

Independent Auditor's Review Report on the Unaudited Standalone Financial Information of the Trust for the quarter and half year ended on 30th September 2025 pursuant to the Regulation 23 of the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 as amended

To the Board of Directors of POWERGRID UNCHAHAR TRANSMISSION LIMITED (As the Investment Manager of POWERGRID INFRASTRUCTURE INVESTMENT TRUST)

1. We have reviewed the accompanying statement of unaudited standalone financial information of POWERGRID INFRASTRUCTURE INVESTMENT TRUST (the "Trust"), consisting of the statement of un-audited standalone financial result, explanatory notes thereto, Net Distributable Cash Flows and the additional disclosures as required in chapter 4 of the SEBI Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July, 11 2025 ("SEBI Circular") for the quarter and half year ended September 30, 2025 (the 'Statement') attached herewith, being prepared by POWERGRID UNCHAHAR TRANSMISSION LIMITED (the 'Investment Manager') pursuant to the requirements of Regulation 23 of the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014, as amended, read with the SEBI Circular.
2. The Statement which is the responsibility of the Investment Manager and has been approved by the Board of Directors of the Investment Manager, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting (Ind AS 34) read with Rule 2(1)(a) of Companies (Indian Accounting Standards) Rules, 2015 (as amended) read with the SEBI Circular and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of Investment Manager, personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS') as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted



in India, has not disclosed the information required to be disclosed in terms of Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014 as amended, read with the SEBI Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For S K Mittal & Co
Chartered Accountants
FRN: 001135N



(CA Gaurav Mittal)
Partner
Membership Number: 099387
UDIN: 25099387BMJJXD8947

Place: New Delhi
Date: November 04, 2025

POWERGRID Infrastructure Investment Trust
SEBI Registration Number: IN/InvIT/20-21/0016
Plot No. 2, Sector-29, Gurgaon, Haryana - 122 001
Statement of Standalone Assets and Liabilities as at 30 September 2025

Particulars	As at	
	30.09.2025	30.09.2024
	(Unaudited)	(Unaudited)
ASSETS		
Non-current assets		
Financial Assets		
Investments	46,821.08	30,796.71
Loans	45,853.69	48,467.83
Other non-current assets	4.87	7.76
	92,679.64	79,272.30
Current assets		
Financial Assets		
Loans	14.30	12.70
Cash and cash equivalents	2,112.92	1,850.19
Bank balances other than Cash and cash equivalents	236.09	124.95
Other current financial assets	14.33	1.58
	2,377.64	1,989.42
Total Assets	95,057.28	81,261.72
EQUITY AND LIABILITIES		
Equity		
Unit capital	90,999.92	90,999.92
Distribution – Repayment of Capital	(5,805.79)	(3,621.80)
Other Equity	(822.36)	(11,797.81)
	84,371.77	75,580.31
Liabilities		
Non-current liabilities		
Financial Liabilities		
Borrowings	10,593.83	5,635.17
Other Non-current Liabilities	-	0.02
	10,593.83	5,635.19
Current liabilities		
Financial Liabilities		
Borrowings	82.86	43.17
Trade payables		
Total outstanding dues of micro enterprises and small enterprises	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises.	1.39	
Other current financial Liabilities	7.29	2.98
Other current liabilities	0.14	0.07
Current Tax Liabilities (Net)	-	-
	91.68	46.22
Total Equity and Liabilities	95,057.28	81,261.72





POWERGRID Infrastructure Investment Trust
SEBI Registration Number: IN/InvIT/20-21/0016
Plot No. 2, Sector-29, Gurgaon, Haryana - 122 001

Statement of Unaudited Standalone financial results for the Quarter and half year ended 30 September 2025

Particulars	Quarter ended			Half Year Ended		₹ In million
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	Year ended
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	31.03.2025 (Audited)
INCOME						
Revenue From Operations	2,252.25	2,447.02	2,228.15	4,699.27	4,001.35	8,846.04
Other Income	18.10	27.95	12.82	46.05	41.27	68.74
Total Income	2,270.35	2,474.97	2,240.97	4,745.32	4,042.62	8,914.78
EXPENSES						
Valuation Expenses	0.29	-	0.29	0.29	0.29	0.46
Payment to Auditor						
-Statutory Audit Fees	-	-	-	-	-	0.14
-Other Services (Including Tax Audit & Certifications)	0.05	0.02	0.03	0.07	0.04	0.07
Investment manager fees	28.00	27.70	26.15	55.70	52.03	105.87
Trustee fee	-	0.35	-	0.35	0.35	0.35
Other expenses	2.48	7.98	2.18	10.46	10.43	14.20
Finance costs	183.50	199.48	115.39	382.98	230.59	555.48
Impairment/(Reversal of Impairment) of Investment in Subsidiaries	0.94	-	293.13	0.94	293.13	(10,665.89)
Total expenses	215.26	235.53	437.17	450.79	586.86	(9,989.32)
Profit for the period before tax	2,055.09	2,239.44	1,803.80	4,294.53	3,455.76	18,904.10
Tax expense:						
Current tax - Current Year	7.73	11.95	5.48	19.68	17.64	29.38
- Earlier Years	-	-	-	-	-	-
Deferred tax	-	-	-	-	-	-
	7.73	11.95	5.48	19.68	17.64	29.38
Profit for the period after tax	2,047.36	2,227.49	1,798.32	4,274.85	3,438.12	18,874.72
Other Comprehensive Income	-	-	-	-	-	-
Total Comprehensive Income for the period	2,047.36	2,227.49	1,798.32	4,274.85	3,438.12	18,874.72
Earnings per Unit						
Basic (in ₹)	2.25	2.45	1.98	4.70	3.78	20.74
Diluted (in ₹)	2.25	2.45	1.98	4.70	3.78	20.74

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POWERGRID Infrastructure Investment Trust
SEBI Registration Number: IN/InvIT/20-21/0016
Plot No. 2, Sector-29, Gurgaon, Haryana - 122 001

Standalone Statement of Changes in Unitholders' Equity for the half year ended 30 September 2025

	₹ In million
A. Unit capital	Amount (Unaudited)
Balance as at 01 April 2025	90,999.92
Units issued during the period	-
Balance as at 30 September 2025	90,999.92
Balance as at 01 April 2024	90,999.92
Units issued during the period	-
Balance as at 30 September 2024	90,999.92
B. Distribution – Repayment of Capital	Amount (Unaudited)
Repayment of Capital as at 01 April 2025	(4,413.50)
Repayment of Capital during the period	(1,392.29)
Repayment of Capital as at 30 September 2025	(5,805.79)
Repayment of Capital as at 01 April 2024	(2,438.80)
Repayment of Capital during the period	(1,183.00)
Repayment of Capital as at 30 September 2024	(3,621.80)
C. Other equity	Amount (Unaudited)
Retained Earnings	
Balance as at 01 April 2025	(1,029.50)
Profit for the period	4,274.85
Distribution during the period (other than Repayment of Capital)	(4,067.70)
Balance as at 30 September 2025	(822.35)
Balance as at 01 April 2024	(10,958.93)
Profit for the period	3,438.12
Distribution during the period (other than Repayment of Capital)	(4,277.00)
Balance as at 30 September 2024	(11,797.81)

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POWERGRID Infrastructure Investment Trust
SEBI Registration Number: IN/InvIT/20-21/0016
Plot No. 2, Sector-29, Gurgaon, Haryana - 122 001
Standalone Statement of Cash Flows for the half year ended 30 September 2025

Particulars	₹ In million	
	For the half year ended	
	30.09.2025 (Unaudited)	30.09.2024 (Unaudited)
A. Cash flows from operating activities		
Profit before tax	4,294.53	3,455.76
Adjustments for:		
Impairment of investment in subsidiary	0.94	293.13
Interest income on loans given to subsidiaries	(3,393.30)	(3,550.05)
Finance cost	382.98	230.59
Interest income on fixed deposits	(45.53)	(35.92)
Dividend received from subsidiaries	(1,305.97)	(451.30)
Operating Profit/ (loss) before changes in Assets and Liabilities	(66.35)	(57.79)
Adjustment for changes in Assets and Liabilities:		
- (Increase)/Decrease in Other current financial assets	(0.03)	(0.01)
- (Increase)/Decrease in Earmarked balance with banks	(4.17)	0.56
- Increase/(Decrease) in Other current financial liabilities	4.17	(0.33)
- Increase/(Decrease) in Other current liabilities	(0.20)	(0.14)
- Increase/(Decrease) in Trade Payables	(0.13)	-
Cash generated from operations	(66.71)	(57.71)
Direct taxes paid (net of refunds)	(16.52)	(16.97)
Net cash flow used in operating activities	(83.23)	(74.68)
B. Cash flows from investing activities		
Loans given to subsidiaries	(22.33)	(6.08)
Repayment of Loans given to subsidiaries	1,258.98	630.32
Interest income on loans given to subsidiaries	3,393.30	3,550.05
Interest income on fixed deposits	34.56	37.53
Dividend received from subsidiaries	1,305.97	451.30
Net cash flow from investing activities	5,970.48	4,663.12
C. Cash flow from financing activities		
Repayment of borrowings	(41.43)	(14.41)
Payment of interest on long term borrowings	(382.74)	(230.34)
Payment of distribution on unit capital	(5,460.00)	(5,460.00)
Net cash flow used in financing activities	(5,884.17)	(5,704.75)
D. Net increase in cash and cash equivalents (A + B + C)	3.08	(1,116.31)
E. Cash and cash equivalents as at beginning of year	2,109.84	2,966.50
F. Cash and cash equivalents as at year end	2,112.92	1,850.19

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POWERGRID Infrastructure Investment Trust
SEBI Registration Number: IN/InvIT/20-21/0016
Plot No. 2, Sector-29, Gurgaon, Haryana - 122 001

(Disclosures as required by SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July11, 2025)

STATEMENT OF NET ASSETS AT FAIR VALUE as at 30 September 2025

		₹ in million			
Sl. No.	Particulars	As at			
		30.09.2025		30.09.2024	
		Book value	Fair value*	Book value	Fair value*
A	Total Assets	95,057.28	95,186.40	81,261.72	81,261.73
B	Total Liabilities	10,685.51	10,685.51	5,681.41	5,681.41
C	Net Assets (A-B)	84,371.77	84,500.89	75,580.31	75,580.32
D	Number of units	910.00	910.00	910.00	910.00
E	NAV (C/D)	92.72	92.86	83.06	83.06

*Fair value of the assets as disclosed in the above tables are derived based on the fair valuation report issued by the independent valuer appointed under SEBI (Infrastructure Investment Trusts) Regulations, 2014.

