

ERAML/ANZEN/2024-25/70

February 17, 2025

BSE Limited	National Stock Exchange of India Limited
P J Towers,	Exchange Plaza, Bandra Kurla Complex,
Dalal Street,	Bandra (E),
Fort, Mumbai - 400 001	Mumbai – 400 051
Scrip Code: 543655, 974399, 974400	Symbol: ANZEN

Dear Sir/Madam,

Sub: Updated - Investor Presentation

Pursuant to Regulation 23 of the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 and other applicable laws and regulations, the updated Investor Presentation is enclosed herewith. Please note that the presentation would be shared with investors / potential investors by Anzen India Energy Yield Plus Trust as part of the ordinary course of business.

Request you to take the same on record.

Thanking you,

For ANZEN INDIA ENERGY YIELD PLUS TRUST

(acting through its Investment Manager EAAA Real Assets Managers Limited)

JALPA PAREKH COMPANY SECRETARY & COMPLIANCE OFFICER ACS 44507

CC:

Axis Trustee Services Limited	Catalyst Trusteeship Limited
Axis House, Bombay Dyeing Mills	Windsor, 6th Floor, Office No - 604,
Compound Pandurang Budhkar Marg,	C.S.T. Road, Kalina, Santacruz (East),
Worli, Mumbai - 400 025	Mumbai - 400 098





Anzen India Energy Yield Plus Trust

Presentation

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Safe Harbour



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



...enabled by our guiding principles...







- Focus on operating, revenue generating mature assets
- o Creditworthy counter-parties
- Predictable & Visible CashFlows



Sustainable

- o Long Term Contracts
- Efficient Asset Management
- High Governance





Growth

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



Anzen InvIT: At a Glance



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 573 bn²
- 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 9 consecutive quarters aggregating to ~INR 3,288 million
- In process of acquisition of 1 solar project (Target Asset): ~420 MWp³
- 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

INR 9.8

FY24 DPU

Cumulative DPU¹: INR 20.81



~28 Years

Residual Contractual Period for Existing Portfolio Assets

8.14%

Weighted Average Cost of Debt



AAA Rated

by Crisil, India Ratings

~27.59%4

Net Debt / AUM

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

Key Investment Highlights



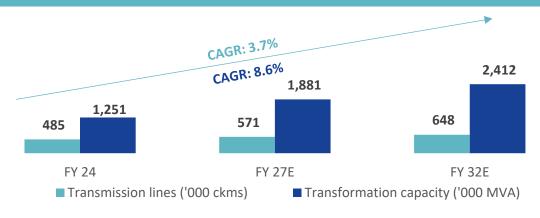


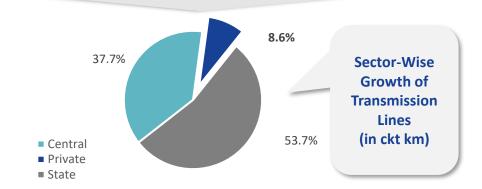


Strong Tailwinds across Transmission...









• 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





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.

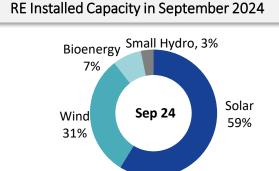
India's transmission sector is poised for significant growth due to a combination of factors including energy goals, technological advancements, and evolving regulatory frameworks

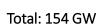


...and Renewable Energy Sectors

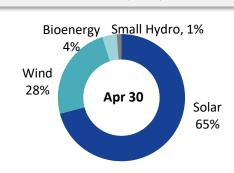


RE capacity expected to increase by 2.6x by FY2030





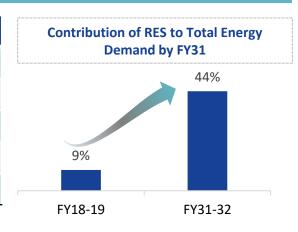
RE Installed Capacity in CY 2030



Total: ~407 GW

Build Up of Renewable Energy Capacity (in GW)¹

	Sep 24	CY 30
Solar	91	270
Wind	47	117
Small Hydro	5	5
Bioenergy	11	15
Total	154	~407



