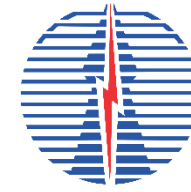


POWERGRID Infrastructure Investment Trust



पीजीइन्विट
PGInvIT

Q3 FY 2026 Investor Presentation

10 February 2026

**THE
POWER
OF** Assets
Assurance
Advantage

By attending the meeting where this presentation is made, or by reading the presentation slides, you agree to be bound by the following limitations:

- *This document has been prepared for information purposes only and is not an offer or invitation or recommendation to buy or sell any securities of POWERGRID Infrastructure Investment Trust ("PGInvIT"/ "Trust"), nor shall part, or all, of this document form the basis of, or be relied on in connection with, any contract or investment decision in relation to any securities of the Trust.*
- *The information in this document is being provided by PGInvIT and is subject to change without notice. The Trust relies on information obtained from sources believed to be reliable but does not guarantee its accuracy or completeness.*
- *This document contains statements about future events and expectations that may be forward-looking statements. These statements typically contain words such as "expects" and "anticipates" and words of similar import. Any statement in this document that is not a statement of historical fact is a forward-looking statement that involves known and unknown risks, uncertainties and other factors which may cause our actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. None of the future projections, expectations, estimates or prospects in this document should be taken as forecasts or promises nor should they be taken as implying any indication, assurance or guarantee that the assumptions on which such future projections, expectations, estimates or prospects have been prepared are correct or exhaustive or, in the case of the assumptions, fully stated in the document. The Trust assumes no obligations to update the forward-looking statements contained herein to reflect actual results, changes in assumptions or changes in factors affecting these statements.*
- *You acknowledge that you will be solely responsible for your own assessment of the market and the market position of the Trust and that you will conduct your own analysis and be solely responsible for forming your own view of the potential future performance of the business of the Trust.*
- *Neither the delivery of this document nor any further discussions of the Trust with any of the recipients shall, under any circumstances, create any implication that there has been no change in the affairs of the Trust since that date.*

