



Date: 8th 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 leases 400+ seats to Japanese NBFC Subsidiary in Mumbai”

Dear Sir/ Madam,

Please find enclosed herewith a copy of the Press Release titled “*Smartworks leases 400+ seats to Japanese NBFC Subsidiary in Mumbai*”. 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: Unit No. 305-310, Plot No 9, 10 & 11 Vardhman Trade Centre
Nehru Place, South Delhi-110019

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

Phone No: 0124-6919 400

CIN: L74900DL2015PLC310656



SMARTWORKS

Smartworks leases 400+ seats to Japanese NBFC Subsidiary in Mumbai

Five-year tenure with a rental revenue of ~INR 35 Crore

Gurugram, India, June 8, 2026: Smartworks Coworking Spaces Limited (“Smartworks” or “the Company”), India’s largest managed office platform by total area under management, has leased over 400 seats to a Japanese NBFC subsidiary in Mumbai. The five-year engagement is estimated to generate rental revenue of ~INR 35 Crore.

Neetish Sarma, Founder and Managing Director, Smartworks, said: *“Large teams have a very specific set of workplace requirements - they need space that is operationally seamless, consistent across every touchpoint, and built to scale as the organisation grows. That is precisely what our managed campus model is designed to deliver.”*

This engagement is consistent with Smartworks’ positioning in the large-format enterprise segment. Clients with 300 or more seats account for ~69% of the company’s rental revenue, with an average tenure of ~47 months for this cohort - reflecting the depth and durability of enterprise relationships on the platform.

~90% of the company’s revenue comes from enterprise clients, reflecting it as the platform of choice for large organisations seeking managed, large-format workspace solutions.

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. As part of its operating model, Smartworks partners with developers to lease large buildings and transform them into fully managed enterprise campuses.

Smartworks’ large fully managed campuses for enterprises, GCCs, and scaling businesses integrate workspace design, technology infrastructure and workplace services to support collaboration, productivity and operational efficiency for large organisations.

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 sq. ft. across 66 centres in 15 cities in India and Singapore, as of March 31, 2026. The company partners with developers to transform large bare-shell properties into fully managed, enterprise-grade campuses. Smartworks primarily serves mid-to-large enterprises and works with 770+ clients, including multinational corporations, Global Capability Centres and fast-growing technology companies. The company also offers SmartVantage, a GCC-focused platform designed to support global organisations entering or expanding in India through scalable campuses and a curated ecosystem of partners.

Safe Harbor Statement

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

SMARTWORKS

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 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 enquiries, contact

Anita Sharma

PR & Communications

Anita.sharma@swersks.co.in