

The Listing Department, National Stock Exchange of India Limited Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051	Corporate Relationship Department BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai 400 001
Units: Scrip ID/Symbol: SEITINVIT ISIN: INE0R8O2301	Debt Securities: Scrip Code: 976381/ Scip ID: 75855SEI35 ISIN: INE0R8O07010

Sub: Investor Presentation for FY 2024-25**Dear Madam/Sir,**

We hereby enclose the Investor Presentation of Sustainable Energy Infra Trust for the financial year ended March 31, 2025.

The abovementioned information shall also be made available on the website of SEIT at: www.seit.co.in.

You are requested to kindly take the same on record.

Thanking you,

For Sustainable Energy Infra Investment Managers Private Limited
(acting as the Investment Manager of Sustainable Energy Infra Trust)

Devjeet Ghosh
Compliance Officer

Place: Mumbai

CC: Axis Trustee Services Limited (“Units Trustee”)
Axis House, P B Marg, Worli, Mumbai, Maharashtra, India, 400025.

CC: Catalyst Trusteeship Limited (“Debt Securities Trustee”)
Unit No- 901, 9th Floor, Tower B, Peninsula Business Park, Senapati Bapat Marg,
Lower Parel (W), Mumbai – 400013.



Sustainable Energy Infra Trust Investor Presentation | FY 2025



“To be a growth-oriented Clean Energy focused InvIT, operating with the highest standard of governance and delivering sustainable returns to all stakeholders”

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SEIT Vision, Mission & Values



MISSION

Nurture a spirit of partnership
in everything we do

Attract and retain the right talent

Implement strong processes and practices

Deploy proven technology, applications
and tools across functions to enhance efficiency

Maintain a steadfast focus on enhancing
operational and financial performance

Pursue value accretive growth opportunities
in the clean energy space

Focus on quality as against quantity

Consistently deliver on yield expectations



VISION

***“To be a growth-oriented Clean Energy focused
InvIT, operating with the highest standard of
governance and delivering sustainable returns to
all stakeholders”***



VALUES

We will conduct ourselves
in a manner that will earn us
respect from all our stakeholders

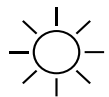
Integrity, high standards of
governance and prudent risk
management will be a norm in
everything we do

Unwavering focus on Safety, Health and
Environment will form a corner stone
of our operations

