

General information about company	
Scrip code*	544447
NSE Symbol*	SMARTWORKS
MSEI Symbol*	NOTLISTED
ISIN*	INE0NAZ01010
Name of company	SMARTWORKS COWORKING SPACES LIMITED
Type of company	Main Board
Class of security	Equity
Date of start of financial year	01-04-2025
Date of end of financial year	31-03-2026
Date of board meeting when results were approved	30-04-2026
Date on which prior intimation of the meeting for considering financial results was informed to the exchange	27-04-2026
Description of presentation currency	INR
Level of rounding	Millions
Reporting Type	Quarterly
Reporting Quarter	Fourth quarter
Nature of report standalone or consolidated	Consolidated
Whether results are audited or unaudited for the quarter ended	Unaudited
Whether results are audited or unaudited for the Year to date for current period ended/year ended	Audited
Segment Reporting	Single segment
Description of single segment	Developing and licensing fully serviced office spaces, design and fitout services and related ancilliary services
Start date and time of board meeting	30-04-2026 09:30
End date and time of board meeting	30-04-2026 10:28
Whether cash flow statement is applicable on company	Yes
Type of cash flow statement	Cash Flow Indirect
Declaration of unmodified opinion or statement on impact of audit qualification	Declaration of unmodified opinion

Financial Results – Ind-AS				
Particulars		3 months/ 6 months ended (dd-mm-yyyy)	Year to date figures for current period ended (dd-mm-yyyy)	
Date of start of reporting period		01-01-2026	01-04-2025	
Date of end of reporting period		31-03-2026	31-03-2026	
Whether results are audited or unaudited		Unaudited	Audited	
Nature of report standalone or consolidated		Consolidated	Consolidated	
Part I	Blue color marked fields are non-mandatory. For Consolidated Results, if the company has no figures for 3 months / 6 months ended, in such case zero shall be inserted in the said column.			
1	Income			
	Revenue from operations	5196.83	17958.05	
	Other income	130.21	540.99	
	Total income	5327.04	18499.04	
2	Expenses			
(a)	Cost of materials consumed	0	0	
(b)	Purchases of stock-in-trade	42.72	78.35	
(c)	Changes in inventories of finished goods, work-in-progress and stock-in-trade	0	0	
(d)	Employee benefit expense	238.83	948.58	
(e)	Finance costs	950.57	3661.12	
(f)	Depreciation, depletion and amortisation expense	2340.65	8292.58	
(g)	Other Expenses			
1	Other expenses	141.72	409.96	
2	Operating expenses	1390.06	4969.95	
	Total other expenses	1531.78	5379.91	
	Total expenses	5104.55	18360.54	
3	Total profit before exceptional items and tax	222.49	138.5	
4	Exceptional items	0	0	
5	Total profit before tax	222.49	138.5	
6	Tax expense			
7	Current tax	86.93	89.01	
8	Deferred tax	-30.68	-55.79	
9	Total tax expenses	56.25	33.22	
10	Net movement in regulatory deferral account balances related to profit or loss and the related deferred tax movement	0	0	
11	Net Profit Loss for the period from continuing operations	166.24	105.28	

12	Profit (loss) from discontinued operations before tax	0	0	
13	Tax expense of discontinued operations	0	0	
14	Net profit (loss) from discontinued operation after tax	0	0	
15	Share of profit (loss) of associates and joint ventures accounted for using equity method	0	0	
16	Total profit (loss) for period	166.24	105.28	
17	Other comprehensive income net of taxes	10.08	28.08	
18	Total Comprehensive Income for the period	176.32	133.36	
19	Total profit or loss, attributable to			
	Profit or loss, attributable to owners of parent			
	Total profit or loss, attributable to non-controlling interests			
20	Total Comprehensive income for the period attributable to			
	Comprehensive income for the period attributable to owners of parent			
	Total comprehensive income for the period attributable to owners of parent non-controlling interests			
21	Details of equity share capital			
	Paid-up equity share capital	1142.63	1142.63	
	Face value of equity share capital	10	10	
22	Reserves excluding revaluation reserve		4164.14	
23	Earnings per share			
i	Earnings per equity share for continuing operations			
	Basic earnings (loss) per share from continuing operations	1.45	0.95	
	Diluted earnings (loss) per share from continuing operations	1.45	0.95	
ii	Earnings per equity share for discontinued operations			
	Basic earnings (loss) per share from discontinued operations	0	0	
	Diluted earnings (loss) per share from discontinued operations	0	0	
iii	Earnings per equity share (for continuing and discontinued operations)			
	Basic earnings (loss) per share from continuing and discontinued operations	1.45	0.95	
	Diluted earnings (loss) per share from continuing and discontinued operations	1.45	0.95	
24	Debt equity ratio			Textual Information(1)
25	Debt service coverage ratio			Textual Information(2)
26	Interest service coverage ratio			Textual Information(3)
27	Disclosure of notes on financial results	Textual Information(4)		