PGInvIT Overview

- Trust Structure
- PGINVIT at a glance
- Initial Portfolio Assets

PGInvIT Performance

- Operational
- Financial

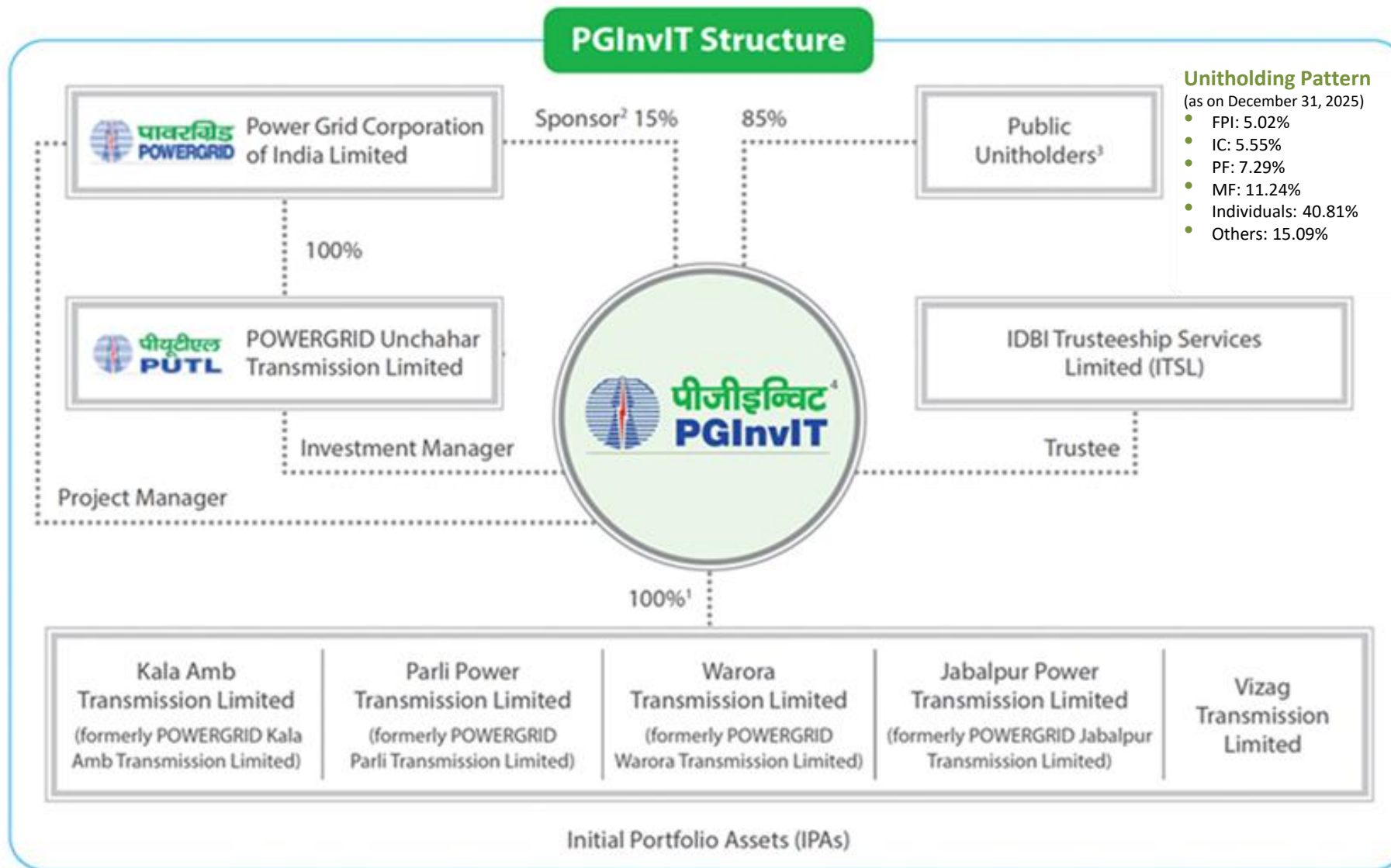
Debt Profile

Distribution

Business Outlook

- Acquisition Opportunities
- RTM Project Updates

Glossary



1.74% stake acquired at the time of IPO (May 2021). Balance 26% of Vizag Transmission Limited acquired in March 2022 and Balance 26% of Kala Amb Transmission Limited, Parli Power Transmission Limited, Warora Transmission Limited and Jabalpur Power Transmission Limited acquired in Dec 2024

2. Holds 136.5 mn units

3. Holds 773.5 mn units

4. Total 910 mn units

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

India's 1st InvIT
sponsored by a CPSE
– Confidence of
marquee investors

5 Operational and
Revenue Generating
ISTS TBCB SPVs

Perpetual ownership
with 35-year contract
period

11 Tr. lines; 3,698.59ckm; 3 substations; 6,630 MVA

>98% Availability since DOCO

27+ yrs Avg. TSA Residual Life (*as on December 31, 2025*)

Availability-based
Tariff

Billing and Collection
through CTUIL

Sponsor and Project
Manager
(POWERGRID) a
Maharatna CPSE

Strong governance framework

Listed on NSE & BSE

part of Nifty REITs & InvITs Index

₹ 88.57 billion
Enterprise Value
(as on Sep 30, 2025)

5.22%
Net Borrowing Ratio
(as on Dec 31, 2025)

AAA
Credit Ratings

₹ 55.50 per Unit*
DPU since listing
(incl. Rs 3.00 declared in Feb. 2026)

₹ 12 per Unit
DPU guidance for FY26

Experienced Investment Manager

World Class Project Manager

Vibrant & Growing Power Sector

Debt funded acquisition strategy

Description	Location	No. of lines & substations	Line length (ckm)	Transformation capacity (MVA)	COD	Residual Life of TSA (years) (as on 31.12.2025)
VTL	Andhra Pradesh and Telangana	2 lines	956.84	-	Feb-17	26.08
KATL	Himachal Pradesh	1 line; 1 S/S	2.47	630	Jul-17	26.53
PPTL	Maharashtra	3 lines; 1 S/S	966.12	3,000	Jun-18	27.43
WTL	Madhya Pradesh and Maharashtra	4 lines; 1 S/S	1,028.11	3,000	Jul-18	27.53
JPTL	Madhya Pradesh	1 line	745.05	-	Jan-19	28.00