The Trust holds investment in SPVs in the form of equity and debt and SPVs in turn hold the projects. Hence, the breakup of property wise fair values has been disclosed in the Consolidated financial statements.

STATEMENT OF TOTAL RETURNS AT FAIR VALUE as at 30 September 2025

		₹ in million	
Particulars		As at	
		30.09.2025	30.09.2024
Total Comprehensive Income #		4,274.85	3,438.12
Add/(less): Other Changes in Fair Value not recognized in Total Comprehensive Income		-	-
Total Return		4,274.85	3,438.12

#Total comprehensive income as per Profit & Loss statement captures the impact of fair valuation through impairment of Investment in subsidiaries. Same is based on the fair valuation report of the independent valuer appointed under SEBI (Infrastructure Investment Trusts) Regulations, 2014.



POWERGRID Infrastructure Investment Trust

Notes

- 1 The above Unaudited Standalone Financial Result for the quarter and half year ended 30 September 2025 have been reviewed by the Audit Committee and approved by the Board of Directors of POWERGRID Unchahar Transmission Limited ('Investment Manager') at their respective meetings held on 04 November 2025.
- 2 The Unaudited Standalone Financial Result comprises of the Statement of Profit and Loss and notes thereon and additional disclosures as required in Chapter 4 of SEBI Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025 ("SEBI Circular") of POWERGRID Infrastructure Investment Trust ("PGInvIT"/"Trust"), for the quarter ended 30 September 2025, 30 June 2025 and 30 September 2024, half year ended 30 September 2025 and 30 September 2024 and year ended 31 March 2025 being submitted by the Trust pursuant to the requirements of Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014 and the circulars issued thereunder ("InvIT Regulations"). However, it is not a complete or condensed set of financial statements under Ind AS 34 since it omits various disclosures required by Ind AS 34 as the requirement of preparing financial information is primarily governed by the InvIT Regulations.
- 3 During the previous quarter, pursuant to the share purchase agreements dated 22 April 2021 ("SPA") (and amendments thereof), POWERGRID Infrastructure Investment Trust (the "Trust") has acquired balance 26% equity stake in Kale Amb Transmission Limited ('KATL') (Formerly known as POWERGRID Kala Amb Transmission Limited), Parli Power Transmission Limited ('PPTL') (Formerly known as POWERGRID Parli Transmission Limited), Warora Transmission Limited ('WTL') (Formerly known as POWERGRID Warora Transmission Limited) and Jabalpur power Transmission Limited ('JPTL') (Formerly known as POWERGRID Jabalpur Transmission Limited) respectively from POWERGRID on 30th December 2024 at a consideration of Rs 5,066.29 million. The above acquisition was majorly financed through Rupee Term Loan from HDFC Bank Limited. Interest rate on term loan is Repo rate plus spread of 150 basis points. Due to above transaction a difference of Rs. 962.66 million is recognized as a capital reserve in the books of accounts.
- 4 POWERGRID Infrastructure Investment Trust (the "Trust") holds 100% equity stake in Vizag Transmission Limited ('VTL'), Kala Amb Transmission Limited ('KATL'), Parli Power Transmission Limited ('PPTL'), Warora Transmission Limited ('WTL') and Jabalpur Power Transmission Limited ('JPTL') as on 30 September 2025.
- 5 Revenue from operations comprises of interest income on loans to subsidiaries and dividend from subsidiaries.
- 6 Pursuant to the Investment Management Agreement dated December 18, 2020, Investment Manager fees is aggregate of
 - a. ₹ 7,25,00,000 per annum, in relation to the initial SPVs; and
 - b. 0.10% of the aggregate Gross Block of all Holding Companies and SPVs acquired by the InvIT after the execution of this agreement.Further, the management fee set out above shall be subject to escalation on an annual basis at the rate of 6.75% of the management fee for the previous year. Any applicable taxes, cess or charges, as the case may be, shall be in addition to the management fee.
- 7 Pursuant to the in-principal approval accorded by the Board of Directors of POWERGRID and POWERGRID Unchahar Transmission Limited ("PUTL") – the Investment Manager to PGInvIT, POWERGRID and PGInvIT have agreed on the proposal for forming a Consortium between POWERGRID as the Lead Partner and PGInvIT as the Other Partner (acting through a holding company or any other arrangement as may be permissible under applicable laws) for participation in upto two (02) Tariff Based Competitive Bidding ("TBCB") project(s) with an aggregate total estimated project cost of about Rs. 500 crore.
- 8 Trust has not acquired any assets during the quarter ended 30 September 2025.
- 9 Based on the valuation done by an independent valuation expert, the carrying amounts of the investment in subsidiaries have been adjusted for impairment amounting to ₹0.94 million for the period ended 30 September 2025.
- 10 The Board of Directors of the Investment Manager approved a distribution of Rs. 3.00 per unit for the period 01 July 2025 to 30 September 2025 shall be made within five working days from the record date.
- 11 NAV (INR/Unit) per unit of the Trust based on valuation report issued by Independent Valuer is Rs. 92.86 as on 30 September 2025.
- 12 The Trust is rated as CRISIL AAA/Stable" from CRISIL, "[ICRA] AAA(Stable)" from ICRA and "CARE AAA; Stable" from CARE.

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A) Statement of Net Distributable Cash Flows (NDCF) of PGInvIT

Particulars	Quarter ended			Half Year Ended		₹ in million
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	Year ended 31.03.2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Un-audited)	(Un-audited)	(Audited)
Cashflows from operating activities of the Trust	(42.22)	(41.01)	(35.66)	(83.23)	(74.68)	(247.15)
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework*	3,028.43	2,997.76	2,848.56	6,026.19	5,516.19	11,609.92
(+) Treasury income / income from investing activities of the Trust (Interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	12.92	21.64	12.17	34.56	37.53	60.70
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following						
• Applicable capital gains and other taxes						
• Related debts settled or due to be settled from sale proceeds						
• Directly attributable transaction costs						
• Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations						
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently						
(-) Finance cost on Borrowings as per Profit and Loss Account. However, amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	(183.38)	(199.36)	(115.26)	(382.74)	(230.34)	(554.99)
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	(20.72)	(20.71)	(7.21)	(41.43)	(14.41)	(35.10)
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations						
(-) any capital expenditure on existing assets owned / leased by the InvIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years **	(22.33)		(2.81)	(22.33)	(6.09)	(23.23)
NDCF at Trust Level	2,772.70	2,758.32	2,699.79	5,531.02	5,228.20	10,810.15

Note: Includes dividend income of ₹ 814.76 millions declared after 30 September 2025 by SPVs but received before finalization and adoption of accounts at PGInvIT and excludes dividend received from the SPVs during accounting period but pertains to previous period.

**During the period, Trust has given loan to KATL & PPTL for the construction of RTM project

Retention at Trust / Utilisation from Previous Retention

Particulars	₹ in million	₹ in million	₹ in million	₹ in million	₹ in million	₹ in million
NDCF at Trust	2,772.70	2,758.32	2,699.79	5,531.02	5,228.20	10,810.15
Less retained at Trust / (Utilised out of previous retention)	42.70	28.32	(30.21)	71.02	(231.80)	(109.84)
NDCF distributed to Unitholders	2,730.00	2,730.00	2,730.00	5,460.00	5,460.00	10,919.99

Cash Position at Trust

Particulars	₹ in million	₹ in million	₹ in million	₹ in million	₹ in million	₹ in million
Balance as at beginning of Period (Cash and Cash equivalents)-A#	2,884.98	2,856.66	2,764.91	2,856.66	2,966.50	2,966.50
Adjustment						
Add: Dividend received post finalisation of accounts of SPV but before finalisation and adoption of accounts of PGInvIT	814.76	559.16	884.52	814.76	884.52	746.82
Add : Withheld amount/(Utilised) as per regulations	(772.06)	(530.84)	(914.73)	(743.74)	(1,116.32)	(856.66)
Total Adjustment-B	42.70	28.32	(30.21)	71.02	(231.80)	(109.84)
Balance as at close of Period (Cash and Cash equivalents) (A+B)*#	2,927.68	2,884.98	2,734.70	2,927.68	2,734.70	2,856.66

*After consideration of dividend payment post finalisation of accounts of SPV but before finalisation and adoption of accounts of PGInvIT

Cash position excludes DSRA reserve and unclaimed distribution lying in bank accounts.

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POWERGRID Infrastructure Investment Trust**Statements of Earning per Unit (EPU)**

Basic EPU amounts are calculated by dividing the profit for the year/period attributable to Unit holders by the weighted average number of units outstanding during the year/period.

