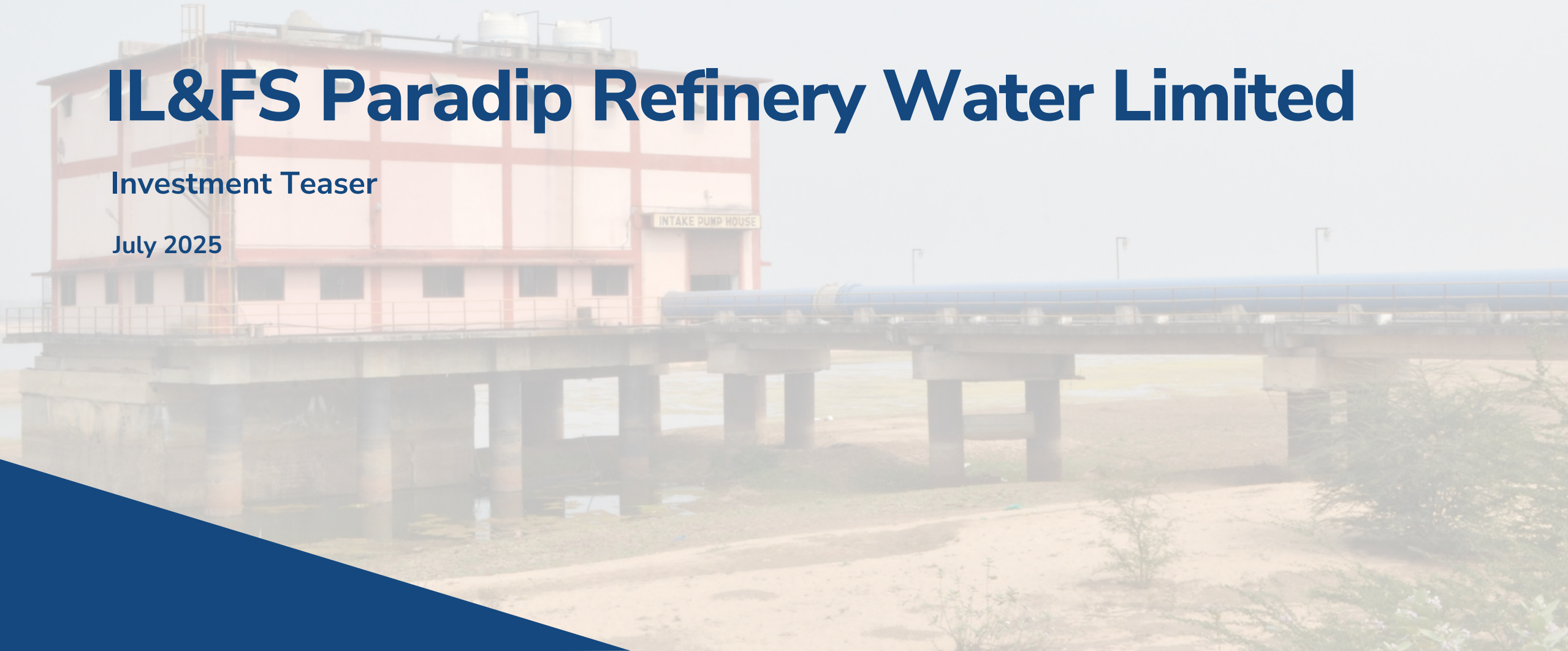




# IL&FS Paradip Refinery Water Limited

Investment Teaser

July 2025



# Investment Opportunity

## Investment Overview

### Transaction Overview<sup>1</sup>

- Infrastructure Leasing and Financial Services (IL&FS) is looking to divest its **100.0% equity stake** held in IL&FS Paradip Refinery Water Limited (IPRWL), a subsidiary of IL&FS, in accordance with NCLAT order dated November 22, 2024.
- As per the NCLAT order, the successful bidder should be eligible as per the Build, Own, Operate and Transfer (BOOT) agreement and should have relevant technical knowhow as listed in the EOI document.

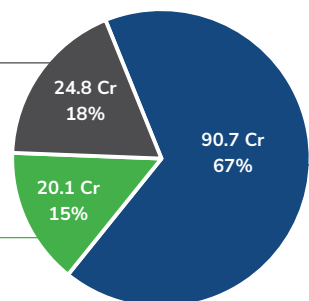
### Company Overview

- IPRWL was incorporated on November 6, 2009, for extracting water from the Mahanadi River at Cuttack, treating and transporting it to Paradip for the Indian Oil Corporation Limited (IOCL)'s refinery project.
- On January 29, 2010, IPRWL entered into a BOOT agreement with IOCL for a 25-year concession period.
- The commercial operations began in June 2014 and concession period is valid up to May 2039.

### Revenue breakup - FY25<sup>2</sup>

Price variation income on variable charges (billable annually, basis various price indices as per BOOT)

Variable income for transportation of water (billable on monthly basis)



Fixed income for capital investments (billable on monthly basis)

#### Note:

1. For detailed transaction overview, kindly refer the Expression of Interest document.
2. Provisional Numbers for FY25.

## Investment Highlights



Pipeline of 94.2 Kms is strategically located between Mahanadi at Cuttack and Paradip in Orissa, positioning investors to capitalize on this rare opportunity in Odisha's growing industrial ecosystem.



Fixed annuity income towards capex and variable income along with indexation linked variation towards Operations and Maintenance (O&M) for the remaining 14-year concession period.



