

**Anzen India Energy Yield  
Plus Trust**

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To become the most **trusted** and **valued**  
investment platform,  
**enabling India's energy transition**

”



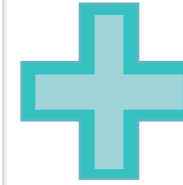
## Stable

- Focus on operating, revenue generating mature assets
- Creditworthy counter-parties
- Predictable & Visible Cash Flows



## Sustainable

- Long Term Contracts
- Efficient Asset Management
- High Governance



## Growth

- DPU Accretive Acquisitions
- Drive capital efficiency
- Capitalizing on India's energy transition

## Anzen Overview

- Listed on NSE and BSE on November 16, 2022; with a focus on building a diversified energy market place with high quality portfolio, generating long term stable and sustainable yield & value accretive growth
- Managed by EAAA Real Assets Managers Limited (“ERAML”), part of the EAAA India Alternatives Limited, one of India’s leading Alternative Asset Managers, AUM of ~INR 572 bn<sup>2</sup>
- Mature operating asset portfolio of 2 transmission projects: Operating history ~7 years, Balance tenor ~28 years
- Strong leadership backed by multidisciplinary Board
- Backed by family offices and Institutional Investors like large corporates, endowment fund, provident fund
- Consistent distributions for 8 consecutive quarters aggregating to ~INR 2,900.9 million
- In process of acquisition of 1 solar project (Target Asset): ~420 MWp<sup>3</sup>
- Right of First Offer (“ROFO 1”) on 12 solar projects: ~813.2 MWp (Letter of Interest and Invitation to Offer for acquisition of 74% shareholding in ROFO 1 assets received)
- Right of First Offer (“ROFO 2”) on 1 transmission asset: ~980 ckt km

## Key Highlights (FY24)

**INR 23 bn**  
AUM

**~INR 9.8**  
FY24 DPU  
Cumulative DPU<sup>1</sup>: INR 18.36



**~28 Years**  
Residual Contractual Period  
for Existing Portfolio Assets

**8.14%**  
Weighted Average Cost of  
Debt



**AAA Rated**  
by Crisil, India Ratings

**~27.41%**  
Net Debt / AUM

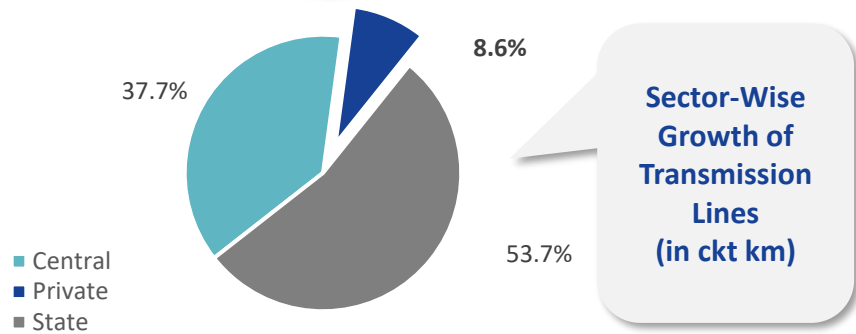
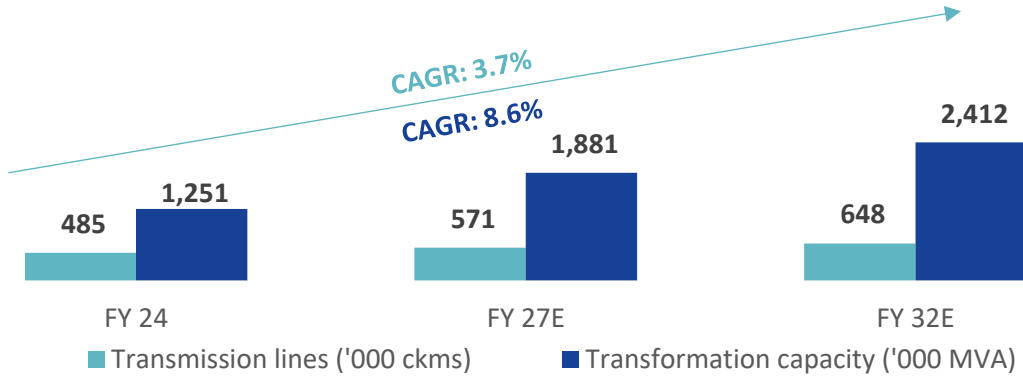
**Anzen has a current base of acquired and ROFO assets across transmission and renewable sectors**



- 1 Well-positioned to benefit from significant opportunities in the **growing energy sector** of India (primarily transmission and renewable sectors)
- 2 Rare opportunity to invest in **diversified energy InvIT** with high-quality portfolio of transmission assets with proposed renewable acquisition (~420 MWp) and ROFO on renewable (~813.2 MWp) and transmission assets (~980 ckt km)
- 3 **Strong financial position** with long term contracts and **minimal counterparty** risk leading to predictable cash flows
- 4 Poised for **sustainable growth**, having **substantial leverage capacity** to fund value-accretive ROFO / future growth acquisitions
- 5 **Established in-house** asset management **capabilities** for portfolio assets
- 6 Robust corporate governance along with an **experienced management** and backed by one of India's leading **alternative asset managers, EAAA Alternatives**

# 1 Strong Tailwinds across Transmission...

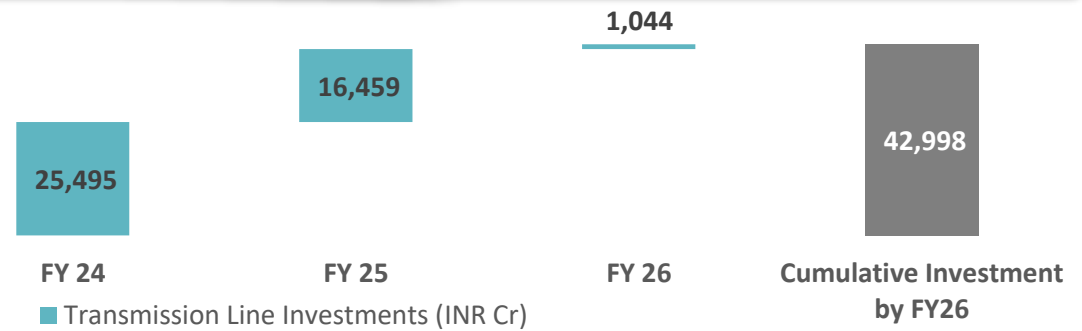
## Transmission Capacity Investments To Remain Strong<sup>1</sup>



- The Government of India has been promoting private sector participation in power transmission space with a view to rapidly enhance the power transmission capacity

## Indian Transmission Sector Opportunity Landscape

Driven by higher investments in the Western Region of c. INR 19k cr



## Major drivers for Power Transmission Infrastructure in India

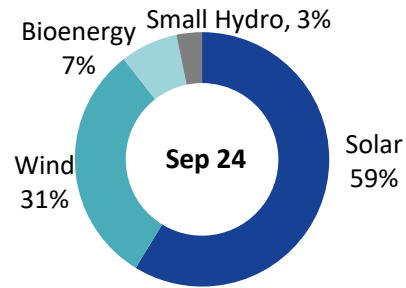
- India has set a target to achieve 500 GW of non-fossil fuel-based energy capacity by 2030
- Power transmission connecting large distances between generation plants and consumption centers is a key enabler of future transmission growth
- A shift towards a more electrified economy, including increased household electricity access, industrialization, and the growth of the electric vehicle (EV) market, necessitates expanded transmission capacity
- The government has formulated ambitious plans, such as the National Transmission Grid to link the regional grids and ensure seamless power flow across the country.

