



Date:20th July 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 Expands L&T Technology Services Engagement with 1,100+ Seats in Pune”

Dear Sir/ Madam,

Pursuant to the applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI LODR”), we are enclosing herewith a Press Release titled “**Smartworks Expands L&T Technology Services Engagement with 1,100+ Seats in Pune**”. The contents of the Press Release cover 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 Expands L&T Technology Services Engagement with 1,100+ Seats in Pune

Multi-city client portfolio with Smartworks expands to over 2,750 seats; combined expected rental revenue ~INR 115 Cr.

Gurugram, 20 July 2026: Smartworks Coworking Spaces Limited ("Smartworks" or "the Company"), India's largest managed office platform by total area under management, has expanded its engagement with L&T Technology Services (LTTS), a global leader in AI, Digital & ER&D Consulting Services, through the addition of over 1,100 seats in Pune.

With this expansion, LTTS's managed office portfolio with Smartworks has grown to over 2,750 seats across cities, reflecting the continued growth of a long-standing, multi-city enterprise engagement.

The combined expected rental revenue from these locations is estimated at ~INR 115 Cr., which includes the Pune expansion of ~INR 55 Cr. for a tenure of 60 months.

Commenting on the development, **Neetish Sarda, Founder and Managing Director, Smartworks**, said: *"Enterprise workplace decisions are increasingly being driven by flexibility, speed and the confidence to scale. Our managed campuses deliver exactly that. This expansion reflects the trust our clients place in our ability to deliver customised workplaces with operational excellence and the agility to support their evolving business requirements."*

This expansion is consistent with Smartworks' strong positioning in the large-format enterprise segment. Notably, clients with more than 1,000 seats contribute approximately 37% of Smartworks' total rental revenue.

This engagement further reinforces Smartworks' leadership in this segment, where enterprise clients contribute ~90% of total revenue, reflecting the Company's position as the platform of choice for large organisations seeking managed, scalable workspace solutions.

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 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, reach out to:

Anita Sharma
Smartworks Coworking Spaces Limited
PR & Communications
Anita.sharma@sworks.co.in