



Date: 6th April, 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 Expands Multi-City Managed Office Deal With Forbes 2000 Global CX Leader ; Client Portfolio Now Spans Four Cities With Over 5,000 Seats ; Expected rental revenue from all locations exceeds INR 155 Cr.”

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 Expands Multi-City Managed Office Deal With Forbes 2000 Global CX Leader ; Client Portfolio Now Spans Four Cities With Over 5,000 Seats Expected rental revenue from all locations exceeds INR 155 Cr.”**. 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
DARGA
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Punam Dargar
Company Secretary & Compliance Officer

Mem. No.: A56987

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Encl.: As above

Smartworks Coworking Spaces Limited

(Formerly known as Smartworks Coworking Spaces Private Limited)

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Smartworks expands multi-city managed office deal with Forbes 2000 global CX leader ; Client portfolio now spans four cities with over 5,000 seats

Expected rental revenue from all locations exceeds INR 155 Cr.

Gurugram, India, April 6th 2026 : Smartworks Coworking Spaces Limited (“Smartworks”), India’s largest managed office platform by area under management, today announced the expansion of its multi-city engagement with a Forbes 2000 company and a global leader in digital business services and customer experience (CX) management.

With the addition of 1,150 seats at Smartworks’ managed campus at Tata Intellion Park, Navi Mumbai, the client’s total portfolio with the company now spans Bengaluru, Kolkata, Hyderabad, and Mumbai, taking the overall seat count to over 5,000 seats.

The combined expected rental revenue from these locations is estimated to exceed INR 155 Cr., which includes the newly signed Mumbai managed office deal of INR 51 Cr.

Commenting on the development, **Neetish Sarma, Founder and Managing Director, Smartworks**, said: *“As enterprises expand across regions, they increasingly value consistency in experience, speed of execution, and the ability to scale seamlessly within a single ecosystem. This continued expansion across four cities reflects the strength of the platform we have built and the long-term relationships we continue to deepen with global clients.”*

The deal also highlights the increasing preference among large enterprises for campus-style, multi-city workspace partnerships, as Smartworks continues to see strong momentum from large-format deployments and enterprise expansion mandates.

A significant share of Smartworks’ portfolio is driven by large-format deployments, with 1,000+ seat clients contributing approximately 35% of revenue, led by enterprise and GCC demand. Multi-city clients contributed ~31% to the company’s overall revenue in Q3 FY26, highlighting the company’s strength in serving enterprises across geographies.

As of Q3 FY26, Smartworks had over INR 4,700 Cr. of committed rental revenue, reinforcing the long-tenure, enterprise-led nature of the business.

Smartworks leases large commercial buildings and converts them into managed office campuses designed for enterprise use. The company manages design, delivery, technology, and daily operations, allowing occupiers to scale efficiently without owning or managing real estate.

About Smartworks Coworking Spaces Limited

Smartworks is India’s largest managed office platform by total area under management, with a footprint of ~15.3 million sq. ft. across 63 centres in 15 cities in India and Singapore. The Company partners with developers to transform large, bare-shell assets into fully managed, enterprise-grade campuses. Smartworks primarily serves mid-to-large enterprises and counts 770+ clients, including Forbes 2000 companies, GCCs, MNCs, and high-growth startups. The Company also offers SmartVantage, a GCC focused solution combining scalable campuses with a curated partner ecosystem to enable rapid and compliant expansion in India.

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.

For more information, reach out to:

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