We will ensure strict compliance to
laws and regulations

We will be a good corporate citizen
across communities in which we operate

Portfolio Snapshot



8

Operational Projects



1,127 MW

of operational Capacity (AC) ¹



95%

Capacity tied up with Tier 1 counterparties ²



INR 3.05 Per kWh

Weighted Average PPA Tariff ¹



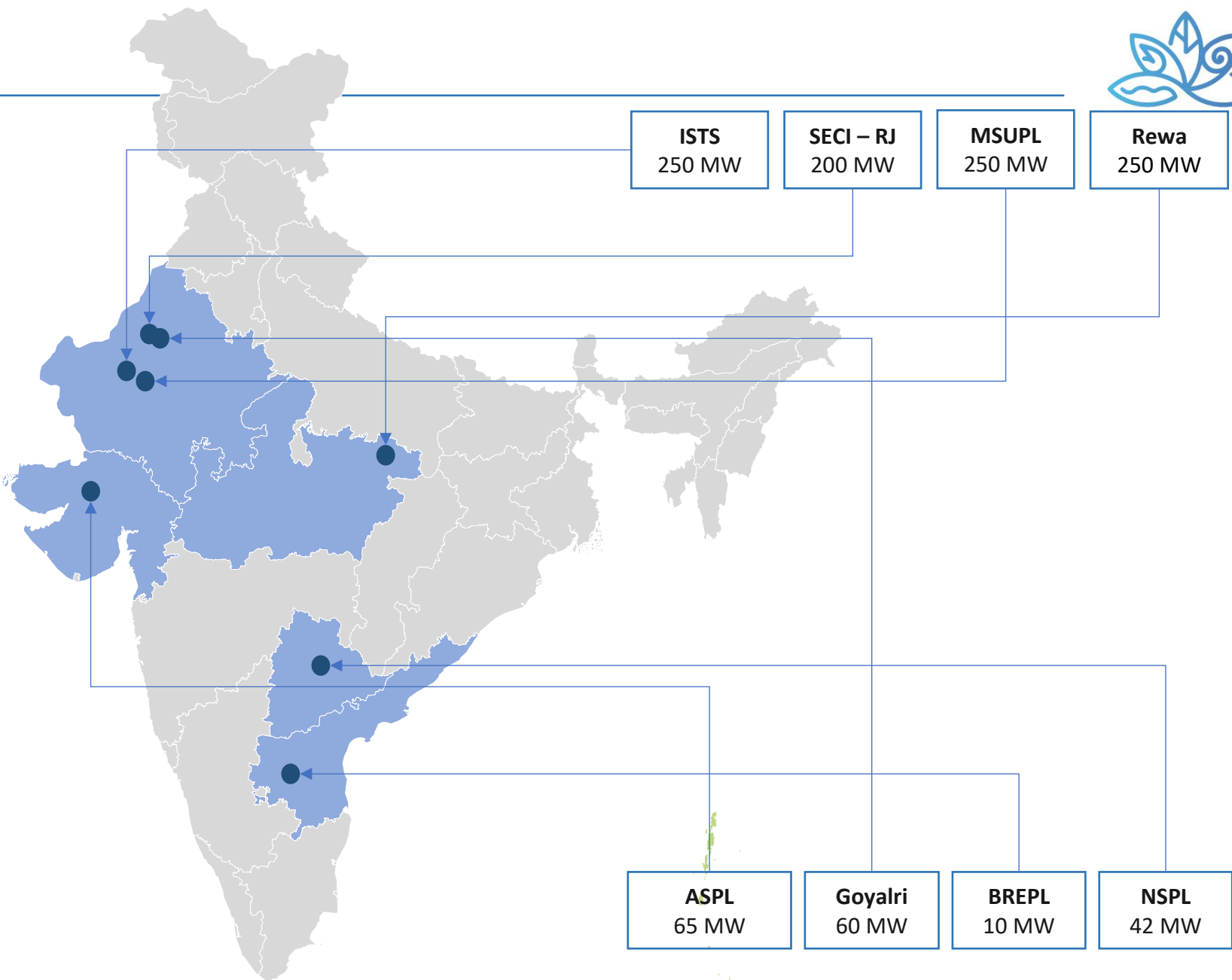
c.20 Years

Weighted Avg Residual PPA Life ¹



95%

Capacity registered under GS / VCS



1 – As on 31 Mar 2025; weighted on AC capacity
2 – AC capacity; Counterparties incl. SECI, NTPC, DMRC, MPPMCL (state guarantee backed)

Portfolio Snapshot

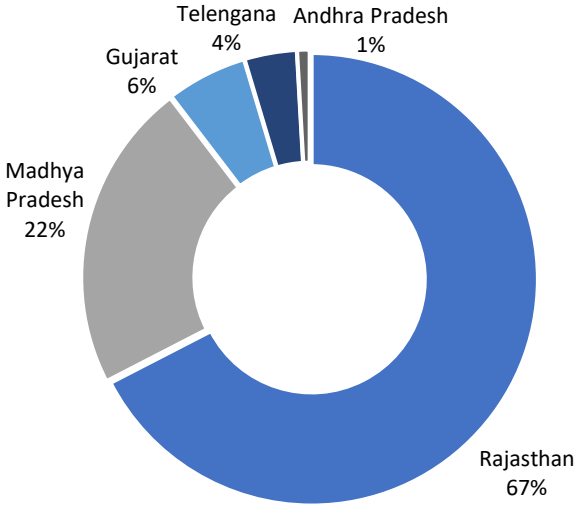


Weighted Average Tariff ¹ of INR 3.05 / kWh		
Project	Total Capacity (AC MW)	Tariff (INR/kWh) ¹
ISTS	250	2.53
Rewa	250	3.23 ^I
MSUPL	250	2.54
SECI-RJ	200	2.50
ASPL	65	4.43
Goyalri	60	4.35
NSPL	42	5.59
BREPL	10	7.82 ^{II}
Total	1,127	3.05

I - INR 2.979/kWh + 5 paise yearly escalation from 2nd to 16th year

II - INR 5.99/kWh with 3% escalation till 10th year

Assets Located in
high Irradiation Regions



Central PPAs make up
~76% of the Portfolio ²

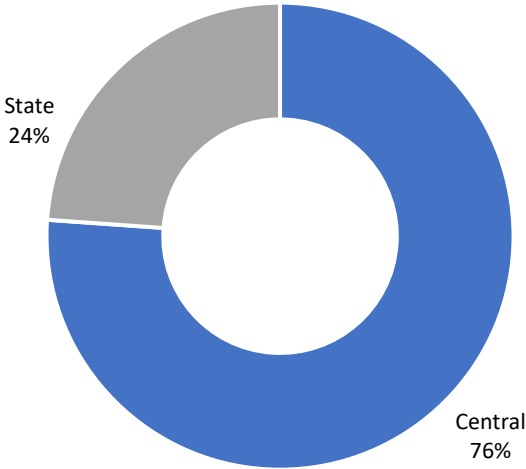


Image: ASPL plant, Gujarat

1 – As on 31 Mar 2025; weighted on AC capacity
2 – AC capacity; Central counterparties incl. SECI, NTPC, DMRC



Updates - FY 2025

Executive Summary

NDCF and Distribution

Operational Performance

Distribution - Snapshot

Financial Performance

Financing

At a glance - FY 2025



2,457 GWh

Net Generation

25.1%

Portfolio PLF (AC) ¹

98.6%

Portfolio Plant availability ¹

10.27%

Yield ²

3,665 mil

Distribution since listing ²

INR 111.85

NAV

68,920 mil

AUM ³

AAA / Stable

Rating – CRISIL Ratings

32,886 mil

Total Debt ⁴

45%

Leverage ⁵

4.46 x

Net Debt / EBITDA ⁶

1.83 x

DSCR ⁶

Image: ISTS 1 plant, Rajasthan

1 – Weighted on AC capacity; 2 – includes distribution declared for Q4FY25 to be made in Q1FY26; 3 – Adjusted EV as per registered valuer's report; 4 – Consolidated external (3rd Party) fund-based debt only; 5 – Lease liabilities not considered as Debt; 6 – Computed as per definitions in the relevant financing documents