Diluted EPU amounts are calculated by dividing the profit attributable to unit holders by the weighted average number of units outstanding during the year plus the weighted average number of units that would be issued on conversion of all the dilutive potential units into unit capital.

The following reflects the profit and unit data used in the basic and diluted EPU computation:

Particulars	Quarter ended			Half Year Ended		Year ended
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Profit after tax for calculating basic and diluted EPU (₹)	2,047.36	2,227.49	1,798.32	4,274.85	3,438.12	18,874.72
Weighted average number of units in calculating basic and diluted EPU (No. in million)	910.00	910.00	910.00	910.00	910.00	910.00
Earnings Per Unit						
Basic (₹ /unit)	2.25	2.45	1.98	4.70	3.78	20.74
Diluted (₹ /unit)	2.25	2.45	1.98	4.70	3.78	20.74

Contingent Liabilities

There are no contingent Liabilities at Trust Level.

Statement of Capital Commitments

Capital commitments related to services to be rendered / procurements made in the normal course of business are not disclosed to avoid excessive details.

Other commitments related to services as on 30 September 2025 are NIL.

Statement of Related party disclosures of POWERGRID Infrastructure Investment Trust**(A) Disclosure as per Ind AS 24- "Related Party Disclosures"****(a) Subsidiaries**

Name of entity	Place of business/ country of incorporation	Proportion of Ownership Interest As at 30 September 2025	Proportion of Ownership Interest As at 30 June 2025	Proportion of Ownership Interest As at 31 March 2025	Proportion of Ownership Interest As at 30 September 2024
Vizag Transmission Limited	India	100%	100%	100%	100%
Kala Amb Transmission Limited	India	100%	100%	100%	74%
Parli Power Transmission Limited	India	100%	100%	100%	74%
Warora Transmission Limited	India	100%	100%	100%	74%
Jabalpur Power Transmission Limited	India	100%	100%	100%	74%

Pursuant to share purchase agreement dated 22 April 2021, Trust has acquired balance 26% equity stake in KATL, PPTL, WTL & JPTL from POWERGRID on 30 December 2024.

(b) Other related parties

Name of entity	Place of business/country of incorporation	Relationship with Trust	Proportion of Ownership Interest As at 30 September 2025	Proportion of Ownership Interest As at 30 June 2025	Proportion of Ownership Interest As at 31 March 2025	Proportion of Ownership Interest As at 30 September 2024
Power Grid Corporation of India Limited	India	Sponsor and Project Manager / Entity with significant influence	15%	15%	15%	15%

(B) Disclosure as per Regulation 2(1)(zv) of the InvIT Regulations**(a) Parties to Trust**

Name of entity	Place of business/country of incorporation	Relationship with Trust	Proportion of Ownership Interest As at 30 September 2025	Proportion of Ownership Interest As at 30 June 2025	Proportion of Ownership Interest As at 31 March 2025	Proportion of Ownership Interest As at 30 September 2024
Power Grid Corporation of India Limited	India	Sponsor and Project Manager	15%	15%	15%	15%
POWERGRID Unchahar Transmission Limited	India	Investment Manager	NA	NA	NA	NA
IDBI Trusteeship Services Limited	India	Trustee	NA	NA	NA	NA

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(b) Promoters of the parties to Trust specified in (a) above

Name of entity	Promoter
Power Grid Corporation of India Limited	Government of India
POWERGRID Unchahar Transmission Limited	Power Grid Corporation of India Limited
IDBI Trusteeship Services Limited	IDBI Bank Limited
	Life Insurance Corporation of India
	General Insurance Corporation of India

(c) Directors of the parties to Trust specified in (a) above

(i) Directors of POWER GRID CORPORATION OF INDIA LIMITED:

Shri Ravindra Kumar Tyagi
Shri G. Ravisankar
Dr. Yatindra Dwivedi
Shri Naveen Srivastava
Shri Vamsi Ramamohan Burra
Dr. Saibaba Darbhamulla
Shri Abhay Bakre (Appointed as Director w.e.f. 12.04.2025)
Shri Shiv Tapasya Paswan (Appointed as Director w.e.f. 16.04.2025)
Shri Rohit Vaswani (Appointed as Director w.e.f. 16.04.2025)
Smt. Sajal Jha (Appointed as Director w.e.f. 16.05.2025)
Shri Lalit Bohra (Ceased to be Director w.e.f. 11.04.2025)

(ii) Directors of POWERGRID Unchahar Transmission Limited

Shri Naveen Srivastava
Shri Anupam Arora (Appointed as Director w.e.f. 19.05.2025)
Shri Sanjay Sharma
Shri Amit Garg

(iii) Key Managerial Personnel of POWERGRID Unchahar Transmission Limited

Smt. Neela Das (CEO)
Shri Gaurav Malik (CFO)
Shri Shwetank Kumar (CS)

(iv) Directors of IDBI Trusteeship services LTD

Shri Jayakumar S. Pillai
Shri Pradeep Kumar Malhotra
Shri Balkrishna Variar
Shri Hare Krushna Panda
Shri Arun Kumar Agarwal
Shri Soma Nandan Satpathy
Mr. Lohit Kumar Neel (Appointed as Director w.e.f. 15.10.2025)
Ms. Baljinder Kaur Mandal (Ceased to be Director w.e.f. 30.09.2025)

(d) The outstanding balances of related parties are as follows:

₹ in million

Particulars	As at 30.09.2025	As at 30.06.2025	As at 31.03.2025	As at 30.09.2024
	(Unaudited)	(Unaudited)	(Audited)	(Unaudited)
Amounts Receivable				
Loans to subsidiaries				
Vizag Transmission Limited	7,519.88	7,559.88	7,684.88	7,779.88
Kala Amb Transmission Limited	1,855.12	1,867.29	1,900.69	1,897.69
Parli Power Transmission Limited	11,426.97	11,614.05	11,844.05	12,267.94
Warora Transmission Limited	14,110.07	14,267.07	14,467.07	14,937.07
Jabalpur Power Transmission Limited	10,955.95	11,057.95	11,207.95	11,597.95
Total	45,867.99	46,366.24	47,104.64	48,480.53

(e) The transactions with related parties during the period are as follows: -

₹ in million

Particulars	Quarter ended			Half Year Ended		Year ended
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Income - Interest on loans to subsidiaries						
Vizag Transmission Limited	276.28	277.62	284.34	553.90	565.59	1,126.88
Kala Amb Transmission Limited	66.91	67.17	68.22	134.08	136.06	270.46
Parli Power Transmission Limited	424.44	427.79	450.47	852.23	901.03	1,781.41
Warora Transmission Limited	521.37	522.68	548.02	1,044.05	1,096.12	2,168.17
Jabalpur Power Transmission Limited	404.10	404.94	425.80	809.04	851.25	1,681.67
Total	1,693.10	1,700.20	1,776.85	3,393.30	3,550.05	7,028.59

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Income - Dividend received from subsidiaries						
Vizag Transmission Limited	130.03	161.49	180.37	291.52	180.37	622.90
Kala Amb Transmission Limited	40.26	75.03	-	115.29	-	109.74
Parli Power Transmission Limited	215.80	180.38	140.63	396.18	140.63	485.21
Warora Transmission Limited	114.06	200.58	69.85	314.64	69.85	378.91
Jabalpur Power Transmission Limited	59.00	129.34	60.45	188.34	60.45	220.69
Total	559.15	746.82	451.30	1,305.97	451.30	1,817.45
Purchase of Equity Shares of KATL						
Power Grid Corporation of India Limited	-	-	-	-	-	427.96
Purchase of Equity Shares of PPTL						
Power Grid Corporation of India Limited	-	-	-	-	-	1870.12
Purchase of Equity Shares of WTL						
Power Grid Corporation of India Limited	-	-	-	-	-	1763.79
Purchase of Equity Shares of JPTL						
Power Grid Corporation of India Limited	-	-	-	-	-	1004.43
Loans to Subsidiaries						
Kala Amb Transmission Limited	7.41	-	2.81	7.41	6.09	15.83
Parli Power Transmission Limited	14.92	-	-	14.92	-	1.11
	22.33	-	2.81	22.33	6.09	16.94
Repayment of Loan by Subsidiaries						
Vizag Transmission Limited	40.00	125.00	-	165.00	-	95.00
Kala Amb Transmission Limited	19.58	33.40	12.19	52.98	25.32	32.06
Parli Power Transmission Limited	202.00	230.00	60.00	432.00	200.00	625.00
Warora Transmission Limited	157.00	200.00	60.00	357.00	230.00	700.00
Jabalpur Power Transmission Limited	102.00	150.00	55.00	252.00	175.00	565.00
Total	520.58	738.40	187.19	1,258.98	630.32	2,017.06
Payment of Investment Manager fee (Including Taxes)						
POWERGRID Unchahar Transmission Limited (Investment Manager)	28.00	27.70	26.15	55.70	52.03	105.87
Payment of Trustee fee (Including Taxes)						
IDBI Trusteeship Services Limited (Trustee)	-	0.35	-	0.35	0.35	0.35
Distribution Paid						
Power Grid Corporation of India Limited	409.50	409.50	409.50	819.00	819.00	1,638.00

For and on behalf of Board of Directors of POWERGRID Unchahar Transmission Limited in the capacity as Investment Manager to POWERGRID Infrastructure Investment Trust.


