

February 05, 2026

Scrip Code: 976314 | 976503**BSE Limited****Wholesale Debt Market Segment**

Phiroze Jeejeebhoy Towers,

Dalal Street, Mumbai – 400 001

Sub: Intimation of record date and date of payment of interest on Non-Convertible Debentures issued by Sylvanus Properties Limited (the “Company”), and listed on the Debt Segment of the Stock Exchange (“NCDs”)

Dear Sir/Madam,

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 payment of interest in respect of the following NCDs for the month of February 2026:

ISIN / BSE Scrip Code/Scrip ID	Name of the Debt Instrument	ISIN Description	Record Date	Date of Payment	Purpose
INE826M07038 (976314/ 1350SPL28)	Senior, Secured, Non-Cumulative, Redeemable, Taxable, Rated, Listed Non-Convertible Debentures	SYLVANUS PROPERTIES LIMITED 13.5 NCD 03JN28 FVRS50000	February 12, 2026	February 27, 2026	Payment of interest
INE826M07046 (976503/ 1350SPL28A)	Senior, Secured, Non-Cumulative, Redeemable, Taxable, Rated, Listed Non-Convertible Debentures	SYLVANUS PROPERTIES LIMITED SR II NCD 03JN28 FVRS1LAC			

Please take the aforesaid intimation on record.

Thanking you,

Yours faithfully,

For **Sylvanus Properties Limited****Akriti Gupta**

Company Secretary

1. National Securities Depository LimitedTrade World, A Wing,
Kamala Mills Compound, Lower Parel,
Mumbai-4000131**2. Central Depository Services (India) Limited**25th Floor, A Wing, Marathon
Futurex, 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**SYLVANUS PROPERTIES LIMITED**E: ir@embassyindia.com W: <https://embassyindia.com/sylvanus/> CIN: U70109DL2006PLC150229**Bengaluru Office:**Embassy One-Pinnacle, 14th floor,
Bellary Road, Dena Bank Colony,
Bengaluru Karnataka – 560032.

T: (080) 69354859

Mumbai Office:One World Center, Tower 2A, 4th
floor, Senapati Bapat Marg,
Mumbai – 400013

T: (022) 65722233

Registered Office:Office no 202, 2nd Floor, A-18,
Rama House, Middle Circle,
Connaught, Place, New Delhi-110001

T: (011) 42175143