



IRB Private InvIT

Q2FY2023

Private InvIT: IRB Infrastructure Trust (Portfolio of 10 Assets)

Asset location



Asset overview

Sr. No.	Project	Project cost (INR mn)	Lane KM	Status
Karnataka			758	
1	Goa Kundapur	34,770	758	PCOD achieved
Maharashtra			1,151	
2	Solapur Yedeshi	15,900	395	COD achieved
3	Yedeshi Aurangabad	41,770	756	COD achieved
Haryana			665	
4	Kaithal Rajasthan Border	23,230	665	COD achieved
Uttar Pradesh			1,346	
5	Agra Etawah	30,440	747	COD achieved
6	Hapur Moradabad	33,450	599	COD achieved
Rajasthan			1,972	
7	Udaipur - GJ Border	25,310	683	COD achieved
8	Gulabpura – Chittorgarh	20,090	749	COD achieved
9	Kishangarh – Gulabpura	15,260	540	COD achieved
West Bengal			378	
10	Palsit Dankuni	23,140	383	Tolling and Construction
Total			6,275	

Unit holding pattern



51% (sponsor)



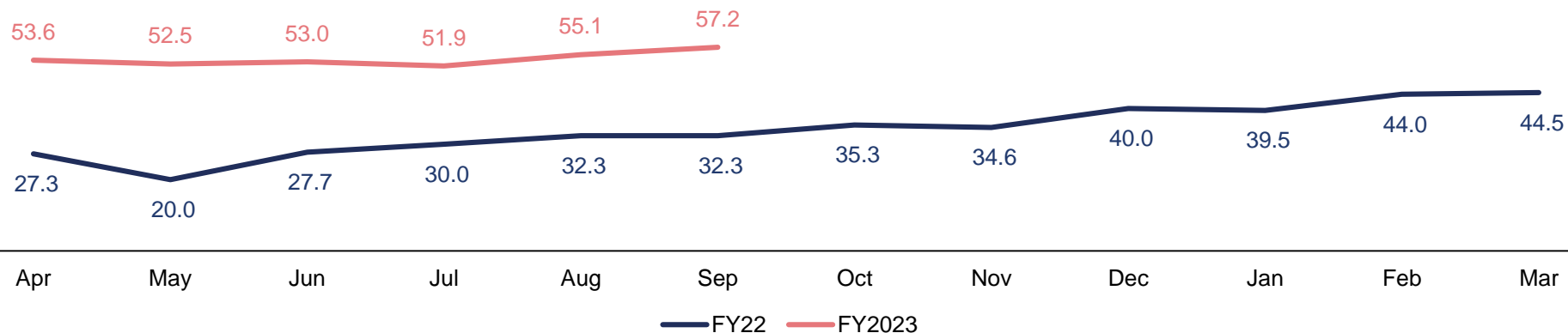
49%

Key Highlights (INR mn)

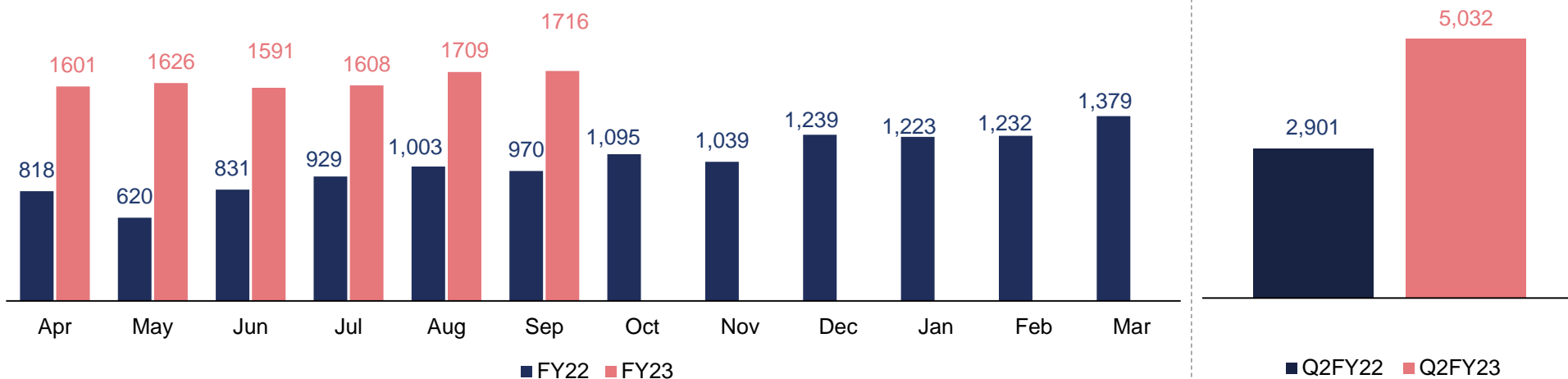
Operating Cash EBITDA (Q2FY23)	2,991
Net Debt (FY22)	90,760
Enterprise Value (FY22) *	244,467
Weighted avg life of Assets (FY22)	18 Years