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
Total	11,15,477	16,77,500

...driven by government measures promoting renewable energy

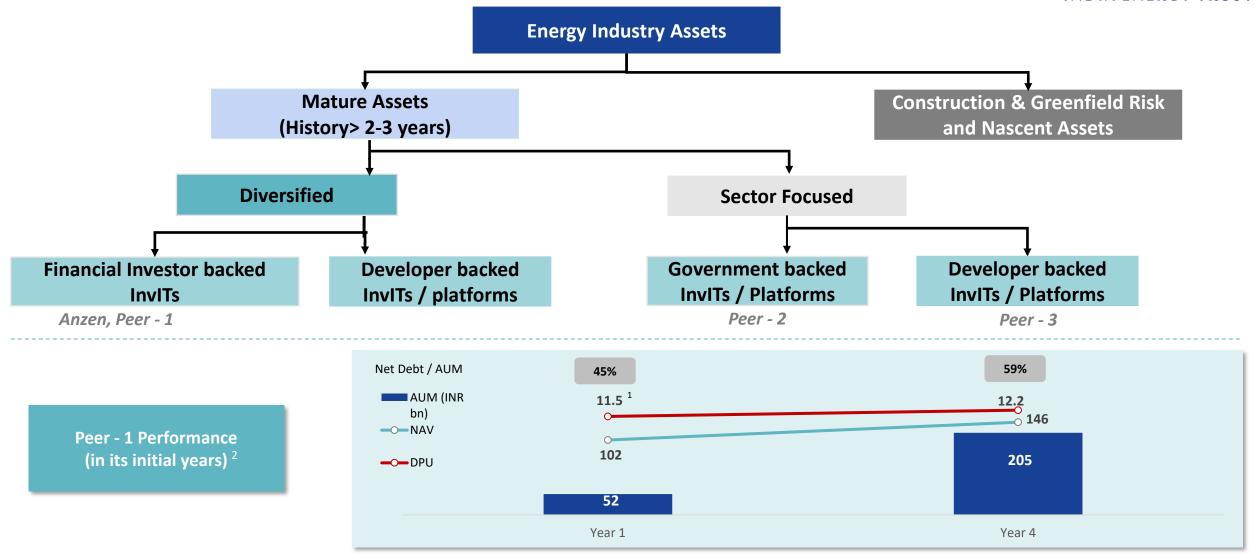
- Nationally Determined Contribution for the Paris Agreement obligation reduction of the emissions intensity of GDP by 45% below 2005 levels and raise the percentage of non-fossil fuels in total capacity to 50%
- Cabinet approval for a Viability Gap Funding scheme for offshore wind energy projects, facilitating the installation and commissioning of 1 GW of offshore wind energy capacity along the coasts of Gujarat and Tamil Nadu
- 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



Industry Provides Significant Opportunity for Growth





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



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 counterparty¹
- Operational track-record ~7 years; Residual TSA Life: ~28 years

Target Asset²

- 1 Solar Assets having ~420 MWp capacity
- Counterparty: 100% by Tier-I counterparty¹
- Operational track-record ~3 years; Residual PPA Life: ~22 years

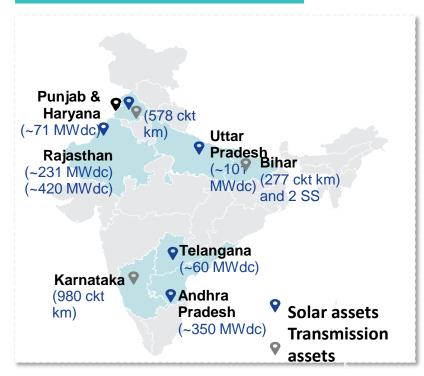
ROFO 1²

- 12 Solar Assets having cumulative ~813.2 MWp capacity
- Counterparty: ~75% by Tier-I counterparty¹
- Operational track-record³: ~7 years; Residual PPA Life³: ~18 years

