

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	15-01-2026
Date on which prior intimation of the meeting for considering financial results was informed to the exchange	09-01-2026
Description of presentation currency	INR
Level of rounding	Millions
Reporting Type	Quarterly
Reporting Quarter	Third 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	Unaudited
Segment Reporting	Single segment
Description of single segment	Developing and licensing fully serviced office spaces, design and fitout services and related ancillary services
Start date and time of board meeting	15-01-2026 16:30
End date and time of board meeting	15-01-2026 17:30
Whether cash flow statement is applicable on company	
Type of cash flow statement	
Declaration of unmodified opinion or statement on impact of audit qualification	Not applicable

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		01-10-2025	01-04-2025
Date of end of reporting period		31-12-2025	31-12-2025
Whether results are audited or unaudited		Unaudited	Unaudited
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	4721.28	12761.22
	Other income	160.18	410.78
	Total income	4881.46	13172
2	Expenses		
(a)	Cost of materials consumed	0	0
(b)	Purchases of stock-in-trade	2.27	35.63
(c)	Changes in inventories of finished goods, work-in-progress and stock-in-trade	0	0
(d)	Employee benefit expense	245.26	709.75
(e)	Finance costs	967.99	2710.55
(f)	Depreciation, depletion and amortisation expense	2232.74	5951.93
(g)	Other Expenses		
1	Other expenses	94.35	268.24
2	Operating expenses	1323.28	3579.89
	Total other expenses	1417.63	3848.13
	Total expenses	4865.89	13255.99
3	Total profit before exceptional items and tax	15.57	-83.99
4	Exceptional items	0	0
5	Total profit before tax	15.57	-83.99
6	Tax expense		
7	Current tax	1.97	2.08
8	Deferred tax	1.2	-25.11
9	Total tax expenses	3.17	-23.03
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	12.4	-60.96

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	12.4	-60.96	
17	Other comprehensive income net of taxes	2.94	18	
18	Total Comprehensive Income for the period	15.34	-42.96	
19	Total profit or loss, attributable to			
	Profit or loss, attributable to owners of parent	0	0	
	Total profit or loss, attributable to non-controlling interests	0	0	
20	Total Comprehensive income for the period attributable to			
	Comprehensive income for the period attributable to owners of parent	0	0	
	Total comprehensive income for the period attributable to owners of parent non-controlling interests	0	0	
21	Details of equity share capital			
	Paid-up equity share capital	1142.62	1142.62	
	Face value of equity share capital	10	10	
22	Reserves excluding revaluation reserve			
23	Earnings per share			
i	Earnings per equity share for continuing operations			
	Basic earnings (loss) per share from continuing operations	0.11	-0.55	
	Diluted earnings (loss) per share from continuing operations	0.11	-0.55	
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	0.11	-0.55	
	Diluted earnings (loss) per share from continuing and discontinued operations	0.11	-0.55	
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 Unaudited Consolidated Financial Results for the quarter and nine months ended December 31, 2025 of Smartworks Coworking Spaces Limited (the "Company") 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 January 15, 2026. In compliance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Limited Review of these Consolidated Financial Results has been carried out by the Statutory Auditors.

2. The Unaudited Consolidated Financial Results have been prepared in accordance with the recognition and measurement principles as laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), 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.

3. The figures for the nine months ended December 2024 have been extracted from the Group's audited special purpose consolidated interim financial statements for the nine months ended December 31, 2024. Further, the figures for the quarter ended December 31, 2024, are the balancing amounts between the audited special purpose consolidated interim financial statements for the nine months ended December 31, 2024 and the audited special purpose consolidated interim financial statements for the six months ended September 30, 2024.

4. The Group's primary business segment involves developing and licensing fully serviced office spaces, design and fitout services and related ancillary 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 Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended are not applicable to the Group.

5. Effective November 21, 2025, The Government of India has consolidated multiple existing labour legislations into a unified framework comprising four Labour Codes collectively referred to as the 'New Labour Codes'. The corresponding rules under these codes are yet to be notified by state / central authorities.

Under Ind AS 19, changes to employee benefit plans arising from legislative amendments constitute a plan amendment, requiring recognition of past service cost in the statement of profit and loss. The New Labour Codes has resulted in estimated one time increase in provision for employee benefits of the Group by Rs. 5.34 million and the same has been recognised in current reporting period as employee benefit expenses.

The Group continues to monitor the finalisation of Central / State Rules and clarifications from the Government on other aspects of the Labour Code and would provide appropriate accounting impact, if any, based of such developments.

6. All the amounts included in the Unaudited Consolidated Financial Results are rounded off to the nearest million, except per share data and unless stated otherwise.

7. The results for the quarter and nine months ended December 31, 2025 are available on Stock Exchange websites www.nseindia.com and www.bseindia.com and on the Company's website <https://www.smartworksoffice.com/investors/>

Other Comprehensive Income			
	Date of start of reporting period	01-10-2025	01-04-2025
	Date of end of reporting period	31-12-2025	31-12-2025
	Whether results are audited or unaudited	Unaudited	Unaudited
	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 gain/(loss) on defined benefit plans	-0.80	-2.66
	Total Amount of items that will not be reclassified to profit and loss	-0.80	-2.66
2	Income tax relating to items that will not be reclassified to profit or loss	-0.20	-0.67
3	Amount of items that will be reclassified to profit and loss		
1	Net gain/(loss) due to foreign currency translation differences	3.54	19.99
	Total Amount of items that will be reclassified to profit and loss	3.54	19.99
4	Income tax relating to items that will be reclassified to profit or loss	0.00	0.00
5	Total Other comprehensive income	2.94	18.00

