



पीजीइन्विट
PGInvIT

POWERGRID Infrastructure Investment Trust

(India's first InvIT by a CPSE)



Investor Presentation
H1FY2023



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☐ **PGInvIT Overview**

- Trust Structure
- PGInvIT at a glance

☐ **PGInvIT Performance**

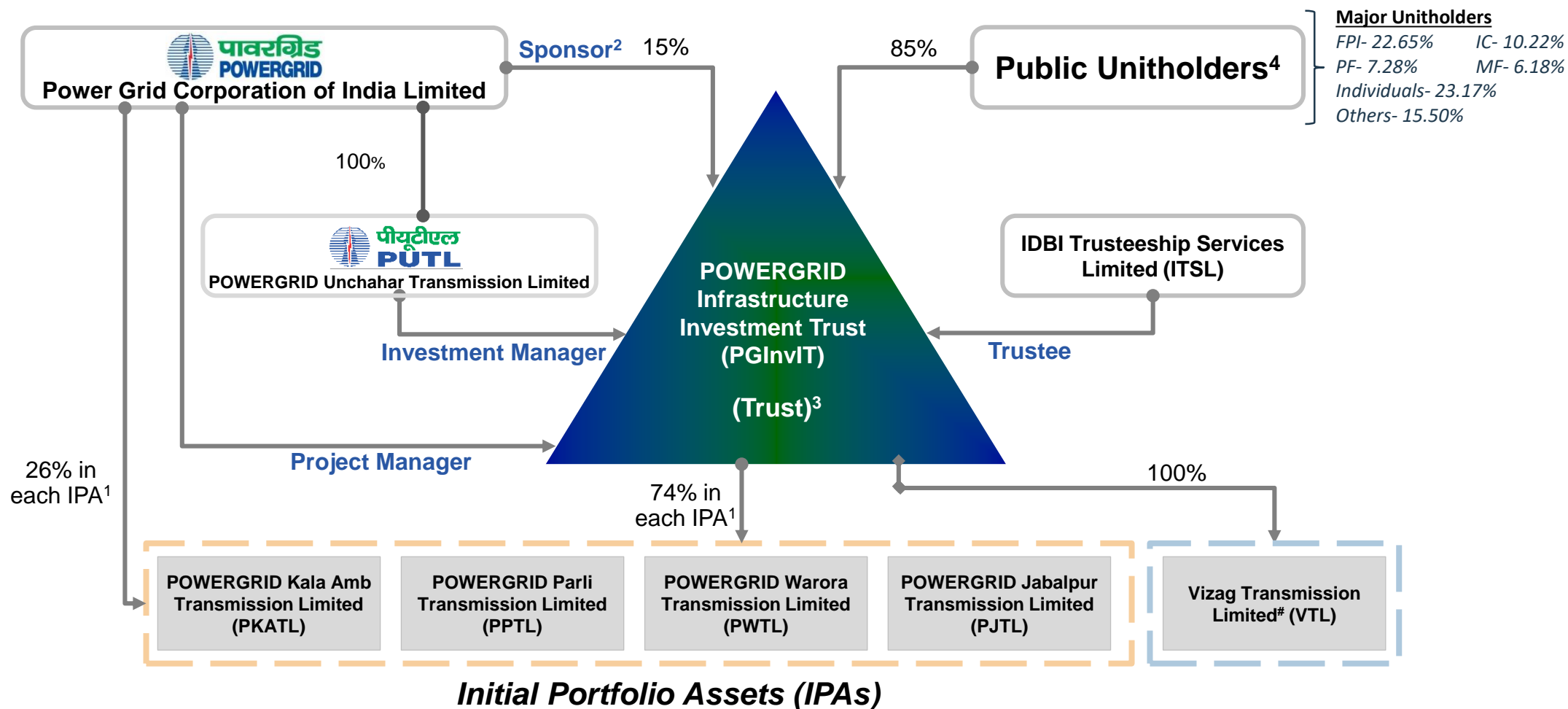
- Operational
- Financial

☐ **Distribution**

☐ **Outlook**

☐ **Glossary**

(as on September 30, 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.