ROFO 2²

- 1 ISTS project : ~980 ckt km
- Counterparty: 100% by Tier-I counterparty¹
- Operational track-record ~8 years; Residual TSA Life: ~27 years

Presence across 8 states in India



Key Financial Highlights FY 2024⁴

INR 2,521 Mn
Total Income

INR 6,356 Mn
Net Debt

INR 1,548 Mn
Distribution

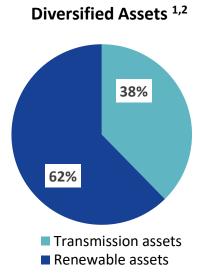
Poised for growth with 3 assets (after proposed transaction) and ROFO pipeline of 12 renewable assets + 1 transmission asset

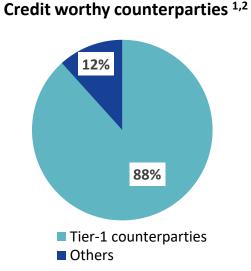


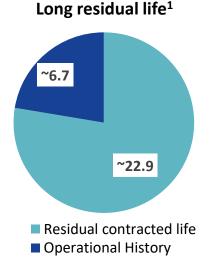
Diversified Energy InvIT: Long Life Assets Backed by Tier-I Counterparty



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 ³	~1,827	~5,321	~1,886
Tier-I Counterparty 1,2	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 contracted with credit worthy counterparties with long residual contracted life

Platform with Strong Financial Position with Long Term and Predictable Cash Flow



Stable cashflows

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



Low operating risk

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



Growth opportunity with Intrinsic terminal value

Platform currently has **low leverage** (~27.59%¹ 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

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

Existing portfolio

 Operational portfolio of 2 transmission assets (~855 ckt kms and 2 sub stations) with creditworthy counterparty

Growth from planned acquisitions

Proposed Acquisition of 1
 Solar Asset having
 cumulative capacity of
 ~420 MWp for current
 fund raise

Visible growth from ROFO 1 & ROFO 2

- ROFO for 12 Solar Assets having aggregate generation capacity of ~813.2 MWp
- Additionally, ROFO for a transmission (~980 ckt km) asset

Independent platform - Open to all third party assets

- Access EIYP's pipeline of renewable energy projects to gain a competitive advantage
- Strong potential asset pipeline driven by contracts / bids in transmission and renewables sector



...With a Visible Pipeline of Value Accretive Growth



Transmission Assets Renewable Assets In ckt kms In MWp Growth from other third-party acquisitions will be over and above these projections Growth from other third-party acquisitions will be over and above these projections 1,233.2 ~ 1,835.0 813.2 980.0 ~ 855.0 420.0 FY24 (Actuals) ROFO 2 After Acquisition **Proposed Acquisition** ROFO 1 After Acquisition

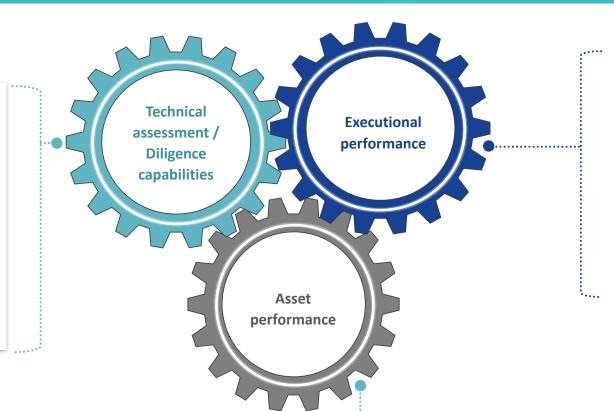


Note: All numbers are rounded off to one decimal point

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 executional 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