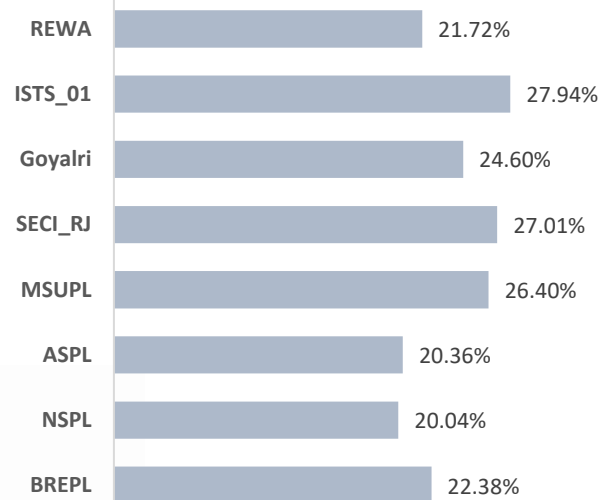
Operational Performance: FY 2025



Key metrics:

FY 2025
Grid Availability
99.9%
Plant Availability
98.6%
PLF (%)
25.1%
Net Generation Units (MUs)
2,457

PLF:



SHE Update:

Safety Culture in FY25

Safe Manhours: 991,634 hours



SHE Training in FY25

Sessions: 322
Manhours: 5,149 hours



Tech. Training in FY25

Sessions: 196
Manhours: 2,200 hours

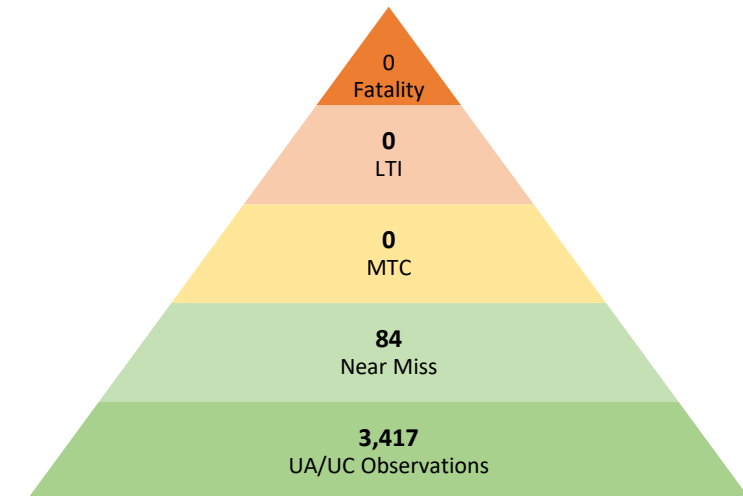


Zero Fatality,
Zero Medical Treatment Cases &
Zero Lost Time Injury



Key Updates

- **ISO 9001, 14001, 45001 & 27001** - awarded IMS & ISMS Accreditation certificates in first year of operations
- **Commissioned Analytical Nerve Centre** at corporate office for centralized, real-time monitoring of the power plants, allowing for centralized monitoring of weather across all the assets



