	Name of the Issue: Smartworks Coworking Spaces Limited		Last updated on	15-Aug-26
1	**Type of Issue**	Initial Public offer		
2	**Offer Size (Rs. Mn)**	**5,825.55**		
	Fresh Issue Size (Rs. Mn)	4,450.00		
	Offer for Sale (Rs Mn)	1,375.55		
	**Source: Prospectus for the offer dated July 14, 2025*			
3	**Grade of issue along with name of the rating agency**			
	Name	NA		
	Grade	NA		
4	**Subscription Level (Number of times)**	10.16		
	** excluding Eligible employee reservation and after removing technical rejections, multiple or duplicate Bids and Bids not banked/returned*			
	Source: Post Offer Report dated July 22, 2025			

5 QIB Holding (as a %age of Outstanding Capital) as disclosed to the stock exchanges

Particulars	%
(i) On Allotment in the offer [(1)]	20.02%
(ii) at the end of the 1st Quarter immediately after the listing of the issue (period ended September 30, 2025)	9.95%
(iii) at the end of 1st FY (March 31, 2026)	9.20%
(iv) at the end of 2nd FY (March 31, 2027)*	Not Available
(v) at the end of 3rd FY (March 31, 2028)*	Not Available

**QIB Holding not disclosed as reporting for the relevant period/fiscal year has not been completed.*
(1) Source: Post offer report dated July 22, 2025 and BSE website

6 Financials of the issuer

(Rs. in Mn)

Parameters	1st FY (March 31, 2026)	2nd FY (March 31, 2027)*	3rd FY (March 31, 2028)*
Income from operations	17,958.05	Not Available	Not Available
Net Profit for the period	105.28	Not Available	Not Available
Paid-up equity share capital	1,142.63	Not Available	Not Available
Reserves excluding revaluation reserves	4,164.14	Not Available	Not Available

**Financials not available as reporting for the relevant years has not been completed.*

7 Trading Status

The equity shares of Smartworks Coworking Spaces Limited are listed on both the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE") (and together with BSE the "Stock Exchanges")

The equity shares have not been suspended or delisted.

Particulars	Status
(i) at the end of 1st FY (March 31, 2026)	Frequently Traded
(ii) at the end of 2nd FY (March 31, 2027)*	Not Available
(iii) at the end of 3rd FY (March 31, 2028)*	Not Available

** Trading status not disclosed as the relevant fiscal years have not been completed.*

8 Change in Directors of Issuer from the disclosures in the offer document[#]

Particulars	Name of Director	Appointed/Resigned
(i) at the end of 1st FY (March 31, 2026)	Mr. Ho Kiam Kheong	Change in designation from Nominee Director to an Additional Non-Executive Director
	Mr. Ho Kiam Kheong	Change in designation from Additional Non-Executive Director to the Non-Executive Director
	Mr. Neetish Sarda	Re-appointment as as Managing Director of the Company
(ii) at the end of 2nd FY (March 31, 2027)**	Mr. Dilip Deshmukh	Appointment as Non-Executive and Independent Director
	Mr. Rajeev Krishnamuralilal Agarwal	Appointment as Additional Non-Executive and Independent Director
(iii) at the end of 3rd FY (March 31, 2028)*	NA	NA

** Relevant fiscal years have not been completed.*
*** Updated as of August 15, 2026*
 # Source - Stock Exchange website

9 Status of implementation of project/ commencement of commercial production

(i) as disclosed in the offer document	Not applicable*
(ii) Actual implementation	Not applicable*
(iii) Reasons for delay in implementation, if any	Not applicable*

** Company did not undertake any implementation of project hence the same is not applicable*

10 Status of utilization of issue proceeds

(i) As disclosed in the offer document

In ₹ Million

Particulars	Amount proposed to be funded from Net Proceeds (in Rs. million)*	Estimated Deployment (Financial Year 2026)		Estimated Deployment (Financial Year 2027)
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*	*1,750.00*		*508.40*
General corporate purposes	*566.32*	*566.32*		
Total Net Proceeds	***3,964.72***	***3,456.32***		***508.40***