Strong Recovery in Toll Collection Across Projects

Daily toll collection (INR mn)



Total toll collection (INR mn)



BOT Toll Revenue Comparative –Private InvIT Projects

Amount in INR mn

Gulabpura Chittorgarh						
Quarter	2018-19	2019-20	2020-21*	2021-22*	2022-23	% Variance
Jun	533	419	217	329	822	149.6%
Sept	504	394	372	526	842	60.1%
Dec	473	399	409	680		
Mar	461	382	405	741		
Total	1,970	1,594	1,402	2,276	1,664	

Yedeshi Aurangabad						
Quarter	2018-19	2019-20	2020-21*	2021-22*	2022-23	% Variance
Jun	-	288	153	346	574	65.8%
Sept	-	253	274	382	600	56.9%
Dec	-	260	444	395		
Mar	49	271	444	489		
Total	49	1,072	1,315	1,613	1,173	

Udaipur - Shamlaji						
Quarter	2018-19	2019-20	2020-21*	2021-22*	2022-23	% Variance
Jun	383	353	159	334	638	91.1%
Sept	353	321	301	536	590	10.1%
Dec	359	336	354	563		
Mar	359	317	363	570		
Total	1,454	1,328	1,178	2,003	1,228	

Hapur Moradabad						
Quarter	2018-19	2019-20	2020-21*	2021-22*	2022-23	% Variance
Jun	-	132	180	310	388	25.2%
Sept	-	294	322	351	553	57.3%
Dec	-	340	398	387		
Mar	-	312	370	358		
Total	-	1,077	1,271	1,406	940	

* Project has achieved PCOD on July 1, 2022

Gross BOT Toll Collection presented

* FY21 numbers reflecting impact of toll collection suspension due to Covid-19 across the country and FY 22 numbers are impacted due to resurgence of 2nd and 3rd wave of Covid-19 across the country

BOT Toll Revenue Comparative – Private InvIT Projects

Amount in INR mn

Kishangarh Gulabpura *						
Quarter	2018-19	2019-20	2020-21*	2021-22*	2022-23	% Variance
Jun	344	294	146	209	303	44.9%
Sept	342	279	248	261	517	97.9%
Dec	334	282	274	278		
Mar	323	261	268	302		
Total	1,342	1,116	936	1,051	820	

Agra Etawah						
Quarter	2018-19	2019-20	2020-21*	2021-22*	2022-23	% Variance
Jun	231	206	150	419	550	31.3%
Sept	204	191	246	454	510	12.4%
Dec	231	217	382	526		
Mar	214	221	453	497		
Total	880	835	1,231	1,896	1,060	

* Project has achieved COD on July 20, 2022

Kaithal Rj Border						
Quarter	2018-19	2019-20	2020-21*	2021-22*	2022-23	% Variance
Jun	166	240	156	-	394	-
Sept	189	228	253	-	367	-
Dec	217	248	293	73		
Mar	224	239	1	368		
Total	795	954	702	441	761	

Solapur Yedeshi						
Quarter	2018-19	2019-20	2020-21*	2021-22*	2022-23	% Variance
Jun	174	181	90	167	308	84.6%
Sept	169	150	158	194	295	52.4%
Dec	168	160	220	220		
Mar	179	173	225	259		
Total	690	664	693	840	604	

* FY21 numbers reflecting impact of toll collection suspension due to Covid-19 across the country and FY 22 numbers are impacted due to resurgence of 2nd and 3rd wave of Covid-19 across the country

BOT Toll Revenue Comparative – Private InvIT Projects



Amount in INR mn

Karwar Kundapura							Palsit Dankuni			
Quarter	2018-19	2019-20	2020-21*	2021-22*	2022-23	% Variance	Quarter	2021-22*	2022-23	% Variance
Jun	-	-	93	156	298	91.7%	Jun	-	545	-
Sept	-	-	156	197	262	32.8%	Sept	-	498	-
Dec	-	-	218	250			Dec	-		
Mar	-	92	232	249			Mar	-		
Total	-	92	698	852	560		Total	-	1,042	

Project commenced wef April 2, 2022

* FY21 numbers reflecting impact of toll collection suspension due to Covid-19 across the country and FY 22 numbers are impacted due to resurgence of 2nd and 3rd wave of Covid-19 across the country



THANK YOU