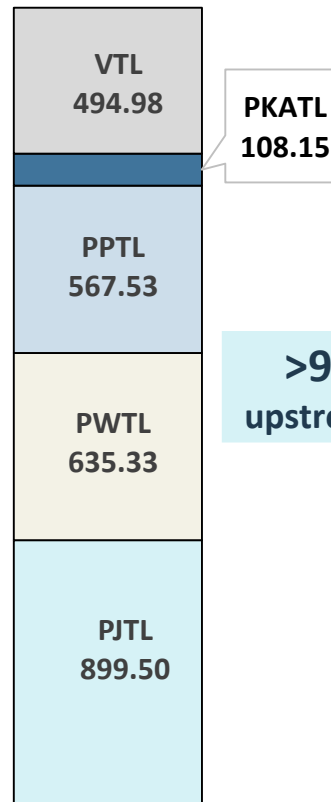
Operating Expenses

• ₹ 197.51 mn

Total Debt
₹ 5,749 mn

Receivable Days
69

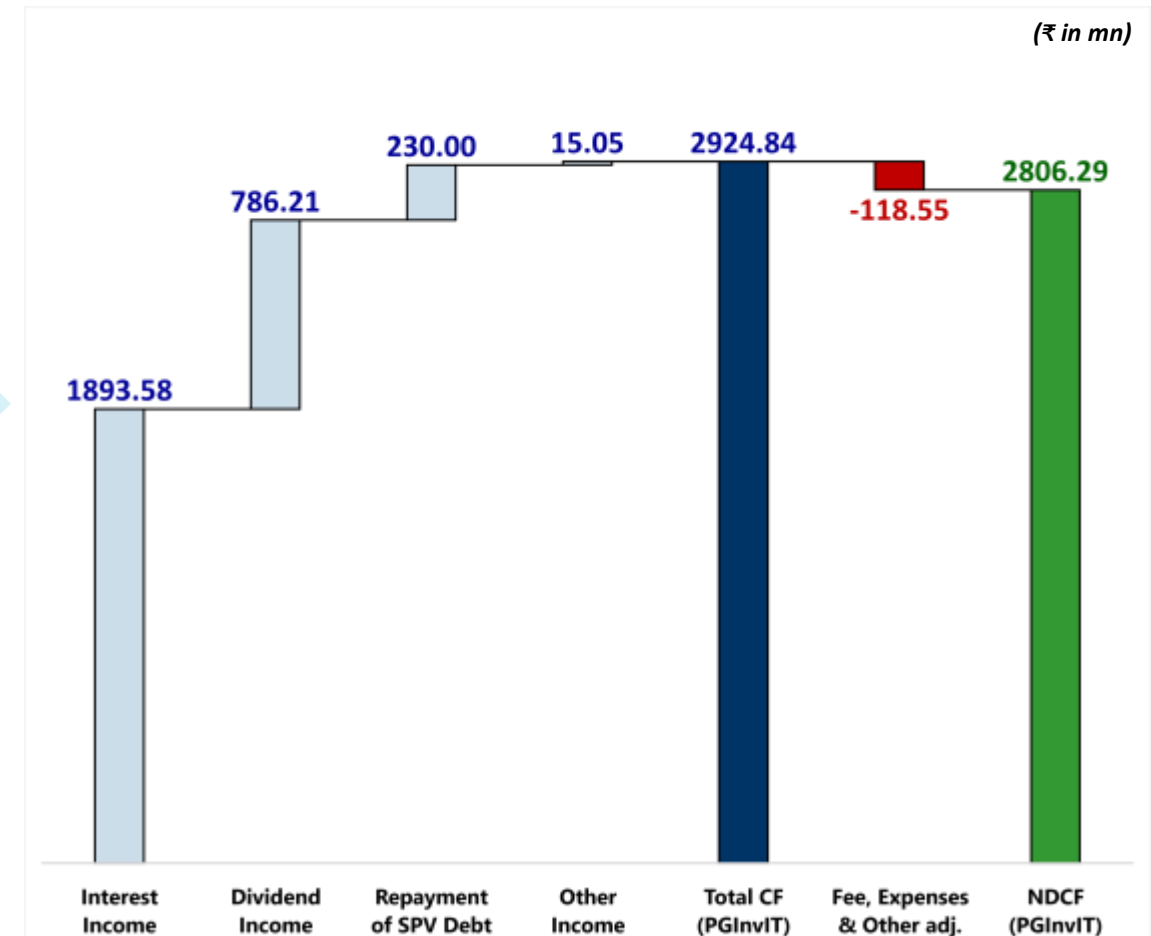
NDCF at SPVs



SPVs NDCF
(₹ 2,705.49 mn)

>90%
upstreamed

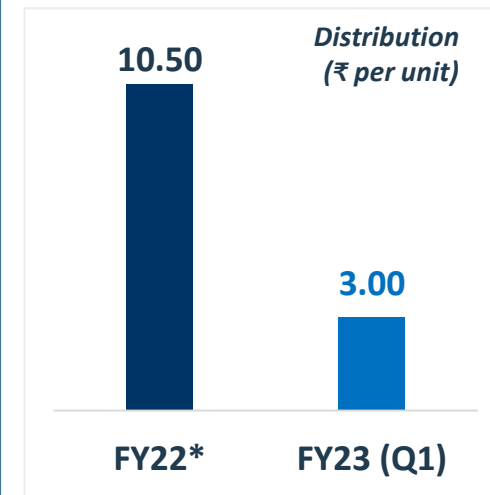
NDCF at PGInvIT



Distribution declared for Q1FY23

₹ 3.00 per unit

- ₹ 1.97 - Interest
- ₹ 0.50 - Dividend (Taxable)
- ₹ 0.28 - Dividend (Exempt)
- ₹ 0.24 - Repayment of SPV Debt
- ₹ 0.01 - Treasury Income (Exempt)



* Period May 13, 2021 to March 31, 2022

Total
Distribution
since IPO

₹ 13.50 per unit

Distribution Guidance for FY2022-23: ₹ 12 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

***Balance 26%
equity stake of
PKATL from
Sponsor***

Completion of 5 years from Commercial Operation Date in July 2022
Right with PGIInvIT to acquire balance stake, in line with TSA conditions

Valuation by independent Valuer
Policy on Related Party Transactions
Debt funding tied up

***Monetisation by
Sponsor in
FY2022-23***

Strong pipeline of TBCB SPVs with Sponsor
Monetization target of ₹ 7,500 crore for FY22-23 set for Sponsor under National Monetisation Pipeline

Targeted through Debt

Enablers for Debt-funded Acquisition Strategy

**Significant headroom
for Debt funding for
acquisition**

**Confidence of
lenders**

**Highest Credit Rating
'AAA' by CARE, CRISIL
& ICRA**

Term	Description
ckm	circuit kilometres
CPSE	Central Public Sector Enterprise
Q1FY22/Q1FY2022	Quarter ended June 30, 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
PVTL	POWERGRID Vizag Transmission Limited (now known as Vizag 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)

Thank you