**Source: Prospectus for the offer dated July 14, 2025*

(ii) Actual utilization

In ₹ Million

Particulars	Amount proposed to be funded from Net Proceeds	Amount Deployed/Utilized as at March 31, 2026*
Repayment/ prepayment/ redemption, in full or in part, of certain borrowings availed by our Company	*1,140.00*	*1140.00*
Capital expenditure for fit-outs in the New Centres and for security deposits of the New Centres	*2,258.40*	*1596.50*
General corporate purposes	*1,051.62*	*1011.30*
Total Net Proceeds	***4,450.02***	***3,747.80***

(iii) Reasons for deviation, if any Nil*

** Report issued by Monitoring agent dated July 22, 2026*

11 Comments of monitoring agency, if applicable

(i) Comments on use of funds	Nil*
(ii) Comments on deviations, if any, in the use of proceeds of the Issue from the	
(iii) Any other reservations expressed by the monitoring agency about the end use of funds	

** Report issued by Monitoring agent dated July 22, 2026*

12 Pricing Data

Designated Stock Exchange	NSE
Offer Price (Rs.)	740.00
Listing Date	17-Jul-25

Price parameters	At close of listing day (July 17, 2025)	Close of 30th calendar day from listing day [2] (August 15, 2025)	Close of 90th calendar day from listing day [3] (October 14, 2025)	As at the end of the 1st FY after the listing of the issue (31st March, 2026) [4]		
				Closing price	High (during the FY)	Low (during the FY)
Market Price on NSE[5]	445.05	455.00	540.70	372.45	619.00	361.50
Nifty*[5]	25,111.45	24,631.30	25,145.50	22,331.40	26,373.20	21,743.65
Sectoral Index[6]	Not comparable to any of the available sectoral indices			Not comparable to any of the available sectoral indices		

Price parameters	As at the end of the 2nd FY after the listing of the issue (31st March, 2027)[1][4]			As at the end of the 3rd FY after the listing of the issue (31st March, 2028)[1][4]		
	Closing price	High (during the FY)	Low (during the FY)	Closing price	High (during the FY)	Low (during the FY)
Market Price on NSE[5]	NA	NA	NA	NA	NA	NA
Nifty*[5]	NA	NA	NA	NA	NA	NA
Sectoral Index[6]	Not comparable to any of the available sectoral indices			Not comparable to any of the available sectoral indices		

**Source: NSE website*

(1) The pricing data is not disclosed as the relevant fiscal years have not been completed

(2) 30th calendar day is taken as listing date plus 29 calendar days

(3) 90th calendar day is taken as listing date plus 89 calendar days

(4) High and Low based on intra day prices

(5) In case of reporting dates falling on a trading holiday, values for the trading day immediately preceding the trading holiday have been considered.

(6) Comparable Sectoral index is not available

13 Basis for Offer Price

Accounting ratio		As disclosed in the offer document[1]	At the end of 1st FY (March 31, 2026)	At the end of 2nd FY (March 31, 2027)[3]	At the end of 3rd FY (March 31, 2028)[3]
EPS (₹)	**Issuer:**				
	Consolidated (Basic)	-6.18	0.95		
	Consolidated (Diluted)	-6.18	0.95		
	Peer Group:				
	Awfis Space Solutions Limited (Basic)	9.75	9.93		
	Awfis Space Solutions Limited (Diluted)	9.67	9.92		
	Industry Avg:	**1.75**	**5.44**		
Price to Earnings Ratio (P/E)	**Issuer:**				
	Consolidated (Basic)	N.A	392.05		
	Consolidated (Diluted)	NA	392.05		
	Peer Group (Consolidated)				
	Awfis Space Solutions Limited (Basic)	62.66	23.23		
	Awfis Space Solutions Limited (Diluted)	63.18	23.25		
	Industry Avg:	**63.18**	**207.65**		
Return on Net Worth (%)	**Issuer:**				
	Consolidated	-58.76%	1.98%		
	Peer Group: (Consolidated)				
	Awfis Space Solutions Limited	14.78%	12.83%		
	Industry Avg:	**-21.99%**	**7.40%**		
NAV per Equity Share (₹ per share)	**Issuer:**				
	Consolidated	10.55	46.44		
	Peer Group: (Consolidated)				
	Awfis Space Solutions Limited	65.97	77.22		
	Industry Avg:	**38.26**	**61.83**		
Revenue from operation for Fiscal 2025 (in ₹million)	**Issuer:**				
	Consolidated	13,740.56	17,958.05		
	Peer Group: (Consolidated)				
	Awfis Space Solutions Limited	12,075.35	15,861.25		
	Industry Avg:	**12,907.96**	**33,819.30**		

