

AEROGRID ADVANCED HOSTING SOLUTIONS PRIVATE LIMITED
(Earlier known as “Alotronix Warehousing Fourteen Private Limited”)

To,

Catalyst Trusteeship Limited

GDA House, First Floor, Plot No.85, S. No. 94 & 95,
Bhusari Colony (Right), Kothrud, Pune
Maharashtra, India - 411038

Dear Sir/Madam,

Sub: Quarterly Compliance Report of Aerogrid Advanced Hosting Solutions Private Limited (Earlier known as “Alotronix Warehousing Fourteen Private Limited”) (the “Company”) for the Quarter ended December 31, 2025.

In compliance with the Securities and Exchange Board of India (SEBI) (Debenture Trustee) Regulations, 1993, the SEBI (Listing Obligations and Disclosure Requirements) 2015, and the Companies Act 2013, as amended from time to time, we furnish the required information for your records:

Part I: Information to Debenture Trustee

The listed entity shall forward the following to the Debenture Trustee, within 7 days of the relevant Board Meeting or within 45 days from the end of the quarter, whichever is earlier.

Sr. No.	Particulars	Responses
1	Updated list of the names and addresses of the Debenture Holders (as recorded in the Beneficiary Position statement i.e. “BENPOS”) separately under each CL/ ISIN	Benpos as on December 31, 2025, of each ISIN i.e., a) INE1YOE07026, INE1YOE07018, and INE1YOE07034 pertaining to listed, rated, secured non-convertible debentures; and b) INE1YOE08016 pertaining to compulsorily convertible debentures are enclosed herewith as Annexure 1 .
2	Details of interest and principal due but unpaid and reasons thereof, duly signed by key managerial personnel viz., Managing Director/ Whole Time Director/CEO/CS/CFO of the Company. (as per Annexure A)	The details of the interest payment for ISIN - INE1YOE07018 in Annexure A are annexed herewith.
3	The number and nature of grievances, received from the debenture holders and (a) number of grievances resolved by the Company (b) grievances unresolved by the Company and the reasons for the same. (as per Annexure B)	No grievances, received from the debenture holders. The same is captured in Annexure B annexed herewith.
4	Security Cover Certificate from Statutory Auditor: A Half yearly Certificate by the statutory auditor regarding maintenance of hundred percent of security as per the terms of Offer Document/ Information Memorandum and/or Debenture Trust Deed, in the manner and format as specified by the Board (Format as per SEBI Master Circular dated 13.08.2025)	The quarterly certificate issued by the Statutory Auditor has been submitted to the designated Stock Exchange and the Debenture Trustee along with financial results on January 10, 2026.

Regd Office: Tower 1, 15th Floor, 1501 B, One World Centre, Senapati Bapat Marg,
Delisle Road, Mumbai, Maharashtra, India - 400013

Website: www.aerogrid.in | Telephone: +022-62805000 | E-mail: compliance@southcitymall.in

CIN: U70200MH2024PTC418088

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5	Financial Covenant Certificate from Statutory Auditor: The listed entity shall furnish compliance status with respect to financial covenants outlined in the Offer Document/Information Memorandum / Debenture Trust Deed for the listed non-convertible debt securities by the Statutory Auditor as per Regulation 56 of SEBI (LODR) Regulations 2015.	The quarterly certificate by the Statutory Auditor has been submitted to the designated Stock Exchange and the Debenture Trustee along with financial results on January 10, 2026.
6	A copy of the financial results submitted to stock exchanges shall also be provided to Debenture Trustees on the same day the information is submitted to stock exchanges as per Regulation 52 (1) of SEBI (LODR) Regulation, 2015 and financial results submitted to stock exchanges shall disclose items as per Regulation 52 (1) of SEBI (LODR) Regulations 2015.	Financial Results have been submitted to the designated Stock Exchange & the Debenture Trustee on the same day i.e., January 10, 2026.
7	Details of Debenture Redemption Reserve/Debenture Redemption/ maintenance of funds as per Companies (Share Capital and Debentures) Rules, 2014 (in case not applicable, please mentioned reason for the same) As per Annexure C	Please refer <i>Annexure C</i> annexed herewith.
8	Details of Recovery Expense Fund (As per Annexure C)	Please refer <i>Annexure C</i> annexed herewith.
9	Details of Accounts/ funds to be maintained in case of Municipal Debt Securities (If applicable) Annexure C	Not applicable. The same is captured in <i>Annexure C</i> annexed herewith.
10	Receivables/Stock statement or Book debts as on December 31, 2025, where security provided against debentures is loan or receivables. (only if applicable).	Please refer to the Annexure to certificate issued by the Statutory Auditor submitted to the designated Stock Exchange and the Debenture Trustee along with financial results on January 10, 2026.
11	<p>Utilization of issue proceeds of non-convertible securities:</p> <p>1) Copy of statement indicating the utilization of issue proceeds of non-convertible securities, which shall be continued to be given till such time the issue proceeds have been fully utilised or the purpose for which these proceeds were raised has been achieved, to be submitted to the stock exchange along with the quarterly financial results. (As per Regulation 52(7) of SEBI (LODR) Regulation, 2015).</p> <p>2) A report from the lead bank regarding the progress of the project; (If applicable) (As per Debenture Trustee Regulation, 1993).</p> <p>3) A certificate from the Issuer’s Statutory Auditor (As per Debenture Trustee Regulation, 1993(annual): (In case not applicable, reason may be mentioned)</p>	<p>1) The statement has been submitted to the designated Stock Exchange & the Debenture Trustee along with financial results on January 10, 2026.</p> <p>2) Not applicable</p> <p>3) Not applicable as the funds were neither used for implementation of project nor financing the working capital.</p>

