

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

March 10, 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 16, 2026, we hereby certify that the Company has, today i.e. March 10, 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	INE826M07038
2	Issue size (Rs. in lakhs)	20000
3	Interest Amount to be paid on due date (Rs. in lakhs)	29.58905
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	23/02/2026
8	Due date for interest payment (DD/MM/YYYY)	10/03/2026
9	Actual date for interest payment (DD/MM/YYYY)	10/03/2026
10	Amount of interest paid (Rs. in lakhs)	29.58915
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	INE826M07038
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](mailto:ir@embassyindia.com) W: [www.embassyindia.com/sylvanus/](http://www.embassyindia.com/sylvanus/) CIN: U70109DL2006PLC150229

**Bengaluru Office:**

Embassy One- Pinnacle, 14th floor,  
Bellary Road, Dena Bank Colony,  
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**Registered Office:**

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Rama House, Middle Circle,  
Connaught, Place, New Delhi-110001

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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)	20000
9	Due date for redemption/maturity	10/03/2026*
10	Actual Date for redemption (DD/MM/YYYY)	10/03/2026*
11	Amount redeemed (Rs. per debenture)	40,000/-
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 16, 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 10, 2026, there are no outstanding NCDs under ISIN INE836M07038.

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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