Date: 5th August 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 Enters Aerocity, Delhi NCR's Fastest-Growing Business Hub, with ~1.41 Lakh Sq. Ft. Managed Office at 4 Worldmark”*

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 Enters Aerocity, Delhi NCR's Fastest-Growing Business Hub, with ~1.41 Lakh Sq. Ft. Managed Office at 4 Worldmark”.*** 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

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

Smartworks Enters Aerocity, Delhi NCR's Fastest-Growing Business Hub, with ~1.41 Lakh Sq. Ft. Managed Office at 4 Worldmark

Gurugram, India, 5th August, 2026: Smartworks Coworking Spaces Limited ("Smartworks" or "the Company"), India's largest managed office platform by overall footprint, has expanded its presence in Delhi NCR with a new managed office at 4 Worldmark by Bharti Real Estate in Aerocity. Spanning ~1.41 lakh sq. ft., the new centre reflects the Company's sustained focus on strengthening its footprint across key enterprise corridors and high-growth office markets.

Located adjacent to Indira Gandhi International Airport, the centre places Smartworks in one of Delhi NCR's fastest-growing commercial hubs, well connected and supported by a strong hospitality and business ecosystem. The location strengthens the Company's ability to serve multinational corporations, GCCs, and large enterprises seeking premium, well-located managed workspace in the national capital region.

By partnering with Bharti Real Estate on this asset, Smartworks continues to deepen its relationships with leading developers across India, building on existing associations with groups such as Hiranandani, Panchshil Realty, DLF, and Tata Realty, among others.

Commenting on the expansion, **Neetish Sarda, Founder and Managing Director, Smartworks,** *said: "Delhi NCR continues to be one of India's most important enterprise office markets, and Aerocity has emerged as one of its fastest-growing commercial hubs. Strong demand from GCCs and multinational corporations is reinforcing its position as a preferred destination for global occupiers. The addition of this centre further strengthens our Delhi NCR footprint and enhances our ability to support the evolving requirements of enterprise occupiers. As workplace strategies continue to evolve, we remain focused on developing high-quality managed office environments in locations that offer strong long-term demand and strategic value."*

Smartworks' new managed office space at 4 Worldmark pairs enterprise-grade workplace infrastructure with a hospitality-led employee experience, set within a IGBC Platinum Certified building. The centre offers collaborative workspaces, meeting and training facilities, wellness amenities, executive lounges, and integrated breakout zones. Its location further gives members access to curated food and beverage experiences, retail, and public art in the immediate vicinity, all contributing to a differentiated workplace experience for enterprises and their teams.

Smartworks recently announced its Q1 FY27 results, reporting revenue of ₹546 crore, up 44% year-on-year, while contracted rental revenue stood at approximately ₹5,400 crore, providing strong multi-year revenue visibility. As of June 30, 2026, Smartworks has a total secured footprint of ~16.9 million sq. ft. across 70 centres in 15 cities across India and Singapore.

About Smartworks Coworking Spaces Limited

Smartworks is India's largest managed office platform by overall footprint, with ~16.9 million square feet across 70 centres in 15 cities across India and Singapore, as of June 30, 2026. The Company partners with real estate developers to transform large, bare-shell assets into fully managed, enterprise-grade campuses. Smartworks primarily serves mid-to-large enterprises and counts 760+ clients, including Fortune 500 and Forbes 2000 companies, MNCs, leading Indian conglomerates and unicorns. 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.

SMARTWORKS

Safe Harbour 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 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.

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