*(1)*Source: Prospectus for the offer dated July 14, 2025*

(2) Information sourced from financials filed by the Issuer Company and Peers on the stock exchanges

(3) Information not provided as the relevant fiscal year has not completed

Key ratios for the Company for the three fiscal years stated above shall be calculated as follows:

(i) Basic and diluted earnings/ (loss) per equity share: Basic and diluted earnings/ (loss) per equity share are computed in accordance with Indian Accounting Standard 33 notified under the Companies (Indian Accounting Standards) Rules of 2015 (as amended).

(ii) Return on Net Worth (%) = Restated profit/(loss) after tax for the years attributable to the owners of the Company divided by the Net Worth at the end of the year.

(iii) Net asset value per equity share (₹) means Total Equity divided by weighted average number of equity shares (including Cumulative Convertible Preference Shares classified as equity instruments) outstanding during the year.

14 **Any other material information**

Date	Announcement
17 July 2025	Listing of Equity Shares of Smartworks Coworking Spaces Ltd
17 July 2025	Closure of Trading Window
17 July 2025	Announcement under regulation 30(5) of SEBI LODR regulation to authorize KMPs to determine materiality of an event or information and for the purpose of making disclosure to the stock exchange(s)
17 July 2025	Code of Practices and Procedures for Fair disclosure of Unpublished Price Sensitive Information framed under Regulation 8 (1) of SEBI PIT Regulations.
19 July 2025	Update in the litigation matter in reference to the appeal filed by Infrastructure Watchdog before the Securities Appelllate Tribunal in relation to the initial public offering of the equity shares of our Company as disclosed in the prospectus dated July 14, 2025
22 July 2025	Update in the litigation matter in reference to the appeal filed by Infrastructure Watchdog before the Securities Appelllate Tribunal in relation to the initial public offering of the equity shares of our Company as disclosed in the prospectus dated July 14, 2025
25 July 2025	Authorization to KMPs for determining the materiality of an event and making disclosures
04 August 2025	Update in the litigation matter in reference to the appeal filed by Infrastructure Watchdog before the Securities Appelllate Tribunal in relation to the initial public offering of the equity shares of our Company as disclosed in the prospectus dated July 14, 2025
06 August 2025	Update in the litigation matter in reference to the appeal filed by Infrastructure Watchdog before the Securities Appelllate Tribunal in relation to the initial public offering of the equity shares of our Company as disclosed in the prospectus dated July 14, 2025
07 August 2025	Meeting of the Board of Directors of the Company is scheduled on 12/08/2025 ,inter alia, to consider and approve the Unaudited Financial Results (Standalone and Consolidated) for the quarter ended June 30, 2025, along with the Limited Review Report.
12 August 2025	Unaudited (Standalone & Consolidated) Financial Results for the quarter ended 30th June, 2025
09 August 2025	Update in the litigation matter in reference to the appeal filed by Infrastructure Watchdog before the Securities Appelllate Tribunal in relation to the initial public offering of the equity shares of our Company as disclosed in the prospectus dated July 14, 2025
21 August 2025	Company has diluted the portion of its shareholding in Cleanmax. Pursuant tothis transaction, the Company's shareholding in Cleanmax from 24.82% to 9.08%. As a result of this dilution, Cleanmax ceases to be classified as an Associate of the Company as per the provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