Text Block

Textual Information(4)

1. The Consolidated Financial Results for the quarter and year ended March 31, 2026 of Smartworks Coworking Spaces Limited (the "Parent") and its four wholly owned subsidiaries (together referred to as "the Group") have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on April 30, 2026. The Consolidated Financial Results have been reviewed by the Statutory Auditors.
2. The Consolidated Financial Results have been prepared in accordance with the recognition and measurement principles as laid down in Indian Accounting Standards, prescribed under section 133 of the Companies Act, 2013, as amended ("the Act") read with relevant rules issued thereunder, as amended and other accounting principles generally accepted in India and in compliance with Regulation 33 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, as amended (the "LODR Regulations").
3. The Consolidated Financial Results includes the results for the quarter ended March 31, 2026 being the balancing figure between audited figure in respect of the full financial year and the published year to date figure up to the third quarter of the current financial year, which were subject to limited review by the Statutory Auditors.

Further, the figure for the quarter ended March 31, 2025 are the balancing figure between the Audited Consolidated Financial Statements for the year ended March 31, 2025 and the Special Purpose Audited Consolidated Interim Financial Statements for the nine months ended December 31, 2024.
4. The Group's primary business segment involves developing and licensing fully serviced office spaces, design and fitout services and other related services. The Group's Chief Operating Decision Maker (CODM) reviews the Group's performance as a single operating unit. Accordingly, the Group has a single operating segment. Hence, the disclosures as per Regulation 33(1)(e) read with Clause (L) of Part A of Schedule IV of the LODR Regulations are not applicable to the Group.
5. During the quarter ended March 31, 2025, the Parent and one of its subsidiaries had opted for the concessional income tax regime under Section 115BAA of the Income Tax Act, 1961, resulting in a lower applicable tax rate of 25.17%. Consequently, the re-measurement of deferred tax assets and liabilities at the revised tax rate has led to an additional deferred tax expense of Rs. 43.03 millions, which has been recognized in the financial results for the quarter ended March 31, 2025.
6. All the amounts included in the Consolidated Financial Results are rounded off to the nearest millions, except per share data and unless stated otherwise.
7. The results for the quarter and year ended March 31, 2026 are available on Stock Exchange websites www.nseindia.com and www.bseindia.com and on the Company's website <https://www.smartworksoffice.com/investors/>

Statement of Asset and Liabilities		
Particulars		Year ended (dd-mm-yyyy)
Date of start of reporting period		01-04-2025
Date of end of reporting period		31-03-2026
Whether results are audited or unaudited		Audited
Nature of report standalone or consolidated		Consolidated
Assets		
1	Non-current assets	
	Property, plant and equipment	15233.85
	Capital work-in-progress	559.37
	Investment property	0
	Goodwill	0
	Other intangible assets	157.56
	Intangible assets under development	24.43
	Biological assets other than bearer plants	0
	Investments accounted for using equity method	0
	Non-current financial assets	
	Non-current investments	21.82
	Trade receivables, non-current	0
	Loans, non-current	0
	Other non-current financial assets	
1	Other financial assets	3714.28
2		
3		
4		
5		
	Details of other non-current financial assets	
	Total of other non-current financial assets	3714.28
	Total non-current financial assets	3736.1
	Deferred tax assets (net)	1392.2
	Other non-current assets	
1	Right-of-use assets	36964.17
2	Income tax assets (net)	195.85
3	Other non-current assets	1517.32

4		
5		
	Details of other non-current assets	
	Total of other non-current assets	38677.34
	Total non-current assets	59780.85
2	Current assets	
	Inventories	0
	Current financial asset	
	Current investments	0
	Trade receivables, current	387.33
	Cash and cash equivalents	879.2
	Bank balance other than cash and cash equivalents	1476.41
	Loans, current	0
	Other current financial assets	
1	Other financial assets	896.94
2		
3		
4		
5		
	Details of other current financial assets	
	Total of Other current financial assets	896.94
	Total current financial assets	3639.88
	Current tax assets (net)	0
	Other current assets	
1	Other current assets	1215.45
2		
3		
4		
5		
	Details of other current assets	
	Total of other current assets	1215.45
	Total current assets	4855.33
3	Non-current assets classified as held for sale	0
4	Regulatory deferral account debit balances and related deferred tax Assets	0
	Total assets	64636.18
	Equity and liabilities	
1	Equity	

