



Date: 25th June, 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 to Acquire Singapore-Based Coworking and Flex Space - Workstudio Spaces - Strengthens Smartworks' position in Singapore's enterprise workspace market; footprint set to more than double over two years to ~76,000 sq. ft.”

Dear Sir/ Madam,

Please find enclosed herewith a copy of the Press Release titled “*Smartworks to Acquire Singapore-Based Coworking and Flex Space - Workstudio Spaces - Strengthens Smartworks' position in Singapore's enterprise workspace market; footprint set to more than double over two years to ~76,000 sq. ft.*”. 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 Dargar

Company Secretary & Compliance Officer

Mem. No.: A56987

Address: DLF Commercial Building, Block - 3, Zone-6,
DLF Phase – 5, Gurugram, Haryana-122002

Encl.: As above

Smartworks Coworking Spaces Limited

(Formerly known as Smartworks Coworking Spaces Private Limited)

Regd. Office: Unit No. 305 – 310, Plot No. 9,10, & 11, Vardhman Trade Centre, Nehru Place, South Delhi – 110 019.

Corporate Office: DLF Commercial Building, Block - 3, Zone-6, DLF Phase – 5, Gurugram, Haryana-122002

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Smartworks to Acquire Singapore-Based Coworking and Flex Space - Workstudio Spaces

Strengthens Smartworks' position in Singapore's enterprise workspace market; footprint set to more than double over two years to ~76,000 sq. ft.

Gurugram, June 25, 2026: Smartworks Coworking Spaces Limited ("Smartworks" or "the Company"), India's largest managed office platform by total area under management, today announced its proposed acquisition of Workstudio Spaces Pte. Ltd. ("Workstudio"), a Singapore-based flexible workspace provider with an operational footprint of ~26,000 sq. ft. and healthy committed occupancy levels, through its wholly owned subsidiary, Smartworks Space Pte. Ltd ("Subsidiary"). The transaction is expected to be completed in July 2026, subject to requisite approval(s).

The proposed acquisition will be met through funds available with the Subsidiary reflecting its disciplined approach to executing strategically aligned transactions at a competitive valuation.

Upon completion, Smartworks' Singapore portfolio is expected to expand to four centres, with its footprint increasing to ~76,000 sq. ft. and total seating capacity exceeding 1,500. This will more than double the Company's presence in Singapore over the last two years, reinforcing its long-term commitment to one of Asia's leading business and financial hubs.

Commenting on the acquisition, Neetish Sarda, Founder and Managing Director, Smartworks, said: *"Singapore remains a strategically important market, supported by strong enterprise demand, a clear flight to quality, and structurally healthy operating margins. Our existing centres in Singapore have been profitable over the past two years. Workstudio complements our existing presence by providing access to a high-demand micro-market, diversifying our Singapore portfolio, and broadening our enterprise client base."*

The proposed acquisition is expected to broaden Smartworks' enterprise relationships in Singapore, diversify its presence across key business districts, and further strengthen its ability to deliver a consistent, enterprise-grade managed workspace experience across the market.

As of March 31, 2026, Smartworks has a total footprint of ~16.1 million sq. ft. across 66 centres in 15 cities in India and Singapore. The Company partners with developers to transform large commercial assets into fully managed enterprise campuses, integrating workspace design, technology infrastructure, hospitality, and workplace services for enterprises, GCCs, multinational corporations, and high-growth businesses.

About Smartworks Coworking Spaces Limited

Smartworks is India's largest managed office platform by total area under management, with a footprint of ~16.1 million square feet across 66 centres in 15 cities across India and Singapore, as on March 31, 2026. 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 Fortune 500s, Forbes 2000 names, GCCs, MNCs, and high-growth Indian businesses. The Company also offers SmartVantage, a GCC-focused solution combining scalable campuses with a curated ecosystem of partners across legal, compliance, talent, and operational support - enabling rapid and compliant expansion in India.

Smartworks listed on NSE and BSE on 17 July 2025.

Safe Harbour Statement

SMARTWORKS

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 SMARTWORKS 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 media queries, pl write to

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