

Date: September 30, 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 – 400001
NSE Scrip Symbol: AWFIS	BSE Scrip Code: 544181
ISIN: INE108V01019	ISIN: INE108V01019

Subject: Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations")

Dear Sir/ Madam,

In compliance with Regulation 30 of the SEBI LODR Regulations (including any statutory modification(s), amendment(s) or re-enactment(s) thereof for the time being in force) and in furtherance of our intimation dated May 25, 2026, this is to inform you that the Company has executed with IDFC FIRST Bank Limited the following agreements:

- i. Overdraft facility for INR 50 Million (*Annexure-A*); and
- ii. Corporate Term Loan Facilities for INR 750 Million (*Annexure-B*).

The relevant information(s) pursuant to Regulation 30 of SEBI LODR Regulations read with SEBI Master Circular No. HO/49/14/14(7)2025-CFD POD2/1/3762/2026 dated January 30, 2026 (as amended from time to time), were duly intimated to the stock exchanges vide earlier intimation dated May 25, 2026.

The above information will also be available on the website of the Company at <https://www.awfis.com/investor-relations/initial-public-offer/company-announcement/>.

We request you to kindly take this on your record.

Thanking You.

For Awfis Space Solutions Limited

SHWETA

GUPTA

Shweta Gupta

Company Secretary and Compliance Officer

M. No. F8573

Address: C-28-29, Kissan Bhawan,
Qutab Institutional Area, New Delhi – 110016

Digitally signed by
SHWETA GUPTA
Date: 2026.09.30
16:49:21 +05'30'

Corporate and Regd. Office

Awfis Space Solutions Limited
C-28-29, Kissan Bhawan, Qutab Institutional Area, New Delhi – 110016
www.awfis.com | Email: info@awfis.com | **Phone:** 011-41103497

CIN: L74999DL2014PLC274236

Relevant details as required under Regulation 30 of SEBI LODR Regulations read with SEBI Master Circular No. HO/49/14/14(7)/2025-CFD-POD2/II/3762/2026 dated January 30, 2026

S. No.	Particulars	Details
a.	name(s) of parties with whom the agreement is entered	The Agreement has been entered into between Awfis Space Solutions Limited ("Awfis") and IDFC FIRST Bank Limited ("IDFC FIRST Bank / Lender").
b.	purpose of entering into the agreement	Refer point no. (i) below
c.	size of agreement	Refer point no. (i) below
d.	shareholding, if any, in the entity with whom the agreement is executed	Not Applicable
e.	significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc.	Refer point no. (i) below
f.	whether, the said parties are related to promoter / promoter group / group companies in any manner. If yes, nature of relationship	No
g.	whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length"	No
h.	in case of issuance of shares to the parties, details of issue price, class of shares issued	N.A.
i.	in case of loan agreements, details of lender/borrower, nature of the loan, total amount of loan granted/taken, total amount outstanding, date of execution of the loan agreement / sanction letter, details of the security provided to the lenders / by the borrowers for such loan or in case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis	The Company has availed an Overdraft facility of INR 50 Million from IDFC FIRST Bank Limited. All the transaction-related documents and agreements for the facility have been executed on September 29, 2026. The facility is intended to support the Company's working capital requirements and may be utilised in accordance with the agreed terms of the transaction documents. Requisite details are as below: Details of Lender/ Borrower: IDFC First Bank Limited. Nature of the loan: Overdraft facility of INR 50 Million. Total amount of loan granted/taken: Overdraft Facility of INR 50 Million Total amount outstanding (from Lender): As on the date of disclosure – NIL

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		• Date of execution of the loan agreement/sanction letter: September 29, 2026 • Details of the security provided to the lenders / by the borrowers for such loan: Exclusive charge on 20% cash margin in the form of a fixed deposit. Interest earned or accrued on the fixed deposit will be free of lien and paid to the Company in accordance with its instructions. • In case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis: as above
j.	any other disclosures related to such agreements, viz., details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc.	Not Applicable
k.	in case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s): i. name of parties to the agreement; ii. nature of the agreement; iii. date of execution of the agreement; and iv. details of amendment and impact thereof or reasons of termination and impact thereof.	Refer point no. (i) above

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S. No.	Particulars	Details
a.	name(s) of parties with whom the agreement is entered	The Agreement has been entered into between Awfis Space Solutions Limited ("Awfis") and IDFC FIRST Bank Limited ("IDFC FIRST Bank / Lender").
b.	purpose of entering into the agreement	Refer point no. (i) below
c.	size of agreement	Refer point no. (i) below
d.	shareholding, if any, in the entity with whom the agreement is executed	Not Applicable
e.	significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc.	Refer point no. (i) below
f.	whether, the said parties are related to promoter / promoter group / group companies in any manner. If yes, nature of relationship	No
g.	whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length"	No
h.	in case of issuance of shares to the parties, details of issue price, class of shares issued	N.A.
i.	in case of loan agreements, details of lender/borrower, nature of the loan, total amount of loan granted/taken, total amount outstanding, date of execution of the loan agreement / sanction letter, details of the security provided to the lenders / by the borrowers for such loan or in case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis	The Company has availed a Corporate Term Loan facility of INR 750 Million from IDFC FIRST Bank Limited. The transaction-related documents and agreements for the facility have been executed on September 29, 2026. The facility is intended for reimbursement of capital expenditure and fresh capital expenditure. Requisite details are as below: • Details of Lender/ Borrower: IDFC First Bank Limited. • Nature of the loan: Corporate Term Loan facility of INR 750 Million. • Total amount of loan granted/taken: Corporate Term Loan of INR 750 Million • Total amount outstanding: As on the date of disclosure – NIL • Date of execution of the loan agreement/sanction letter: September 29, 2026

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		• Details of the security to be provided to the lenders / by the borrowers for such loan: 1. Exclusive charge on Moveable Fixed Assets of the company located at specific centres with a minimum cover of 0.50x. 2. Exclusive charge (through Escrow account held with IDFC FIRST Bank) on receivables from approved counterparties such that minimum cover is 2.0x on monthly repayment commitments during the tenure of the facility amount. 3. Exclusive charge on DSRA for 2 months of Principal + Interest • In case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis: as above
j.	any other disclosures related to such agreements, viz., details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc.	Not Applicable
k.	in case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s): i. name of parties to the agreement; ii. nature of the agreement; iii. date of execution of the agreement; and iv. details of amendment and impact thereof or reasons of termination and impact thereof.	Refer point no. (i) above

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