

**March 18, 2025**

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

**Sub: Allotment of Non-Convertible Debentures aggregating to INR 50 Crore, under first tranche of Series II out of the total issue size of Non-Convertible Debentures aggregating upto INR 350 Crore**

Dear Sir/ Madam,

Pursuant to Regulation 51 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI LODR Regulations”), we wish to inform you that, the Board of Directors of the Company (“Board”) in its meeting held today i.e. on March 18, 2025, has, inter-alia, approved the allotment of 5,000 Senior, Secured, Non-Cumulative, Redeemable, Taxable, Rated, Listed Non-Convertible Debentures having face value of INR 1,00,000/- each, of the Company (“NCDs” or “Debentures”), aggregating to INR 50 Crore, to eligible investor(s), on a private placement basis, under the first tranche of Series II, out of the total issue size of NCDs aggregating upto INR 350 Crore as approved by the Board in its meeting held on December 13, 2024, as detailed below:

Size of the Issue	5,000 Senior, Secured, Non Cumulative, Redeemable, Taxable, Rated, Listed Non-Convertible Debentures having face value of INR 1,00,000/- each, of the Company (“NCDs” or “Debentures”), aggregating to INR 50 Crore
Whether proposed to be listed	Yes, the NCDs are proposed to be listed on the Wholesale Debt Market Segment of BSE Limited
Tenure of the instrument <ul style="list-style-type: none"><li>• Date of allotment</li><li>• Date of Maturity</li></ul>	March 18, 2025 January 3, 2028
Coupon/ Interest Rate	13.50% p.a. payable monthly

Please take the aforesaid intimation on record.

Thanking you.  
Yours faithfully,  
**For Sylvanus Properties Limited**

**Akriti Gupta**  
**Company Secretary**