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

***POWERGRID Infrastructure Investment Trust - India's 1st 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 Sep-22)**

**Strong governance
framework**

***₹ 87.37 billion
Enterprise Value***

(as on Sept. 30, 2022)

***1.01%
Net Debt/ AUM***

(as on Sept. 30, 2022)

***AAA
Credit Ratings***

***Rs.16.50 per Unit*
DPU since listing***

(Including Rs.3.00 declared on Nov.9, 2022)*

***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 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)	29.33	29.78	30.68	30.78	31.25

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 September 30, 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 – Q2FY23 and H1FY23

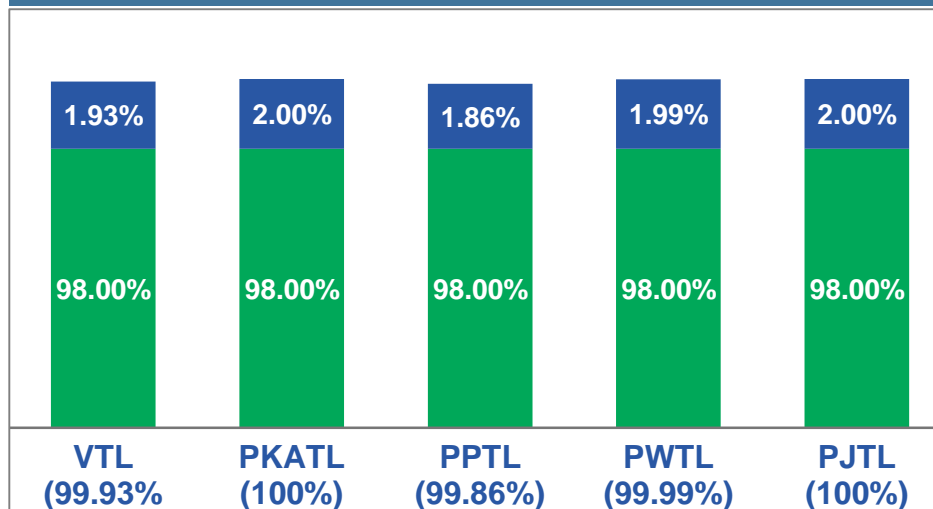
*Consistently achieving High Availability of Assets
.....with POWERGRID as Project Manager to PGINVIT*

Accident Free Operations

Average Availability
since DOCO

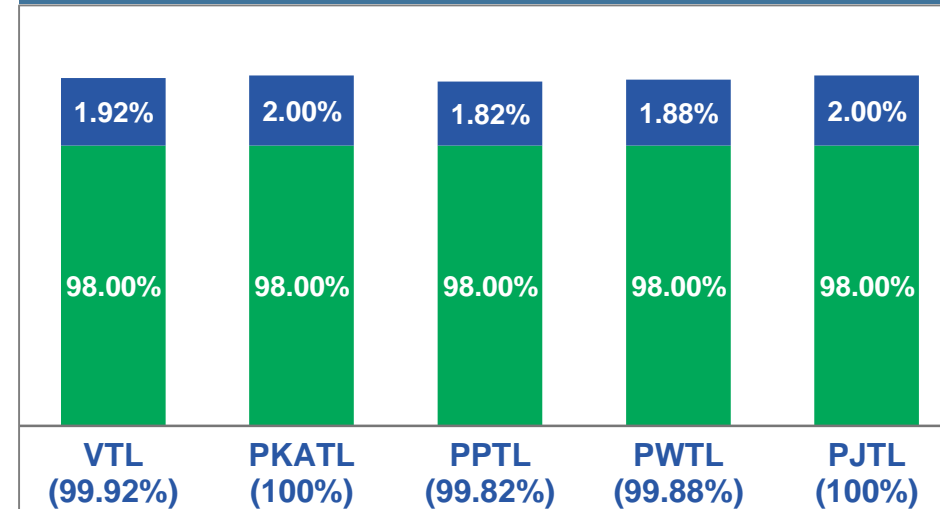
>98%

Avg. Availability* - Q2FY23



* Availability for July'22-Sept'22 are provisional. Certificates yet to be received from RPCs

Avg. Availability* - H1FY23



■ 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)