Naveen Srivastava
Chairman
DIN:- 10158134

Place: Gurugram
Date: 04 November 2025

  

Independent Auditor's Review Report on the Unaudited Consolidated Financial Information of the Trust for the quarter and half year ended on 30th September 2025 pursuant to the Regulation 23 of the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 as amended

To the Board of Directors of POWERGRID UNCHAHAR TRANSMISSION LIMITED (As the Investment Manager of POWERGRID INFRASTRUCTURE INVESTMENT TRUST)

1. We have reviewed the accompanying statement of unaudited Consolidated financial information of POWERGRID INFRASTRUCTURE INVESTMENT TRUST (the 'Trust') and its subsidiaries (together referred to as "the Group"), consisting of the statement of unaudited consolidated financial result, explanatory notes thereto, Net Distributable Cash Flows and the additional disclosures as required in chapter 4 of the SEBI Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July, 11 2025 ("SEBI Circular") for the quarter and half year ended September 30, 2025 (the 'Statement') attached herewith, being prepared by POWERGRID UNCHAHAR TRANSMISSION LIMITED (the 'Investment Manager') pursuant to the requirements of Regulation 23 of the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014, as amended, read with the SEBI Circular.
2. The Statement which is the responsibility of the Investment Manager and has been approved by the Board of Directors of the Investment Manager, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013, as amended, read with Rule 2(1)(a) of Companies (Indian Accounting Standards) Rules, 2015, as amended, read with the SEBI Circular and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of Investment Manager, personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. The Statement includes the results of the POWERGRID Infrastructure Investment Trust and the following subsidiaries:
 - a. Vizag Transmission Limited
 - b. Kala Amb Transmission Limited (erstwhile "POWERGRID Kala Amb Transmission Limited")



- c. Parli Power Transmission Limited (erstwhile "POWERGRID Parli Transmission Limited")
 - d. Warora Transmission Limited (erstwhile "POWERGRID Warora Transmission Limited")
 - e. Jabalpur Power Transmission Limited (erstwhile "POWERGRID Jabalpur Transmission Limited")
5. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS') specified under section 133 of the Companies Act, 2013, as amended, read with Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015, as amended, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 23 of the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014, as amended, read with the SEBI Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For S K Mittal & Co
Chartered Accountants
FRN: 001135N



(CA Gaurav Mittal)
Partner
Membership Number: 099387
UDIN: 25099387BMJJXE3120

Place: New Delhi
Date: November 04, 2025

POWERGRID Infrastructure Investment Trust
SEBI Registration Number: IN/InvIT/20-21/0016
Plot No. 2, Sector-29, Gurugram, Haryana - 122 001
Statement of Consolidated Assets and Liabilities as at 30 September 2025

₹ in million

Particulars	As at	
	30.09.2025 (Unaudited)	30.09.2024 (Unaudited)
ASSETS		
Non-current assets		
Property, Plant and Equipment	87,830.74	83,412.22
Capital work-in-progress	42.52	82.82
Other Intangible assets	4,092.49	3,763.35
Financial Assets		
Trade receivables	-	37.36
Other non-current assets	292.47	390.18
	92,258.22	87,685.93
Current assets		
Inventories	309.31	307.30
Financial Assets		
Loans	-	-
Trade receivables	2,085.84	2,798.80
Cash and cash equivalents	4,506.81	4,124.10
Bank balances other than Cash and cash equivalents	2,092.19	1,781.57
Other current financial assets	170.18	60.31
Other current assets	55.94	60.22
	9,220.27	9,132.30
Total Assets	1,01,478.49	96,818.23
EQUITY AND LIABILITIES		
Equity		
Unit Capital	90,999.92	90,999.92
Distribution – Repayment of Capital	(5,805.79)	(3,621.80)
Other Equity	(8,741.78)	(14,490.80)
Non Controlling Interest	-	6,138.72
	76,452.35	79,026.04
Liabilities		
Non-current liabilities		
Financial Liabilities		
Borrowings	10,593.83	5,635.17
Deferred tax liabilities(Net)	14,186.46	11,842.47
Other non current liabilities	-	0.02
	24,780.29	17,477.66
Current liabilities		
Financial Liabilities		
Borrowings	82.86	43.17
Trade payables		
total outstanding dues of micro enterprises and small enterprises	-	-
total outstanding dues of creditors other than micro enterprises and small enterprises	29.63	40.42
Other current financial liabilities	129.66	226.25
Other current liabilities	3.70	4.69
Provisions	-	-
Current Tax Liabilities (Net)	-	-
	245.85	314.53
Total Equity and Liabilities	1,01,478.49	96,818.23

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POWERGRID Infrastructure Investment Trust
SEBI Registration Number: IN/InvIT/20-21/0016
Plot No. 2, Sector-29, Gurugram, Haryana - 122 001

Statement of Unaudited Consolidated financial results for the quarter and half year ended 30 September 2025

₹ in million

Particulars	Quarter ended			Half Year Ended		Year ended
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
INCOME						
Revenue From Operations	3,166.26	3,132.84	3,199.64	6,299.10	6,355.48	12,664.93
Other Income	100.97	117.40	90.71	218.37	201.67	385.62
Total Income	3,267.23	3,250.24	3,290.35	6,517.47	6,557.15	13,050.55
EXPENSES						
Valuation Expenses	0.29	-	0.29	0.29	0.29	0.46
Payment to Auditor	-	-	-	-	-	0.50
-Statutory Audit Fees	-	-	-	-	-	0.37
-Other Services (Including Tax Audit & Certifications)	0.12	0.08	0.08	0.20	0.17	0.37
Insurance expenses	50.47	49.94	63.60	100.41	126.52	230.82
Project manager fees	12.58	12.45	12.17	25.03	24.20	48.22
Investment manager fees	28.00	27.70	26.15	55.70	52.03	105.87
Trustee fee	-	0.35	-	0.35	0.35	0.35
Repairs and maintenance of Transmission assets	83.95	84.38	81.15	168.33	164.42	326.01
Other expenses	17.80	35.45	23.13	53.25	58.52	161.45
Employee benefits expense	3.05	3.19	2.87	6.24	5.58	12.09
Finance costs	183.53	199.45	115.39	382.98	230.59	555.48
Depreciation and amortization expense	799.47	789.67	798.39	1,589.14	1,587.58	3,166.96
Impairment/(Reversal of Impairment) of Property Plant and Equipment and Intangible Assets	(1,124.73)	-	1,668.94	(1,124.73)	1,668.94	(5,080.28)
Total expenses	54.53	1,202.66	2,792.16	1,257.19	3,919.19	(471.70)
Profit for the period before tax	3,212.70	2,047.58	498.19	5,260.28	2,637.96	13,522.25
Tax expense:						
Current tax - Current Year	47.51	50.69	47.08	98.20	100.37	190.66
- Earlier Years	-	-	-	-	-	-
Deferred tax	372.30	89.34	(346.29)	461.64	(269.69)	1,612.66
	419.81	140.03	(299.21)	559.84	(169.32)	1,803.32
Profit for the period after tax	2,792.89	1,907.55	797.40	4,700.44	2,807.28	11,718.93
Other Comprehensive Income						
Items that will not be reclassified to profit or loss	-	-	-	-	-	-
Items that will be reclassified to profit or loss	-	-	-	-	-	-
	2,792.89	1,907.55	797.40	4,700.44	2,807.28	11,718.93
Total Comprehensive Income for the period	2,792.89	1,907.55	797.40	4,700.44	2,807.28	11,718.93
Net Profit Attributable to:						
Owners of the Trust	2,792.89	1,907.55	1,005.43	4,700.44	2,934.93	11,756.84
Non-Controlling Interest	-	-	(208.03)	-	(127.65)	(37.91)
Total Comprehensive Income attributable to:						
Owners of the Trust	2,792.89	1,907.55	1,005.43	4,700.44	2,934.93	11,756.84
Non-Controlling Interest	-	-	(208.03)	-	(127.65)	(37.91)
Earnings per Unit						
Basic (in Rupees)	3.07	2.10	1.10	5.17	3.23	12.92
Diluted (in Rupees)	3.07	2.10	1.10	5.17	3.23	12.92

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POWERGRID Infrastructure Investment Trust
SEBI Registration Number: IN/InvIT/20-21/0016
Plot No. 2, Sector-29, Gurugram, Haryana - 122 001

Consolidated Statement of Changes in Unitholders' Equity for the half year ended 30 September 2025

A. Unit capital		₹ In million	
Balance as at 01 April 2025		90,999.92	
Units issued during the period		-	
Balance as at 30 September 2025		90,999.92	
Balance as at 01 April 2024		90,999.92	
Units issued during the period		-	
Balance as at 30 September 2024		90,999.92	
B. Distribution – Repayment of Capital		₹ In million	
Repayment of Capital as at 01 April 2025		(4,413.50)	
Repayment of Capital during the period		(1,392.29)	
Repayment of Capital as at 30 September 2025		(5,805.79)	
Repayment of Capital as at 01 April 2024		(2,438.80)	
Repayment of Capital during the period		(1,183.00)	
Repayment of Capital as at 30 September 2024		(3,621.80)	
		₹ In million	
		Reserves and Surplus	
c. Other equity	Capital Reserve	Retained Earnings	Total
Balance as at 01 April 2025	1,292.81	(10,667.33)	(9,374.52)
Total Comprehensive income for the period	-	4,700.44	4,700.44
Distribution during the period (other than Repayment of Capital)	-	(4,067.70)	(4,067.70)
Balance as at 30 September 2025	1,292.81	(10,034.59)	(8,741.78)
Balance as at 01 April 2024	330.15	(13,478.88)	(13,148.73)
Total Comprehensive income for the period	-	2,934.93	2,934.93
Distribution during the period (other than Repayment of Capital)	-	(4,277.00)	(4,277.00)
Balance as at 30 September 2024	330.15	(14,820.95)	(14,490.80)

