

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	
<i>*Source: Prospectus for the offer dated July 14, 2025</i>		

3 Grade of issue along with name of the rating agency		
Name	NA	
Grade	NA	

4 Subscription Level (Number of times)	10.16	
<i>* excluding Eligible employee reservation and after removing technical rejections, multiple or duplicate Bids and Bids not banked/returned</i>		
<i>Source: Post Offer Report dated July 22, 2025</i>		

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)*	Not Available
(iv) at the end of 2nd FY (March 31, 2027)*	Not Available
(v) at the end of 3rd FY (March 31, 2028)*	Not Available
<i>*QIB Holding not disclosed as reporting for the relevant period/fiscal year has not been completed.</i>	
<i>(1) Source: Post offer report dated July 22, 2025 and BSE website</i>	

6 Financials of the issuer			
		<i>(Rs. in Mn)</i>	
Parameters	1st FY (March 31, 2026)*	2nd FY (March 31, 2027)*	3rd FY (March 31, 2028)*
Income from operations	Not Available	Not Available	Not Available
Net Profit for the period	Not Available	Not Available	Not Available
Paid-up equity share capital	Not Available	Not Available	Not Available
Reserves excluding revaluation reserves	Not Available	Not Available	Not Available
<i>*Financials not available as reporting for the relevant years has not been completed.</i>			

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)*	Not Available
(ii) at the end of 2nd FY (March 31, 2027)*	Not Available
(iii) at the end of 3rd FY (March 31, 2028)*	Not Available
<i>* Trading status not disclosed as the relevant fiscal years have not been completed.</i>	

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)*	NA	NA
(iii) at the end of 3rd FY (March 31, 2028)*	NA	NA
<i>* Relevant fiscal years have not been completed.</i>		
<i>** Updated as of February 15, 2026</i>		
<i># Source - Stock Exchange website</i>		

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*	
<i>* Company did not undertake any implementation of project hence the same is not applicable</i>		

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 December 31, 2025*
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	645.00
General corporate purposes	1,051.62	938.00
Total Net Proceeds	4,450.02	2,723.00

(iii) Reasons for deviation, if any Nil*

* Report issued by Monitoring agent dated February 16, 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 November 11, 2025

12 Pricing Data
Designated Stock Exchange
Offer Price (Rs.)
Listing Date

NSE
740.00
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) ⁽¹⁾⁽⁴⁾		
				Closing price	High (during the FY)	Low (during the FY)
Market Price on NSE ⁽⁵⁾	445.05	455.00	540.70	Not Available	Not Available	Not Available
Nifty ⁽⁵⁾	25,111.45	24,631.30	25,145.50	Not Available	Not Available	Not Available
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) ⁽²⁾	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	Not Available	Not Available
	Consolidated (Diluted)	-6.18	Not Available	Not Available
	Peer Group:			
	Awfis Space Solutions Limited (Basic)	9.75	Not Available	Not Available
	Awfis Space Solutions Limited (Diluted)	9.67	Not Available	Not Available
	Industry Avg:	1.75	Not Available	Not Available
Price to Earnings Ratio (P/E)	Issuer:			
	Consolidated	N.A	Not Available	Not Available
	Peer Group (Consolidated)			
	Awfis Space Solutions Limited	63.18	Not Available	Not Available
	Industry Avg:	63.18	Not Available	Not Available
Return on Net Worth (%)	Issuer:			
	Consolidated	-58.76%	Not Available	Not Available
	Peer Group (Consolidated)			
	Awfis Space Solutions Limited	14.78%	Not Available	Not Available
	Industry Avg:	-21.99%	Not Available	Not Available
NAV per Equity Share (₹ per share)	Issuer:			
	Consolidated	10.55	Not Available	Not Available
	Peer Group (Consolidated)			
	Awfis Space Solutions Limited	65.97	Not Available	Not Available
	Industry Avg:	38.26	Not Available	Not Available
Revenue from operation for Fiscal 2025 (in ₹million)	Issuer:			
	Consolidated	13,740.56	Not Available	Not Available
	Peer Group (Consolidated)			
	Awfis Space Solutions Limited	12,075.35	Not Available	Not Available
	Industry Avg:	12,907.96	Not Available	Not Available

(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.

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 Appellate 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 Appellate Tribunal in relation to the initial public offering of the equity shares of our Company as disclosed in the prospectus dated July 14, 2025
25-07-2025	Authorization to KMPs for determining the materiality of an event and making disclosures
04-08-2025	Update in the litigation matter in reference to the appeal filed by Infrastructure Watchdog before the Securities Appellate Tribunal in relation to the initial public offering of the equity shares of our Company as disclosed in the prospectus dated July 14, 2025
06-08-2025	Update in the litigation matter in reference to the appeal filed by Infrastructure Watchdog before the Securities Appellate Tribunal in relation to the initial public offering of the equity shares of our Company as disclosed in the prospectus dated July 14, 2025
07-08-2025	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.
12-08-2025	Unaudited (Standalone & Consolidated) Financial Results for the quarter ended 30th June, 2025
09-08-2025	Update in the litigation matter in reference to the appeal filed by Infrastructure Watchdog before the Securities Appellate Tribunal in relation to the initial public offering of the equity shares of our Company as disclosed in the prospectus dated July 14, 2025
21-08-2025	Company has diluted the portion of its shareholding in Cleanmax. Pursuant to this 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.
25-08-2025	Update in the litigation matter in reference to the appeal filed by Infrastructure Watchdog before the Securities Appellate 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
26-08-2025	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.
28-08-2025	Unaudited Standalone and Consolidated Financial Results for the quarter ended June 30, 2025 approved in Board Meeting held on August 12, 2025
29-08-2025	Dismissal of Appeal by the Hon'ble Supreme Court of India, filed against Smartworks Coworking Spaces Limited
01-09-2025	Appointment of M/s. SBYN & Associates LLP as the Secretarial Auditor and appointment of Internal Auditor
15-09-2025	Intimation of allotment 1,23,100 Equity Shares pursuant to exercise of stock options exercised under the Company's Employee Stock Option Plan 2022
17-09-2025	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".
29-09-2025	Press Release - "Smartworks launches "SmartVantage" to power the next phase of Global Capability Center (GCCs) growth in India".
27-10-2025	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
03-11-2025	Press Release - " Smartworks Signs Agreement for the World's Largest Flexible Workspace Campus over 815,000 sq. ft. at Eastbridge, Mumbai by Hiranandani Group".
06-11-2025	Unaudited (Standalone and Consolidated) Financial Results for the quarter and half year ended September 30, 2025
06-11-2025	Company has obtained an upgraded credit rating from CARE Ratings Limited vide its press release dated November 06, 2025
13-11-2025	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.
22-11-2025	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
09-12-2025	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.
09-12-2025	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.
23-12-2025	Intimation of allotment of 7650 Equity Shares pursuant to exercise of stock options exercised under the Company's Employee Stock Option Plan 2022.
09-01-2026	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.
15-01-2026	Unaudited (Standalone and Consolidated) Financial Results for the quarter ended December 31, 2025

11-02-2026

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.

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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