



Date: 13th 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 – “Indian Subsidiary of UK-Headquartered Professional Services Firm Expands with Smartworks; Leases Over 930 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 **“Indian Subsidiary of UK-Headquartered Professional Services Firm Expands with Smartworks; Leases Over 930 Seats in Pune”**. 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

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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

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Indian Subsidiary of UK-Headquartered Professional Services Firm Expands with Smartworks; Leases Over 930 Seats in Pune

Client total seat count exceeds 1730; combined expected rental commitment ~INR 102 Cr.

Gurugram, India, July 13, 2026: Smartworks Coworking Spaces Limited ("Smartworks" or "the Company"), India's largest managed office platform by total area under management, has leased over 930 seats to the India-based subsidiary of a UK-headquartered global professional services and technology firm in Pune. With this addition, the client's total seat count with Smartworks now stands at over 1,730 seats.

The 60-month engagement is expected to generate committed rental revenue of ~INR 58 Crore. Combined with the existing engagement, the expected rental commitment is estimated at ~ INR 102 Cr.

Commenting on the development, **Neetish Sarda, Founder and Managing Director, Smartworks**, said: *"The continued expansion of global enterprises with us is a strong affirmation of the value our managed campuses deliver. It reflects the confidence that enterprises place in infrastructure built for scale, consistency, and long-term growth."*

Clients with 300 or more seats account for ~69% of Smartworks' rental revenue, with an average tenure of ~47 months for this cohort. Multi-city clients contribute approximately 31% of overall revenue, reflecting the depth of platform engagement among Smartworks' largest enterprise relationships. Over 90% of the Company's revenue comes from enterprise clients.

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 lease large buildings and transform them into fully managed enterprise campuses, integrating 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 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

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,

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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:

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