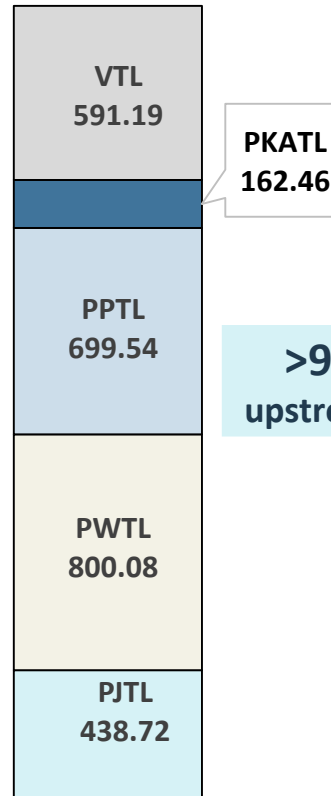
Total Income

• ₹ 3,299.79 mn

Operating Expenses

• ₹ 184.33 mn

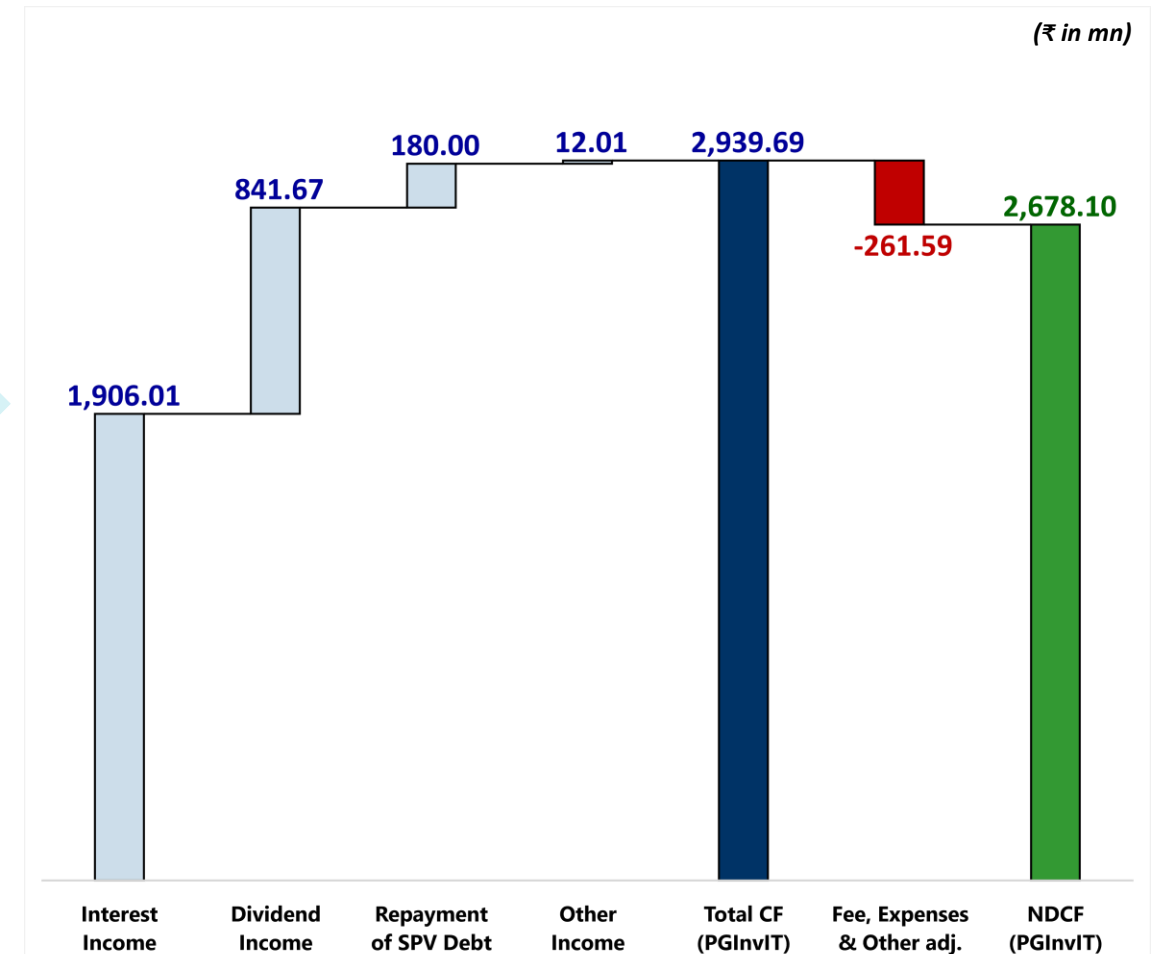
NDCF at SPVs



SPVs NDCF
(₹ 2,691.99 mn)

>90%
upstreamed

NDCF at PGInvIT



Consistent Financial Performance

Financials (Consolidated)

