



Date: 15th January, 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 ISIN: INE0NAZ01010 | BSE Scrip Code: 544447 ISIN: INE0NAZ01010 |

Sub: Outcome of Board Meeting dated 15th January, 2026 & Unaudited (Standalone & Consolidated) Financial Result for the quarter ended 31st December, 2025

Dear Sir/ Madam,

In continuation of our letter dated January 09, 2026 and pursuant to Regulation 30 read with Schedule III and other applicable provisions of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we would like to inform you that the Board in its meeting held today i.e. January 15, 2026, considered and approved the Unaudited Financial Results (Standalone and Consolidated) for the quarter ended 31st December, 2025 along with Limited Review Report.

The said Financial Results along with Limited Review Report were duly reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company, at their respective meetings held today.

The meeting of the Board commenced at 04:30 P.M. (IST) and concluded at 05:03 P.M. (IST)

The above information will also be hosted on the website of the company i.e. <https://www.smartworksoffice.com/investors/>.

Kindly take the same on record.

For **Smartworks Coworking Spaces Limited**

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



**INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM
STANDALONE FINANCIAL RESULTS**

TO THE BOARD OF DIRECTORS OF

**SMARTWORKS COWORKING SPACES LIMITED (FORMERLY KNOWN AS
SMARTWORKS COWORKING SPACES PRIVATE LIMITED)**

1. We have reviewed the accompanying Statement of Standalone Unaudited Financial Results of **SMARTWORKS COWORKING SPACES LIMITED** ("the Company"), for the quarter and nine months ended December 31, 2025 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. The Statement includes the results for the quarter ended December 31, 2024 are balancing amounts between the special purpose audited standalone financial statements for the nine months ended December 31, 2024 and the special purpose audited standalone financial statements for the six months ended September 30, 2024.

Our conclusion on the Statement is not modified in respect of this matter.



**Deloitte
Haskins & Sells LLP**

5. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)



A handwritten signature in blue ink, appearing to read "Nilesh".

Place: Gurugram
Date: January 15, 2026

Nilesh H. Lahoti
Partner
(Membership No. 130054)
UDIN: 26130054RHDWEA1922

SMARTWORKS

Smartworks Coworking Spaces Limited
(Formerly known as Smartworks Coworking Spaces Private Limited)

CIN: L74900DL2015PLC310656

Registered Office: Unit No. 305-310, Plot No. 9, 10 & 11, Vardhman Trade Centre, Nehru Place, New Delhi - 110019

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2025

(Rs. in million; except per share data)

| Sl. No. | Particulars | Quarter ended | | | Nine months ended | | Previous year ended |
|---------|--|-------------------|--------------------|-----------------------------|-------------------|-----------------------------|---------------------|
| | | December 31, 2025 | September 30, 2025 | December 31, 2024 | December 31, 2025 | December 31, 2024 | March 31, 2025 |
| | | (Unaudited) | (Unaudited) | (Audited) (Refer Note 3) | (Unaudited) | (Audited) (Refer Note 3) | (Audited) |
| 1 | Income | | | | | | |
| | Revenue from operations | 4,609.85 | 4,136.09 | 3,402.93 | 12,393.79 | 9,910.05 | 13,398.72 |
| | Other income | 164.02 | 166.60 | 123.14 | 421.99 | 335.27 | 373.80 |
| | Total income | 4,773.87 | 4,302.69 | 3,526.07 | 12,815.78 | 10,245.32 | 13,772.52 |
| 2 | Expenses | | | | | | |
| | Operating expenses | 1,310.72 | 1,207.92 | 1,015.51 | 3,540.04 | 3,116.55 | 4,109.52 |
| | Employee benefits expense | 230.99 | 213.93 | 148.05 | 654.98 | 429.00 | 608.04 |
| | Finance costs | 956.89 | 914.78 | 846.14 | 2,672.68 | 2,551.30 | 3,339.82 |
| | Depreciation and amortisation expense | 2,168.63 | 1,917.85 | 1,610.68 | 5,766.67 | 4,603.64 | 6,152.89 |
| | Other expenses | 102.72 | 98.94 | 141.07 | 288.38 | 283.51 | 337.78 |
| | Total expenses | 4,769.95 | 4,353.42 | 3,761.45 | 12,922.75 | 10,984.00 | 14,548.05 |
| 3 | Profit/(loss) before tax | 3.92 | (50.73) | (235.38) | (106.97) | (738.68) | (775.53) |
| 4 | Tax expense/(credit) | | | | | | |
| | Current tax | - | - | - | - | - | - |
| | Deferred tax | 0.99 | (12.77) | (61.20) | (26.92) | (192.06) | (158.16) |
| | Total tax expense/(credit) | 0.99 | (12.77) | (61.20) | (26.92) | (192.06) | (158.16) |
| 5 | Profit/(loss) for the period/ year | 2.93 | (37.96) | (174.18) | (80.05) | (546.62) | (617.37) |
| 6 | Other comprehensive income/(loss) | | | | | | |
| | Items not be reclassified to profit or loss: | | | | | | |
| | - Re-measurement gain/(loss) on defined benefit plans | (0.83) | (1.87) | 0.19 | (2.75) | 0.02 | (0.19) |
| | - Tax related to above item | 0.21 | 0.47 | (0.04) | 0.69 | - | 0.05 |
| | Other comprehensive income/(loss) for the period/year | (0.62) | (1.40) | 0.15 | (2.06) | 0.02 | (0.14) |
| 7 | Total comprehensive profit/(loss) for the period/year | 2.31 | (39.36) | (174.03) | (82.11) | (546.60) | (617.51) |
| 8 | Earnings per share^# (Face value : Rs. 10 each) | | | | | | |
| | Basic | 0.03 | (0.33) | (1.68) | (0.73) | (5.36) | (6.04) |
| | Diluted | 0.03 | (0.33) | (1.68) | (0.73) | (5.36) | (6.04) |
| | Paid up equity share capital (Face value : Rs. 10 each) | 1,142.62 | 1,142.55 | 1,031.90 | 1,142.62 | 1,031.90 | 1,031.90 |
| | Other equity | - | - | - | - | - | 101.67 |