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POWERGRID Infrastructure Investment Trust
SEBI Registration Number: IN/InvIT/20-21/0016
Plot No. 2, Sector-29, Gurgaon, Haryana - 122 001

Statement of Un-Audited Consolidated Cashflows for the half year ended 30th September 2025

Particulars	₹ In million	
	Half year ended	
	30.09.2025 (Unaudited)	30.09.2024 (Unaudited)
A. Cash Flow from Operating Activities:		
Profit before Tax	5,260.28	2,637.96
Adjustments:		
Impairment / (Reversal of Impairment) of Property Plant and Equipment and Intangible Assets	(1,124.73)	1,668.94
Interest income	(184.57)	(157.70)
Depreciation & Amortization Expenses	1,589.14	1,587.58
Finance Cost	382.98	230.59
Provision for bad & Doubtful debts written back	(5.35)	-
Profit/(loss) of disposal of Fixed Assets	(9.62)	-
Operating Profit before Changes in Assets & Liabilities	5,908.13	5,967.37
Adjustment for Changes in Assets and Liabilities		
- Increase/(Decrease) in Trade Payables	9.18	25.02
- Increase/(Decrease) in Other current financial liabilities	(63.93)	11.60
- Increase/(Decrease) in Other Current Liabilities	(0.01)	(13.02)
- (Increase)/Decrease in Trade Receivables	161.74	(76.58)
- (Increase)/Decrease in Other Current Financial Assets	(32.88)	1.74
- (Increase)/Decrease in Inventories	(2.01)	1.99
- (Increase)/Decrease in Earmarked balance with banks	(4.17)	0.56
- (Increase)/Decrease in Other Current Assets	99.22	125.35
- (Increase)/Decrease in Other Non Current Assets	(0.04)	(0.04)
Cash Generated from Operations	6,075.23	6,043.99
Direct taxes (Paid)/Refund	(107.52)	(65.87)
Net cash from operating activities	5,967.71	5,978.12
B. Cash Flow from Investing Activities:		
Property Plant & Equipment and Capital Work in Progress	19.68	(23.22)
Profit/(loss) of disposal of Fixed Assets	9.62	-
Investment in Fixed Deposits (Net)	(27.09)	45.42
Interest income received	159.30	(244.90)
Net cash used in Investing activities	161.51	(222.70)
C. Cash Flow from Financing Activities:		
Repayment of Borrowings	(41.43)	(14.41)
Finance Cost Paid	(382.85)	(230.34)
Payment of Distribution to Unitholders	(5,460.00)	(5,460.00)
Dividend paid to Non Controlling Interest holder	-	(95.18)
Net cash used in financing activities	(5,884.28)	(5,799.93)
D. Net increase in cash and cash equivalents (A + B + C)	244.94	(44.51)
E. Cash and cash equivalents as at beginning of year	4,261.87	4,168.61
F. Cash and cash equivalents as at year end	4,506.81	4,124.10



POWERGRID Infrastructure Investment Trust
SEBI Registration Number: IN/InvIT/20-21/0016
Plot No. 2, Sector-29, Gurugram, Haryana - 122 001
(Disclosures as required by SEBI Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July11, 2025)

STATEMENT OF NET ASSETS AT FAIR VALUE as at 30 September 2025

		₹ in million			
Sl. No.	Particulars	As at			
		30.09.2025		30.09.2024	
		Book value	Fair value*	Book value	Fair value*
A	Total Assets	1,01,478.49	1,09,527.03	96,818.23	1,00,310.16
B	Total Liabilities	25,026.14	25,026.14	17,792.19	17,792.19
C	Net Assets (A-B)	76,452.35	84,500.89	79,026.04	82,517.97
D	Less: Non Controlling Interest	-	-	6,138.72	6,937.65
E	Net Assets attributable to Unitholders (C-D)	76,452.35	84,500.89	72,887.32	75,580.32
F	Number of units	910.00	910.00	910.00	910.00
G	NAV per unit (E/F)	84.01	92.86	80.10	83.06

*Fair value of the assets as disclosed in the above table has been derived based on the equity value as per the fair valuation report issued by the independent valuer appointed under SEBI (Infrastructure Investment Trusts) Regulations, 2014, book value of debt and book value of other assets and liabilities

Project wise break up of Fair value of Assets:

		₹ in million	
Particulars		As at	
		As at 30.09.2025	As at 30.09.2024
Vizag Transmission Limited		21,271.49	18,908.86
Kala Amb Transmission Limited (Formerly known as POWERGRID Kala Amb Transmission Limited)		4,395.49	4,376.20
Parli Power Transmission Limited (Formerly known as POWERGRID Parli Transmission Limited)		24,672.14	23,886.90
Warora Transmission Limited (Formerly known as POWERGRID Warora Transmission Limited)		27,841.23	25,967.33
Jabalpur Power Transmission Limited (Formerly known as POWERGRID Jabalpur Transmission Limited)		20,423.17	18,413.11
		98,603.52	91,552.40
Assets of PGInvIT		2,368.21	1,984.48
Add/(Less): Elimination and Other Adjustments**		8,555.30	6,773.28
Total Assets		1,09,527.03	1,00,310.16

**It includes eliminations primarily pertaining to inter group lending / borrowing and consolidation adjustments.

STATEMENT OF TOTAL RETURNS AT FAIR VALUE as at 30 September 2025

		₹ in million	
Particulars		As at	
		As at 30.09.2025	As at 30.09.2024
Total Comprehensive Income (As per the Statement of Profit and Loss)***		4,700.44	2,934.93
Add/(less): Other Changes in Fair Value not recognized in Total Comprehensive Income		-	-
Total Return		4,700.44	2,934.93

***Total comprehensive income as per Profit & Loss statement captures the impact of fair valuation through impairment of Investment in subsidiaries. Same is based on the fair valuation report of the independent valuer appointed under SEBI (Infrastructure Investment Trusts) Regulations, 2014.

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POWERGRID Infrastructure Investment Trust

Notes

- 1 The above Un-audited Consolidated Financial Result for quarter and half year ended 30 September 2025 has been reviewed by the Audit Committee and has been approved by the Board of Directors of POWERGRID Unchahar Transmission Limited ('Investment Manager') in their respective meetings held on 04 November 2025.
- 2 The Un-audited Consolidated Financial Result comprises of the Statement of Profit and Loss and notes thereon and additional disclosures as required in Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated 11 July 2025 ("SEBI Circular") of POWERGRID Infrastructure Investment Trust ("PGInvIT"/"Trust") as amended, for the quarter ended 30 September 2025, 30 June 2025 and 30 September 2024, half year ended 30 September 2025 and 30 September 2024 and year ended 31 March 2025 being submitted by the Trust pursuant to the requirements of Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014 and the circulars issued thereunder ("InvIT Regulations"). However, it is not a complete or condensed set of financial statements under Ind AS 34 since it omits various disclosures required by Ind AS 34 as the requirement of preparing financial information is primarily governed by the InvIT Regulations.
- 3 During the previous year, pursuant to the share purchase agreements dated 22 April 2021 ("SPA") (and amendments thereof), POWERGRID Infrastructure Investment Trust (the "Trust") has acquired balance 26% equity stake in Kale Amb Transmission Limited ('KATL') (Formerly known as POWERGRID Kala Amb Transmission Limited), Parli Power Transmission Limited ('PPTL') (Formerly known as POWERGRID Parli Transmission Limited), Warora Transmission Limited ('WTL') (Formerly known as POWERGRID Warora Transmission Limited) and Jabalpur power Transmission Limited ('JPTL') (Formerly known as POWERGRID Jabalpur Transmission Limited) respectively from POWERGRID on 30th December 2024 at a consideration of Rs 5,066.29 million. The above acquisition was majorly financed through Rupee Term Loan from HDFC Bank Limited. Interest rate on term loan is Repo rate plus spread of 150 basis points. Due to above transaction a difference of Rs. 962.66 million was recognized as a capital reserve in the books of accounts.
- 4 POWERGRID Infrastructure Investment Trust (the "Trust") holds 100% equity stake in Vizag Transmission Limited ('VTL'), Kala Amb Transmission Limited ('KATL'), Parli Power Transmission Limited ('PPTL'), Warora Transmission Limited ('WTL') and Jabalpur Power Transmission Limited ('JPTL') as on 30th September 2025.
- 5 Kala Amb Transmission Limited ('KATL'), a subsidiary company, has filed a tariff petition for RTM project, 1x125 MVAR Bus Reactor at Kala Amb Substation with Central Electricity Regulatory Commission ("CERC") during the FY 2024-25. Such tariff petition had been filed by KATL for true up of the revenue for the financial years 2023-24 and for determining the tariffs for the financial years 2024-25 to 2028-29 which is yet to be disposed off by CERC. Accordingly, revenue has been recognized based on tariff petition filed by KATL.
- 6 Pursuant to the Investment Management Agreement dated December 18, 2020, Investment Manager fees is aggregate of
 - a. ₹ 7,25,00,000 per annum, in relation to the initial SPVs; and
 - b. 0.10% of the aggregate Gross Block of all Holding Companies and SPVs acquired by the InvIT after the execution of this agreement.Further, the management fee set out above shall be subject to escalation on an annual basis at the rate of 6.75% of the management fee for the previous year. Any applicable taxes, cess or charges, as the case may be, shall be in addition to the management fee.
- 7 Pursuant to the in-principal approval accorded by the Board of Directors of POWERGRID and POWERGRID Unchahar Transmission Limited ("PUTL") – the Investment Manager to PGInvIT, POWERGRID and PGInvIT have agreed on the proposal for forming a Consortium between POWERGRID as the Lead Partner and PGInvIT as the Other Partner (acting through a holding company or any other arrangement as may be permissible under applicable laws) for participation in upto two (02) Tariff Based Competitive Bidding ("TBCB") project(s) with an aggregate total estimated project cost of about Rs. 500 crore.
- 8 Trust has not acquired any assets during the quarter ended 30th September 2025.
- 9 Based on the valuation done by an independent valuation expert, the carrying amounts of the Groups' non-financial assets have been adjusted for reversal of impairment amounting to ₹ 1,124.73 million for the period ended 30 September 2025.
- 10 The Board of Directors of the Investment Manager approved a distribution of Rs. 3.00 per unit for the period 01 July 2025 to 30 September 2025, shall be made within five working days from the record date.
- 11 The Trust is rated as CRISIL AAA/Stable" from CRISIL, "[ICRA] AAA(Stable)" from ICRA and "CARE AAA; Stable" from CARE.