Established Asset Management Strategy: Technology Led Key Initiatives





- 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





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

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





Centralised Control Room for Proactive
Asset Management





App based inspection tool for proactive approach to maintenance

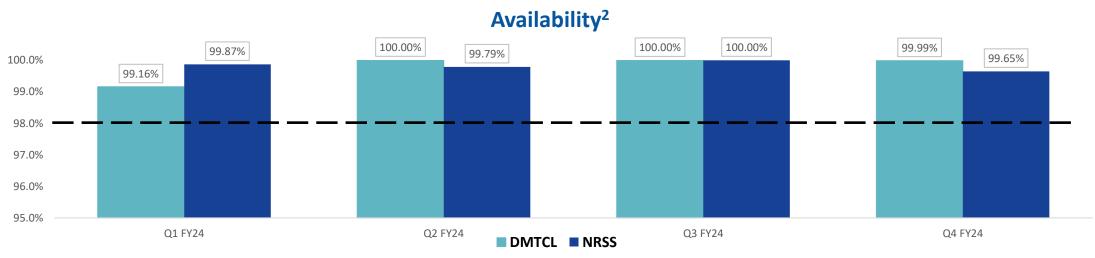


Technology enabled SHE initiatives



Established Asset Management Strategy: Resulting in Sustained Operating Performance





Average Availability for FY2024 - DMTCL: 99.79%, NRSS: 99.83%

Revenue Enhancement



Incentive income from higher availability – Rs 81.7 Mn¹



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



Experienced Sponsor and Project Manager





Proven project management capability:

Transmission (~855 ckt km); Solar assets (~813 MWp)



Acquired and operates high quality energy assets

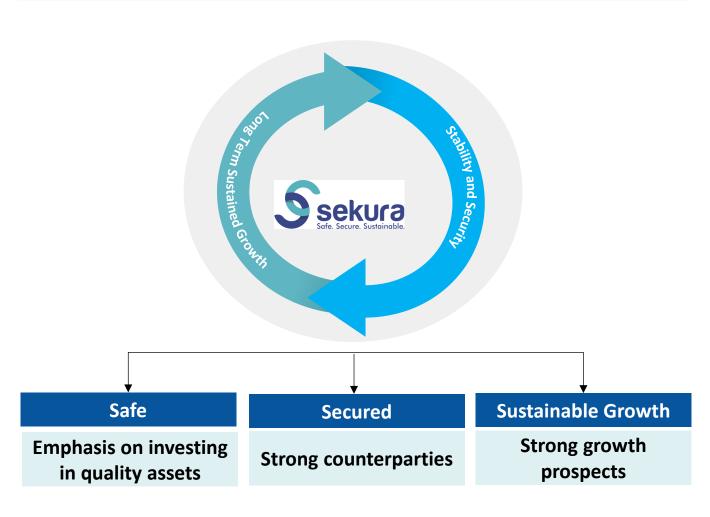


Professionally run independent platform



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

Unique platform with expertise in Transmission & Renewable energy





Rich Project Management Experience



Revenue

Increased generation

Superior Treasury operations

Leveraging O&M capability to generate additional revenue

0&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

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



AUM of ~INR 573¹ 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











44² members POMT team, operated through Sekura; 79² investment professionals Signatory to United Nationssupported Principles for Responsible Investments (UNPRI)

Strong Leadership Team Supported by Stellar Independent Directors



Directors from Anzen and Edelweiss Group



Mr. Venkat Ramaswamy

Non-Executive Director

- Founding member of Edelweiss group, 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