^ Earnings per share are not annualised for the quarters and nine months.

For the quarter and nine months ended December 31, 2024, the cumulative convertible preference shares classified as equity instruments are included as a part of Basic and Diluted Earnings per share computation as these can be converted to equity shares at any point of time.



SMARTWORKS

Smartworks Coworking Spaces Limited
(Formerly known as Smartworks Coworking Spaces Private Limited)

CIN: L74900DL2015PLC310656

Registered Office: Unit No. 305-310, Plot No. 9, 10 & 11, Vardhman Trade Centre, Nehru Place, New Delhi - 110019

NOTES TO UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2025

1. The Unaudited Standalone Financial Results for the quarter and nine months ended December 31, 2025 of the Company 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 Standalone Financial Results has been carried out by the Statutory Auditors.

2. The Unaudited Standalone 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 Company's audited special purpose standalone 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 standalone interim financial statements for the nine months ended December 31, 2024 and the audited special purpose standalone interim financial statements for the six months ended September 30, 2024.

4. The Company's primary business segment involves developing and licensing fully serviced office spaces, design and fitout services and related ancillary services. The Company's Chief Operating Decision Maker (CODM) reviews the Company's performance as a single operating unit. Accordingly, the Company 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 Company.

5. During the quarter ended September 30, 2025, the Company successfully completed its Initial Public Offering ("IPO") of 14,321,474 equity shares with a face value of Rs. 10 each at an issue price of Rs. 407 per share (this includes 88,812 shares issued under the employee quota at a discounted price of Rs. 370 per share). The IPO comprised a fresh issue of 10,941,734 shares and an offer for sale of 3,379,740 shares by selling shareholders. Pursuant to IPO, the equity shares of the Company were listed on the National Stock Exchange of India Limited (NSE) and the BSE Limited on July 17, 2025. The utilisation of IPO Proceeds from fresh issue of Rs. 4,450 million is summarised below:-

| Particulars | (Rs. in million) | | |
|---|--|---|---|
| | Gross proceeds from issue of equity shares | Amount utilised up to December 31, 2025 | Amount unutilised as at December 31, 2025 |
| Repayment/ prepayment/ redemption, in full or in part, of certain borrowings availed by our Company | 1,140.00 | 1,140.00 | - |
| Capital expenditure for fit-outs in the new centres and for security deposits of the new centres | 2,258.40 | 645.06 | 1,613.34 |
| General corporate purposes | 566.32 | 563.63 | 2.69 |
| Offer related expenses to the extent applicable to the fresh issue of equity shares | 485.28 | 374.37 | 110.91 |
| Total | 4,450.00 | 2,723.06 | 1,726.94 |

The net proceeds which are unutilised as at December 31, 2025 are temporarily deposited and invested in the escrow account, monitoring account and fixed deposit by Company.

6. 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 Company by Rs. 5.34 million and the same has been recognised in current reporting period as employee benefit expenses.

The Company 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.

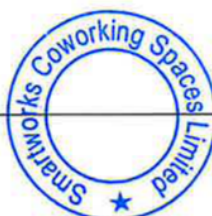
7. All the amounts included in the Unaudited Standalone Financial Results are rounded off to the nearest million, except per share data and unless stated otherwise.