5 TBCB projects

11 tr. lines
3,698.59 ckm

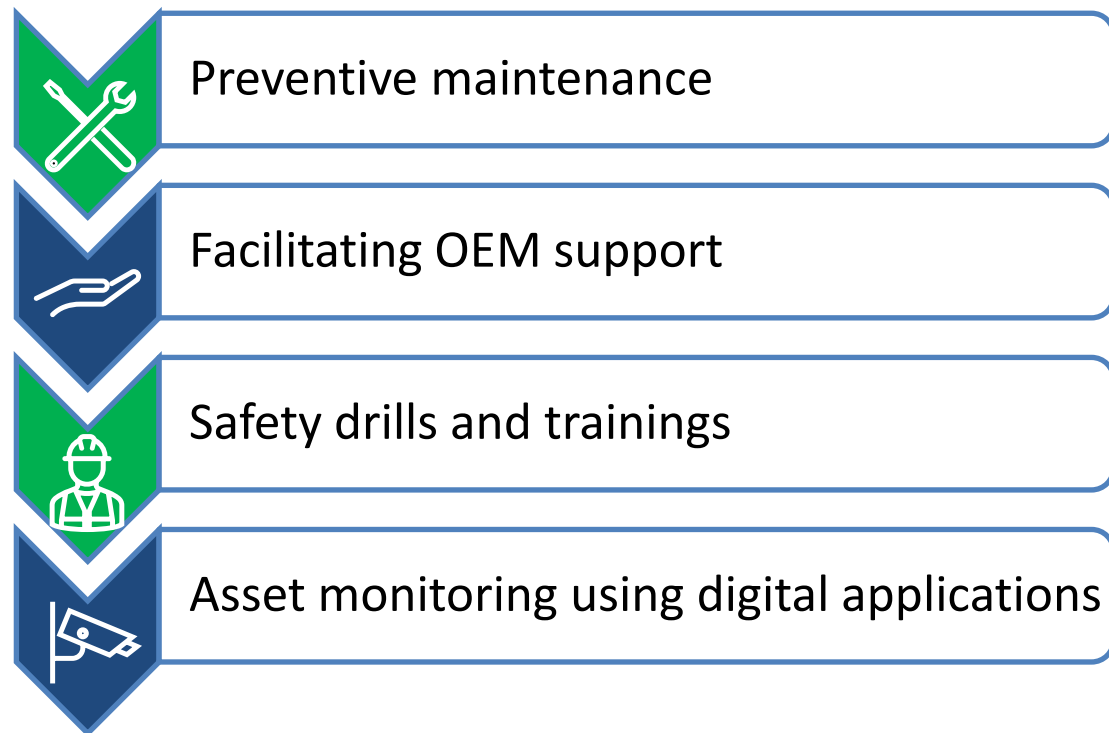
3 Sub-stations
6,630 MVA

1,955.66 km
Optical ground wire

27+ years
Avg. residual life
(as on 31.12.2025)