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	<p>a) In respect of utilisation of funds during the implementation period of the project and</p> <p>b) In the case of debentures issued for financing working capital, at the end of each accounting year.</p>	
12	In case of any material deviation in the use of proceeds as compared to the objects of the issue, the same shall be indicated in the format as specified by the Board, till such proceeds have been fully utilised or the purpose for which the proceeds were raised has been achieved. (As per Regulation 52(7A) of SEBI (LODR) Regulation, 2015. Refer Annexure D.	The statement has been submitted to the designated Stock Exchange & the Debenture Trustee along with financial results on January 10, 2026.
13	Details of any significant change in composition of Board of Directors, if any, which may amount to change in control as defined in SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 (as amended from time to time), Changes if any to be disclosed along with copies of intimation made to the stock exchanges; as per Annexure D	There was no significant change in composition of Board of Directors which may amount to change in control for the quarter ended December 31, 2025. Please refer <i>Annexure C</i> annexed herewith.
14	Details of any amalgamation, demerger, merger or corporate restructuring or reconstruction scheme proposed by the Company;	<p>The Company had filed scheme of amalgamation (the “Scheme”) wherein the Company will be merged with South City Projects (Kolkata) Limited (i.e., unlisted material wholly owned subsidiary of the Company).</p> <p>Post the end of quarter ended December 31, 2025, the Company has received the confirmation order dated January 13, 2026 (received on January 14, 2026) of the Regional Director, Eastern Region approving the said Scheme.</p> <p>The aforementioned order has been submitted to the Debenture Trustee vide email dated January 15, 2026.</p>
15	Details of change, if any, in the nature and conduct of the business by the Company;	There is no change in the nature and conduct of the business of the Company for the quarter ended December 31, 2025.
16	Proposals, if any placed before the Board of Directors for seeking alteration in the form or nature or rights or privileges of the Debentures or in the due dates on which interest or redemption are payable, if any	There was no alteration in the form of nature or rights or privileges of the Debentures or in the due date on which interest or redemption are payable for the quarter ended December 31, 2025.
17	Outstanding litigations, orders, directions, notices, of court/tribunal affecting, or likely to materially affect the interests of the Debenture Holders or the assets, mortgaged and charged under security creation documents, if any;	There are no outstanding litigations, tax disputes, orders, directions, notices, of court / tribunal affecting, or likely to materially affect the interest of Debenture holders or the assets, mortgaged and charged under security creation documents for the quarter ended