POWERGRID Infrastructure Investment Trust
Statement of Net Borrowings Ratio

Statement of Net borrowings has been presented below in accordance with requirement of Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated 11 July 2025 issued under the InvIT Regulations.

		(₹ in million)
S.No.	Particulars	As at 30 September 2025
A	Borrowings (refer note 1 below)	10681.76
B	Deferred Payments	-
C	Cash and cash equivalents and Bank balances (refer note 2)	6,362.91
D	Aggregate Borrowings and Deferred Payments net of Cash and cash equivalents and Bank balances other than Cash and cash equivalents (A+B-C)	4,318.85
E	Value of InvIT assets (refer note 3 below)	88,568.20
F	Net Borrowings Ratio (D/E)	4.88%

Notes:

1 Break-up of borrowings is as below -

(₹ in million)	
Particulars	As at 30 September 2025
Term loan from HDFC bank to PGInvIT	10681.76

2 Break-up of Cash and cash equivalents and other bank balances including bank deposit is as below -

(₹ in million)	
Particulars	As at 30 September 2025
Cash and cash equivalents	4,506.81
Bank balances other than Cash and cash equivalents (Excluding DSRA and Unclaimed Distribution related balance)	1,856.10
Total	6,362.91

Note: For the purpose of computing "Net Borrowing Ratio", the Group has considered Cash and cash equivalents & bank balance other than cash and cash equivalents excluding DSRA and Unclaimed Distribution. The Group invest its idle cash funds in bank deposits which are permissible as per InvIT regulations.

Project wise breakup of Cash and cash equivalents, Mutual funds and other bank balances including bank deposit is as below -

(₹ in million)	
Particulars	As at 30 September 2025
POWERGRID Infrastructure Investment Trust	2,112.92
Vizag Transmission Limited	431.44
Kala Amb Transmission Limited	84.97
Parli Power Transmission Limited	1,358.99
Warora Transmission Limited	1,494.95
Jabalpur Power Transmission Limited	879.64
Total	6,362.91

3 Project wise break up of Value of InvIT assets (Enterprise value) is as below -

(₹ in million)	
Particulars	As at 30 September 2025
Vizag Transmission Limited	20,839.36
Kala Amb Transmission Limited	3,852.90
Parli Power Transmission Limited	21,193.05
Warora Transmission Limited	24,238.89
Jabalpur Power Transmission Limited	18,444.00
Total	88,568.20

Note :

Fair value of the assets as disclosed in the above tables are derived based on the fair valuation report issued by the independent valuer for 30th September, 2025 appointed under SEBI (Infrastructure Investment Trusts) Regulations, 2014.

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ADDITIONAL DISCLOSURES AS REQUIRED BY CHAPTER 4 TO THE MASTER CIRCULAR NO. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 DATED 11 JULY 2025 AS AMENDED INCLUDING ANY GUIDELINES AND CIRCULARS ISSUED THEREUNDER ("SEBI CIRCULARS")

A) Statement of Net Distributable Cash Flows (NDCFs) of PGINVT

Particulars	Quarter ended			Half Year Ended		₹ in million
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
	(Un-audited)	(Un-audited)	(Un-audited)	(Un-audited)	(Un-audited)	(Audited)
Cashflows from operating activities of the Trust	(42.22)	(41.01)	(35.66)	(83.23)	(74.68)	(247.15)
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework	3,028.43	2,997.76	2,848.56	6,026.19	5,516.19	11,609.92
(+) Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, Investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	12.92	21.64	12.17	34.56	37.53	60.70
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following:						
• Applicable capital gains and other taxes						
• Related debts settled or due to be settled from sale proceeds						
• Directly attributable transaction costs						
• Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations						
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently						
(-) Finance cost on Borrowings as per Profit and Loss Account. However, amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	(183.38)	(199.36)	(115.26)	(382.74)	(230.34)	(554.99)
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	(20.72)	(20.71)	(7.21)	(41.43)	(14.41)	(35.10)
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations						
(-) any capital expenditure on existing assets owned / leased by the InvIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years **	(22.33)	-	(2.81)	(22.33)	(6.09)	(23.23)
NDCF at Trust Level	2,772.70	2,758.32	2,699.79	5,531.02	5,228.20	10,810.15

Note: Includes dividend income of ₹ 814.76 millions declared after 30 September 2025 by SPVs but received before finalization and adoption of accounts at PGINVT and excludes dividend received from the SPVs during accounting period but pertains to previous period.

**During the period, Trust has given loan to KATL & PPTL for the construction of RTM project

Retention at Trust / Utilisation from Previous Retention						₹ in million
Particulars	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
NDCF at Trust	2,772.70	2,758.32	2,699.79	5,531.02	5,228.20	10,810.15
Less retained at Trust / (Utilised out of previous retention)	42.70	28.32	(30.21)	71.02	(231.80)	(109.84)
NDCF distributed to Unitholders	2,730.00	2,730.00	2,730.00	5,460.00	5,460.00	10,919.99

Cash Position at Trust						₹ in million
Particulars	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
Balance as at beginning of Period (Cash and Cash equivalents)-A#	2,884.98	2,856.66	2,764.91	2,856.66	2,966.50	2,966.50
Add: Dividend received post finalisation of accounts of SPV but before finalisation and adoption of accounts of PGINVT	814.76	559.16	884.52	814.76	884.52	746.82
Add: Withheld amount/(Utilised) as per regulations	(772.06)	(530.84)	(914.73)	(743.74)	(1,116.32)	(856.66)
Total Adjustment-B	42.70	28.32	(30.21)	71.02	(231.80)	(109.84)
Balance as at close of Period (Cash and Cash equivalents) (A+B)*#	2,927.68	2,884.98	2,734.70	2,927.68	2,734.70	2,856.66

*After consideration of dividend payment post finalisation of accounts of SPV but before finalisation and adoption of accounts of PGINVT

Cash position excludes DSRA reserve and undistributed distribution lying in bank accounts.

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B) Statement of Net Distributable Cash Flows (NDCFs) of VTL

Particulars	₹ in million					
	Quarter ended		Half Year Ended		Year ended	
	30.09.2025 (Un-audited)	30.06.2025 (Un-audited)	30.09.2024 (Un-audited)	30.09.2025 (Un-audited)	30.09.2024 (Un-audited)	31.03.2025 (Audited)
Cashflows from operating activities of the SPV	554.75	493.71	587.17	1,048.46	1,073.83	2,084.36
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework*	-	-	-	-	-	-
(+) Treasury income / income from investing activities of the Trust (Interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	6.35	6.16	5.62	12.51	10.47	22.98
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following						
* Applicable capital gains and other taxes						
* Related debts settled or due to be settled from sale proceeds		-		-	-	-
* Directly attributable transaction costs						
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently		-		-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	-	-		-	-	-
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through Issuance of units)						
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations						
(-) any capital expenditure on existing assets owned / leased by the InvIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years **						
NDCF at SPV Level	561.10	499.87	592.79	1,060.97	1,084.30	2,107.34

Retention at Trust / Utilisation from Previous Retention

Particulars	₹ in million					
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
NDCF at Trust	561.10	499.87	592.79	1,060.97	1,084.30	2,107.34
Less retained at Trust / (Utilised out of previous retention)	53.97	(32.78)	(8.24)	21.19	21.66	101.07
NDCF distributed to Unitholders*	507.13	532.65	601.03	1,039.78	1,062.64	2,006.27

*Includes dividend payment of ₹ 190.85 mn made for Q2 FY26 post Sept 2025 but before finalisation and adoption of accounts of PGInvIT

Cash Position at Trust

Particulars	₹ in million					
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
Balance as at beginning of Period (Cash and Cash equivalents)	186.62	219.40	148.23	219.40	118.33	118.33
Add : Withheld amount/(Utilised) as per regulations	53.97	(32.78)	(8.24)	21.19	21.66	101.07
Balance as at close of Period (Cash and Cash equivalents)*	240.59	186.62	139.99	240.59	139.99	219.40

*After considering dividend payment of ₹ 190.85 mn made for Q2 FY26 post Sept 2025 but before finalisation and adoption of accounts of PGInvIT





C) Statement of Net Distributable Cash Flows (NDCFs) of KATL

Particulars	₹ in million					
	Quarter ended			Half Year Ended		Year ended
	30.09.2025 (Un-audited)	30.06.2025 (Un-audited)	30.09.2024 (Un-audited)	30.09.2025 (Un-audited)	30.09.2024 (Un-audited)	31.03.2025 (Audited)
Cashflows from operating activities of the SPV	141.49	132.47	150.05	273.96	220.93	479.85
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework*	-	-	-	-	-	-
(+) Treasury Income / Income from investing activities of the Trust (Interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	1.04	1.58	1.37	2.62	3.53	5.05
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-
* Applicable capital gains and other taxes	-	-	-	-	-	-
* Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-
* Directly attributable transaction costs	-	-	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	-	-	-	-	-	-
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations	-	-	-	-	-	-
(-) any capital expenditure on existing assets owned / leased by the InvIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years **	1.82	(0.14)	(18.00)	1.68	(9.56)	(7.95)
NDCF at SPV Level	144.35	133.91	133.43	278.26	214.90	477.95