25 August 2025	Update in the litigation matter in reference to the appeal filed by Infrastructure Watchdog before the Securities Appelllate Tribunal in relation to the initial public offering of the equity shares of our Company as disclosed in the prospectus dated July 14, 2025. The order of the SAT was challenged before the Hon'ble Supreme Court of India by Infrastructure Watchdog, which has now been dismissed by the Hon'ble Supreme Court of India
26 August 2025	Dilution of portion of Company's shareholding in Cleanmax and pursuant to such transaction, the Company's shareholding in Cleanmax reduced from 24.82% to 9.08%. All the formalities & compliances in this matter has been completed.
28 August 2025	Unaudited Standalone and Consolidated Financial Results for the quarter ended June 30, 2025 approved in Board Meeting held on August 12, 2025
29 August 2025	Dismissal of Appeal by the Hon"ble Supreme Court of India, filed aganist Smartworks Coworking Spaces Limited
01 September 2025	Appointment of M/s. SBYN & Associates LLP as the Secretarial Auditor and appointment of Internal Auditor
15 September 2025	Intimation of allotment 1,23,100 Equity Shares pursuant to exercise of stock options exercised under the Company"s Employee Stock Option Plan 2022
17 September 2025	Press Release-"Smartworks Achieves Milestone with Its Largest Mumbai Campus Over 557,000 sq.ft. at Intellion Park, Mumbai leased Portfolio Crosses 1 Million sq.ft".
29 September 2025	Press Release - "Smartworks launches "SmartVantage" to power the next phase of Global Capability Center (GCCs) growth in India".
27 October 2025	Meeting of the Board of Directors of the Company is scheduled on 06/11/2025 ,inter alia, to consider and approve the Unaudited Financial Results (Standalone and Consolidated) for the quarter and half year ended September 30, 2025, along with the Limited Review
03 November 2025	Press Release - " Smartworks Signs Agreement for the World"s Largest Flexible Workspace Campus over 815,000 sq. ft. at Eastbridge, Mumbai by Hiranandani Group".
06 November 2025	Unaudited (Standalone and Consolidated) Financial Results for the quarter and half year ended September 30, 2025
06 November 2025	Company has obtained an upgraded credit rating from CARE Ratings Limited vide its press release dated November 06, 2025
13 November 2025	Mr. Prashant Hakim, Chief Operating Officer, Senior Management Personnel ("SMP") of the Company, has tendered his resignation from the services of the Company due to personal reasons, with effect from the close of business hours of Thursday, November 13, 2025.
22 November 2025	CARE Ratings Limited vide its press release dated November 21, 2025 has reaffirmed the credit ratings which it had upgraded earlier on November 06, 2025
09 December 2025	Nomination and Remuneration Committee ("NRC"), through resolution passed by circulation took note of Resignation of Mr. Gokul Nolambur Rajasekar as Senior Management Personnel ("SMP") of Smartworks Coworking Spaces Limited and Group Chief Technology Officer of the Smartworks Tech Solutions Private Limited, (wholly owned subsidiary of Smartworks Coworking Spaces Limited) effective from December 17, 2025.
	Board of Directors of the Company, through resolution passed by circulation approved appointment and remuneration of Mr. Siddharth Banerjee, Group Chief Technology Officer in Smartworks Tech Solutions Private Limited, (wholly owned subsidiary of Smartworks Coworking Spaces Limited) and Senior Management Personnel ("SMP") of Smartworks Coworking Spaces Limited from immediate effect i.e., December 09, 2025.
23 December 2025	Intimation of allotment of 7650 Equity Shares pursuant to exercise of stock options exercised under the Company"s Employee Stock Option Plan 2022.
09 January 2026	Meeting of the Board of Directors of the Company is scheduled on 15/01/2026 ,inter alia, to consider and approve the Unaudited Financial Results (Standalone and Consolidated) for the quarter ended December 31, 2025, along with the Limited Review Reports thereon.
15 January 2026	Unaudited (Standalone and Consolidated) Financial Results for the quarter ended December 31, 2025