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		December 31, 2025, with respect to the Company.
18	Compliance of all covenants of the issue (including side letters, accelerated payment clause, etc.) and status thereof; Annexure D	Compliance of all the covenants of the issue are complied with for the quarter ended December 31, 2025.
19	A statement confirming that there are no events or information or happenings which may have a bearing on the performance/operation of the Company, or there is no price sensitive information or any action as per SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 that may affect the payment of interest or redemption of the Debentures; Annexure D	Please refer Annexure D annexed herewith.
20	Details of Fraud/defaults by promoter or key managerial personnel or by Issuer Company or arrest of key managerial personnel or promoter, if any; Annexure D	There were no fraud/defaults by promoter or key managerial personnel or by Issuer Company or arrest of key managerial personnel or promoter for the quarter ended December 31, 2025.
21	Details of requisite / pending (if any) information / documents indicated as conditions precedent/subsequent in debenture document/s in respect of your NCD- Annexure D	Please refer Annexure D attached herewith.
22	A Certificate confirming that the properties secured for the Debentures are adequately insured and policies are in the joint names of the Trustees; (wherever applicable copy of the Insurance Policies duly endorsed in favour of the Debenture Trustee as ‘Loss Payee’), (If applicable); Annexure D	Not applicable. Please refer Annexure D attached herewith.
23	Change in Credit rating for each ISIN, if any - Annexure D	Not applicable. Please refer Annexure D attached herewith.
24	A statement confirming that Company has complied with the provisions of Companies Act, Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015, the listing agreement with stock exchange, trust deed and all other regulations issued by SEBI pertaining to debt issue from time to time; Annexure D	Confirmed. Please refer Annexure D annexed herewith.
25	If there is any change in the provided bank details same are required to be shared within 1 working day as specified in the SEBI Operational circular dated 10.08.2021 bearing reference no SEBI/HO/DDHS/P/CIR/2021/613. (If same is not provided please share at earliest). Annexure D	There was no change in the bank details. Please refer Annexure D annexed herewith.
26	The ‘High Value Debt Listed Entities’ which has listed its non-convertible debt securities and has an outstanding value of listed non-convertible debt securities of Rupees One Thousand Crore and above (provided that in case an entity that has listed its non-convertible debt securities triggers the specified threshold of Rupees One Thousand	The Company is a High Value Debt Listed Entity that has issued listed non-convertible debt securities of Rs. 1510 Crores. Further, the Company shall ensure compliance with the provisions outlined under Chapter V and VA of SEBI (LODR) Regulations, 2015.

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	during the course of the year), shall ensure compliance with the provisions outlined under Regulations 16 to 27 of SEBI (LODR) Regulation, 2015. Refer Annexure D	Please refer Annexure D annexed herewith.
27	The listed entity shall submit the following to the stock exchange and to the Debenture Trustee and also publish the same on Companies website: (For applicable Quarter) a) A copy of the annual report sent to the shareholders along with the notice of the annual general meeting not later than the date of commencement of dispatch to its shareholders; and b) In the event of any changes to the annual report, the revised copy along with the details and explanation for the changes not later than 48 hours after the annual general meeting.	a) Not applicable during the quarter ended December 31, 2025. b) Not applicable as mentioned above.
28	Copy of Amended Articles of Associations (AOA) of Company, wherever applicable shall be submitted in terms of Regulation 18(6A) of SEBI (Issue and listing of non-convertible securities) Regulations, 2021.	Not applicable during the quarter ended December 31, 2025.

Part II: Confirmation about the Information to be submitted to the Debenture holders (Regulation 58)

Sl. No.	Particulars	Response
1	The Listed entity shall send the following documents: a) Soft copies of the full annual reports to all the holders of non-convertible securities who have registered their email address(es) either with the listed entity or with any depository; b) Hard copy of statement containing the salient features of all the documents, as specified in Section 136 of Companies Act, 2013 and rules made thereunder to those holders of non-convertible securities who have not so registered; c) Hard copies of full annual reports to those holders of non-convertible securities who request for the same;	a) Soft copies of annual report for the year ended March 31, 2025, is sent to all holders of non-convertible securities for the Annual General Meeting held on September 30, 2025. b) Not applicable for quarter ended December 31, 2025 c) Not applicable for quarter ended December 31, 2025
2	The listed entity shall send the notice of all meetings of holders of non-convertible debt securities specifically stating that the provisions for appointment of proxy as mentioned in Section 105 of the Companies Act, 2013, shall be applicable for such meeting	Not applicable for quarter ended December 31, 2025
3	The listed entity shall send proxy forms to holders of non-convertible debt securities which shall be worded in such a manner that holders of these securities may vote either for or against each resolution.	Not applicable for quarter ended December 31, 2025

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Part III: Issuers having listed secured debentures shall submit below mentioned reports/certificates wherever applicable for onward submission of the same by Debenture Trustee to stock exchanges (SEBI Master Circular for Debenture Trustee s Dated May 16, 2024, earlier March 31, 2023):