	Equity attributable to owners of parent	
	Equity share capital	1142.63
	Other equity	4164.14
	Total equity attributable to owners of parent	5306.77
	Non controlling interest	0
	Total equity	5306.77
2	Liabilities	
	Non-current liabilities	
	Non-current financial liabilities	
	Borrowings, non-current	1353.98
	Trade Payables, non-current	
	(A) Total outstanding dues of micro enterprises and small enterprises	0
	(B) Total outstanding dues of creditors other than micro enterprises and small enterprises	0
	Total Trade payable	0
	Other non-current financial liabilities	
1	Lease liabilities	39083.03
2	Other financial liabilities	4053.59
3		
4		
5		
	Details of other non-current financial liabilities	
	Total of other non-current financial liabilities	43136.62
	Total non-current financial liabilities	44490.6
	Provisions, non-current	90.74
	Deferred tax liabilities (net)	0
	Deferred government grants, Non-current	0
	Other non-current liabilities	
1	Other non-current liabilities	780.28
2		
3		
4		
5		
	Details of other non-current liabilities	
	Total of other non-current liabilities	780.28
	Total non-current liabilities	45361.62
	Current liabilities	
	Current financial liabilities	

	Borrowings, current	715.72
	Trade Payables, current	
	(A) Total outstanding dues of micro enterprises and small enterprises	151.35
	(B) Total outstanding dues of creditors other than micro enterprises and small enterprises	1769.89
	Total Trade payable	1921.24
	Other current financial liabilities	
1	Other financial liabilities	3874.73
2	Lease liabilities	6630.77
3		
4		
5		
	Details of other current financial liabilities	
	Total of other current financial liabilities	10505.5
	Total current financial liabilities	13142.46
	Other current liabilities	
1	Other current liabilities	802.4
2		
3		
4		
5		
	Details of other current liabilities	
	Total of other current liabilities	802.4
	Provisions, current	20.13
	Current tax liabilities (Net)	2.8
	Deferred government grants, Current	0
	Total current liabilities	13967.79
3	Liabilities directly associated with assets in disposal group classified as held for sale	0
4	Regulatory deferral account credit balances and related deferred tax liability	0
	Total liabilities	59329.41
	Total equity and liabilities	64636.18
	Disclosure of notes on assets and liabilities	

Other Comprehensive Income				
		Date of start of reporting period	01-01-2026	01-04-2025
		Date of end of reporting period	31-03-2026	31-03-2026
		Whether results are audited or unaudited	Unaudited	Audited
		Nature of report standalone or consolidated	Consolidated	Consolidated
	Other comprehensive income [Abstract]			
1	Amount of items that will not be reclassified to profit and loss			
1	Re-measurement loss on defined benefit plans	1.07	-1.59	
	Total Amount of items that will not be reclassified to profit and loss	1.07	-1.59	
2	Income tax relating to items that will not be reclassified to profit or loss	0.27	-0.40	
3	Amount of items that will be reclassified to profit and loss			
1	Net gain due to foreign currency translation differences	9.28	29.27	
	Total Amount of items that will be reclassified to profit and loss	9.28	29.27	
4	Income tax relating to items that will be reclassified to profit or loss	0.00	0.00	
5	Total Other comprehensive income	10.08	28.08	

Cash flow statement, indirect		
Particulars	Year ended (dd-mm-yyyy)	
Date of start of reporting period	01-04-2025	
Date of end of reporting period	31-03-2026	
Whether results are audited or unaudited	Audited	
Nature of report standalone or consolidated	Consolidated	
Part I	Blue color marked fields are non-mandatory.	
1	Statement of cash flows	
	Cash flows from used in operating activities	
	Profit before tax	138.5
2	Adjustments for reconcile profit (loss)	
	Adjustments for finance costs	3661.12
	Adjustments for decrease (increase) in inventories	0
	Adjustments for decrease (increase) in trade receivables, current	-140.83
	Adjustments for decrease (increase) in trade receivables, non-current	0
	Adjustments for decrease (increase) in other current assets	-2411.89
	Adjustments for decrease (increase) in other non-current assets	0
	Adjustments for other financial assets, non-current	0
	Adjustments for other financial assets, current	0
	Adjustments for other bank balances	0
	Adjustments for increase (decrease) in trade payables, current	798.75
	Adjustments for increase (decrease) in trade payables, non-current	0
	Adjustments for increase (decrease) in other current liabilities	2544.54
	Adjustments for increase (decrease) in other non-current liabilities	0
	Adjustments for depreciation and amortisation expense	8292.58
	Adjustments for impairment loss reversal of impairment loss recognised in profit or loss	0
	Adjustments for provisions, current	10.49
	Adjustments for provisions, non-current	0
	Adjustments for other financial liabilities, current	0
	Adjustments for other financial liabilities, non-current	0
	Adjustments for unrealised foreign exchange losses gains	0
	Adjustments for dividend income	0
	Adjustments for interest income	498.88
	Adjustments for share-based payments	27.5
	Adjustments for fair value losses (gains)	0

