

Scrip Code: 976314 | 976503

Date: February 09, 2026

BSE Limited
Wholesale Debt Market Segment
Phiroze Jeejeebhoy Towers,
Dalal Street,
MUMBAI – 400 001

Sub: Disclosure in terms of Regulation 52(7) and 52(7A) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI LODR Regulations”) – Utilization of Proceeds & Statement of deviation or variation of Sylvanus Properties Limited

Dear Sirs,

In terms of Regulation 52(7) and 52(7A) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we, Sylvanus Properties Limited (the “**Company**”) enclose herewith following statement(s) for the quarter ended December 31, 2025:

- (a) a statement indicating the utilisation of the issue proceeds of non-convertible securities;
- (b) a statement confirming that there is no material deviation(s) in the use of issue proceeds of non-convertible securities from the objects of the issue.

The above referred statement(s) were placed before the board of directors of the Company, at their meeting held on February 09, 2026, wherein the board noted that there is no such deviation in issue of proceeds from the object of the issue and approved the same for submission with the stock exchanges, without any comment thereon.

We request you to kindly take the same on record.

Thanking you,

Yours sincerely,
for **Sylvanus Properties Limited**

Akriti Gupta
Company Secretary

Encl: Statement referred to above.

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

A. Statement of utilization of issue proceeds:

(Amount in ₹ crores)

S. No.	Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised	Funds utilized	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10	
1.	Sylvanus Properties Limited	INE826M07038	Private Placement	Secured Rated Redeemable Listed Non-Convertible Debentures (NCDs)	January 03, 2025	200.00	200.00	No	NA	None
2.	Sylvanus Properties Limited	INE826M07046	Private Placement	Secured Rated Redeemable Listed Non-Convertible Debentures (NCDs)	March 18, 2025	50.00	50.00	No	NA	None
3.	Sylvanus Properties Limited	INE826M07046	Private Placement	Secured Rated Redeemable Listed Non-Convertible Debentures (NCDs)	July 04, 2025	50.00	50.00	No	NA	None

B. Statement of deviation/ variation in use of Issue proceeds:

(Amount in ₹ crores)

Particulars	Remarks
Name of listed entity	Sylvanus Properties Limited

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Mode of fund raising	Private placement
Type of instrument	Secured Rated Redeemable Listed Non-Convertible Debentures (NCDs)
Date of raising funds	1. January 03, 2025 2. March 18, 2025 3. July 04, 2025
Amount raised	300.00
Report filed for quarter ended	December 31, 2025
Is there a deviation/ variation in use of funds raised?	No deviation/variation
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	Not applicable
If yes, details of the approval so required?	Not applicable
Date of approval	Not applicable
Explanation for the deviation/ variation	Not applicable
Comments of the audit committee after review	Not applicable
Comments of the auditors, if any	Not applicable

Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:

Original object	Modified object, if any	Original allocation	Modified allocation, if any	Funds utilized	Amount of deviation/variation for the quarter according to applicable object (in Rs. crore and in %)	Remarks, if any
General Corporate purpose (Repayment of existing Inter corporate deposits) including Fees and ISRA	None	173.00	None	173.00	NA	NA
Towards Expenses for Project 1	None	62.00	None	62.00	NA	NA
Towards Expenses for Project 2	None	65.00	None	65.00	NA	NA
Total		300.00		300.00		

Deviation could mean:

a. Deviation in the objects or purposes for which the funds have been raised.

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b. Deviation in the amount of funds actually utilized as against what was originally disclosed.

Name of signatory: Akriti Gupta
Designation: Company Secretary
Date: February 09, 2026

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