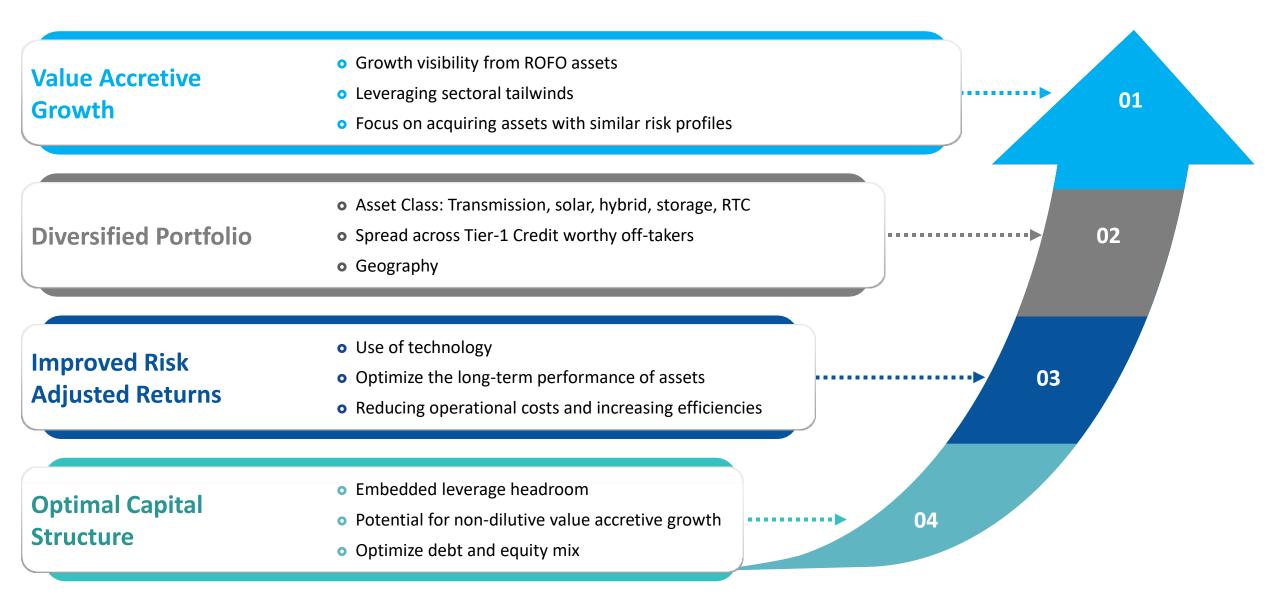


Ms. Bala C Deshpande
Independent Director

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

Anzen: Focusing on Sustainable Growth through Multiple Levers









Proposed Acquisition



Proposed Acquisition					
Location	Jaisalmer, Rajasthan				
Capacity	300 MW (AC); ~420 MWp (DC)				
Technology	Solar (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 ¹	~22 years				
Units generated ²	FY22: ~345.8 MU ³ FY23: ~746.4 MU FY24: ~735.6 MU Q1 FY25: ~197.8 MU				
Module Provider	Longi (~315 MWp) and Jinko (~105 MWp)				
Land holding	Total: ~1,061 acres ⁴ - ~319 acres purchased - ~694 acres private lease (29 years 11 months) - ~49 acres govt. lease (30 years)				



