

|   |  |                         |                  |
|---|--|-------------------------|------------------|
| <b>Name of the Issue: WeWork India Management Limited</b> |  | <b>Last Updated on:</b> | <b>15-Feb-26</b> |
|---|--|-------------------------|------------------|

|   |                      |
|---|----------------------|
| <b>1 Type of Issue</b>                    | Initial Public Offer |
| <b>2 Issue Size (Rs. Mn)</b>              | 299,96.43**          |
| - Fresh Issue Size (Rs. Millions)         | Not Applicable       |
| - Offer for Sale Component (Rs. Millions) | 29,996.43            |

*\*Source: Prospectus dated October 7, 2025*  
*\*\*A discount of ₹ 60 per Equity Share was offered to Eligible Employees bidding in the Employee Reservation Portion*

|  |       |
|--|-------|
| <b>3 Grade of issue along with name of the rating agency</b> |       |
| <b>Name</b>  | NA    |
| <b>Grade</b>   | NA    |
| <b>4 Subscription Level (Number of times)</b>                | 1.15* |

*\* Figure is prior to rejections*  
*Source: Minutes for basis of allotment*

|   |               |
|---|---------------|
| <b>5 QIB Holding (as a %age of Outstanding Capital) as disclosed to the stock exchanges</b> |               |
| <b>Particulars</b>  | <b>%age</b>   |
| (i) On Allotment **   | 15.78%        |
| (ii) at the end of the 1st Quarter immediately after the listing                            | 23.67%        |
| of the issue (December 30, 2025)**  |               |
| (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 |

*\*\*Post offer report*  
*\*Holding of institutions category as disclosed to Stock Exchanges*  
*\*\* QIB Holding not disclosed as reporting for relevant period has not been completed.*

|   |                           |                           |                           |               |
|---|---------------------------|---------------------------|---------------------------|---------------|
| <b>6 Financials of the issuer</b>       |                           |                           |                           |               |
| <b>Parameters</b>                       | <b>1st FY</b>             | <b>2nd FY</b>             |                           | <b>3rd FY</b> |
|   | <b>(March 31, 2026)**</b> | <b>(March 31, 2027)**</b> | <b>(March 31, 2028)**</b> |               |
| 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             |               |

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

---

**7 Trading Status**

The equity shares of WeWork India Management Limited were listed on BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE") in October 2025

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 |

\* Trading status not disclosed as the relevant fiscal year has not completed.  
Source: Stock exchange data.

---

**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)*   | Not Available    | Not Available        |
| (ii) at the end of 2nd FY (March 31, 2027)*  | Not Available    | Not Available        |
| (iii) at the end of 3rd FY (March 31, 2028)* | Not Available    | Not Available        |

Source: www.bseindia.com

\* Changes in Directors of Issuer not updated as the reporting for the relevant financial years has not been completed

---

**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 |

---

**10 Status of utilization of issue proceeds**

The objects of the Offer were to (i) to carry out the Offer for Sale of 46,296,296 Equity Shares of face value of ₹ 10 each by the Selling Shareholders aggregating to ₹ 29,996.43 million; and (ii) achieve the benefits of listing the Equity Shares on the Stock Exchanges.

---

**11 Comments of monitoring agency, if applicable**

|  |    |
|--|----|
| (i) Comments on use of funds   | NA |
| (ii) Comments on deviations, if any, in the use of proceeds of the Issue from the objects stated in the Offer document | NA |
| (iii) Any other reservations expressed by the monitoring agency about the end use of funds                             | NA |

\*Report issued by Monitoring agent dated - NA

|                           |  |           |  |  |  |  |
|---------------------------|--|-----------|--|--|--|--|
| <b>12 Pricing Data</b>    |  |           |  |  |  |  |
| Designated Stock Exchange |  | NSE       |  |  |  |  |
| Issue Price (Rs.)         |  | 648*      |  |  |  |  |
| Listing Date              |  | 10-Oct-25 |  |  |  |  |

\*A discount of ₹ 60 per Equity Share was offered to Eligible Employees bidding in the Employee Reservation Portion

| Price parameters   | At close of listing day (October 10, 2025) | Close of 30th calendar day from listing day (November 08, 2025) <sup>(1)</sup> | Close of 90th calendar day from listing day (January 07, 2026) <sup>(2)</sup> | As at the end of the 1st FY after the listing of the issue (31st March, 2026) <sup>(3)(4)</sup> |                      |                     |
|--|--|--|---|---|----------------------|---------------------|
|  |  |  |   | Closing price   | High (During the FY) | Low (During the FY) |
| Market Price on Designated Stock Exchange <sup>(5)</sup> | 628.65                                     | 626.7  | 619.7   | Not Available   | Not Available        | Not Available       |
| NIFTY 50 <sup>(5)</sup>                                  | 25,285.35                                  | 25,492.3   | 26,140.8  | Not Available   | Not Available        | Not Available       |
| Sectoral Index <sup>(6)</sup>                            | Not Available                              | Not Available  | Not Available   | Not Available   | Not Available        | Not Available       |