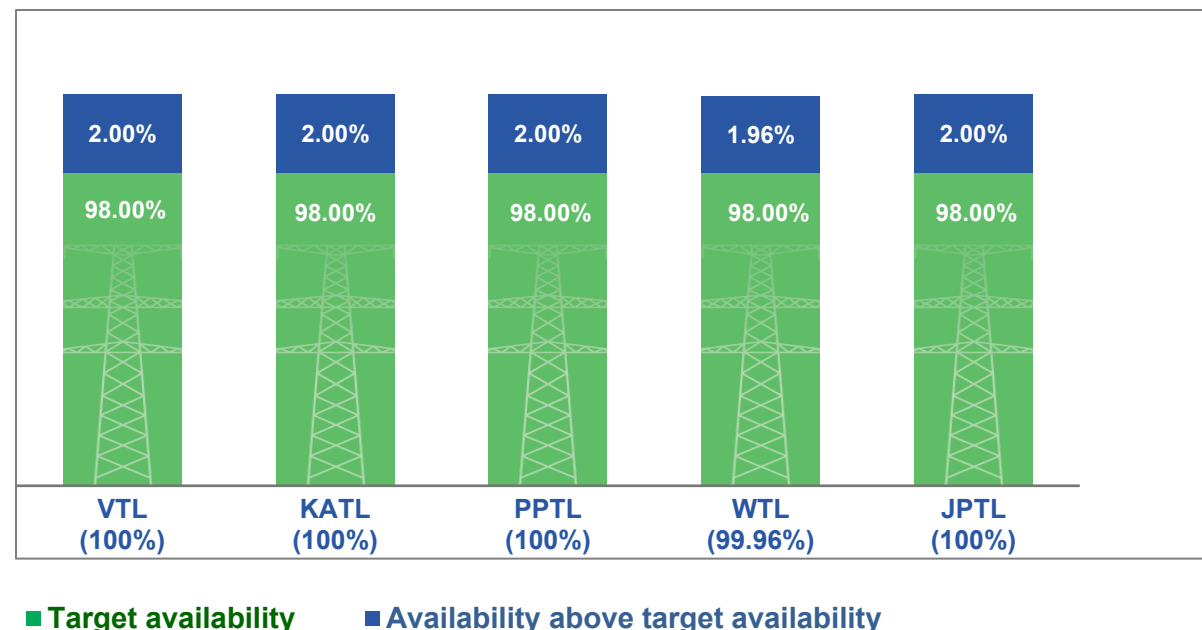
Surpassing Availability Goals with POWERGRID's O&M Management for PGINVIT

POWERGRID's in-house capabilities help PGINVIT in ...