#	Compliances	Frequency	Due Date	Status
1	Security cover certificate (Issuer to share required information/documents with empaneled CA to enable them to prepare Security Cover Certificate)	Quarterly within 60 days from quarter end	March 01, 2026	Will be provided when due
2	A statement of value of pledged securities	Quarterly within 60 days from quarter end	March 01, 2026	Will be provided when due
3	A statement of value for Debt Service Reserve Account or any other form of security offered	Quarterly within 60 days from quarter end	March 01, 2026	Will be provided when due

For Aerogrid Advanced Hosting Solutions Private Limited
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Varsha Aswani
Company Secretary and Compliance Officer
Membership No: A45961

Date: January 16, 2026

Place: Nagpur

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Annexure A

Details of Interest/Principal Payment for quarter ended December 31, 2025

Interest/Principal (ISIN wise)					
ISIN No	Issue size (In Crores)	Due Type (Interest & Principal)	Due date of redemption and/or interest (falling in the quarter)	Amount Due	Unpaid, reasons if not paid
INE1YOE07018	37,500	Interest	December 12, 2025	18.36 crores	NA
INE1YOE07026	75,000	NA	NA	NA	NA
INE1YOE07034	38,500	NA	NA	NA	NA

There was no interest / principal due for ISIN INE1YOE07026 & INE1YOE07034 for quarter ended December 31, 2025.

- a. Due date for first coupon payment of ISIN INE1YOE07026 & INE1YOE07034 is June 12, 2026;*
- b. Due date of Principal redemption for all 3 ISINs: June 12, 2031.*

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Varsha Aswani
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Membership No: A45961

Date: January 16, 2026
Place: Nagpur

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Annexure B

Details of Complaints for quarter ended December 31, 2025

A) Status of Investor Grievance:

No. of Complaints received during the quarter	No. of Complaints resolved during the quarter	No. of Complaints pending at the end of reporting quarter
0	0	0

B) Details of complaints pending for more than 30 days:

Nature of complaints					
No. of Complaints pending for more than 30 days	Delay in payment of interest	Delay in payment of redemption	Any other	Steps taken for redressal	Status of complaint (if redressed, date of redressal)
0	0	0	0	NA	NA

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Varsha Aswani
Company Secretary and Compliance Officer
Membership No: A45961

Date: January 16, 2026
Place: Nagpur

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Annexure C

a. **Debenture Redemption Reserve/Debenture Redemption/ maintenance of funds as per Companies (Share Capital and Debentures) Rules, 2014**

Sr. No.	Name of the Listed Entity	Issue Type (Public/Private/Privately placed listed)	Type of entity (NBFC/HFC/FI/Other)	Issue Size (in ₹ crores)	ISIN (that is maturing in the current FY i.e., 25-26)	Amount outstanding	Status of maintenance of DRR (15%/ 10% of the amount maturing in the year, applicable as per Companies (Share Capital and Debentures) Rules, 2014)	Details of action taken, if any
1.	Aerogrid Advanced Hosting Solutions Private Limited	Privately Placed	Other	1510	NA	NA	NA	NA

*Creation of Debenture Redemption Reserve as on quarter ended December 31, 2025, is not applicable, since the NCDs are redeemable on June 12, 2031.

b. **Details of Debenture Reserve Fund (DRF) for debentures maturing during FY 25-26: (If applicable) Rs. (In Cr.)**

Series/Tranche	ISIN	Date of Maturity during 25-26	Amount of maturity during 25-26	DRF required to be invested	DRF created and invested	Method of DRF Invested Or deposited	Remarks on Deficiency in DRF if any
NA	NA	NA	NA	NA	NA	NA	NA

c. **Details of Recovery Expense Fund**

Sr. No	Name of the Listed Entity (including ISINs)	Type of Issue (Public/Private/Privately Placed)	Issue Size (in ₹ crores)	Size/ Value of recovery fund maintained (in INR)	Any addition in Recovery Expense fund during the quarter	Details of usage of the funds, if any, during the quarter	Remarks
1	Aerogrid Advanced Hosting Solutions Private Limited (INE1YOE07026)	Privately Placed	750	750,000	NA	NA	NA
2	Aerogrid Advanced Hosting Solutions Private Limited (INE1YOE07018)	Privately Placed	375	375,000	NA	NA	NA