**India's transmission sector is poised for significant growth due to a combination of factors including energy goals, technological advancements, and evolving regulatory frameworks**

# 1 ...and Renewable Energy Sectors

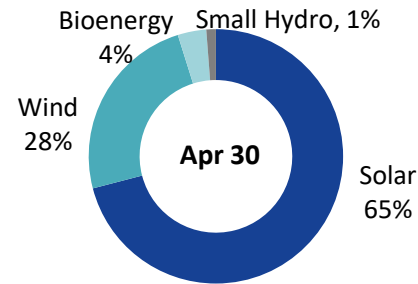
## RE capacity expected to increase by 2.6x by FY2030

RE Installed Capacity in September 2024



Total: 154 GW

RE Installed Capacity in April 2030

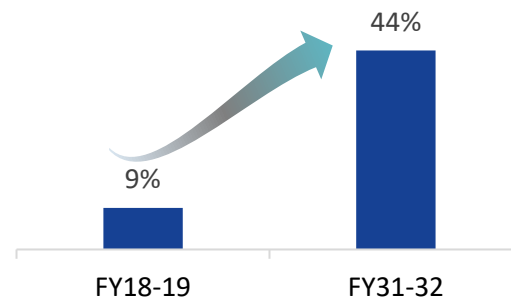


Total: ~407 GW

## Build Up of Renewable Energy Capacity (in GW)<sup>1</sup>

	April 24	April 30
Solar	91	270
Wind	47	117
Small Hydro	5	5
Bioenergy	11	15
<b>Total</b>	<b>154</b>	<b>~407</b>

Contribution of RES to Total Energy Demand by FY31



## Investment requirement of over INR 27 Lakh Crores...

Renewables:	FY23-FY27 (INR Cr)	FY27-FY32 (INR Cr)
Solar	6,80,970	7,96,771
Wind	2,30,946	3,30,900
Hydro	66,148	1,29,777
Bio-mass	24,704	23,105
BESS	56,647	2,92,637
Others	56,062	1,04,310
<b>Total</b>	<b>11,15,477</b>	<b>16,77,500</b>

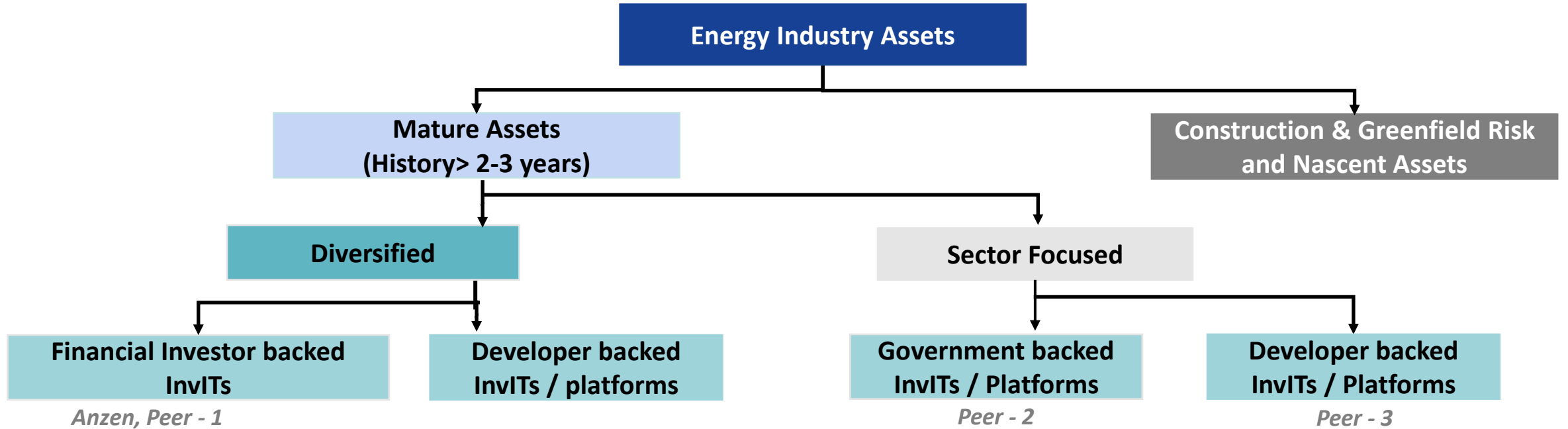
## ...driven by government measures promoting renewable energy

- 1 Nationally Determined Contribution for the Paris Agreement obligation - reduction of the emissions intensity of GDP by 45% below 2005 levels and raise the percentage of non-fossil fuels in total capacity to 50%
- 2 Cabinet approval for a Viability Gap Funding scheme for offshore wind energy projects, facilitating the installation and commissioning of 1 GW of offshore wind energy capacity along the coasts of Gujarat and Tamil Nadu
- 3 Announced Renewable Purchase Obligation trajectory until 2029-30, including separate RPO for Decentralized Renewable Energy

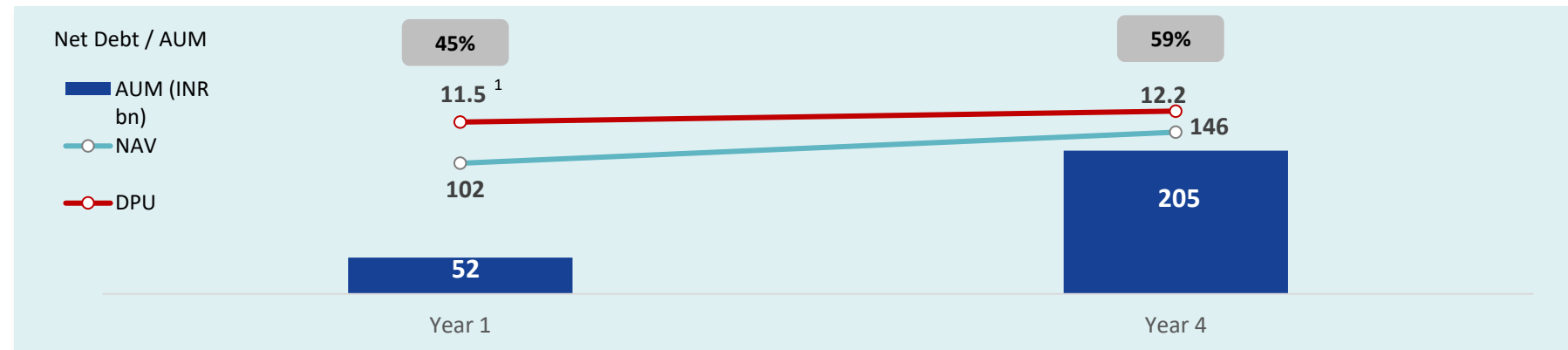
As investments continue to flow and technological advancements enhance efficiency, the renewable power sector is poised to play a pivotal role in India's economic growth and environmental sustainability



# 1 Industry Provides Significant Opportunity for Growth



Peer - 1 Performance  
(in its initial years)<sup>2</sup>



Anzen is one of the few InvITs in the diversified energy assets backed by Financial Investor

## 2 Diversified Energy InvIT with Strong Portfolio

### Transmission assets

- 2 ISTS projects : ~855 ckt km; 1168 Towers and 2 substations (1400 MVA)
- Counterparty: **100%** by Tier-I counterparty<sup>1</sup>
- Operational track-record - ~7 years ; Residual TSA Life: ~28 years

### Target Asset<sup>2</sup>

- 1 Solar Assets having ~420 MWp capacity
- Counterparty: **100%** by Tier-I counterparty<sup>1</sup>
- Operational track-record - ~3 years; Residual PPA Life: ~22 years