Safe & Efficient Operations

Avg. Availability* - Q3FY26

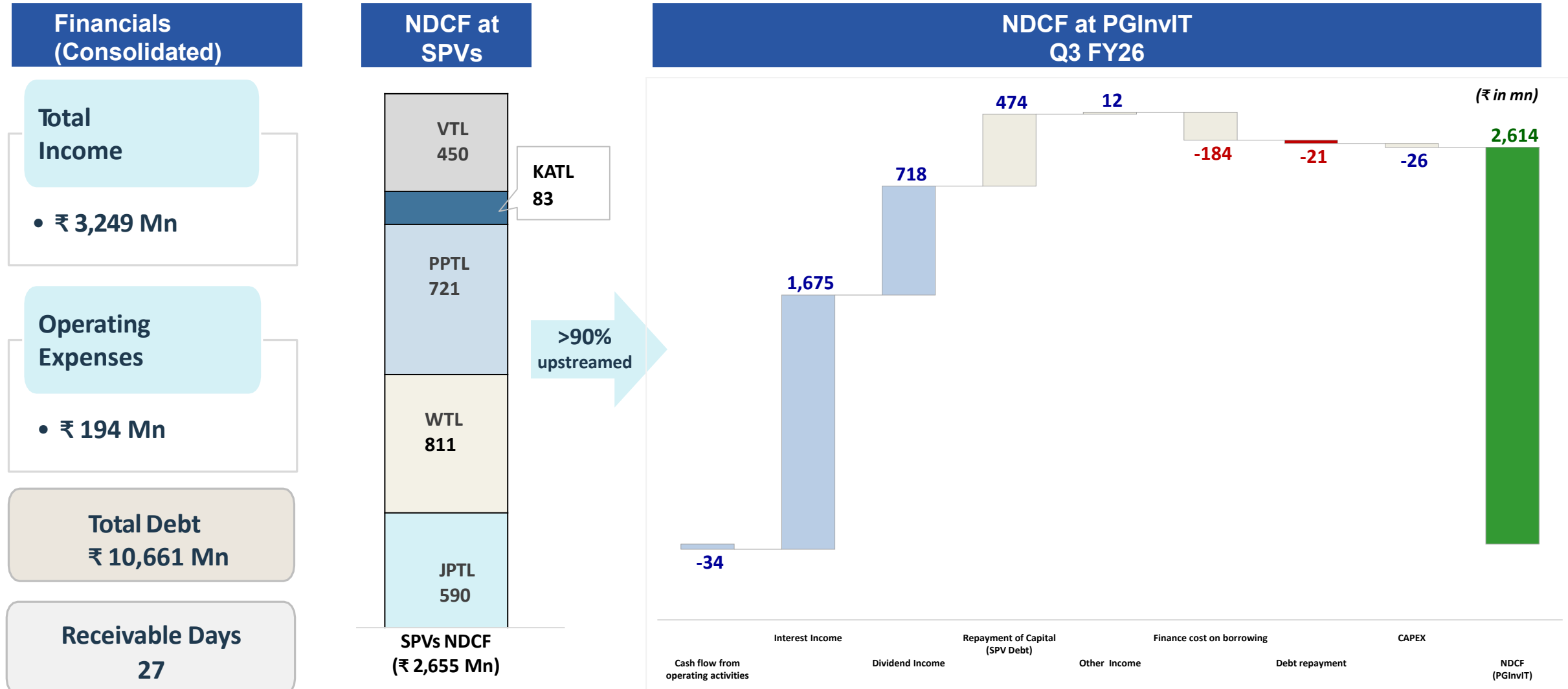


** Provisional. Under Approval by RPC*

Average Availability since DOCO

>98%

Financials providing consistent, stable, visible returns for unitholders



EXTERNAL BORROWING (TERM LOAN)

Loan 1

- Drawn Date: March 2022
- Initial Drawdown: ~₹ 5,756 million
- Outstanding (31.12.25): ~₹ 5,626 million
- Interest Rate Linked to: 3-month T-bill , Quarterly Reset
- Rate (31.12.25): 6.68%
- Present Rate : 6.56%
- Tenor: 16 years

Loan 2

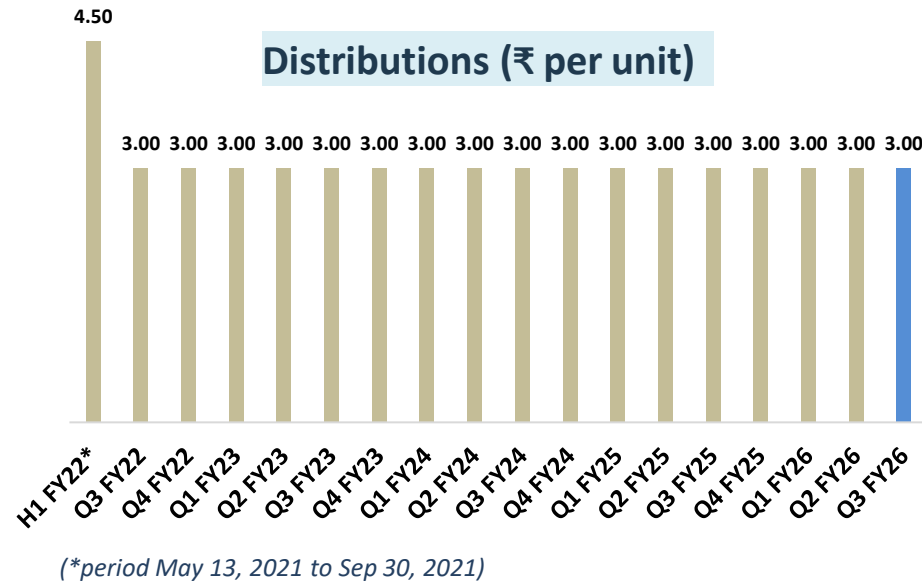
- Drawn Date: December 2024
- Initial Drawdown: ~₹ 5,060 million
- Outstanding (31.12.25): ~₹ 5,035 million
- Interest Rate Linked to: Repo Rate , Monthly Reset
- Rate (31.12.25): 6.75%
- Present Rate : 6.75%
- Tenor: 16 years

LONG-TERM DEBT
STRUCTURE

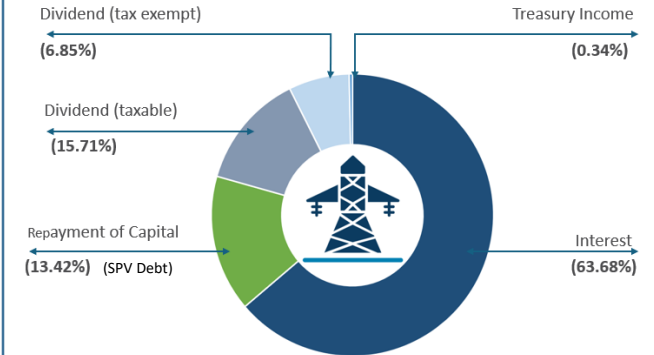
~74%
DEBT REPAYMENT
SCHEDULED
POST 10 YEARS