11 February 2026	Company 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.
26 February 2026	Company has entered into a lease deed for capacity addition in Jaipur, admeasuring 1,49,560 Sq. Ft, which will result in an increase in its operational capacity.
16 March 2026	Voluntary Disclosure - Acquisition of Equity Shares of Smartworks Coworking Spaces Limited by promoter
23 March 2026	Voluntary Disclosure - Acquisition of Equity Shares of Smartworks Coworking Spaces Limited by promoter
01 April 2026	Voluntary Disclosure - Acquisition of Equity Shares of Smartworks Coworking Spaces Limited by promoter
01 April 2026	Company has entered a lease deed for capacity addition in Hyderabad, admeasuring 1,25,906 Sq. Ft, which will result in an increase in its operational capacity.
27 April 2026	Meeting of the Board of Directors of the Company is scheduled on 30/04/2026 ,inter alia, to consider and approve the Audited (Standalone and Consolidated) Financial Statements/ Results of the Company for the Quarter and Financial Year ended March 31, 2026 alo
30 April 2026	Audited (Standalone and Consolidated) Financial Results of the Company for the Quarter and Financial Year ended March 31, 2026 along with the Stautory Audit Reports theron
20 May 2026	Company has added 4,02,200 Sq. Ft to its existing capacity, in Gurugram
27 May 2026	Company has added 4,92,661 Sq. Ft to its existing capacity, in Bengaluru
28 May 2026	Intimation of Credit Rating pursuant to the Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
25 June 2026	Audit Committee of the Company in its meeting held on 25th June 2026 have approved the proposed acquisition of WorkStudio Spaces Pte. Ltd., Singapore ("WorkStudio") by Smartworks Space Pte. Ltd., a wholly owned subsidiary of the Company (“Subsidiary”), subject to the requisite approval(s) and further the Board of Directors of the Company at its meeting held on 25th June, 2026, took note of the same.
25 June 2026	Proposed capacity addition pursuant to the approval of the Audit Committee of the Company for the proposed acquisition of WorkStudio Spaces Pte. Ltd., Singapore (“WorkStudio") by Smartworks Space Pte. Ltd., a wholly owned subsidiary of the Company (“Subsidiary”), subject to the requisite approval(s).
07 July 2026	Proposed acquisition of WorkStudio Spaces Pte. Ltd., based at Singapore ("WorkStudio") by Smartworks Space Pte. Ltd., a wholly owned subsidiary of the Company (“Subsidiary”) has been completed at a total consideration of 2.47 Million SGD on July 06, 2026. Consequently, WorkStudio has become Step Down Subsidiary of the Company.
07 July 2026	Proposed capacity addition pursuant to the approval of the Audit Committee of the Company for the proposed acquisition of WorkStudio Spaces Pte. Ltd., Singapore (“WorkStudio") by Smartworks Space Pte. Ltd., a wholly owned subsidiary of the Company (“Subsidiary”) stands completed.
11 July 2026	Meeting of the Board of Directors of the Company is scheduled on 22/07/2026 ,inter alia, to consider and approve the Un-Audited Financial Results (Standalone and Consolidated) for the quarter ended June 30, 2026, along with the Limited Review Reports thereon
17 July 2026	Company has added ~2,47,000 Sq. Ft to its existing capacity, in Jaipur.
22 July 2026	Unaudited (Standalone and Consolidated) Financial Results of the Company for the Quarter ended June 30, 2026
04 August 2026	Company has added ~1,41,124 Sq. Ft to its existing capacity, in Aerocity, Delhi NCR.
14 August 2026	Intimation of allotment of 1,19,000 (One Lakh Nineteen Thousand) Equity Shares puruant to exercise of stock options exercised under the Company"s Employee Stock Option Plan 2022.
14 August 2026	Company has added ~176,285 Sq. Ft to its existing capacity in Pune.

Note: The Company meets Investors/ Analysts/ Participants from time to time. Please refer to the website of the Stock Exchanges for the intimation of the schedule of such meetings and related details, as applicable. For further updates and information, please refer to the website of the Stock Exchanges i.e. www.bseindia.com and / or www.nseindia.com

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This information is gathered, inter-alia, from the Prospectus of the Issuer, as amended, and from the filings made by the Issuer with the BSE Limited ("BSE") and / or the National Stock Exchange of India Limited ("NSE" and together with the BSE, the "Stock Exchanges") from time to time, price-volume data available on the website of the Stock Exchanges, other sources as disclosed herein and information / clarifications provided by the Issuer.

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