  

| Price parameters   | As at the end of the 2nd FY after the listing of the issue (31st March, 2027) <sup>(1)(4)</sup> |                       |                      | As at the end of the 3rd FY after the listing of the issue (31st March, 2028) <sup>(1)(4)</sup> |                       |                      |
|--|---|-----------------------|----------------------|---|-----------------------|----------------------|
|  | Closing price   | High ((During the FY) | Low ((During the FY) | Closing price   | High ((During the FY) | Low ((During the FY) |
| Market Price on Designated Stock Exchange <sup>(5)</sup> | Not Available   | Not Available         | Not Available        | Not Available   | Not Available         | Not Available        |
| NIFTY 50 <sup>(5)</sup>                                  | Not Available   | Not Available         | Not Available        | Not Available   | Not Available         | Not Available        |
| Sectoral Index <sup>(6)</sup>                            | Not Available   | Not Available         | Not Available        | Not Available   | Not Available         | Not Available        |

\* Being index of NSE, the designated stock exchange

(1) 30th calendar day shall be taken as listing date plus 29 calendar days.

(2) 90th calendar day shall be taken as listing date plus 89 calendar days.

(3) High and Low based on intra day prices

(4) Pricing data not disclosed as the relevant period/ fiscal year has not completed

(5) In case of any reporting day falling on a holiday, next trading day prices/values have been disclosed.

(6) Comparable Sectoral index is not available

**13 Basis for Issue Price**

| Accounting ratio                    |                                     | As disclosed in offer document* | At the end of 1st FY (March 31, 2026) <sup>(1)(2)</sup> | At the end of 2nd FY (March 31, 2027) <sup>(1)(2)</sup> | At the end of 3rd FY (March 31, 2028) <sup>(1)(2)</sup> |
|-------------------------------------|-------------------------------------|---------------------------------|---|---|---|
| EPS (Basic)                         | <i>Company Consolidated</i>         | 9.93                            | Not available   | Not available   | Not available   |
|                                     | <i>Peer Group</i>                   |                                 | Not available   | Not available   | Not available   |
|                                     | Awfis Space Solutions Limited       | 9.75                            | Not available   | Not available   | Not available   |
|                                     | Smartworks Coworking Spaces Limited | -6.18                           | Not available   | Not available   | Not available   |
|                                     | IndiQube Spaces Limited             | -7.65                           | Not available   | Not available   | Not available   |
|                                     | <b>Industry Avg</b>                 | <b>-1.36</b>                    | Not available   | Not available   | Not available   |
|                                     | EPS (Diluted)                       | <i>Company Consolidated</i>     | 9.87  | Not available   | Not available   |
| <i>Peer Group</i>                   |                                     |                                 | Not available   | Not available   | Not available   |
| Awfis Space Solutions Limited       |                                     | 9.67                            | Not available   | Not available   | Not available   |
| Smartworks Coworking Spaces Limited |                                     | -6.18                           | Not available   | Not available   | Not available   |
| IndiQube Spaces Limited             |                                     | 7.65                            | Not available   | Not available   | Not available   |
| <b>Industry Avg</b>                 |                                     | <b>3.71</b>                     | Not available   | Not available   | Not available   |
| P/E                                 |                                     | <i>Company Consolidated</i>     | 65.65   | Not available   | Not available   |
|                                     | <i>Peer Group</i>                   |                                 | Not available   | Not available   | Not available   |
|                                     | Awfis Space Solutions Limited       | 59.38                           | Not available   | Not available   | Not available   |
|                                     | Smartworks Coworking Spaces Limited | NA <sup>†</sup>                 | Not available   | Not available   | Not available   |
|                                     | IndiQube Spaces Limited             | NA <sup>†</sup>                 | Not available   | Not available   | Not available   |
|                                     | <b>Industry Avg</b>                 | <b>59.38</b>                    | Not available   | Not available   | Not available   |
|                                     | RoNW                                | <i>Company Consolidated</i>     | 63.80%  | Not available   | Not available   |
| <i>Peer Group</i>                   |                                     |                                 | Not available   | Not available   | Not available   |
| Awfis Space Solutions Limited       |                                     | 14.78%                          | Not available   | Not available   | Not available   |
| Smartworks Coworking Spaces Limited |                                     | -58.76%                         | Not available   | Not available   | Not available   |
| IndiQube Spaces Limited             |                                     | NA <sup>†</sup>                 | Not available   | Not available   | Not available   |
| <b>Industry Avg</b>                 |                                     | <b>-21.99%</b>                  | Not available   | Not available   | Not available   |

