

**Date:** 11th February, 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: Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Capacity Addition

Dear Sir/ Madam,

Pursuant to provisions of Regulation 30 read with Schedule III - Part A, Para B of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby inform you that the Company has entered into a lease deed for capacity addition in Mumbai, admeasuring 1,82,300 Sq. Ft, which will result in an increase in its operational capacity.

The details pursuant to SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024, are enclosed herewith as *Annexure A*.

The said Disclosure 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


Punam Dargar
Company Secretary & Compliance Officer
Mem. No.: A56987

Address: Unit No. 305-310, Plot No 9, 10 & 11 Vardhman Trade Centre
Nehru Place, South Delhi, Delhi, India, 110019

Encl.: As above

Smartworks Coworking Spaces Limited

(Formerly known as Smartworks Coworking Spaces Private Limited)

Regd. Office: Unit No. 305 – 310, Plot No. 9,10, & 11, Vardhman Trade Centre, Nehru Place, South Delhi – 110 019.

Corporate Office: DLF Commercial Building, Block - 3, Zone-6, DLF Phase – 5, Gurugram, Haryana-122002

Phone No: 0124-6919 400

CIN: L74900DL2015PLC310656



Annexure A

Details pertaining to Capacity Addition:

Sl. No.	Particulars	Description
1	Existing capacity *	11.1 Million Sq. Ft. (Leased Capacity) 9.2 Million Sq. Ft (Operational Capacity)
2	Existing capacity utilization *	84% (Operational Capacity)
3	Proposed capacity addition	1,82,300 Sq. Ft
4	Period within which the proposed capacity is to be added	Within February – 2026
5	Investment required	INR 25.00 Crores (Approx.)
6	Mode of financing	Internal Accruals/ Issue Proceeds
7	Rationale	Capacity expansion to support business growth and expand the Company's operational footprint.

* Figures as at 31st December, 2025.

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