

September 29, 2025

To,  
BSE Limited.  
1<sup>st</sup> Floor, New Trading Ring, Rotunda Building  
P. J. Towers, Dalal Street,  
Mumbai - 400001

**Ref : Scrip Code – 508918**

Dear Sir/Madam

**Sub: Intimation under Regulation 30 read with Schedule III of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Mortgage Deed and Agreement of Loan-Cum-Hypothecation between State Bank of India and Trio Infrastructure Private Limited, wholly owned subsidiary**

Pursuant to the aforesaid SEBI Listing Regulations and in continuation of our letter dated September 24, 2025, please be informed that State Bank of India, Borivali Branch, Mumbai (the Lender) has executed Mortgage Deed (Simple Mortgage) and Agreement of Loan-Cum-Hypothecation with Trio Infrastructure Private Limited, wholly owned subsidiary of the Company (the Borrower) amounting to Rs. Rs. 40 crores for project development.

The requisite details of Mortgage Deed (Simple Mortgage) and Agreement of Loan-Cum-Hypothecation as required under SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11 November 2024 is enclosed as Annexure I.

The said information received by the Company on September 29, 2025 at around 5.20 p.m. (IST) from Trio Infrastructure Private Limited, wholly owned subsidiary of the Company.

Kindly take the same on record.

Thanking you,

Yours faithfully,  
For Ironwood Education Limited



Dharmesh Parekh  
Company Secretary



Encl: as above

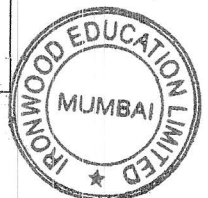
## Annexure I

Details as required under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November, 2024

Sr.	Particulars	Details
1.	Name(s) of parties with whom the Loan agreement is entered	The Mortgage Deed (Simple Mortgage) and Agreement of Loan-Cum-Hypothecation has been executed between State Bank of India ("the Lender") and Trio Infrastructure Private Limited, a Wholly owned Subsidiary of the Company ("the Borrower")
2.	Purpose of entering into the agreement	The Borrower shall utilize the loan amount for project development
3.	Size of agreement	Rs. 40 crores
4.	Shareholding, if any, in the entity with whom the agreement is executed	No
5.	Significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc.	Unsecured loan for a term of three years. The Borrower shall not change capital structure without prior written consent from the Bank.
6.	Whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship	No
7.	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length"	No
8.	In case of issuance of shares to the parties, details of issue price, class of shares issued	Not Applicable
9.	In case of loan agreements, details of lender/borrower, nature of the loan, total amount of loan granted/taken, total amount outstanding, date of execution of the loan agreement/sanction letter, details of the security provided to the lenders / by the borrowers for such loan or in case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis	<p><b>Lender:</b> State Bank of India, Borivali Branch, Mumbai</p> <p><b>Borrower:</b> Trio Infrastructure Private Limited, wholly owned subsidiary of the Company</p> <p><b>Nature of Loan:</b> The Term Loan is payable by / in 4 instalments of Rs. 10,00,00,000/- (Rupees Ten Crores only) each, with a moratorium period of 2 years 3 months starting from October 2025. The first quarterly installment commences on</p>

KHIL House, 1<sup>st</sup> Floor, 70-C Nehru Road, Adjacent to Domestic Airport,  
Vile Parle (East), Mumbai 400099, India Tel: 022 26631834

CIN: L65910MH1983PLC030838, Email: [cs@ironwoodworld.com](mailto:cs@ironwoodworld.com) Website: [www.ironwoodworld.com](http://www.ironwoodworld.com)



		<p>31.03.2028 &amp; and the last installment falls due on 31.12.2028. Working Capital Facilities are repayable on demand</p> <p><b>Amount of Loan granted:</b> Rs. 40 crores</p> <p><b>Date of execution of Loan Agreement:</b> September 27, 2025</p> <p><b>Total amount of outstanding:</b> Nil</p> <p><b>Details of Securities Provided to the lenders:</b> Escrow of all the sale proceeds of Project Sereno (Wing E and H) to be constructed on portion of land bearing Survey No. 76, Hissa No..., admeasuring 4000 sq. mtrs., Survey No. 82 Hissa No. 1 admeasuring 610 sq. mtrs., Survey No. 82, Hissa No. 2 admeasuring 400 sq. mtrs, Survey No. 82 Hissa No. 3/3 admeasuring 2810 sq. mtrs, Survey No. 82, Hissa No. 8/1 admeasuring 860 sq. mtrs, Survey No. 82, Hissa No. 10 admeasuring 200 sq. mtrs at Village Gokhiware, Taluka Vasai, District Palghar.</p>
10.	Any other disclosures related to such agreements, viz., details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc.	Not Applicable
11.	In case of rescission, amendment or alteration, listed entity shall disclose additional details to the stock exchange(s): i. name of parties to the agreement; ii. nature of the agreement; iii. date of execution of the agreement; iv. details and reasons for amendment or alteration and impact thereof (including impact on management or control and on the restriction or liability quantified earlier); v. reasons for rescission and impact thereof (including impact on management or control and on the restriction or liability qualified earlier	Not Applicable

5

