



Date: 27th May, 2026

To, National Stock Exchange of India Limited (“NSE”) Listing Department Exchange Plaza, C-1 Block G, Bandra Kurla Complex Bandra [E], Mumbai – 400051	To, BSE Limited (“BSE”) Listing Department Corporate Relationship Department Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai - 400 001
NSE Scrip Symbol: SMARTWORKS	BSE Scrip Code: 544447
ISIN: INE0NAZ01010	ISIN: INE0NAZ01010

Sub: Press Release – “Smartworks strengthens presence in Bengaluru with ~4.92 lakh sq. ft. office lease”

Dear Sir/ Madam,

Pursuant to the applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI LODR”), we are enclosing herewith a Press Release titled “**Smartworks strengthens presence in Bengaluru with ~4.92 lakh sq. ft. office lease**”. The contents of the Press Release covers full details.

The said Press Release is also available on the website of the Company at <https://www.smartworksoffice.com/investors/>.

This is for information and records.

For **Smartworks Coworking Spaces Limited**

Punam Dargar

Company Secretary & Compliance Officer

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Smartworks Coworking Spaces Limited

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Smartworks strengthens presence in Bengaluru with ~4.92 lakh sq. ft. office lease

Gurugram, 27 May 2026: Smartworks Coworking Spaces Limited ("Smartworks" or "the Company"), India's largest managed office platform by total area under management, has strengthened its presence in Bengaluru with the leasing of a new campus at Sattva Aura on the city's Outer Ring Road. It spans ~4.92 lakh sq. ft., reflecting the company's continued focus on expanding large-format managed campuses across key enterprise corridors.

Sattva Aura is located on the Marathahalli - Sarjapur stretch of the Outer Ring Road (ORR), Bengaluru's premier Grade-A commercial corridor with one of the highest concentrations of technology parks and multinational occupiers in the city. The micro-market is home to leading technology companies and Global Capability Centres, making it one of the city's preferred office destinations.

The location is well supported by urban infrastructure and public transport networks, with airport connectivity and a range of hospitality and business amenities nearby, making it attractive for large enterprises and GCCs.

Commenting on the expansion, **Neetish Sarda, Founder and Managing Director, Smartworks**, said, *"Bengaluru continues to be one of India's most important enterprise markets, particularly with the sustained growth of Global Capability Centres and technology-led businesses. Our expansion strengthens our presence in a key micro-market along the Outer Ring Road and allows us to support large organisations seeking scale, reliability and high-quality workplace infrastructure. As enterprises consolidate their portfolios with fewer, larger partners, our model is built precisely for that shift - large campuses, long tenures, and a standardised experience across centres."*

Shivam Agarwal, Vice President, Strategy, Sattva Group said, *"Smartworks brings real operating expertise and enterprise focus to Sattva Aura, and that's exactly the kind of partnership that makes sense for this asset. The demand from enterprises and GCCs for flexible, high-quality workspace is only growing and a big part of that is companies rethinking how their physical environment supports talent, collaboration, and productivity in an AI-first world. Bengaluru is at the centre of that shift, and Sattva Aura was built to be right in the middle of it. This partnership reflects our shared belief in where the market is heading and our commitment to building long-term relationships with partners who take workspace quality as seriously as we do."*

The new campus features modern office infrastructure, extensive in-house parking and a cafeteria, along with on-site amenities such as training rooms, a gym, medical room and executive lounge, among others, creating a well-equipped workplace environment for employees.

Smartworks already operates multiple managed office campuses across Bengaluru's key commercial districts including Hebbal, the Central Business District, Bellandur, and Koramangala.

Smartworks recently announced its FY26 results, its first financial year as a listed company, with reported revenues of ₹1,796 crore, up 31% year-on-year. The company also strengthened its growth visibility with over ₹5,200 crore of contracted rental revenue, full supply visibility for FY27, and nearly 75% visibility already in place for FY28.

Earlier this year, the company crossed 10 million sq. ft. of operational portfolio, becoming the first listed flex workspace platform in India to achieve this milestone. As of March 31, 2026, Smartworks has a total footprint of ~16.1 million sq. ft., across 66 centres in 15 cities in India and Singapore.

As part of its operating model, Smartworks partners with developers to lease large buildings and transform them into fully managed enterprise campuses. These campuses integrate workspace design, technology infrastructure and workplace services to support collaboration, productivity and operational efficiency for large organisations.

About Smartworks Coworking Spaces Limited

Smartworks is India's largest managed office platform by total area under management, with a footprint of ~16.1 million sq. ft. across 66 centres in 15 cities in India and Singapore, as of March 31, 2026. The company partners with developers to transform large bare-shell properties into fully managed, enterprise-grade campuses. Smartworks primarily serves mid-to-large enterprises and works with 770+ clients, including multinational corporations, Global Capability Centres and fast-growing technology companies. The company also offers SmartVantage, a GCC-focused platform designed to support global organisations entering or expanding in India through scalable campuses and a curated ecosystem of partners.

Safe Harbor Statement

This press release (the "Release"), prepared by Smartworks Coworking Spaces Limited (the "Company"), is furnished solely for informational purposes and shall not constitute, or be relied upon in connection with, any offer, solicitation, or invitation to subscribe for or purchase any securities of the Company. No securities of the Company will be offered except by means of a statutory offering document that contains detailed information about the Company. The information and data contained herein have been compiled from sources the Company believes to be reliable; however, the Company makes no representation or warranty, express or implied, as to the accuracy, completeness, or fairness of such information. This Release is not intended to be all-inclusive, and readers should not rely solely on the information contained herein. The Company expressly disclaims any liability for any loss arising from, or in reliance upon, the whole or any part of the contents of this Release. This Release may include forward-looking statements regarding, among other things, the Company's financial performance, growth prospects, strategy, and market opportunities. These statements involve known and unknown risks, uncertainties, and other factors such as macro-economic conditions, competitive pressures, regulatory changes, technological developments, and execution challenges that could cause actual results, performance, or achievements to differ materially from those expressed or implied herein. The Company undertakes no obligation to update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise, except as required by applicable law. Any forward-looking statements or projections attributed to third parties contained in this Release are not endorsed by the Company, which accepts no responsibility for such third-party information

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