With a strong track record spanning over a decade, the assets provide stable cash flows, deliver predictable performance and operational continuity for strategic investors.



Lean operations combined with exceptional EBITDA margins and low capex requirements, O&M expenses offers a low-cost, high efficiency investment profile.



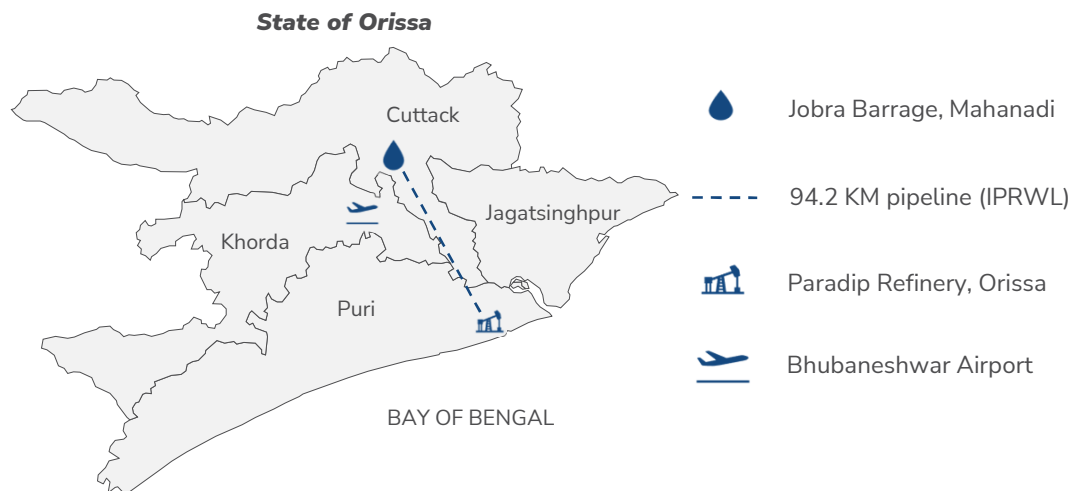
This unique asset operates in the critical water infrastructure space, serving a state-owned refinery under a secure O&M model with predictable returns.



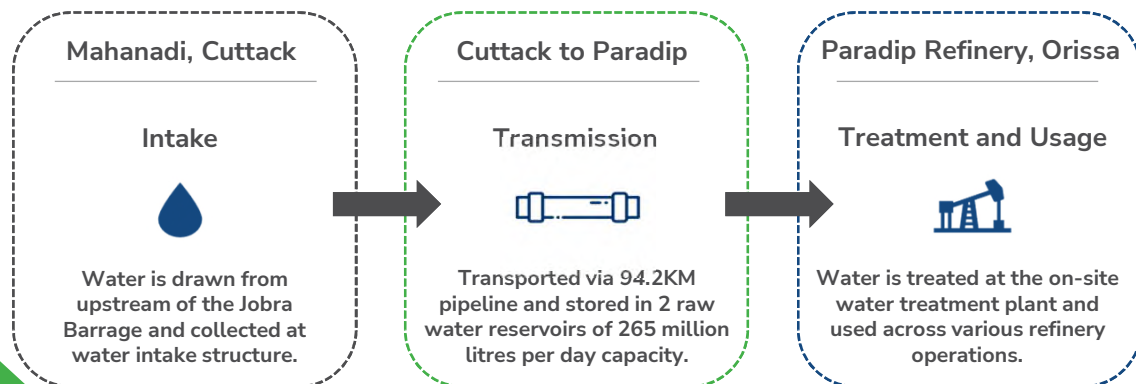
A low-risk, operationally stable and highly profitable project for strategic and financial investors in the water infrastructure space.

# IPRWL Highlights

## Project Overview



## Water Transmission Process



Note:

1. Map is for the reference purposes only.

## Financial Performance

INR Cr.	FY21	FY22	FY23	FY24	FY25 <sup>2</sup>
<b>Total Revenue</b>	129.1	130.8	134.5	135.5	135.4
<b>EBITDA</b>	109.7	113.8	116.6	113.4	114.2
<b>Margin %</b>	85.0%	87.0%	86.7%	83.7%	84.3%
<b>Cash and Bank Balances</b>	88.9	117.0	144.0	104.5	93.2
<b>Total Debt<sup>1</sup></b>	682.2	653.6	622.5	434.3	273.3
<b>Net Fixed Assets</b>	621.3	584.0	546.8	509.4	443.5
<b>Receivables</b>	10.7	10.9	10.9	10.9	10.9

Note:

1. State Bank of India (SBI) is the sole lender, having sanctioned a loan of INR 750.0 Cr to the company. It is secured by a first charge on the project assets, cash flows and escrow account.
2. Provisional Numbers for FY25.

## Other Notable Information

- IL&FS Water Limited is a wholly owned subsidiary of IL&FS which provides O&M services to IPRWL and is currently transitioning operations to IPRWL.
- IPRWL holds unabsorbed depreciation of INR 197.9 Cr. which can be offset against future tax liabilities, providing an opportunity for tax savings and improved cash flows in the coming years.
- Fitch Ratings, in its report dated December 06, 2024, has assigned a rating of IND AA- to IPRWL's senior bank loans highlighting healthy cash flows backed by a strong counterparty (IOCL), strategic project importance to the counterparty, established operations and stable financial performance.

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