Total Income

• ₹ 6,613.64 mn

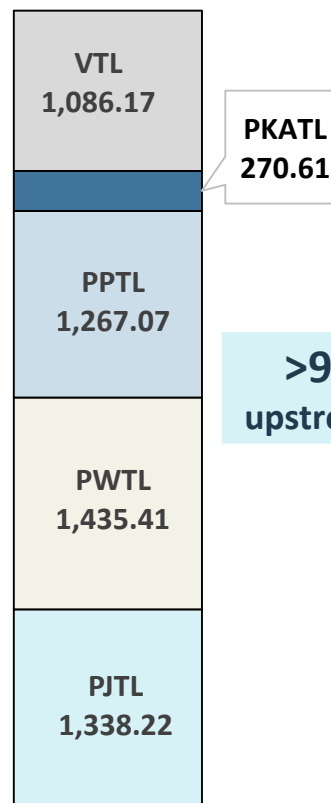
Operating Expenses

• ₹ 381.84 mn

Total Debt
₹ 5,741.46 mn

Receivable Days
65

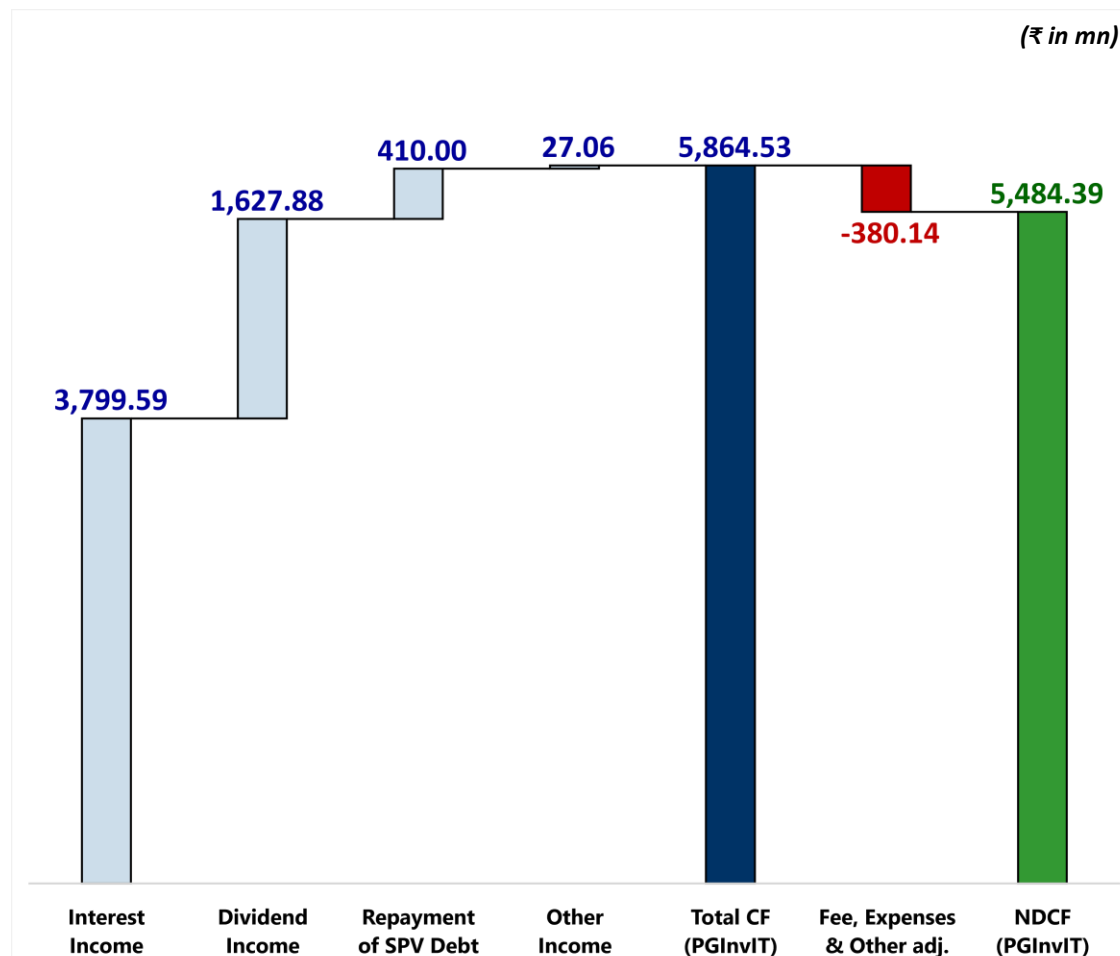
NDCF at SPVs



>90%
upstreamed

SPVs NDCF
(₹ 5,397.48 mn)