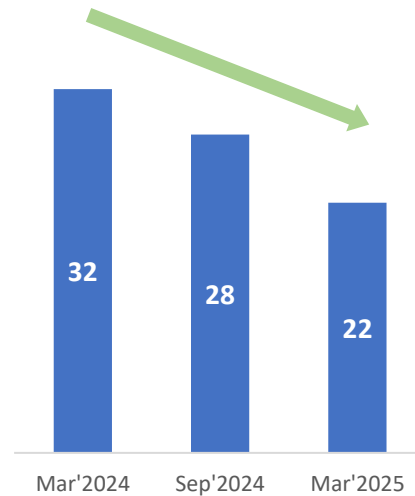
Financial Performance: FY 2025



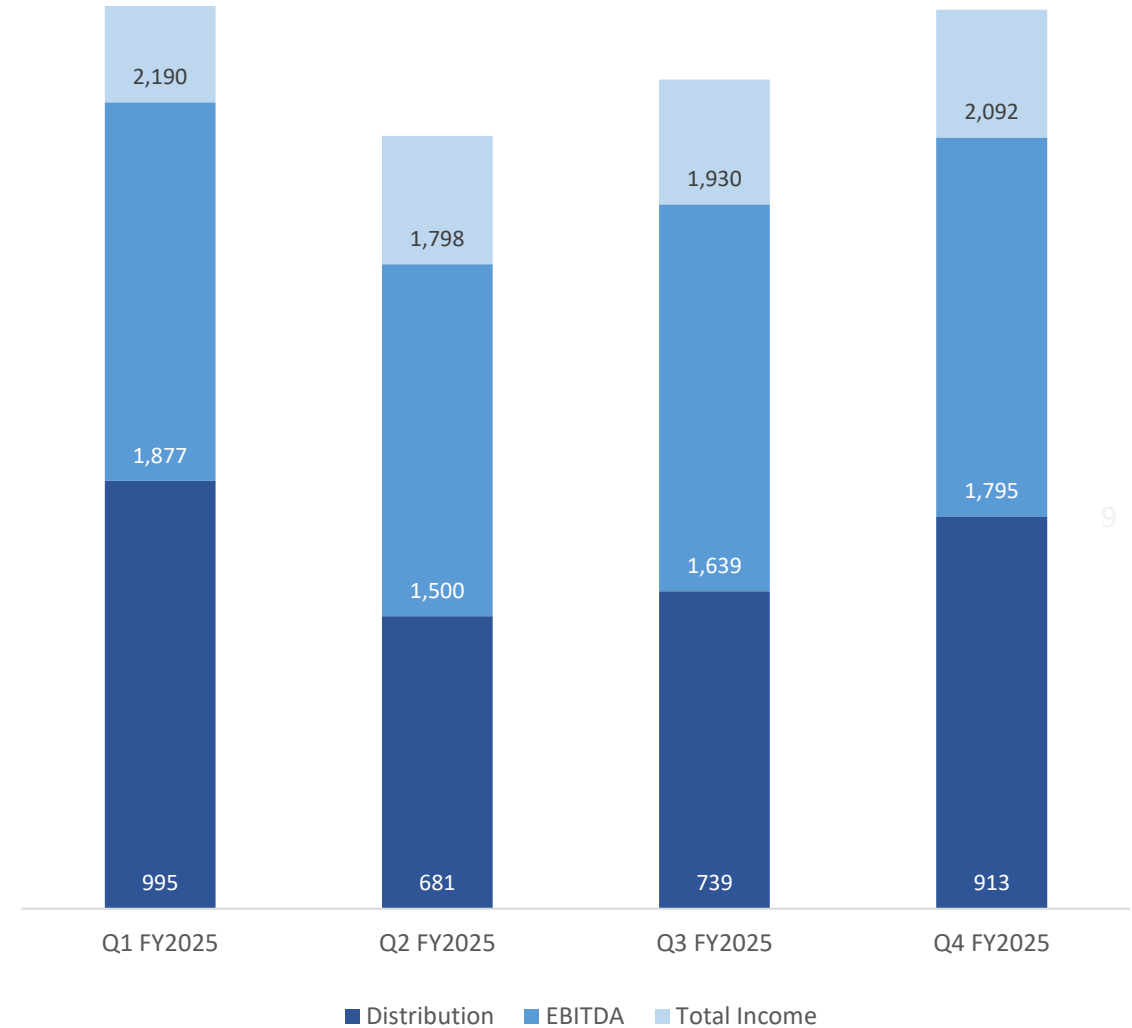
Key metrics:

Particulars	Unit	Amount
Total Income	INR mil	8,010
Revenue from Operations ¹	INR mil	7,113
EBITDA	INR mil	6,810
EBITDA Margin	%	85.0%
NDCF	INR mil	3,329