₹ 3.00 per unit

- ₹ 1.84 - Interest
- ₹ 0.50 - Dividend (Taxable)
- ₹ 0.14 - Dividend (Exempt)
- ₹ 0.51 - Repayment of Capital (SPV Debt)
- ₹ 0.01 - Treasury Income



Total Distribution since IPO
₹ 55.50 * per unit



*Since IPO including distribution declared on February 9, 2026

Distribution Guidance for FY2025-26: ₹ 12 per unit

PGInvIT Distribution Policy

- ◆ Trust shall distribute at least 90% of the distributable income to its unitholders. First distribution out of the NDCF computed for a financial year should be minimum 90% as mandated. Thereafter, Minimum distribution requirement should be met on a cumulative basis for the subsequent distributions out of the NDCF for such financial year.
- ◆ Distribution to be declared and made not less than once every quarter in every financial year.

Acquisition Opportunities

Asset Sale by Other Developers

- Limited Acquisition opportunities at present.
- 84* ISTS TBCB Assets under construction out of which 41 are being developed by private players. More assets under various stages of bidding.

Expected Investment in Transmission sector*

- Approx. ~ ₹ 9 lakh Cr. expenditure from 2022 to 2032 as per NEP (Transmission) 2024.
- Approx. ~ ₹ 1.9 lakh Cr. expenditure upto 2035 and ₹ 4.5 lakh Cr. Beyond 2035 in Brahmaputra Basin as per 2025 report.

Gol's recommendations to States for monetization

- CEA is interacting with various Stakeholders to finalize modalities and to encourage state utilities for monetization.

Consortium with POWERGRID for TBCB bidding for projects around Rs. 500 Crores

- In-principle approval accorded by respective Boards of POWERGRID and Investment Manager of PGIInvIT to form a consortium to bid for 1-2 TBCB projects with aggregate cost of about Rs 500 Cr.

* Source – CEA Reports

Factors driving India's Power Sector

- Increasing Energy Demand
- Renewable Energy push
- Policy and Regulatory Reforms



Enablers for PGIInvIT's Debt-funded Acquisition Strategy

- Significant capacity for leveraging debt in acquisitions
- Strong lender confidence and consistent payment track record
- 'AAA' credit rating from CARE, CRISIL, and ICRA since IPO

1 x 400 kV line bay at 765/400 kV Parli Substation for RE Interconnection

Allotted to PPTL on 02.01.2024

- SCOD : 31 December 2025
- *Successfully charged on no-load on 31 December 2025*

Estimated Cost: ₹ 25 cr. (Approx.)

Return on Equity @ 15% as per CERC Regulations 2024-2029

Capital Structure : 70% Debt & 30% Equity.

Term	Description
ckm	circuit kilometres
CPSE	Central Public Sector Enterprise
CTUIL	Central Transmission Utility of India Ltd
DOCO	Date of Commercial Operation
Q3FY26/Q3FY2026	Quarter ended December 31, 2025
PGInvIT	POWERGRID Infrastructure Investment Trust
IM	Investment Manager
InvIT	Infrastructure Investment Trust
IPO	Initial Public Offer
ISTS	Inter-State Transmission System
MVA	Mega Volt Ampere
NDCF	Net Distributable Cash Flows
OEM	Original Equipment Manufacturer
JPTL	Jabalpur Power Transmission Limited(formerly POWERGRID Jabalpur Transmission Limited)
KATL	Kala Amb Transmission Limited(formerly POWERGRID Kala Amb Transmission Limited)
POWERGRID	Power Grid Corporation of India Limited
PPTL	Parli Power Transmission Limited (formerly POWERGRID Parli Transmission Limited)
VTL	Vizag Transmission Limited
WTL	Warora Transmission Limited(formerly POWERGRID Warora Transmission Limited)
RPC	Regional Power Committee
SPV	Special Purpose Vehicle (used interchangeably with IPA)
TBCB	Tariff Based Competitive Bidding
TSA	Transmission Service Agreement

Thank you