ROFO Assets



ROFO 1: Solar Assets

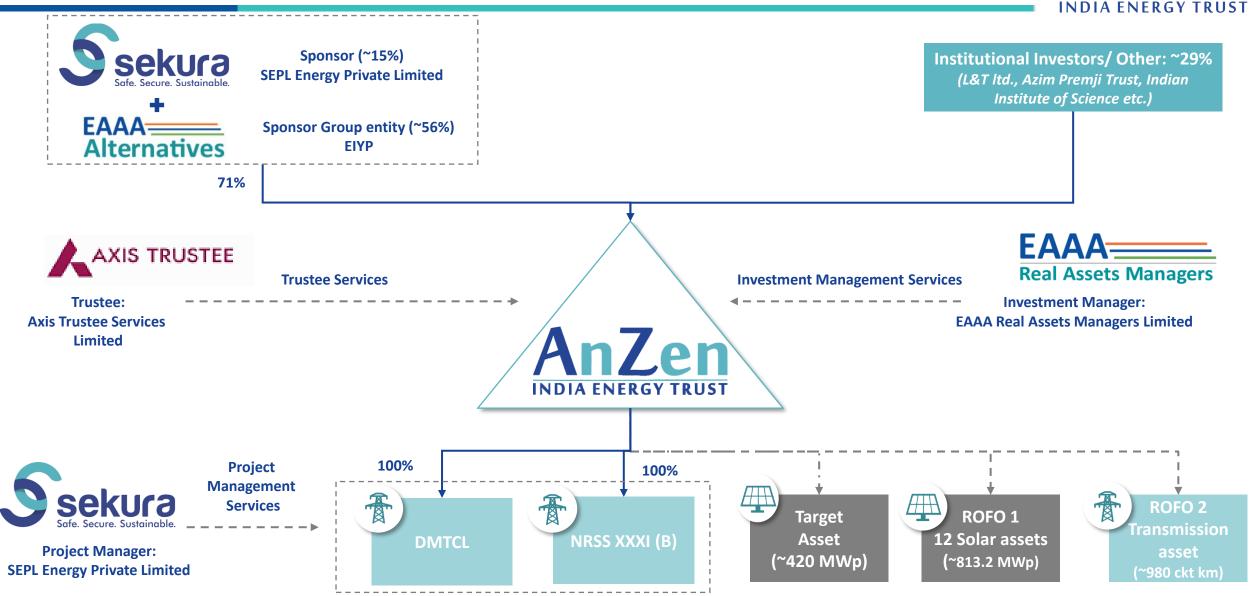
Project Company	Counterparty	DC Power² (MWp)	AC Power² (MW)	State	Tariff (INR/kWh)	COD	PPA tenure (yrs)	Residual PPA tenure (yrs) ¹
Solairepro Urja Pvt. Ltd	NTPC	280.0 70.0	200.0 50.0	АР	3.15	2 June 2019 9 Mar 2020	25	~19.8³
Enviro Solaire Pvt. Ltd	SECI	101.0	75.0	UP	4.43	10 Apr 2018	25	~18.5
Solaire 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
Suryauday 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	~15.6
Pokaran Solaire Energy Pvt. Ltd	NVVN	5.6	4.8	Rajasthan	7.49	24 Feb 2013	25	~13.4
Total		813.2	605.5					

ROFO 2: Transmission Assets

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

Group Structure







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
Q3 FY23*	0.72	0.44	0.08	1.24	195.9	February 21,2023	February 27,2023
Q4 FY23	2.35	0.04	0.03	2.42	382.4	June 2, 2023	June 7, 2023
Q1 FY24	2.44	-	0.01	2.45	387.1	August 22, 2023	August 25, 2023
Q2 FY24	2.37	-	0.08	2.45	387.1	November 10, 2023	November 15, 2023
Q3 FY24	2.41	-	0.04	2.45	387.1	February 17, 2024	February 21, 2024
Q4 FY24	2.40	0.02	0.03	2.45	387.1	June 1, 2024	June 5, 2024
Q1 FY25	2.41	-	0.04	2.45	387.1	August 14, 2024	August 20, 2024
Q2 FY25	2.31	0.11	0.03	2.45	387.1	October 30, 2024	November 05, 2024
Q3 FY25	2.40	0.02	0.03	2.45	387.1	January 22, 2025	January 27, 2025
Total	19.81	0.63	0.37	20.81	3,288.0		

Note: *For the period from November 11, 2022 till Dec 31, 2022



Established Asset Management Strategy: International Accreditation











Awards and Achievements: Transmission





2022

British Safety Council

- Merit AwardNSCI Safety Awards
- Prashansa Patra









Awards and Achievements: Solar









Glossary



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
Gol	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
POMT	Portfolio operating and management team
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
TSNPDCL	Telangana State Northern Power Distribution Company Limited
TSSPDCL	Telangana State Southern Power Distribution Company Limited