Receivable Days



Key metrics (Consolidated) INR million

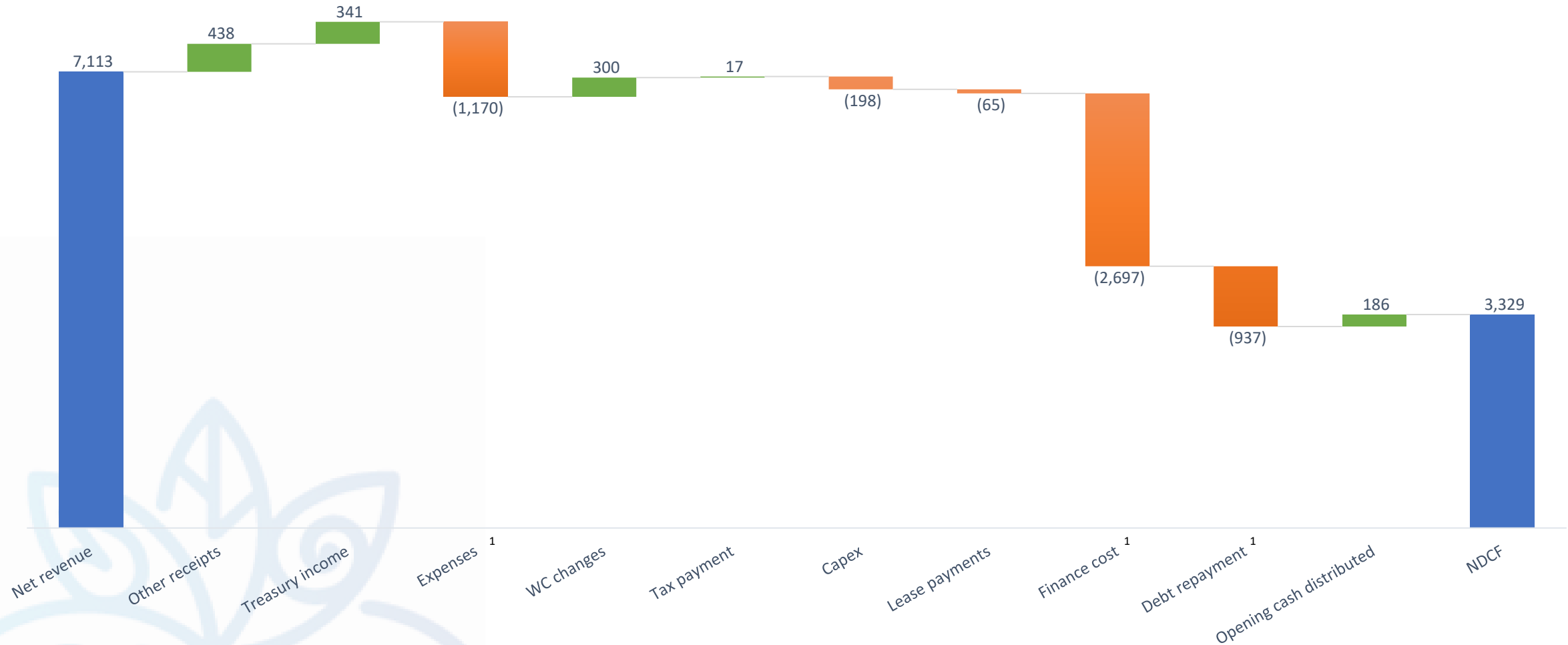


Key Updates

- **NCD 2025 Series 001:** INR 7,500 million raised through fixed rate ~10-year non-convertible debt securities with avg. maturity of 9.5 years in Feb 2025 at 7.5855% papq;
- **Receivable days reduced significantly:** NSPL from 191 days as of Sep 2024 to 87 days as of Mar 2025; BREPL from 495 days as of Sep 2024 to 175 days as of Mar 2025

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NDCF FY 2025

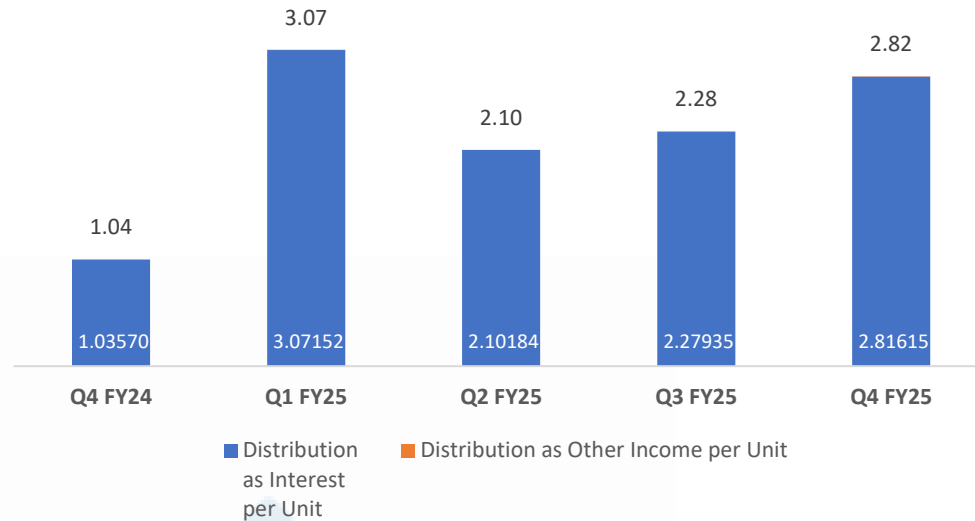


In FY25, SEIT InvIT has declared distributions of INR 3,328.96 million i.e. INR 10.27 per unit

Distribution Snapshot



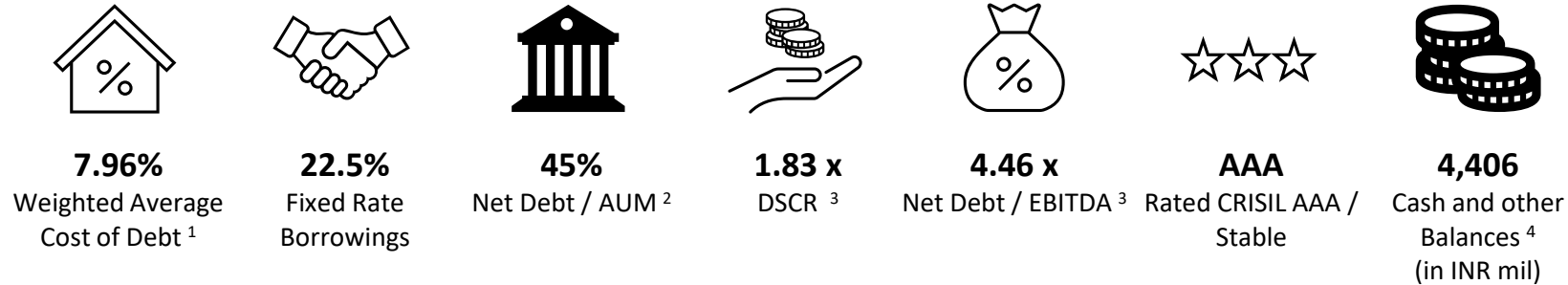
Quarterly Distribution pattern



Project	Units	Q4 FY2025 *	FY2025
Distribution per unit (DPU)	INR	2.81891	10.27456
- Interest	INR	2.81615	10.26886
- Other Income	INR	0.00276	0.00570
Outstanding Units	Million	324	324
Date of Declaration	Date	19 May 2025	-
Record Date for Distribution	Date	22 May 2025	-
Gross Distributions	INR million	913.33	3,328.96