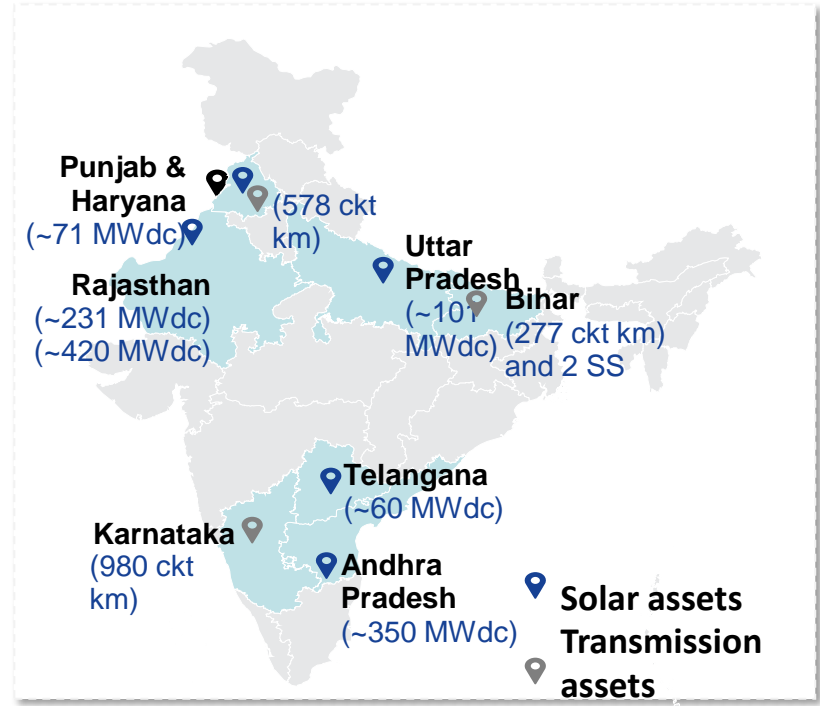
### ROFO 1<sup>2</sup>

- 12 Solar Assets having cumulative ~813.2 MWp capacity
- Counterparty: ~75% by Tier-I counterparty<sup>1</sup>
- Operational track-record<sup>3</sup>: ~7 years ; Residual PPA Life<sup>3</sup>: ~18 years

### ROFO 2<sup>2</sup>

- 1 ISTS project : ~980 ckt km
- Counterparty: **100%** by Tier-I counterparty<sup>1</sup>
- Operational track-record - ~8 years ; Residual TSA Life: ~27 years

### Presence across 8 states in India



### Key Financial Highlights FY 2024

<b>INR 2,521 Mn</b> Total Revenue	<b>INR 2,229 Mn</b> EBITDA
<b>INR 6,425 Mn</b> Net Debt	<b>INR 1,548 Mn</b> Distribution

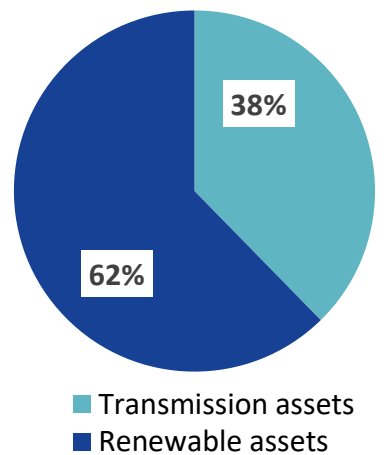
Poised for growth with 3 assets (after proposed transaction) and ROFO pipeline of 12 renewable assets + 1 transmission asset

Note: 1. Counterparty with credit rating of A+ and above ; 2. For more details on the assets, refer Annexure A; 3. Based on weighted average of revenue based on remaining contracted tenure of ROFO assets as at Sep 24

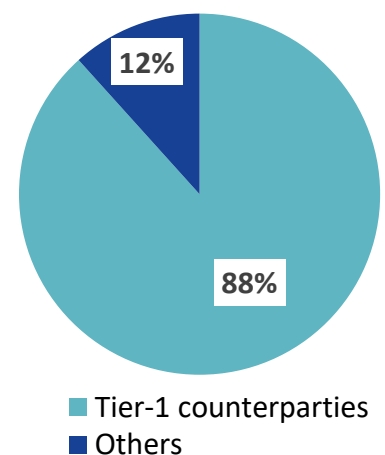
## 2 Diversified Energy InvIT: Long Life Assets Backed by Tier-I Counterparty

Parameter	Transmission Assets	Target Asset	ROFO 1	ROFO 2
Type of asset	Transmission asset (BOOM)	Solar renewable	12 Solar renewable assets	Transmission asset (BOOM)
Capacity	~855 ckt km and 2 Sub station	~420 MWp	~813.2 MWp	~980 ckt km
Operational Revenue (INR mn) (FY24)	2,434	1,827	5,321	1,886
Tier-I Counterparty <sup>1,2</sup>	100%	100%	~75%	100%
Contracted Residual Life	~28 years	~22 years	~18 years	~27 years
Operating Track Record	~7 years	~3 years	~7 years	~8 years

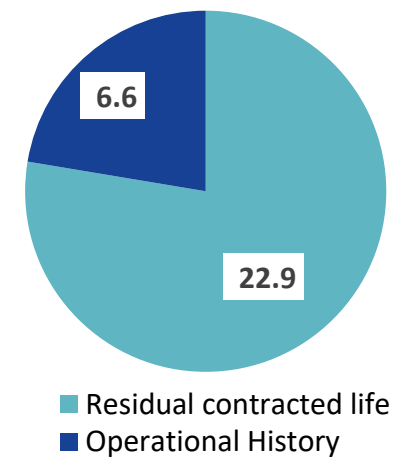
Diversified Assets <sup>1,2</sup>



Credit worthy counterparties <sup>1,2</sup>



Long residual life<sup>1</sup>



Diversified assets contracted with credit worthy counterparties with long residual contracted life

1. Based on weighted average of revenue based on remaining contracted tenure of current and ROFO assets as at Sep 24; 2. Counterparty with credit rating of A+ and above

## Stable cashflows

## Low operating risk

## Growth opportunity with Intrinsic terminal value

Timely realization of revenue leads to **stability in Cash flows** given ~88% contracts with Tier-I Counterparties

Portfolio assets are **operational projects** with established operating history **limiting O&M risk**

Platform currently has **low leverage** (~27.41% Net debt/AUM) providing substantial capacity to fund acquisitions

Solar & Transmission Projects have **fixed tariff** for entire contracted life leading to long term **revenue visibility**

**Lower O&M cost** for this segment of Infrastructure leading to comparatively **high EBITDA**

For transmission assets, **perpetual ownership** under BOOM model; for solar assets, **significant generation capacity** remains sustained after tariff contracted period

**Stable**

**Sustainable**

**Growth**

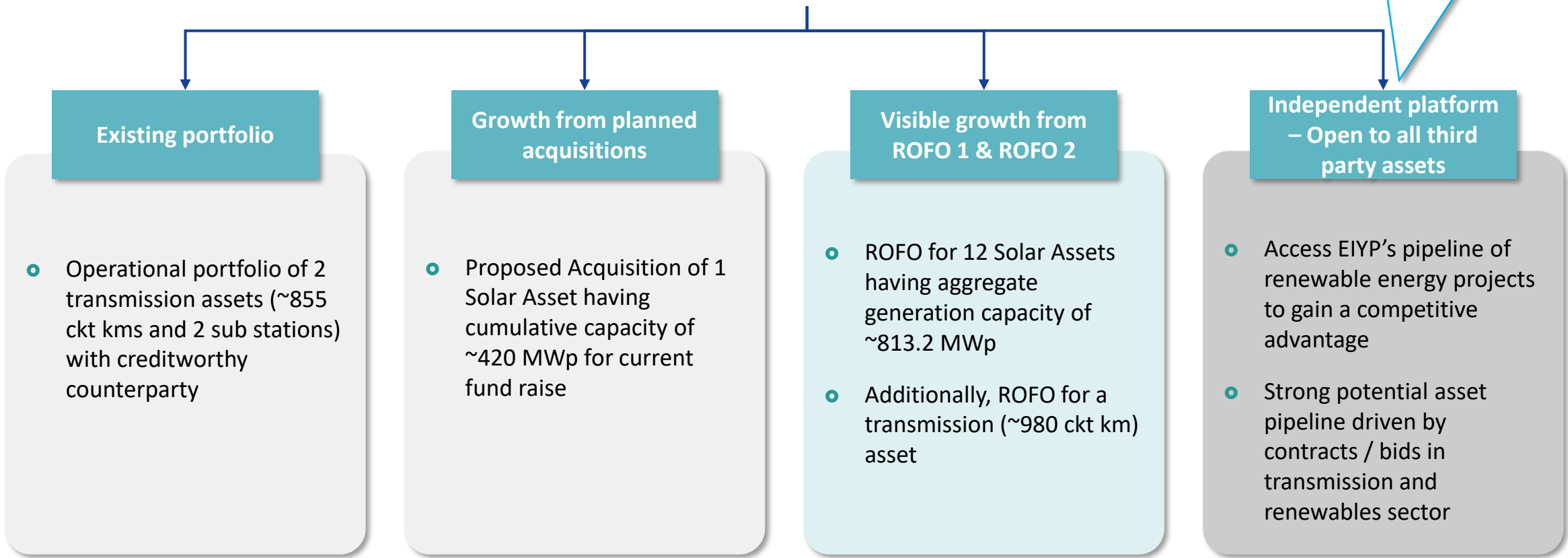
Long term contracts with predictable cash flows provides favorable returns with minimal risks