|               |                                     |              |               |               |               |
|---------------|-------------------------------------|--------------|---------------|---------------|---------------|
| NAV per share | <i>Company Consolidated</i>         | 15.57        | Not available | Not available | Not available |
|               | <i>Peer Group</i>                   |              | Not available | Not available | Not available |
|               | Awfis Space Solutions Limited       | 64.71        | Not available | Not available | Not available |
|               | Smartworks Coworking Spaces Limited | 10.55        | Not available | Not available | Not available |
|               | IndiQube Spaces Limited             | -0.24        | Not available | Not available | Not available |
|               | <b>Industry Avg</b>                 | <b>25.01</b> | Not available | Not available | Not available |

*Notes*

\* Sourced from Prospectus dated October 7, 2025

\*\*Not available as the relevant fiscal years have not been completed / information not disclosed

‡ PE is not calculable as EPS is negative

**14 Any other material information**

| Date      | Announcement   |
|-----------|--|
| 10-Oct-25 | Trading Window closure pursuant to SEBI (Prohibition of Insider Trading) Regulations, 2015   |
| 10-Oct-25 | Intimation under Regulation 8(2) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015  |
| 10-Oct-25 | Disclosure under Regulation 30(5) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015  |
| 10-Nov-25 | Financial results for the period ended September 30, 2025  |
| 02-Dec-25 | WeWork India Management Limited has informed the Exchange regarding Order passed by the Hon ble Bombay High Court dismissing writ petitions challenging IPO approval and disclosures in Offer Documents  |
| 09-Dec-25 | WeWork India Management Limited has informed the Exchange regarding the Amendment to AOA/MOA of the company.   |
| 16-Dec-25 | WeWork India Management Limited has informed the Exchange about Pendency of Litigation(s)/dispute(s) or the outcome impacting the Company  |
| 24-Dec-25 | WeWork India Management Limited has informed the Exchange regarding the Trading Window closure pursuant to SEBI (Prohibition of Insider Trading) Regulations, 2015                                       |
| 05-Jan-26 | WeWork India Management Limited has informed the Exchange about Pendency of Litigation(s)/dispute(s) or the outcome impacting the Company  |
| 06-Jan-26 | WeWork India Management Limited has informed the Exchange about the Certificate under Regulation 74(5) of SEBI (Depositories and Participants) Regulations, 2018 for the quarter ended December 31, 2025 |
| 09-Jan-26 | WeWork India Management Limited has submitted the Exchange a copy Scruinizer's report of Postal Ballot. Further, the company has informed the Exchange regarding voting results.                         |

Source: [www.nseindia.com](http://www.nseindia.com)

**Notes:**

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](http://www.bseindia.com) and / or [www.nseindia.com](http://www.nseindia.com)

**Disclaimer:**

The information compiled herein is in accordance with the disclosure requirements with regard to the track record of the public issues managed by JM Financial Limited ("JM Financial") arising out of the SEBI Circular No. CIR/MIRSD/1/2012 dated January 10, 2012.

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.

Nothing in this information is intended by JM Financial to be construed as legal, regulatory, accounting, tax or other advice. While reasonable care has been taken to ensure that the information provided herein is accurate and is taken from the sources that we believe are reliable, the user of this information may independently verify the accuracy of the information before taking any decision based on the above information.

Notwithstanding the above, JM Financial does not make any express or implied representation or warranty as to the authenticity, accuracy or completeness of the information or data contained herein and shall not be liable in any manner for the same. Neither JM Financial nor any of its affiliates or their directors, officers and employees will be responsible or be liable for any loss or damage including any loss of profits incidental or consequential damage, howsoever arising, suffered or incurred by any person accessing and / or using this information. The person accessing and utilizing the information is accordingly once again advised to independently verify the information and satisfy himself about the adequacy, accuracy and completeness for his specific requirement. JM Financial does not undertake to update the information contained herein except as required by applicable law or regulation.