8. 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/>



Place: Gurugram
Date: January 15, 2026

For and on behalf of the Board of Directors of
Smartworks Coworking Spaces Limited
(Formerly known as Smartworks Coworking Spaces Private Limited)




Neetish Sarda
Managing Director
DIN: 07262894

INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF

SMARTWORKS COWORKING SPACES LIMITED (FORMERLY KNOWN AS SMARTWORKS COWORKING SPACES PRIVATE LIMITED)

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **SMARTWORKS COWORKING SPACES LIMITED** ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), for the quarter and nine months ended December 31, 2025 ("the Statement") being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of Parent's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under Section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. The Statement includes the results of the following entities:

Parent Company

- i. Smartworks Coworking Spaces Limited (formerly known as Smartworks Coworking Spaces Private Limited)



Subsidiaries

- i. Smartworks Tech Solutions Private Limited
- ii. Smartworks Office Services Private Limited
- iii. Smartworks Stellar Services Private Limited
- iv. Smartworks Space Pte. Ltd.

5. The Statement includes the results for the quarter ended December 31, 2024, are balancing amounts between the special purpose audited consolidated financial statements for the nine months ended December 31, 2024 and the special purpose audited consolidated financial statements for the six months ended September 30, 2024.

Our conclusion on the Statement is not modified in respect of this matter.

6. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of the other auditors referred to in paragraph 8 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
7. We did not review the financial results of three subsidiaries included in the consolidated unaudited financial results, whose interim financial results reflect total revenues of Rs. 38.63 millions and Rs. 148.73 millions, total profit after tax of Rs. 0.89 millions and Rs. 7.39 millions and total comprehensive profit of Rs. 0.91 millions and Rs 7.46 millions for the quarter and nine months ended December 31, 2025, respectively, as considered in the Statement. These interim financial results have been reviewed by other auditors whose report have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of subsidiaries is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above.

Our conclusion on the Statement is not modified in respect of this matter.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)



Nilesh H. Lahoti

Partner

(Membership No. 130054)

UDIN: 26130054YHMLZPL4141

Place: Gurugram
Date: January 15, 2026

SMARTWORKS

Smartworks Coworking Spaces Limited
(Formerly known as Smartworks Coworking Spaces Private Limited)

CIN: L74900DL2015PLC310656

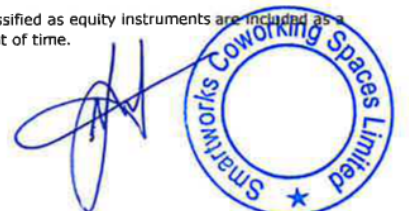
Registered Office: Unit No. 305-310, Plot No. 9, 10 & 11, Vardhman Trade Centre, Nehru Place, New Delhi - 110019