## 4 Unique Opportunity to Invest at an Early-Stage in a High-Growth InvIT...



*Anzen is well poised to grow as an Energy InvIT*

*As an InvIT, Anzen can capitalize on extensive relationships across the energy industry for access to opportunities*

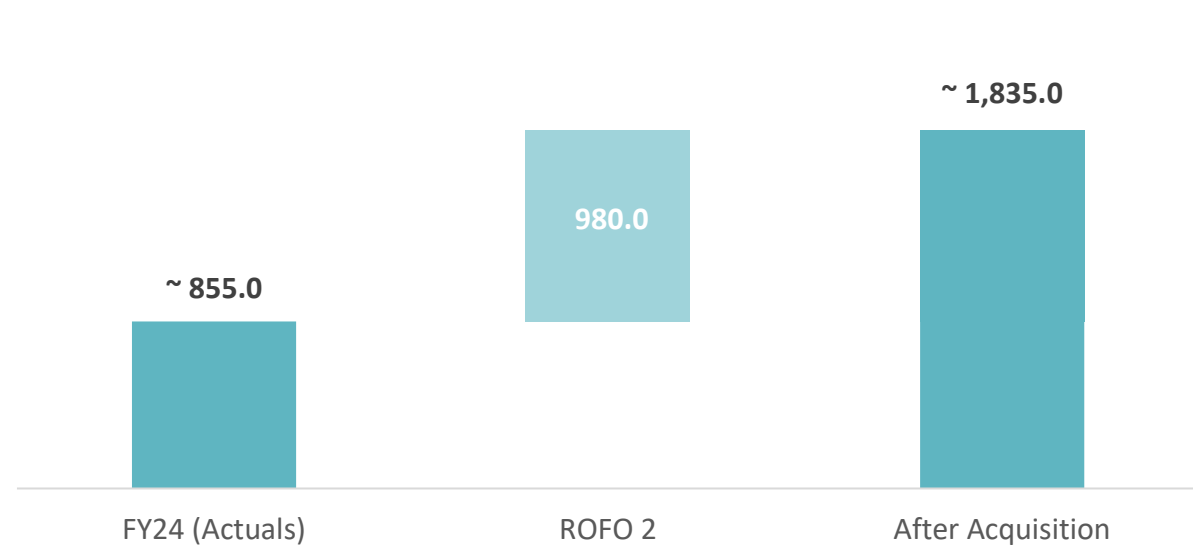


# 4 ...With a Visible Pipeline of Value Accretive Growth

## Transmission Assets

In ckt kms

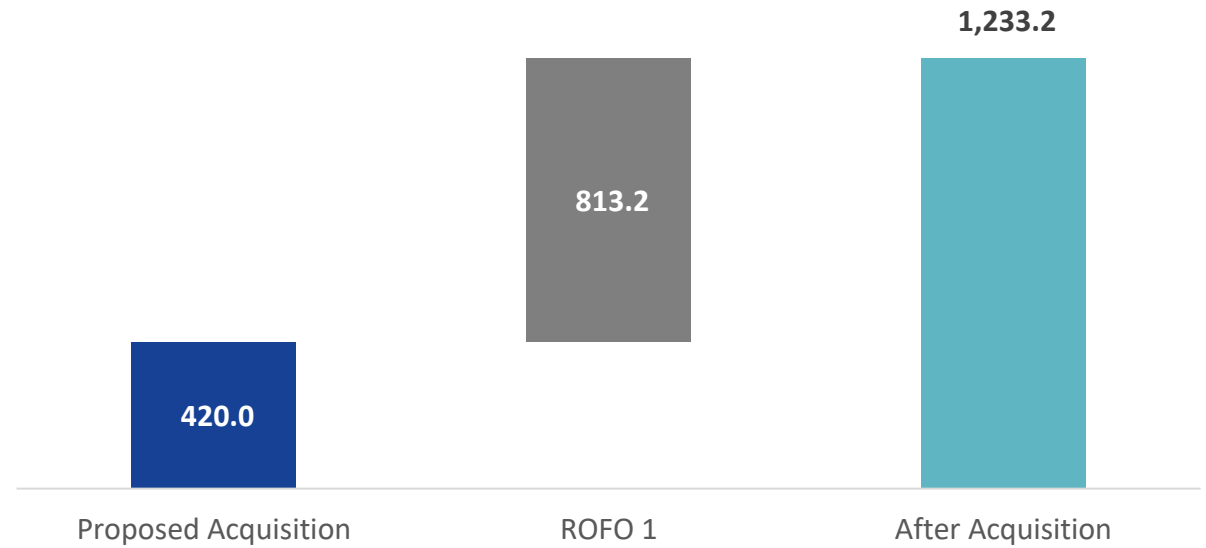
Growth from other third-party acquisitions will be over and above these projections



## Renewable Assets

In MWp

Growth from other third-party acquisitions will be over and above these projections



### Description

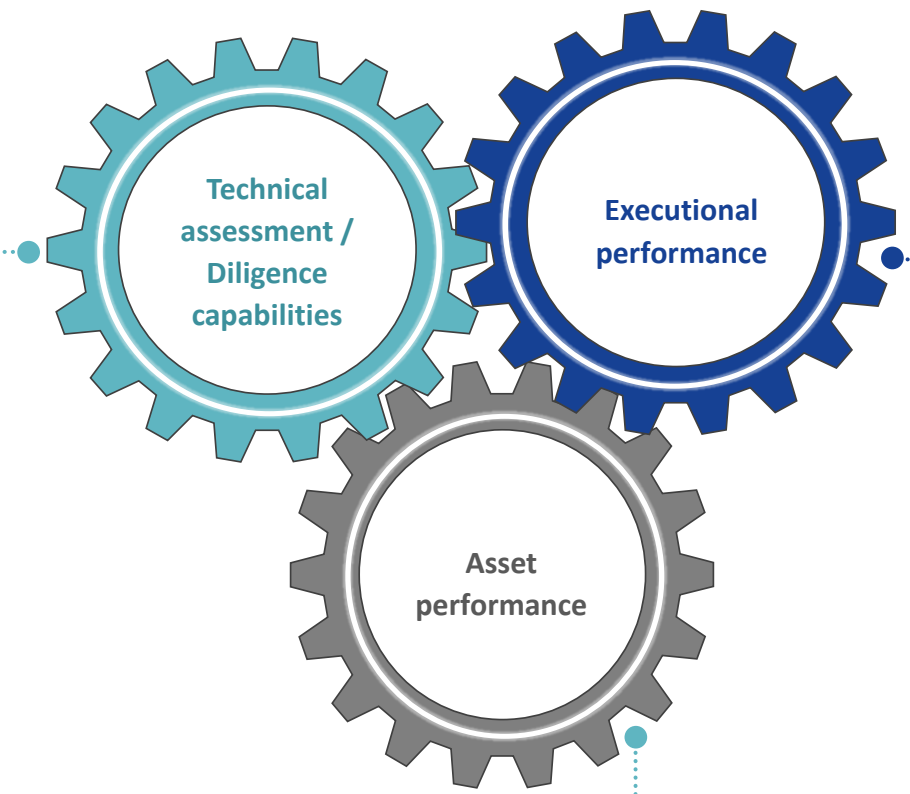
Proposed Acquisition - 1 Solar asset with a capacity of ~420 MWp

ROFO 1 - 12 Solar Assets having a cumulative capacity of ~813.2 MWp

ROFO 2 - Transitioning the ROFO 2 transmission asset (~980 ckt km) under the InvIT

## 5 Established Asset Management Strategy: Overview

- Experienced internal team and external advisors for undertaking technical assessments
- Usage of technology for the purpose of plant inspections
- Proficiency in integrating technical analysis with commercial decision making