	Adjustments for undistributed profits of associates	0
	Other adjustments for which cash effects are investing or financing cash flow	-3.14
	Other adjustments to reconcile profit (loss)	-290.84
	Other adjustments for non-cash items	0
	Share of profit and loss from partnership firm or association of persons or limited liability partnerships	0
	Total adjustments for reconcile profit (loss)	11989.4
	Net cash flows from (used in) operations	12127.9
	Dividends received	0
	Interest paid	0
	Interest received	0
	Income taxes paid (refund)	156.27
	Other inflows (outflows) of cash	0
	Net cash flows from (used in) operating activities	11971.63
3	Cash flows from used in investing activities	
	Cash flows from losing control of subsidiaries or other businesses	0
	Cash flows used in obtaining control of subsidiaries or other businesses	0
	Other cash receipts from sales of equity or debt instruments of other entities	0
	Other cash payments to acquire equity or debt instruments of other entities	0
	Other cash receipts from sales of interests in joint ventures	0
	Other cash payments to acquire interests in joint ventures	0
	Cash receipts from share of profits of partnership firm or association of persons or limited liability partnerships	0
	Cash payment for investment in partnership firm or association of persons or limited liability partnerships	0
	Proceeds from sales of property, plant and equipment	4.85
	Purchase of property, plant and equipment	3879.53
	Proceeds from sales of investment property	0
	Purchase of investment property	0
	Proceeds from sales of intangible assets	0
	Purchase of intangible assets	0
	Proceeds from sales of intangible assets under development	0
	Purchase of intangible assets under development	0
	Proceeds from sales of goodwill	0
	Purchase of goodwill	0
	Proceeds from biological assets other than bearer plants	0
	Purchase of biological assets other than bearer plants	0
	Proceeds from government grants	0
	Proceeds from sales of other long-term assets	1124.48
	Purchase of other long-term assets	1030

	Cash advances and loans made to other parties	0
	Cash receipts from repayment of advances and loans made to other parties	0
	Cash payments for future contracts, forward contracts, option contracts and swap contracts	0
	Cash receipts from future contracts, forward contracts, option contracts and swap contracts	0
	Dividends received	0
	Interest received	97.24
	Income taxes paid (refund)	0
	Other inflows (outflows) of cash	-1330.62
	Net cash flows from (used in) investing activities	-5013.58
4	Cash flows from used in financing activities	
	Proceeds from changes in ownership interests in subsidiaries	0
	Payments from changes in ownership interests in subsidiaries	0
	Proceeds from issuing shares	4450
	Proceeds from issuing other equity instruments	0
	Payments to acquire or redeem entity's shares	0
	Payments of other equity instruments	0
	Proceeds from exercise of stock options	1.31
	Proceeds from issuing debentures notes bonds etc	0
	Proceeds from borrowings	1364.4
	Repayments of borrowings	2894.44
	Payments of lease liabilities	8407.24
	Dividends paid	0
	Interest paid	252.99
	Income taxes paid (refund)	0
	Other inflows (outflows) of cash	-470.51
	Net cash flows from (used in) financing activities	-6209.47
	Net increase (decrease) in cash and cash equivalents before effect of exchange rate changes	748.58
5	Effect of exchange rate changes on cash and cash equivalents	
	Effect of exchange rate changes on cash and cash equivalents	20.05
	Net increase (decrease) in cash and cash equivalents	768.63
	Cash and cash equivalents cash flow statement at beginning of period	110.57
	Cash and cash equivalents cash flow statement at end of period	879.2

Details of Impact of Audit Qualification			
Whether results are audited or unaudited		Audited	
Declaration of unmodified opinion or statement on impact of audit qualification		Declaration of unmodified opinion	
Auditor's opinion			
Declaration pursuant to Regulation 33 (3) (d) of SEBI (LODR) Regulation, 2015: The company declares that its Statutory Auditor/s have issued an Audit Report with unmodified opinion for the period on Consolidated results		Yes	
	Audit firm's name	Whether the firm holds a valid peer review certificate issued by Peer Review Board of ICAI	Certificate valid upto
1	Deloitte Haskins and Sells LLP	Yes	31-07-2027

