

Scrip Code: 976314**February 03, 2026****BSE Limited****Wholesale Debt Market Segment**

Phiroze Jeejeebhoy Towers,

Dalal Street

Mumbai – 400 001

Sub: Intimation regarding part payment of principal on Non-Convertible Debentures issued by the Company and listed on the Debt Segment of the Stock Exchange (“NCDs”).

Dear Sir/ Madam,

Pursuant to Regulation 57(1) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“**SEBI LODR Regulations**”) read with SEBI Master Circular SEBI/HO/DDHS/PoD1/P/CIR/2024/54 dated May 22, 2024 and in furtherance to our intimation dated November 19, 2025, we hereby inform and certify that we have made part payment of principal in respect of the NCDs issued by the Company, and listed on the Debt Segment of the Stock Exchange, as under:

- Whether ~~Interest payment~~ redemption payment made (yes/ no): **Yes (redemption payment made)**
- Details of Interest payment: NA
- Details of redemption payments:

Sl. No.	Particulars	Details
1	ISIN	INE826M07038
2	Type of redemption (full/partial)	Partial
3	If partial redemption, then a. By face value redemption b. By quantity redemption	By face value redemption
4	If redemption is based on quantity, specify, whether on: a. Lot basis b. Pro-rata basis	N.A.
5	Reason for redemption (call, put, premature redemption, maturity, buyback, conversion, others (if any))	Premature Redemption
6	Redemption Date due to put option (if any)	N.A.
7	Redemption Date due to call option (if any)	N.A.
8	Quantity redeemed (no. of NCDs)	N.A.
9	Due date for redemption/ maturity	03/02/2026*
10	Actual Date for redemption (DD/MM/YYYY)	03/02/2026*
11	Amount redeemed (Rs. per debenture)	10,000
12	Outstanding amount (Rs. per debenture)	40,000
13	Date of last Interest payment	29/01/2026

*as per our record date intimation dated January 12, 2026

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-4000131

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
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SYLVANUS PROPERTIES LIMITED

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