* Approved vide board meeting dated 19 May 2025; to be distributed in Q1FY26

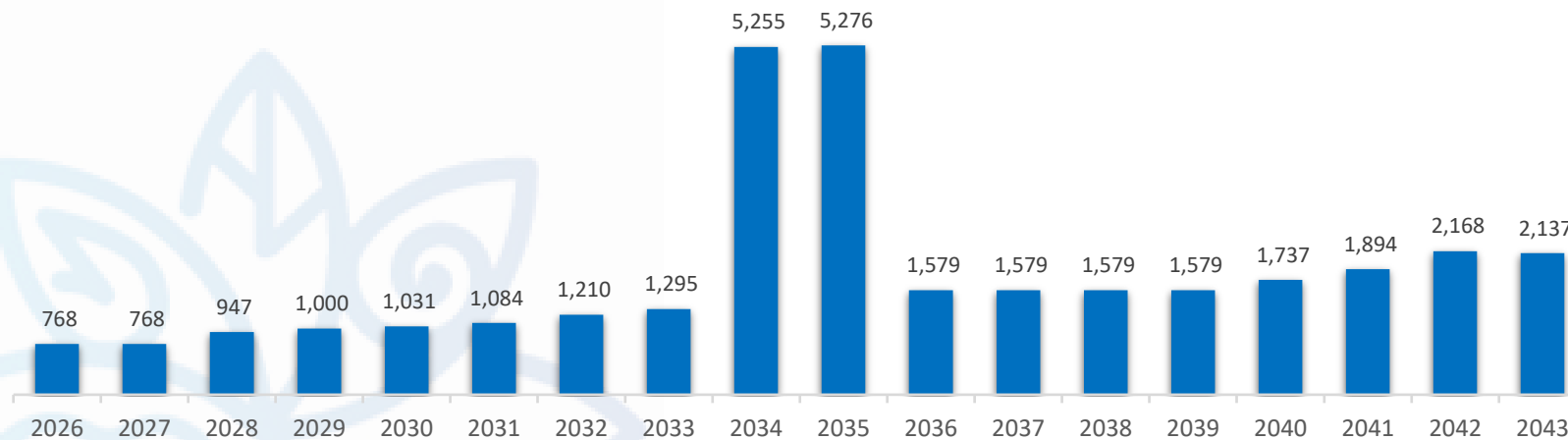
Financing



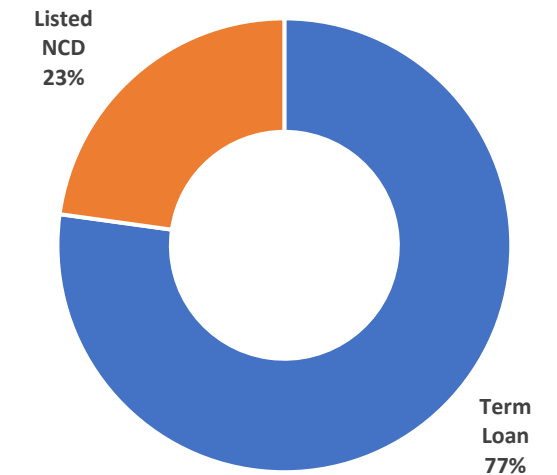
Our Lenders



Repayment Schedule (INR millions)