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2025

| (Rs. in million; except per share data) | | | | | | |
|---|---|-------------------|--------------------|-----------------------------|-------------------|-----------------------------|
| Sl. No. | Particulars | Quarter ended | | | Nine months ended | |
| | | December 31, 2025 | September 30, 2025 | December 31, 2024 | December 31, 2025 | December 31, 2024 |
| | | (Unaudited) | (Unaudited) | (Audited) (Refer Note 3) | (Unaudited) | (Audited) (Refer Note 3) |
| 1 | Income | | | | | |
| | Revenue from operations | 4,721.28 | 4,247.83 | 3,518.27 | 12,761.22 | 10,156.22 |
| | Other income | 160.18 | 162.84 | 117.94 | 410.78 | 319.95 |
| | Total income | 4,881.46 | 4,410.67 | 3,636.21 | 13,172.00 | 10,476.17 |
| 2 | Expenses | | | | | |
| | Operating expenses | 1,323.28 | 1,221.21 | 1,032.46 | 3,579.89 | 3,153.96 |
| | Purchases of stock-in-trade | 2.27 | 1.71 | - | 35.63 | - |
| | Employee benefits expense | 245.26 | 230.93 | 159.26 | 709.75 | 460.86 |
| | Finance costs | 967.99 | 927.99 | 853.14 | 2,710.55 | 2,568.34 |
| | Depreciation and amortisation expense | 2,232.74 | 1,980.07 | 1,670.40 | 5,951.93 | 4,745.16 |
| | Other expenses | 94.35 | 92.63 | 143.78 | 268.24 | 292.98 |
| | Total expenses | 4,865.89 | 4,454.54 | 3,859.04 | 13,255.99 | 11,221.30 |
| 3 | Profit/(loss) before tax | 15.57 | (43.87) | (222.83) | (83.99) | (745.13) |
| 4 | Tax expense/ (credit) | | | | | |
| | Current tax | 1.97 | 0.10 | - | 2.08 | - |
| | Deferred tax | 1.20 | (12.58) | (62.58) | (25.11) | (196.34) |
| | Total tax expense/ (credit) | 3.17 | (12.48) | (62.58) | (23.03) | (196.34) |
| 5 | Profit/(loss) for the period/ year | 12.40 | (31.39) | (160.25) | (60.96) | (548.79) |
| 6 | Other comprehensive income/(loss) | | | | | |
| | Items to be reclassified to profit or loss: | | | | | |
| | - Net gain/(loss) due to foreign currency translation differences | 3.54 | 4.72 | (8.83) | 19.99 | 0.70 |
| | Items not be reclassified to profit or loss: | | | | | |
| | - Re-measurement gain/(loss) on defined benefit plans | (0.80) | (1.74) | 0.15 | (2.66) | (0.21) |
| | - Tax related to above item | 0.20 | 0.44 | (0.03) | 0.67 | 0.06 |
| | Other comprehensive income/(loss) for the period/year | 2.94 | 3.42 | (8.71) | 18.00 | 0.55 |
| 7 | Total comprehensive income/(loss) for the period/year | 15.34 | (27.97) | (168.96) | (42.96) | (548.24) |
| 8 | Earnings per share^# | | | | | |
| | (Face value : Rs. 10 each) | | | | | |
| | Basic | 0.11 | (0.27) | (1.55) | (0.55) | (5.39) |
| | Diluted | 0.11 | (0.27) | (1.55) | (0.55) | (5.39) |
| | Paid up equity share capital (Face value : Rs. 10 each) | 1,142.62 | 1,142.55 | 1,031.90 | 1,142.62 | 1,031.90 |
| | Other equity | - | - | - | - | 46.91 |

^ Earnings per share are not annualised for the quarters and nine months.

For the quarter and nine months ended December 31, 2024, the cumulative convertible preference shares classified as equity instruments are included as a part of Basic and Diluted Earnings per share computation as these can be converted to equity shares at any point of time.



SMARTWORKS

Smartworks Coworking Spaces Limited
(Formerly known as Smartworks Coworking Spaces Private Limited)

CIN: L74900DL2015PLC310656

Registered Office: Unit No. 305-310, Plot No. 9, 10 & 11, Vardhman Trade Centre, Nehru Place, New Delhi - 110019

NOTES TO UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2025

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. During the quarter ended September 30, 2025, the Parent Company successfully completed its Initial Public Offering ("IPO") of 14,321,474 equity shares with a face value of Rs. 10 each at an issue price of Rs. 407 per share (this includes 88,812 shares issued under the employee quota at a discounted price of Rs. 370 per share). The IPO comprised a fresh issue of 10,941,734 shares and an offer for sale of 3,379,740 shares by selling shareholders. Pursuant to IPO, the equity shares of the Parent Company were listed on the National Stock Exchange of India Limited (NSE) and the BSE Limited on July 17, 2025. The utilisation of IPO Proceeds from fresh issue of Rs. 4,450 million is summarised below:-

| Particulars | (Rs. in million) | | |
|--|--|---|---|
| | Gross proceeds from issue of equity shares | Amount utilised up to December 31, 2025 | Amount unutilised as at December 31, 2025 |
| Repayment/ prepayment/ redemption, in full or in part, of certain borrowings availed by our Parent Company | 1,140.00 | 1,140.00 | - |
| Capital expenditure for fit-outs in the new centres and for security deposits of the new centres | 2,258.40 | 645.06 | 1,613.34 |
| General corporate purposes | 566.32 | 563.63 | 2.69 |
| Offer related expenses to the extent applicable to the fresh issue of equity shares | 485.28 | 374.37 | 110.91 |
| Total | 4,450.00 | 2,723.06 | 1,726.94 |

The net proceeds which are unutilised as at December 31, 2025 are temporarily deposited and invested in the escrow account, monitoring account and fixed deposit by Parent Company.

6. 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 on such developments.

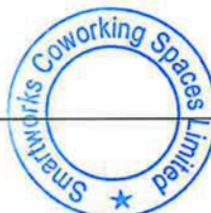
7. All the amounts included in the Unaudited Consolidated Financial Results are rounded off to the nearest million, except per share data and unless stated

8. 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/>



Place: Gurugram
Date: January 15, 2026

For and on behalf of the Board of Directors of
Smartworks Coworking Spaces Limited
(Formerly known as Smartworks Coworking Spaces Private Limited)



Neetish Sarda
Managing Director
DIN: 07262894