- Track record of proficient executorial performance
- O&M practices with an experienced O&M team
- Use of tech-enabled tools enabling asset performance monitoring and ensuring faster corrective actions

- Active intervention in maintaining power evacuation infrastructure
- Certified facilities ensuring safety under Safety, Health & Environment (“SHE”) initiatives
- Demonstrated efforts to improve efficiency through automation and processes

# 5 Established Asset Management Strategy: Technology Led Key Initiatives

01

- Minimization of downtime
- Detailed tracking of preventive, corrective & predictive maintenance

- Centralized control room for regular monitoring
- Use of drones and remote monitoring of assets, use of infrared and spectral imagery

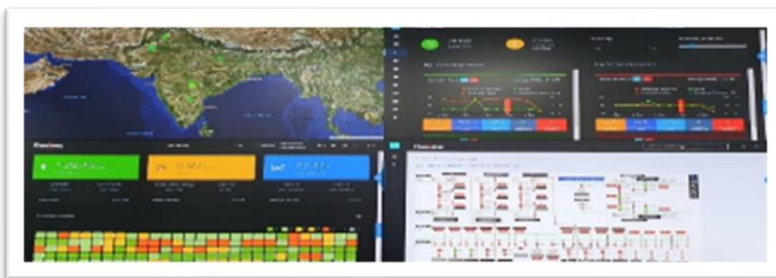
02

- Identification of underperforming assets
- Deployment of power line fault detectors
- Deeper understanding of equipment downtime

03

- Various processes automated through tools & applications
- Applications for O&M, DD, for seamless workflow / processes governance developed

04



Centralised Control Room for Proactive Asset Management



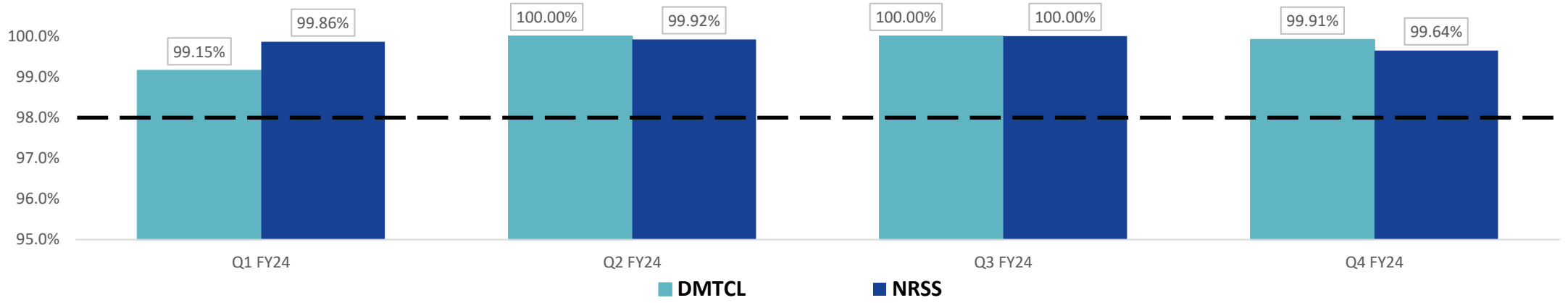
App based inspection tool for proactive approach to maintenance



Technology enabled SHE initiatives



## Availability



Availability for FY2024 - DMTCL: 99.77%, NRSS: 99.86%

## Revenue Enhancement



Incentive income from higher availability – **Rs 81.5 Mn#**



Additional revenue from O&M services to PGCIL at **Rs 16.1 Mn#**

## Safe Environment



**Zero fatal accidents**



**Increased Near Hits reporting & closure of unsafe conditions**

## 6 Experienced Sponsor and Project Manager



### Proven project management capability:

Transmission (~1,834.9 ckt km); Solar assets (~1,283 MW)



Acquired and operates **high quality energy assets**

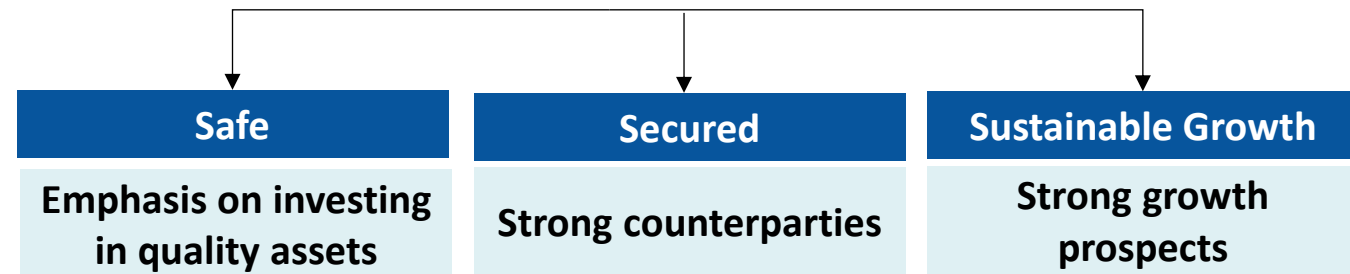


Professionally run independent platform



Focus on innovative solutions for extending life span & **increasing returns** from assets

*Unique platform with expertise in Transmission & Renewable energy*



## 6 Rich Project Management Experience

### Revenue

Increased generation

Superior Treasury operations

Leveraging O&M capability to generate additional revenue

### O&M

Transmission assets avg.  
availability > 99.1%

Reduced fees and penalties

Predictive & preventive  
maintenance to maximize asset  
availability and reduced  
downtime



### Technology

Drones based inspection,  
upgradation for enhanced Cyber  
Security and machine learning  
tools

24\*7 monitoring through Central  
Asset Control Room

Use of  
robotics and  
SCADA

SHE management  
systems  
implemented

## 6 Backed by EAAA Alternatives: One of India's Leading Asset Managers

**AUM of ~INR 572 bn from  
Global and Indian Limited  
Partners**



**Backed by Global Pension Funds,  
Insurance companies, Family  
Offices and ultra-HNIs**



**15+ years investment  
experience | Established track  
record across Real Assets and  
Private Credit strategies**



**44 members strong asset  
management team;  
79 investment professionals**



**Signatory to United Nations-  
supported Principles for  
Responsible Investments  
(UNPRI)**



## 6 Strong Leadership Team Supported by Stellar Independent Directors

### Directors from Anzen and Edelweiss Group



**Mr. Venkat Ramaswamy**  
*Non-Executive Director*

- Founding member of Edelweiss Financial Service Ltd, associated with ERAML since Nov 2021
- MD & CEO, EAAA Alternatives
- Played an instrumental role in overseeing the business operations and building client relationships
- MBA from the University of Pittsburg



**Mr. Subahoo Chordia**  
*Non-Executive Director*

- Founding member of Edelweiss Alternative's infrastructure business
- 23+ years of experience in the infrastructure sector across asset management, M&A, advisory services, equity debt and project finance
- Associated with IDBI Bank, Axis Bank in past
- Chartered Accountant



**Ms. Ranjita Deo**  
*CIO, Whole Time Director*

- WTD and CIO of ERAML
- 21+ years of experience with Aditya Birla Group, IL&FS, Bennett Coleman & Company Limited & CRISIL
- Masters in Management Studies from University of Mumbai & CFA

### Strong Independent Directors



**Ms. Nupur Garg**  
*Independent Director*

- Founder of WinPE
- Independent Director in Kerala Infrastructure Fund Management, Kids Clinic, and director in SIDBI
- Previously associated with IFC, NIIF Fund of Funds-I as independent member and as advisor to Triple Jump B. V. in IC role for the DGGF



**Mr. Sunil Mitra**  
*Independent Director*

- 37+ years career in office of Revenue & Finance Secretary
- Chaired committee in planning commission, Served as member of Technical Advisory Panel by Gol
- Non-official member of Eastern Regional Board of RBI



**Mr. Shiva Kumar**  
*Independent Director*

- 42+ years of experience across public & private sector BFSI
- Ex-MD of SBBJ & President in Edelweiss Group
- BA from Patna University



