

January 12, 2026

**Scrip Code: 976314**  
**BSE Limited**  
**Wholesale Debt Market Segment**  
 Phiroze Jeejeebhoy Towers,  
 Dalal Street,  
MUMBAI – 400 001

**Sub: Intimation of record date and date of partial redemption on Non-Convertible Debentures issued by the Company, and listed on the Debt Segment of the Stock Exchange (“NCDs”)**

Dear Sirs,

Pursuant to Regulations 60(2) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the “SEBI LODR Regulations”), we wish to intimate the record date and date of partial redemption in face value, in respect of the following NCDs issued by our Company, and listed on the Debt Segment of the Stock Exchange:

| ISIN / BSE Scrip Code/Scrip ID                | Name of the Debt Instrument                                                                                       | ISIN Description                                                  | Record Date         | Date of Payment      | Purpose                                            |
|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|---------------------|----------------------|----------------------------------------------------|
| <b>INE826M07038</b><br>(976314/<br>1350SPL28) | Senior, Secured,<br>Non-Cumulative,<br>Redeemable,<br>Taxable, Rated,<br>Listed Non-<br>Convertible<br>Debentures | SYLVANUS<br>PROPERTIES<br>LIMITED 13.5<br>NCD 03JN28<br>FVRS50000 | January 19,<br>2026 | February 03,<br>2026 | Payment of<br>unscheduled<br>partial<br>redemption |

Further, please take note of the below mentioned details consisting information in connection with change in the face value of the NCDs, consequent to the aforementioned ensuing redemption.

| <b>Details of redemption under ISIN INE826M07038 (976314/ 1350SPL28)</b> |                                                                                                           |
|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| i)                                                                       | Face Value per NCD (Before Redemption): Rs. 50,000/-                                                      |
| ii)                                                                      | Amount of Face value per NCD to be redeemed: Rs. 10,000                                                   |
| iii)                                                                     | Face Value per NCD (Post Redemption): Rs. 40,000/-                                                        |
| iv)                                                                      | In case, No.'s of Debentures are to be redeemed, give details of the same as per format given above: N.A. |

Please take the aforesaid intimation on record

Thanking you,

Yours faithfully,  
 For **Sylvanus Properties Limited**

**Akriti Gupta**  
 Company Secretary

**1. National Securities Depository Limited**  
 Trade World, A Wing,  
 Kamala Mills Compound, Lower Parel,  
 Mumbai-400013

**2. Central Depository Services (India) Limited**  
 25th Floor, A Wing, Marathon  
 Futorex, Mafatlal Mills Compound,  
 NM Joshi Marg, Lower Parel (E),  
 Mumbai - 400 013

**3. Kfin Technologies Limited**  
 305, New Delhi House, 27,  
 Barakhamba Road, New Delhi  
 110 001

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**SYLVANUS PROPERTIES LIMITED**

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