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3	Aerogrid Advanced Hosting Solutions Private Limited (INE1YOE07034)	Privately Placed	385	385,000	NA	NA	NA
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d. Accounts/ funds to be maintained in case of Municipal Debt Securities (if applicable) – Not applicable

Size/ Value of Fund/account maintained							
Sr. No.	Name of the Listed Entity	Type of Issue (Public/ Privately Placed)	Issue Size (in ₹ crores)	No lien escrow account	Interest payment account	Sinking account	fund
1	NA	NA	NA	NA	NA	NA	

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Varsha Aswani

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Annexure D

Company hereby declares the following:

- i) Interest / ~~Principal~~ due on debentures was paid on due date.
- ii) There is no change in credit rating of the issues.
- iii) There is no material deviation in in the use of proceeds as compared to the objects of the issue.
- iv) There is no significant change in composition of Board of Directors which may amount to change in control.

The composition of Board / KMP as on December 31, 2025, and as on date are as follows:

Sr. No.	Name of the Director	Designation	Effective Date
1.	Mr. Srejan Goyal	Director	02-04-2025
2.	Mr. Shravan Sharma	Director	02-04-2025
4.	Mrs. Dipti Mehta	Independent Woman Director	09-07-2025
5.	Mr. Milind Bal Mukand Agal	Independent Director	28-08-2025
6.	Mrs. Varsha Aswani	Company Secretary & Compliance Officer	01-05-2025
7.	Mr. Harekrushna Jena	Chief Financial Officer	20-05-2025

- v) The properties secured for the Debentures are adequately insured and policies are in the joint names of the Trustees – Not applicable.
- vi) All requisite information / documents indicated as per conditions precedent/subsequent in debenture document/s in respect of NCDs are submitted from time to time.
- vii) There are no events or information or happenings which may have a bearing on the performance/operation of the Company, or there is no price sensitive information or any action as per SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 that may affect the payment of interest or redemption of the Debentures.
- viii) Company has submitted the pre-authorization as per SEBI Operational circular dated August 10, 2021 bearing reference no SEBI/HO/DDHS/PoD1/P/CIR/2023/119 and if there is any change in the provided bank details same will be shared within 1 working day as specified in the said circular (~~If same is not provided please share at earliest~~).
- ix) Company has complied with the provisions of Companies Act, Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015, the listing agreement with stock exchange, trust deed and all other regulations issued by SEBI pertaining to debt issue from time to time.
- x) Compliance of all covenants of the issue (including side letters, accelerated payment clause, etc.) and status thereof;
- xi) There are no fraud/default by promoter or key managerial personnel or by Issuer Company or arrest of key managerial personnel or promoter;
- xii) Company has complied with para 2.2 of the SEBI circular dated November 11, 2020, for all existing debt securities, listed entities and trustees are required to enter into supplemental/amended debenture trust deed incorporating the changes in the debenture trust deed. (~~Applicable in case NCDs are allotted prior to 01-04-2021~~).
- xiii) The Company is a ‘High Value Debt Listed Entity’ which has listed its non-convertible debt securities and has an outstanding value of listed non-convertible debt securities of Rupees One

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Thousand Crore and above (provided that in case an entity that has listed its non-convertible debt securities triggers the specified threshold of Rupees One Thousand Crore during the course of the year), and ensures compliance with provisions outlined under Chapter V and VA of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

- xiv) We confirm that a functional website containing, amongst others, Email address for grievance redressal and other relevant details and Name of the Debenture Trustees with full contact details is maintained by the Company.
- xv) Company has complied with provisions of Security and Covenant Monitoring System as per Chapter III of SEBI Master circular dated May 16, 2024, (earlier March 31, 2023).
- xvi) Company has complied with Regulation 18(6A) of SEBI (Issue and listing of non-convertible securities) Regulations, 2021 amended on February 02, 2023, w.r.t. Appointment of Nominee Director, for all existing debt securities by entering into supplemental/amended debenture trust deed incorporating the changes in the debenture trust deed and amending Articles of Associations of the Company, wherever applicable.
- xvii) Company has mapped/assigned its listed ISINs to Debenture Trustees to facilitate the submission of various disclosures related to listed debt securities (NCDs), which will be published on the Exchange website.

For AeroGrid Advanced Hosting Solutions Private Limited
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Varsha Aswani
Company Secretary and Compliance Officer
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