

Scrip Code: 976503
BSE Limited
Wholesale Debt Market Segment
Phiroze Jeejeebhoy Towers,
Dalal Street
Mumbai – 400 001

March 19, 2026

Sub: Intimation under Regulations 51(2) and 57(1) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Ref: Early Redemption of Non-Convertible Debentures, issued by the Company along with the interest due.

Dear Sir/ Madam,

Pursuant to Regulation 51(2) and 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 February 17, 2026, we hereby certify that the Company had on March 18, 2026, made full repayment of the principal amount along with the interest due thereon, in respect of the following Non-Convertible Debentures (“**NCDs**”) issued by the Company and listed on the Debt Segment of the Stock Exchange:

- a. Whether Interest payment/ redemption payment made (yes/ no): **Yes**
- b. Details of Interest payment:

Sl. No.	Particulars	Details
1	ISIN	INE826M07046
2	Issue size (Rs. in lakhs)	10000
3	Interest Amount to be paid on due date (Rs. in lakhs)	70.27398
4	Frequency - quarterly/ monthly	Monthly
5	Change in frequency of payment (if any)	N.A.
6	Details of such change	N.A.
7	Interest payment record date	04/03/2026
8	Due date for interest payment (DD/MM/YYYY)	19/03/2026
9	Actual date for interest payment (DD/MM/YYYY)	18/03/2026
10	Amount of interest paid (Rs. in lakhs)	70.27494
11	Date of last interest payment	26/02/2026
12	Reason for non-payment/ delay in payment	N.A.

- c. Details of redemption payments:

Sl. No.	Particulars	Details
1	ISIN	INE826M07046
2	Type of redemption (full/partial)	Full
3	If partial redemption, then a. By face value redemption b. By quantity redemption	N.A.
4	If redemption is based on quantity, specify, whether on: a. Lot basis b. Pro-rata basis	-
5	Reason for redemption (call, put, premature redemption, maturity, buyback, conversion, others (if any))	Premature Redemption

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,
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T: (080) 69354859

Mumbai Office:

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Registered Office:

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T: (011) 42175143

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)	10000
9	Due date for redemption/maturity	19/03/2026*
10	Actual Date for redemption (DD/MM/YYYY)	18/03/2026
11	Amount redeemed (Rs. per debenture)	1,00,000/-
12	Outstanding amount (Rs. per debenture)	NIL
13	Date of last Interest payment	26/02/2026
14	Reason for non-payment/ delay in payment	N.A.

*as per our record date intimation dated February 17, 2026

Consequent to the aforesaid redemption, these NCDs are no longer tradable at the Exchange and are being extinguished through requisite corporate action and as on the date of this intimation, i.e., March 19, 2026, there are no outstanding NCDs under ISIN INE836M07046.

The Company shall also intimate the Debenture Trustee in due course.

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
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

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