**Ms. Bala C Deshpande**  
*Independent Director*

- 18+ years of experience in investment sector
- Designated Partner of Mega Delta Capital, Ex-director of ICICI Ventures, ICI India, NEA, and Cadbury India.
- MBA from Jamnalal Bajaj

## Value Accretive Growth

- Growth visibility from ROFO assets
- Leveraging sectoral tailwinds
- Focus on acquiring assets with similar risk profiles

## Diversified Portfolio

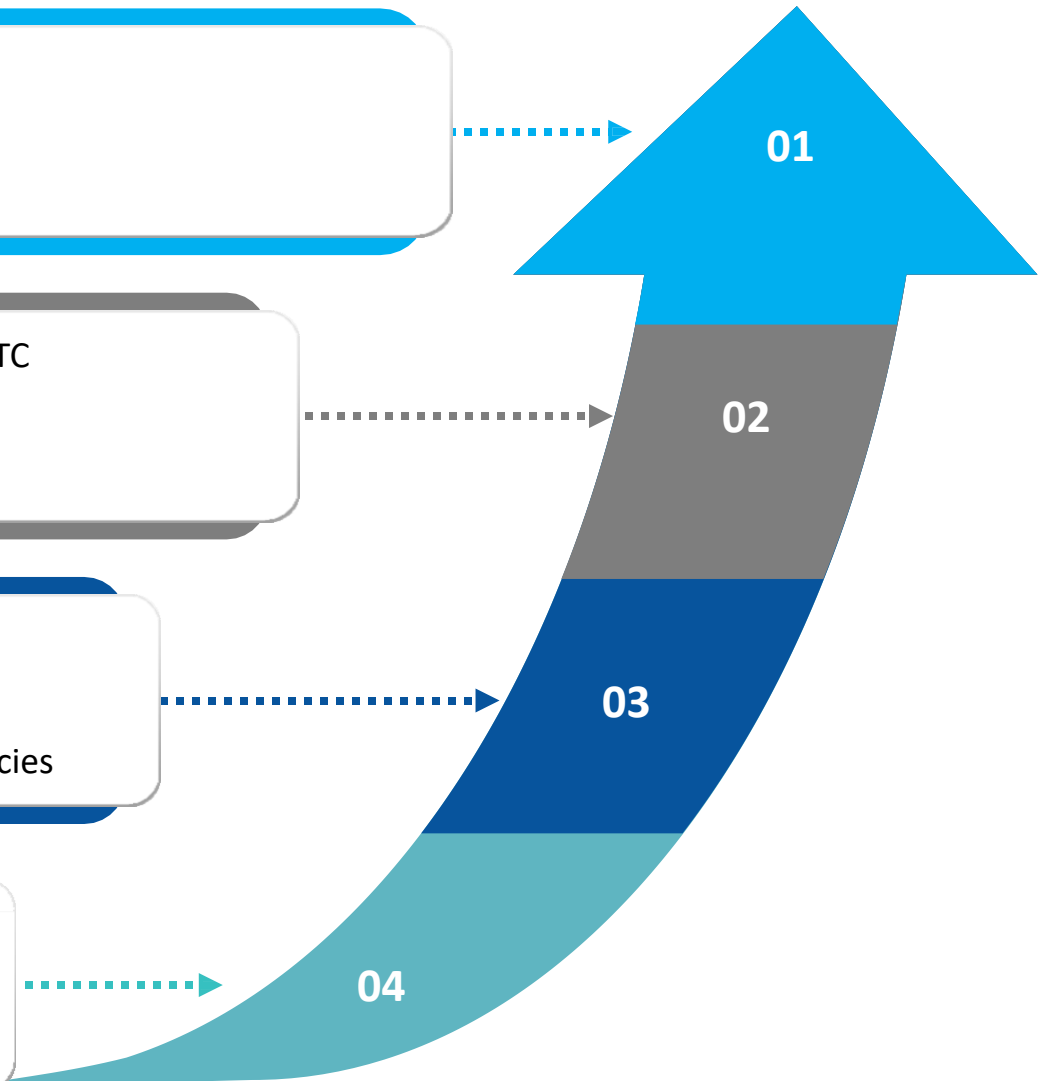
- Asset Class: Transmission, solar, hybrid, storage, RTC
- Spread across Tier-1 Credit worthy off-takers
- Geography

## Improved Risk Adjusted Returns

- Use of technology
- Optimize the long-term performance of assets
- Reducing operational costs and increasing efficiencies

## Optimal Capital Structure

- Embedded leverage headroom
- Potential for non-dilutive value accretive growth
- Optimize debt and equity mix





## Annexures





## **Annexure A: Portfolio Asset Details**





## Proposed Acquisition

Location	<b>Jaisalmer</b> , Rajasthan
Capacity	300 MW (AC); ~420 MWp (DC)
Technology	<b>Solar</b> (Mono-PERC)
COD	October 05, 2021
Off-taker	SECI
PPA End Date	October 04, 2046
PPA Tenure	25 years
PPA Tariff per kWh	INR 2.55 per kWh
Remaining PPA tenure <sup>1</sup>	~22 years
PLF (DC)	FY23: 20.30% FY24: 20.00% Sep-24: 19.70%
Module Provider	Longi (~315 MWp) and Jinko (~105 MWp)
Land holding	<b>Total: 1,061 acres</b> - 319 acres purchased - 694 acres private lease (29 years) - 49 acres govt. lease (30 years)

