

February 16, 2026

From: Sylvanus Properties Limited, as the Issuer

To: (1) IDBI Trusteeship Services Limited as “Debenture Trustee”, and
(2) Holders of Debentures bearing ISIN INE826M07038

Sub: Early Redemption Notice of Non-Convertible Debentures

Ref: 20,000 Non-Convertible Debentures, issued by the Sylvanus Properties Limited (“the Company” or “Issuer”) and are listed on Wholesale Debt Market (“WDM”) segment of BSE Limited, under ISIN: INE826M07038, pursuant to the Information Memorandum dated January 02, 2025 (“Disclosure Document”) (hereinafter referred to as “NCD”)

Dear Sir/Madam,

1. The Company had on January 03, 2025 issued and allotted an aggregate of 20,000 Non-Convertible Debentures, on a private placement basis, pursuant to and in terms of General Information Document dated December 16, 2024 read with Key Information Document dated January 02, 2025 (“**Disclosure Document**”), Debenture Trust Deed dated January 03, 2025 and all other Transaction Document(s), executed, inter-alia, between the Company and its Debenture Trustee (“**DTD**”).
2. The Company hereby gives notice of its intention to redeem the aforesaid NCDs prior to their scheduled maturity date.
3. This Early Redemption Notice is being issued in accordance with the terms of Debenture Trust Deed and the Disclosure Document and pursuant to Regulation 15 of Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 (“**SEBI NCS Regulations**”).
4. The Company shall mandatorily redeem all the NCDs in full on the Early Redemption Date (defined below)
5. **Early Redemption Date:** The payment for early redemption of the NCDs shall be made on Tuesday, March 10, 2026 (“**Early Redemption Date**”).
6. **Record Date:** The Record Date for determining the Debenture Holders eligible to receive the Early Redemption Amount shall be Monday, February 23, 2026, as per the Beneficiary Position records received from the relevant Depositories.

The Early Redemption Amount shall be paid to the Debenture Holders whose names appear in the records of the Depositories as on the Record Date.

Debenture Holders are further informed that:

- (i) Pursuant to applicable depository procedures, the ISIN (INE826M07038) shall be frozen at the depository level with effect from the Record Date.
 - (ii) No transfers or trading in the Debentures shall be permitted on or after the Record Date.
 - (iii) Upon redemption and extinguishment of the Debentures, the ISIN shall be permanently extinguished in accordance with applicable depository and regulatory requirements.
 - (iv) If a Debenture Holder transfers the NCDs held by it to any person after the date of this Early Redemption Notice, this Early Redemption Notice will be binding on the transferee.
7. **Early Redemption Amount:** The amount payable per NCD on the Early Redemption Date (“**Early Redemption Amount**”) is provided below (in INR).

SYLVANUS PROPERTIES LIMITED

E: ir@embassyindia.com W: www.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

Face Value (A)	Accrued Interest upto the Early Redemption Date (B)	Other	Early Redemption Amount (A) + (B)*
40,000	147.95	-	40,147.95

*Gross amount, before TDS

8. The Early Redemption Amount will be paid into the bank accounts of respective Debenture Holder (as on the Record Date) as set out in the records of relevant depository (as per Beneficiary Position records).

Thanking you,

Yours truly,
for **Sylvanus Properties Limited**

Akriti Gupta
Company Secretary

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