Instrument mix





Annexures

Key Strengths

Portfolio Details

Group Structure

Marquee Investors

Key Strengths



1 – As on 31 Mar 2025

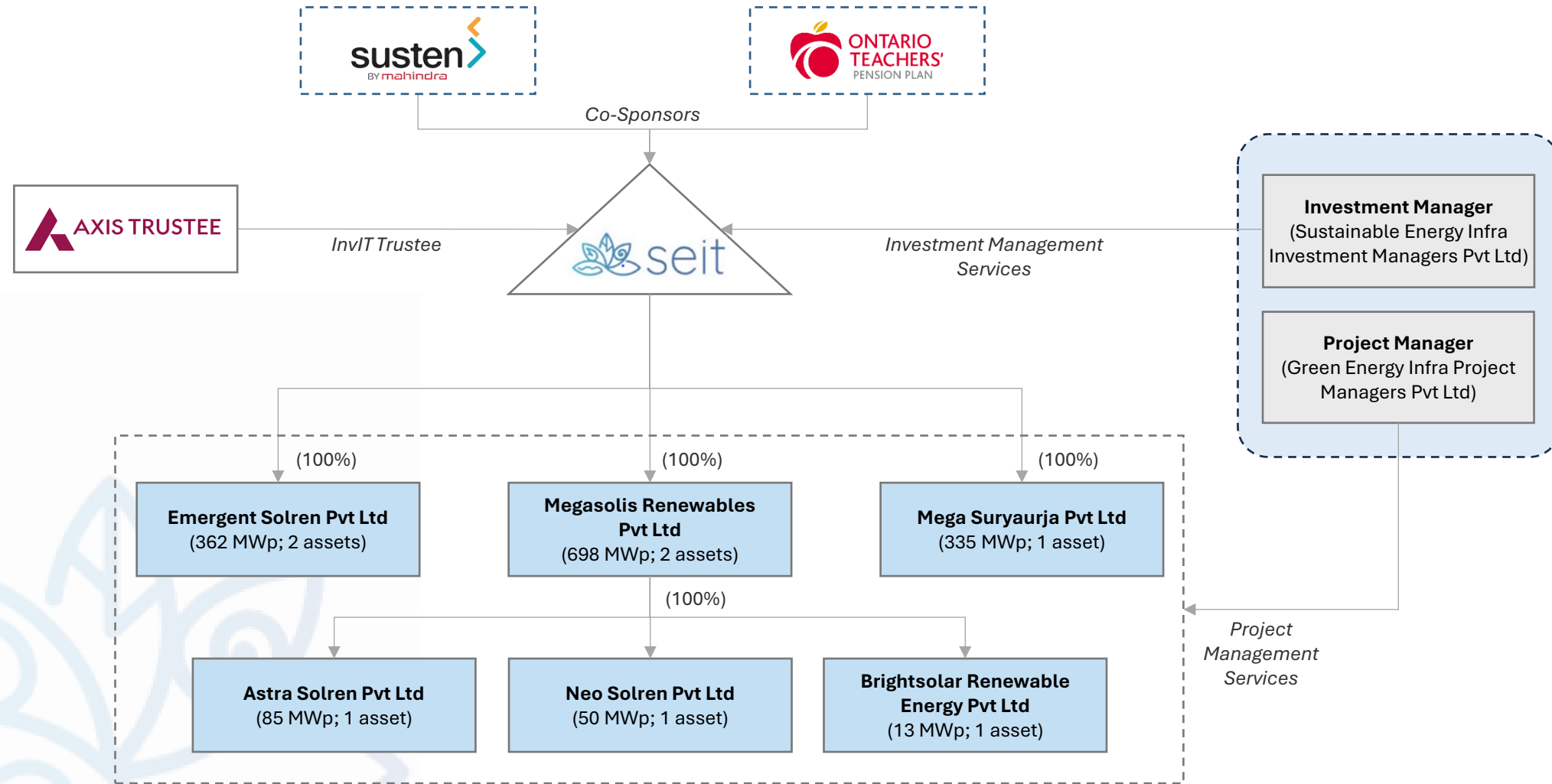
2 – AC capacity; Counterparties incl. SECI, NTPC, DMRC, MPPMCL (state guarantee backed)

SEIT InvIT – Asset Portfolio



SPV	Asset	AC Capacity	State	COD	Off-taker	PPA Tenure at inception (years)
MRPL	Rewa	250	Madhya Pradesh	Jan-20	MPPMCL and DMRC	25
	ISTS I	250	Rajasthan	Aug-21	SECI	25
MSUPL	ISTS II	250	Rajasthan	Jun-22	SECI	25
ESPL	SECI RJ	200	Rajasthan	Oct-21	SECI	25
	Goyalri	60	Rajasthan	Mar-17	NTPC	25
NSPL	NSPL	42	Telangana	Nov-17	TSNPDCL	25
ASPL	ASPL 1	25	Gujarat	Mar-17	SECI	25
	ASPL 2	40		Jun-17		
BREPL	BREPL	10	Andhra Pradesh	Jan-16	APSPDCL	25
Total		1,127				