## Asset Location



Note: 1. As on September 30, 2024

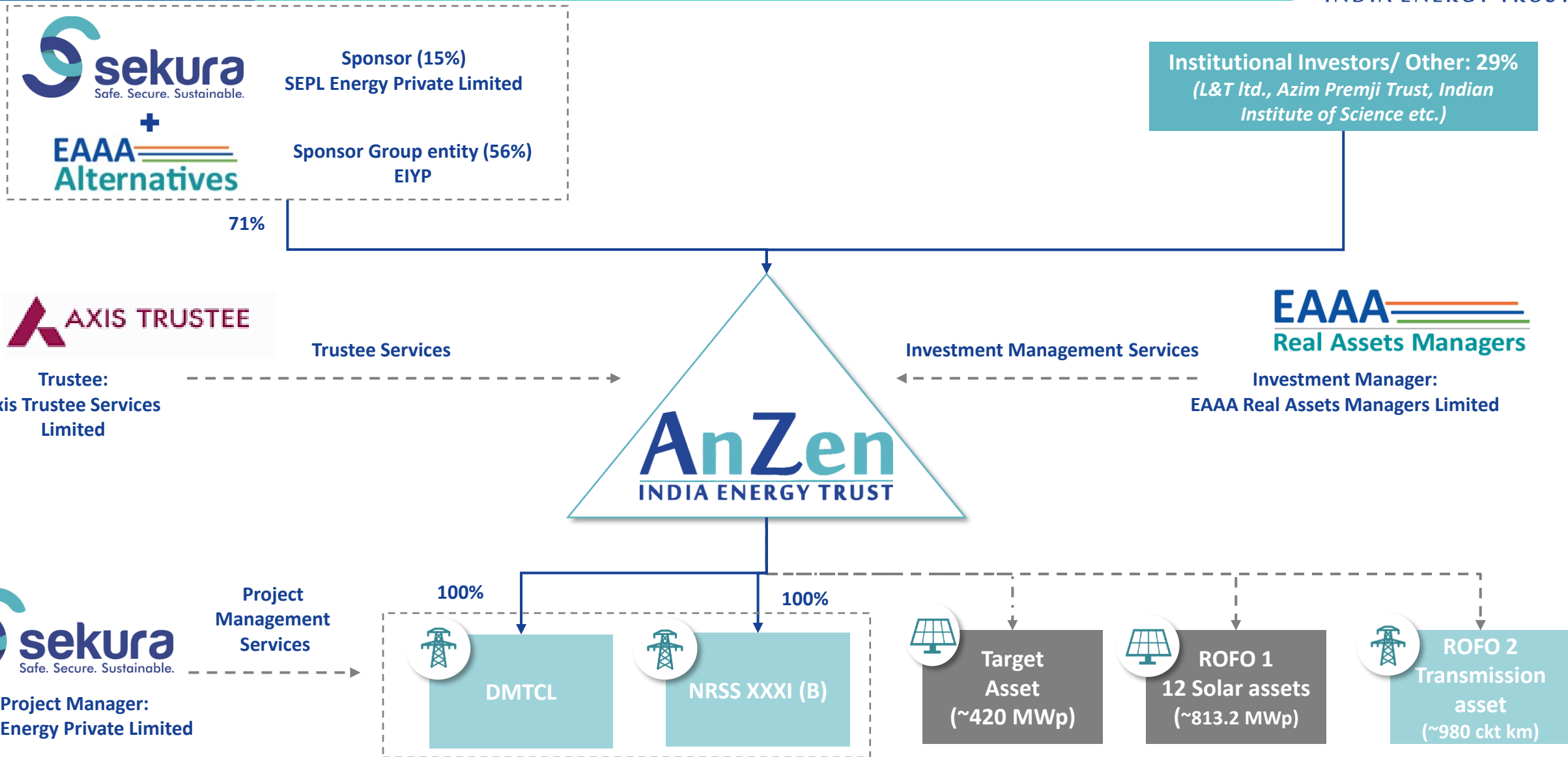
## ROFO 1: Solar Assets

Project Company	Counterparty	DC Power (MWp)	AC Power (MW)	State	Tariff (INR/kWh)	COD	PPA tenure (yrs)	Residual PPA tenure (yrs) <sup>1</sup>
Solairepro Urja Pvt. Ltd	NTPC	280.0 70.0	200.0 50.0	AP	3.15	2 June 2019 9 Mar 2020	25	~19.8
Enviro Solaire Pvt. Ltd	SECI	101.0	75.0	UP	4.43	10 Apr 2018	25	~18.5
Solaire Surya Urja Pvt. Ltd	NTPC	190.0	140.0	Rajasthan	4.35	8 Sep 2017	25	~17.9
Ujjvalatejas Solaire Urja Pvt. Ltd	TSNPDCL	24.0	19.5	Telangana	6.79	13 Nov 2016	25	~17.1
Suprasanna Solaire Energy Pvt. Ltd	TSSPDCL	24.0	19.5	Telangana	6.59	31 Dec 2016	25	~17.3
Nirjara Solaire Urja Pvt. Lt	TSSPDCL	12.0	9.8	Telangana	6.89	25 June 2016	25	~16.7
Solaire Urja Pvt. Ltd	PSPCL	25.0	20.3	Punjab	6.88	09 Apr 2016	25	~16.5
Solaire Power Pvt. Ltd	PSPCL	25.0	20.3	Punjab	6.88	19 Feb 2016	25	~16.4
Solaire Direct Projects India Pvt. Ltd	PSPCL	21.0	15.8	Punjab	7.99	15 Mar 2015	25	~15.5
Suryaoday Solaire Prakash Pvt. Ltd	SECI	12.6	10.5	Rajasthan	5.45	28 Apr 2015	25	~15.6
Northern Solaire Prakash Pvt. Ltd	SECI	23.0	20.3	Rajasthan	5.45	07 May 2015	25	~16.1
Pokaran Solaire Direct Pvt. Ltd	NVVN	5.6	4.8	Rajasthan	7.49	26 Feb 2013	25	~13.4
<b>Total</b>		<b>813.2</b>	<b>605.8</b>					

## ROFO 2: Transmission Assets

Project Company	Type / Counterparty	Circuit kms	Type	State	TSA tenure (yrs)	COD	TSA expiry date	Residual TSA tenure (yrs) <sup>1</sup>
Kudgi Transmission Limited	Fixed Tariff / Centre	~980 ckt km	BOOM - Perpetual	Karnataka	35	Sep 2016	Sep 2051	~27

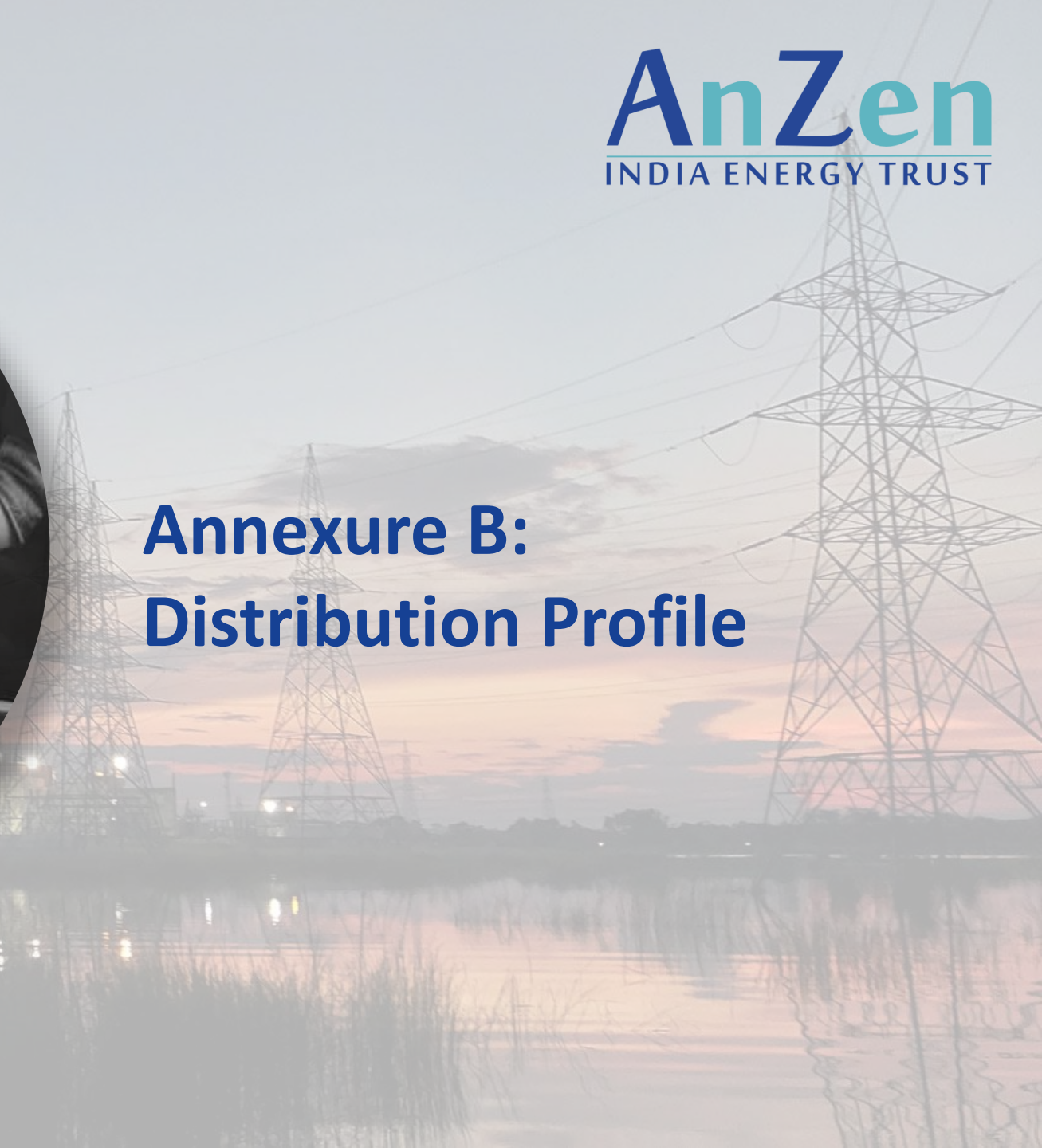
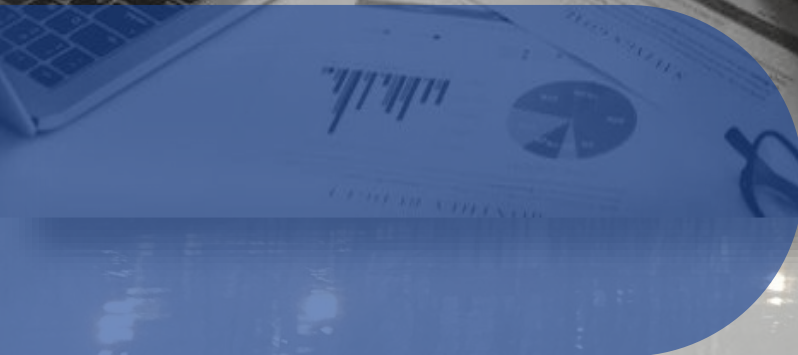
# Group Structure