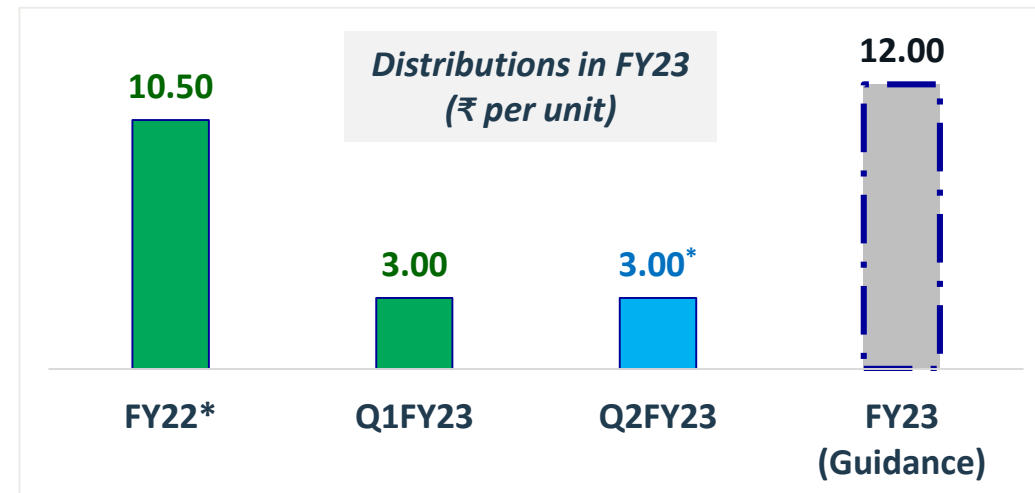
NDCF at PGInvIT



Distribution declared for Q2FY23

₹ 3.00 per unit

- ₹ 1.98 - Interest
- ₹ 0.62 - Dividend (Taxable)
- ₹ 0.20 - Dividend (Exempt)
- ₹ 0.19 - Repayment of SPV Debt
- ₹ 0.01 - Treasury Income (Exempt)

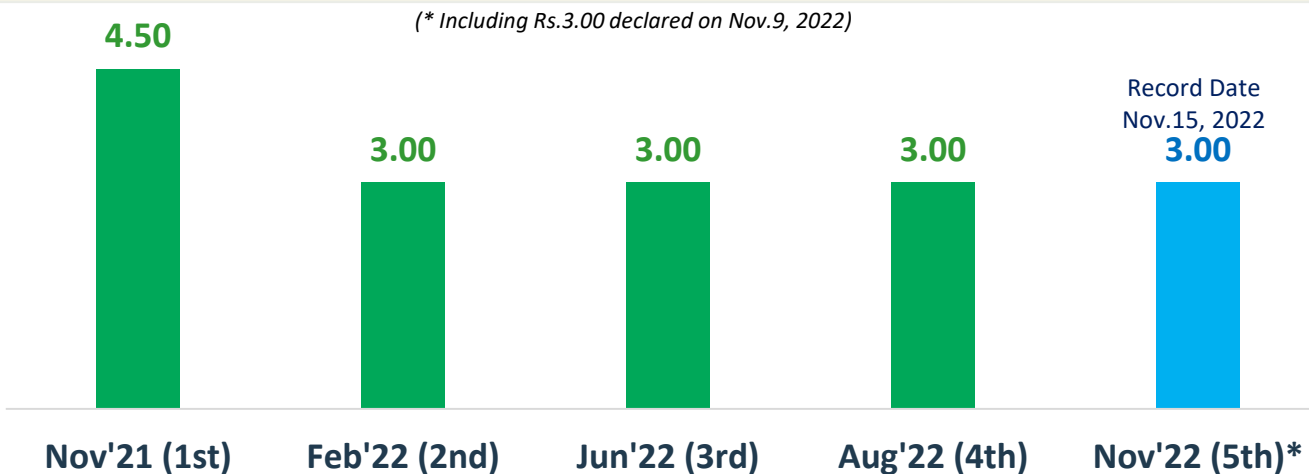


* Period May 13, 2021 to March 31, 2022

(* declared on Nov.9, 2022)

Total Distribution since IPO: ₹ 16.50* per unit

(* Including Rs.3.00 declared on Nov.9, 2022)



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 PGInvIT to acquire balance stake,
in line with TSA conditions

**Acquisition process
under way**

***Acquisition
Opportunities***

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
AUM	Assets Under Management
ckm	circuit kilometres
CPSE	Central Public Sector Enterprise
Q2FY23/Q2FY2023	Quarter ended September 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
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)
H1FY23/H1FY2023	Half Year ended September 30, 2022
mn	million
TL	Transmission Limited

Thank you