SEIT InvIT Structure

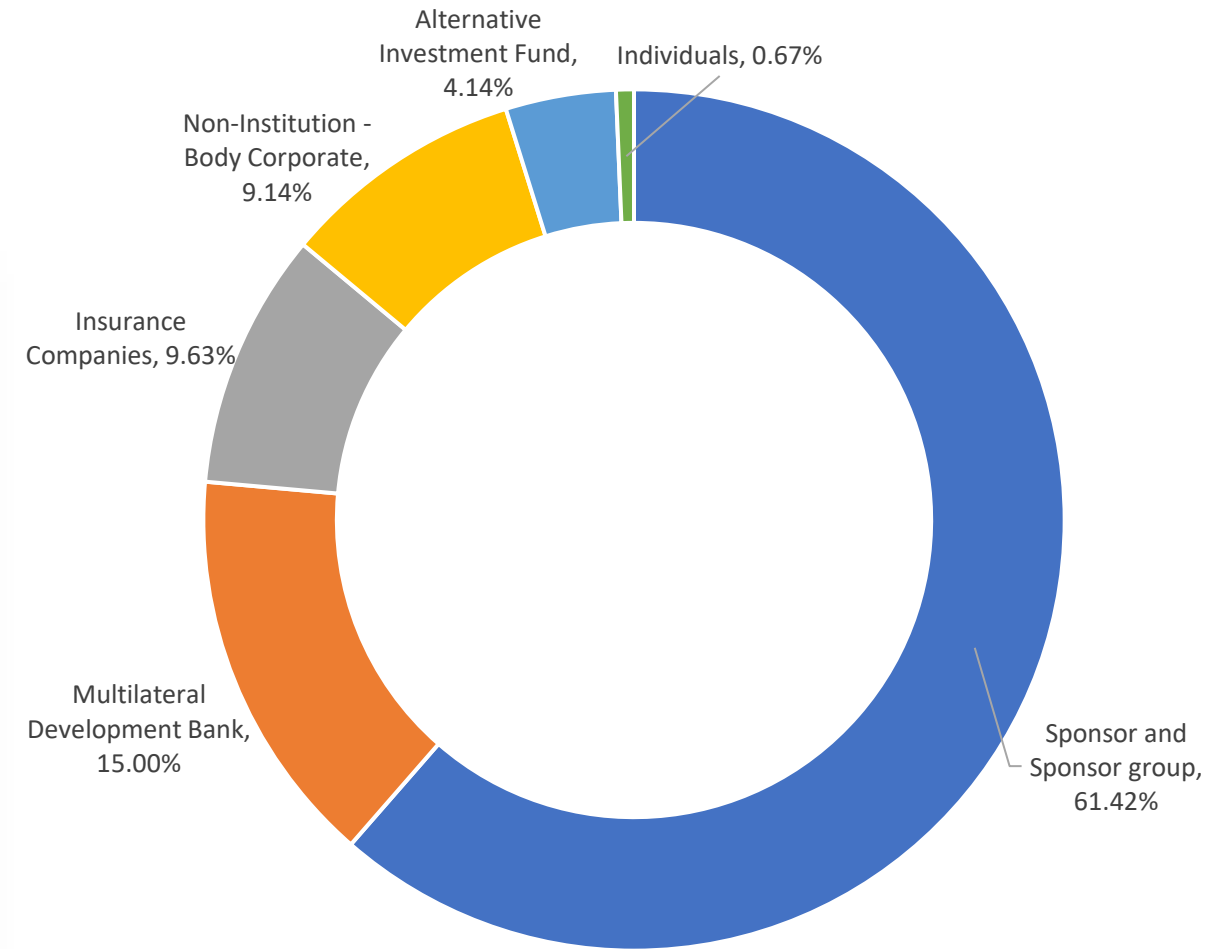


Marquee Investors



Image: SECI RJ plant, Rajasthan

Unitholding Pattern as on 31st March 2025





THANK YOU

Sustainable Energy Infra Investment Managers Pvt. Ltd.
Winchester, GF, Cowrks, Hiranandani Gardens, Powai, Mumbai 400 076

www.seit.co.in

Annexure: Abbreviations



Abbreviations	Description
APERC	Andhra Pradesh Electricity Regulatory Commission
APTEL	Appellate Tribunal for Electricity
AUM	Assets Under Management
AOG	Act Of God
BESS	Battery Energy Storage System
CAGR	Compound Annual Growth Rate
CEA	Central Electricity Authority
CERC	Central Electricity Regulatory Commission
CIL	Change In Law
CUF	Capacity Utilization Factor
DSM	Deviation Settlement Mechanism
ESS	Energy Storage System
EV	Enterprise Value
FY	Financial Year
GA	Grid Availability
GEOA	Green Energy Open Access
GERC	Gujarat Electricity Regulatory Commission
GS	Gold Standard
GUVNL	Gujarat Urja Vikas Nigam Limited
GW / GWh	Giga Watt / Giga Watt Hour
HSE&S	Health, Safety, Environment & Security
IAR	Industry All Risk
KERC	Karnataka Electricity Regulatory Commission
kWh	Kilo Watt Hour
LPS	Late Payment Surcharge
LTI	Lost Time Injury
MNRE	Ministry of New and Renewable Energy

Abbreviations	Description
MoP	Ministry of Power
MTC	Medical Treatment Case
MUs	Million Units
MW	Mega Watt
NAV	Net Asset Value or Net Asset Fair Value
PA	Plant Availability
PLF	Plant Utilization Factor
POA	Plane of Array Irradiance
PPA	Power Purchase Agreement
PPC	Power Point Control
PR	Performance Ratio
PSERC	Punjab State Electricity Regulatory Commission
RERC	Rajasthan Electricity Regulatory Commission
SBI	State Bank of India
SECI	Solar Energy Corporation of India
SGD	Safeguard Duty
SHE	Safety, Health and Environment
SLDC	State Load Despatch Centre
SVG	Static Variable Generator
TNERC	Tamil Nadu Electricity Regulatory Commission
VER	Voluntary (Carbon) Emission Reduction units
VCS	Verified Carbon Stan
UA/UC	Unsafe Act / Unsafe Condition
YTD	Year Till Date (Financial)