Retention at Trust / Utilisation from Previous Retention

Particulars	₹ in million					
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
NDCF at Trust	144.35	133.91	133.43	278.26	214.90	477.95
Less retained at Trust / (Utilised out of previous retention)	1.13	(6.92)	(59.83)	(5.79)	(59.33)	(38.68)
NDCF distributed to Unitholders*	143.22	140.83	193.26	284.05	274.23	516.63

*Includes dividend payment of ₹ 56.73 mn made for Q2 FY26 post Sept 2025 but before finalisation and adoption of accounts of PGInvIT

Cash Position at Trust

Particulars	₹ in million					
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
Balance as at beginning of Period (Cash and Cash equivalents)	27.11	34.03	73.21	34.03	72.71	72.71
Add : Withheld amount/(Utilised) as per regulations	1.13	(6.92)	(59.83)	(5.79)	(59.33)	(38.68)
Balance as at close of Period (Cash and Cash equivalents)*	28.24	27.11	13.38	28.24	13.38	34.03

*After considering dividend payment of ₹ 56.73 mn made for Q2 FY26 post Sept 2025 but before finalisation and adoption of accounts of PGInvIT

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D) Statement of Net Distributable Cash Flows (NDCFs) of PPTL

Particulars	₹ in million					
	Quarter ended		Half Year Ended		Year ended	
	30.09.2025 (Un-audited)	30.06.2025 (Un-audited)	30.09.2024 (Un-audited)	30.09.2025 (Un-audited)	30.09.2024 (Un-audited)	31.03.2025 (Audited)
Cashflows from operating activities of the SPV	890.37	808.45	790.99	1,698.82	1,566.88	3,277.45
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework*	-	-	-	-	-	-
(+) Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	13.71	36.05	12.78	49.76	33.61	79.97
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	-	-	-	-	-	-
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations	-	-	-	-	-	-
(-) any capital expenditure on existing assets owned / leased by the InvIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years **	(10.33)	(5.60)	-	(15.93)	-	(0.48)
NDCF at SPV Level	893.75	838.90	803.77	1,732.65	1,600.49	3,356.94

Retention at Trust / Utilisation from Previous Retention

Particulars	₹ in million					
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
NDCF at Trust	893.75	838.90	803.77	1,732.65	1,600.49	3,356.94
Less retained at Trust / (Utilised out of previous retention)	86.95	(34.70)	45.29	52.25	61.41	171.04
NDCF distributed to Unitholders*	806.80	873.60	758.48	1,680.40	1,539.08	3,185.90

*Includes dividend payment of ₹ 180.38 mn made for Q2 FY26 post Sept 2025 but before finalisation and adoption of accounts of PGInvIT

Cash Position at Trust

Particulars	₹ in million					
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
Balance as at beginning of Period (Cash and Cash equivalents)	1,091.66	1,126.36	971.44	1,126.36	955.32	955.32
Add : Withheld amount/(Utilised) as per regulations	86.95	(34.70)	45.29	52.25	61.41	171.04
Balance as at close of Period (Cash and Cash equivalents)*	1,178.61	1,091.66	1,016.73	1,178.61	1,016.73	1,126.36

*After considering dividend payment of ₹ 180.38 mn made for Q2 FY26 post Sept 2025 but before finalisation and adoption of accounts of PGInvIT

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E) Statement of Net Distributable Cash Flows (NDCFs) of WTL

Particulars	₹ in million					
	Quarter ended			Half Year Ended		Year ended
	30.09.2025 (Un-audited)	30.06.2025 (Un-audited)	30.09.2024 (Un-audited)	30.09.2025 (Un-audited)	30.09.2024 (Un-audited)	31.03.2025 (Audited)
Cashflows from operating activities of the SPV	992.29	811.26	945.43	1,803.55	1,781.31	3,778.81
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework*	-	-	-	-	-	-
(+) Treasury income / Income from investing activities of the Trust (Interest income received from FD, any Investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	29.83	11.84	23.83	41.67	34.52	81.83
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	-	-	-	-	-	-
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations	-	-	-	-	-	-
(-) any capital expenditure on existing assets owned / leased by the InvIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years **	0.02	-	(7.98)	0.02	(8.00)	(19.78)
NDCF at SPV Level	1,022.14	823.10	961.28	1,845.24	1,807.83	3,840.86

Retention at Trust / Utilisation from Previous Retention

Particulars	₹ in million					
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
NDCF at Trust	1,022.14	823.10	961.28	1,845.24	1,807.83	3,840.86
Less retained at Trust / (Utilised out of previous retention)	99.92	(13.64)	89.75	86.28	123.81	300.24
NDCF distributed to Unitholders*	922.22	836.74	871.53	1,758.96	1,684.02	3,540.62

*Includes dividend payment of ₹ 243.85 mn made for Q2 FY26 post Sept 2025 but before finalisation and adoption of accounts of PGInvIT

Cash Position at Trust

Particulars	₹ in million					
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
Balance as at beginning of Period (Cash and Cash equivalents)	1,151.18	1,164.82	898.64	1,164.82	864.58	864.58
Add : Withheld amount/(Utilised) as per regulations	99.92	(13.64)	89.75	86.28	123.81	300.24
Balance as at close of Period (Cash and Cash equivalents)*	1,251.10	1,151.18	988.39	1,251.10	988.39	1,164.82

*After considering dividend payment of ₹ 243.85 mn made for Q2 FY26 post Sept 2025 but before finalisation and adoption of accounts of PGInvIT



F) Statement of Net Distributable Cash Flows (NDCFs) of JPTL

Particulars	₹ in million					
	Quarter ended		Half Year Ended		Year ended	
	30.09.2025 (Un-audited)	30.06.2025 (Un-audited)	30.09.2024 (Un-audited)	30.09.2025 (Un-audited)	30.09.2024 (Un-audited)	31.03.2025 (Audited)
Cashflows from operating activities of the SPV	711.32	514.83	748.58	1,226.15	1,409.85	2,778.77
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework*	-	-	-	-	-	-
(+) Treasury income / Income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	7.87	10.31	8.82	18.18	17.19	54.08
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	-	-	-	-	-	-
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii) terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations	-	-	-	-	-	-
(-) any capital expenditure on existing assets owned / leased by the InvIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years **	0.05	65.69	-	65.74	0.41	0.41
NDCF at SPV Level	719.24	590.83	757.40	1,310.07	1,427.45	2,833.26

Retention at Trust / Utilisation from Previous Retention

Particulars	₹ in million					
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
NDCF at Trust	719.24	590.83	757.40	1,310.07	1,427.45	2,833.26
Less retained at Trust / (Utilised out of previous retention)	70.19	(23.11)	133.65	47.08	176.55	178.15
NDCF distributed to Unitholders*	649.05	613.94	623.75	1,262.99	1,250.90	2,655.11

*Includes dividend payment of ₹ 142.95 mn made for Q2 FY26 post Sept 2025 but before finalisation and adoption of accounts of PGInvIT

Cash Position at Trust

Particulars	₹ in million					
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
Balance as at beginning of Period (Cash and Cash equivalents)	666.50	689.61	554.36	689.61	511.46	511.46
Add : Withheld amount/(Utilised) as per regulations	70.19	(23.11)	133.65	47.08	176.55	178.15
Balance as at close of Period (Cash and Cash equivalents)*	736.69	666.50	688.01	736.69	688.01	689.61

*After considering dividend payment of ₹ 142.95 mn made for Q2 FY26 post Sept 2025 but before finalisation and adoption of accounts of PGInvIT

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POWERGRID Infrastructure Investment Trust
Statements of Earning per Unit (EPU)

Basic EPU amounts are calculated by dividing the profit for the year/period attributable to Unit holders by the weighted average number of units outstanding during the year/period.

Diluted EPU amounts are calculated by dividing the profit attributable to unit holders by the weighted average number of units outstanding during the year plus the weighted average number of units that would be issued on conversion of all the dilutive potential units into unit capital.