Note: 1. As on September 30, 2024; 2. All figures in % are rounded off to nearest integer; 3. EIYP = Edelweiss Infrastructure Yield Plus



## **Annexure B: Distribution Profile**



# Distribution Profile

Period	Interest (INR per Unit)	Repayment of Debt (INR per Unit)	Other Income (INR per Unit)	Total# (INR per Unit)	Total Distribution (in INR Mn)	Record Date	Distribution Date
<b>Q3 FY23*</b>	0.72	0.44	0.08	1.24	195.9	February 21,2023	February 27,2023
<b>Q4 FY23</b>	2.35	0.04	0.03	2.42	382.4	June 2, 2023	June 7, 2023
<b>Q1 FY24</b>	2.44	-	0.01	2.45	387.1	August 22, 2023	August 25, 2023
<b>Q2 FY24</b>	2.37	-	0.08	2.45	387.1	November 10, 2023	November 15, 2023
<b>Q3 FY24</b>	2.41	-	0.04	2.45	387.1	February 17, 2024	February 21, 2024
<b>Q4 FY24</b>	2.40	0.02	0.03	2.45	387.1	June 1, 2024	June 5, 2024
<b>Q1 FY25</b>	2.41	-	0.04	2.45	387.1	August 14, 2024	August 20, 2024
<b>Q2 FY25</b>	2.31	0.11	0.03	2.45	387.1	October 30, 2024	November 05, 2024
<b>Total</b>	<b>15.41</b>	<b>0.61</b>	<b>0.34</b>	<b>18.36</b>	<b>2,900.9</b>		



## **Annexure C: Awards for ESG Focus and Asset Management**







2022

## British Safety Council

- Merit Award

## NSCI Safety Awards

- Prashansa Patra



2023

## British Safety Council

- Distinction Award
- Best in Region Award – East



2024

## OHSSAI

- Safety Award – Gold
- HSE&E Leadership Award
- HSE&E Mentor Award







2023

## British Safety Council

- Distinction Award



2024

## British Safety Council

- Distinction Award



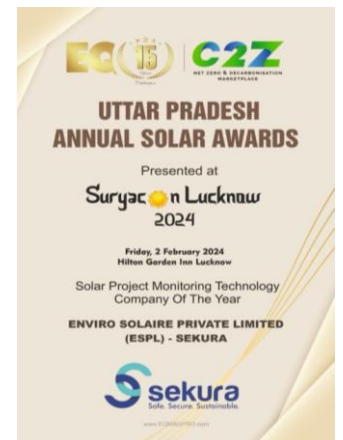
2024

CII

- Gold Award

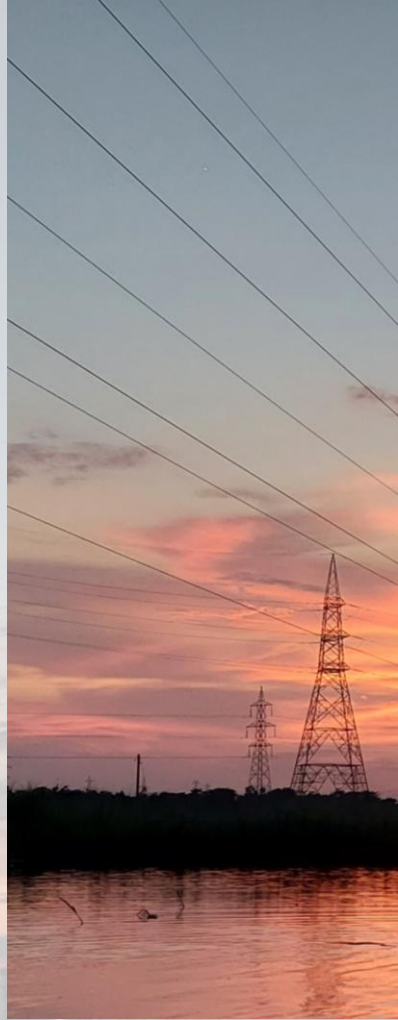
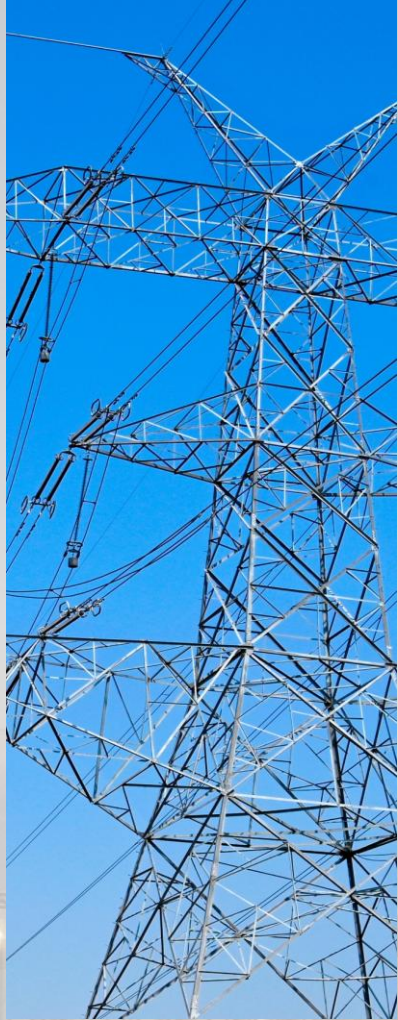
## EQ Suryacon

- Solar Project Monitoring  
Technology Company



Abbreviation	Full Form
Anzen InvIT or Anzen or Trust	Anzen India Energy Yield Plus Trust
AUM	Asset Under Management
BFSI	Banking, Financial Services, and Insurance
CEO	Chief Executive Officer
CFA	Chartered Financial Analyst
CIO	Chief Investing Officer
COD	Commercial Operations Date
Cr	Crore
DGGF	Dutch Good Growth Fund
DMTCL	Darbhanga-Motihari Transmission Company Limited
DPU	Distribution Per Unit
EBITDA	Earnings Before Interest, Taxes, Depreciation, and Amortization
EIYP	Edelweiss Infrastructure Yield Plus Fund
ERAML	EAAA Real Assets Managers Limited
GDP	Gross Domestic Product
GoI	Government of India
GW	Giga Watt
HNI	High Networth Individuals
IFC	International Finance Corporation
IL&FS	IL & FS Investment Managers Limited
INR	Indian Rupees
INR bn	INR billion
INR mn	INR million
Investment Manager	EAAA Real Assets Managers Limited
InvIT	Infrastructure Investment Trust
ISTS	Inter-state Transmission System
kWh	kilowatt-hour
MD	Managing Director
MVA	MegaVolt-Amperes

Abbreviation	Full Form
MW	Mega Watt
MWp	Mega Watt Peak
NAV	Net Asset Value
NEA	New Enterprise Associates (India) Private Limited
NIIF	National Investment and Infrastructure Fund
NRSS	NRSS XXXIB Transmission Limited
NTPC	National Thermal Power Corporation
NVVN	NTPC Vidyut Vyapar Nigam Limited
O&M	Operations and Maintenance
PGCIL	Power Grid Corporation of India Limited
PPA	Power Purchase Agreement
Project Manager	SEPL Energy Private Limited
PSPCL	Punjab State Power Corporation Limited
RE	Renewable Energy
ROFO	Right of First Offer
RPO	Renewable Purchase Obligation
RTC	Round-the-clock
SBBJ	State Bank of Bikaner & Jaipur (now merged with the State Bank of India)
SECI	Solar Energy Corporation of India Limited
SHE	Safety, Health & Environment
Sponsor	SEPL Energy Private Limited
Target Asset	ReNew Sun Waves Private Limited
Trustee	Axis Trustee Services Limited
TSA	Transmission Service Agreement
TSNPDC	Telangana State Northern Power Distribution Company Limited
TSSPDCL	Telangana State Southern Power Distribution Company Limited



Thank  
You