The following reflects the profit and unit data used in the basic and diluted EPU computation:

Particulars	Quarter ended			Half Year Ended		Year ended
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Profit after tax for calculating basic and diluted EPU (₹ in million)	2,792.89	1,907.55	1,005.43	4,700.44	2,934.93	11,756.84
Weighted average number of units in calculating basic and diluted EPU (No. in million)	910.00	910.00	910.00	910.00	910.00	910.00
Earnings Per Unit						
Basic (₹ /unit)	3.07	2.10	1.10	5.17	3.23	12.92
Diluted (₹ /unit)	3.07	2.10	1.10	5.17	3.23	12.92

Statement of Contingent Liabilities

1. Claims against the Group not acknowledged as debts in respect of Disputed Income Tax/Sales Tax/Excise/Municipal Tax/Entry Tax Matters

- Disputed Entry Tax Matters amounting to ₹ 96.28 million (Previous Year ₹ 96.28 million) contested before the Appellant Deputy Commissioner. In this regard, the ADC vide order dt.26.07.2018 in ADC Order No.777 had granted a conditional stay upon the Company depositing 35% of the disputed tax, i.e., ₹ 33.70 Million. In hearing of the case, ADC (CT) has dismissed the appeal vide order dated 17.05.2020. The company filed writ petition with Hon'ble High Court of the state of Telangana on 17.08.2020 and Hon'ble High Court grant stay for all further proceedings against the ADC order dated 17.06.2020. The Group is confident that this matter will be disposed off in favour of the company.
- Intimation from Income Tax Department Under Section 143(1)(e) received with demand of ₹ 3.11 million (For the Assessment Year 2019-20) by disallowing part TDS claimed. Appeal has been made to IT Department against the same and is pending with CIT(A).
- Order received from Income Tax Department Under Section 154 read with Section 143(1a) with demand of ₹ 7.99 million (For the Assessment Year 2023-24) considering the return of income to be defective. Appeal has been made to IT Department against the same and is pending with CIT(A).
- In respect of claims made by various State/ Central Government Departments/Authorities from 2016 to 2018 towards building permission fees, penalty on diversion of agriculture land to non-agriculture use, Nala tax, water royalty etc. and by others, contingent liability of ₹ 3.05 million (Previous Year ₹ 3.05 million) has been estimated. Same has been pending with concerned Tehsildar.
- The Company has received Order from Commissioner of CGST & Central Excise, Nagpur-II Commissionerate with respect to the Non-Payment of Service Tax on Deposits of ₹ 335.01 million in Compensatory Afforestation Management and Planning Authority (CAMPAA) Fund. The Order was against the Company and Department raised demand to pay the due Service Tax of ₹ 50.25 million along with interest at appropriate rate u/s 75 of the Finance Act, 1984 ("Act") as amended from time to time, penalty of ₹ 50.25 million and ₹ 0.01 million u/s 78 and 77 of the Act respectively. Appeal has been made with CESTAT Mumbai.
- In respect of land acquired for the projects, the land losers have claimed higher compensation before various authorities/courts which are yet to be settled. In such cases, contingent liability of ₹ 7.71 Million (Previous Year ₹ 11.61 Million) has been estimated.

2. Other contingent liabilities amount to ₹ 54.98 million (Previous Year ₹ 223.28 million) related to arbitration cases/RoW cases.

As per the separate Share Purchase Agreements between POWERGRID (the 'Seller') and PGHIT, acting through its Trustee and Investment Manager (the 'Buyer'), POWERGRID has undertaken to indemnify, defend and hold harmless the Trust and the Investment Manager from and against losses which relate to or arise from (i) actual or alleged breach of or inaccuracies or misrepresentations in any of the Seller Warranties or breach of any covenant of the Seller herein; or (ii) any pending or threatened claims against the Company from the Period prior to and including the first Closing Date i.e. May 13, 2021.

Statement of Capital Commitments

Particulars	(₹ In million)			
	As at 30 September 2025	As at 30 June 2025	As at 31 March 2025	As at 30 September 2024
	(Unaudited)	(Unaudited)	(Audited)	(Unaudited)
Estimated amount of contracts remaining to be executed on capital account and not provided for (Net of Advances)	274.57	309.03	323.91	86.26

Statement of Related party disclosures of POWERGRID Infrastructure Investment Trust

(A) Disclosure as per Ind AS 24- "Related Party Disclosures"

(a) Subsidiaries

Name of entity	Place of business/ country of Incorporation	Proportion of Ownership Interest As at 30 September 2025	Proportion of Ownership Interest As at 30 June 2025	Proportion of Ownership Interest As at 31 March 2025	Proportion of Ownership Interest As at 30 September 2024
Vizag Transmission Limited	India	100%	100%	100%	100%
Kala Amb Transmission Limited	India	100%	100%	100%	74%
Parli Power Transmission Limited	India	100%	100%	100%	74%
Warora Transmission Limited	India	100%	100%	100%	74%
Jabalpur Power Transmission Limited	India	100%	100%	100%	74%

(b) Other related parties

Name of entity	Place of business/ country of Incorporation	Relationship with Trust	Proportion of Ownership Interest As at 30 September 2025	Proportion of Ownership Interest As at 30 June 2025	Proportion of Ownership Interest As at 31 March 2025	Proportion of Ownership Interest As at 30 September 2024
Power Grid Corporation of India Limited	India	Sponsor and Project Manager / Entity with significant influence	15%	15%	15%	15%



(B) Disclosure as per Regulation 2(1)(iv) of the InvIT Regulations**(a) Parties to Trust**

Name of entity	Place of business/country of incorporation	Relationship with Trust	Proportion of Ownership Interest As at 30 September 2024	Proportion of Ownership Interest As at 30 June 2025	Proportion of Ownership Interest As at 31 March 2025	Proportion of Ownership Interest As at 30 September 2024
Power Grid Corporation of India Limited	India	Sponsor and Project Manager	15%	15%	15%	15%
POWERGRID Unchahar Transmission Limited	India	Investment Manager	NA	NA	NA	NA
IDBI Trusteeship Services Limited	India	Trustee	NA	NA	NA	NA

(b) Promoters of the parties to Trust specified in (a) above

Name of entity	Promoter
Power Grid Corporation of India Limited	Government of India
POWERGRID Unchahar Transmission Limited	Power Grid Corporation of India Limited
IDBI Trusteeship Services Limited	IDBI Bank Limited Life Insurance Corporation of India General Insurance Corporation of India

(c) Directors of the parties to Trust specified in (a) above**(i) Directors of POWER GRID CORPORATION OF INDIA LIMITED:**

Shri Ravindra Kumar Tyagi
Shri G. Ravibankar
Dr. Yatindra Dwivedi
Shri Naveen Srivastava
Shri Vamsi Ramamohan Burra
Dr. Salim Babu Darbhamulla
Shri Abhay Bakre (Appointed as Director w.e.f. 12.04.2025)
Shri Shiv Tapasya Paswan (Appointed as Director w.e.f. 16.04.2025)
Shri Rohit Vaswani (Appointed as Director w.e.f. 16.04.2025)
Smt. Sajal Jha (Appointed as Director w.e.f. 16.05.2025)
Shri Lalit Bohra (Ceased as Director w.e.f. 11.04.2025)

(ii) Directors of POWERGRID Unchahar Transmission Limited

Shri Naveen Srivastava
Shri Anupam Arora (Appointed as Director w.e.f. 19.05.2025)
Shri Sanjay Sharma
Shri Amit Garg

(iii) Key Managerial Personnel of POWERGRID Unchahar Transmission Limited

Smt. Neela Das (CEO)
Shri Gaurav Malik (CFO)
Shri Shwetank Kumar (CS)

(iv) Directors of IDBI Trusteeship services LTD

Shri Jayakumar S. Pillai
Shri Pradeep Kumar Malhotra
Shri Balakrishna Varier
Shri Hare Krishna Panda
Shri Arun Kumar Agarwal
Shri Soma Nandan Satpathy
Mr. Lohit Kumar Neel (Appointed as Director w.e.f. 15.10.2025)
Ms. Baljinder Kaur Mardal (Ceased to be Director w.e.f. 30.09.2025)

(d) The outstanding balances of related parties are as follows:

Particulars	₹ in million			
	As at 30 September 2025	As at 30 June 2025	As at 31 March 2025	As at 30 September 2024
	(Unaudited)	(Unaudited)	(Audited)	(Unaudited)
Amounts Payable				
Power Grid Corporation of India Limited (Sponsor and Project Manager)				
CAMPA Appeal Pre-deposit	3.77	3.77	3.77	3.77
D&M Consultancy fees and PIMA fees including incentive thereon	6.46	22.92	11.53	36.00
Other Payable - Construction consultancy charges	0.93	-	1.59	2.68
Total	11.16	26.69	16.89	42.45
Amounts Receivable				
Power Grid Corporation of India Limited (Sponsor and Project Manager)				
Receivable from POWERGRID for Legal Expenses	0.99	-	-	-
Total	0.99	-	-	-

(e) The transactions with related parties during the period are as follows: -

Particulars	Quarter ended			Half Year Ended		Year ended
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Power Grid Corporation of India Limited (Sponsor and Project Manager)						
Payment of Operation & Maintenance Charges (Including Taxes)	83.91	82.97	81.05	166.88	161.21	321.51
Payment of Project Implementation & Management Charges (Including Taxes)	12.58	12.45	12.17	25.03	24.20	48.27
Dividend paid	-	-	95.19	-	95.19	294.69

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Construction Consultants' Charges	0.93	--	--	0.93	--	1.59
Legal Expenses	--	--	--	--	--	0.05
Distribution paid	409.50	408.50	409.50	819.00	819.00	1,638.00
POWERGRID Unchahar Transmission Limited (Investment Manager)						
Payment of Investment Manager fee (Including Taxes)	28.00	27.70	26.15	55.70	52.03	105.87
IDBI Trusteeship Services Limited (Trustee)						
Payment of Trustee fee (Including Taxes)	--	0.35	--	0.35	0.35	0.35

(g) Remuneration to Key Managerial Personnel: -

Particulars	₹ in million					
	Quarter ended			Half Year Ended		Year ended
	30.09.2025 (Unaudited)	30.06.2025 (Unaudited)	30.09.2024 (Unaudited)	30.09.2025 (Unaudited)	30.09.2024 (Unaudited)	31.03.2025 (Audited)
Short Term Employee Benefits	3.05	3.19	2.87	6.24	5.58	12.09
Directors Sitting Fee	1.39	0.76	1.19	2.15	1.84	3.17

For and on behalf of Board of Directors of POWERGRID Unchahar Transmission Limited in the capacity as Investment Manager to POWERGRID Infrastructure Investment Trust.


Navin S. Vastava
Chairman
DIN:- 10138134

Place: Gurugram
Date: 04 November 2025



