WEWORK INDIA MANAGEMENT LIMITED
(Formerly known as WeWork India Management Private Limited)
Regd. Office: 6th Floor, Prestige Central, 36 Infantry Road
Shivaji Nagar Bengaluru, Karnataka, 560001
Email: cswwi@wework.co.in; Website: https://wework.co.in/
Telephone no.: 080-37880881
CIN: L74999KA2016PLC093227

July 16, 2026

Listing Department
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex,
Bandra (East), Mumbai – 400 051

Symbol: WEWORK

Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers, Dalal Street,
Fort, Mumbai – 400 001

Scrip Code: 544570

Dear Sir/ Madam,

Subject: Shareholders' letter – Q1 FY27

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the Shareholders' Letter of the Company for the period ended June 30, 2026.

The aforesaid Shareholders' Letter is also being made available on the website of the Company at https://wework.co.in/investors-relations/shareholders-information/#analysts.

This is for your information and records.

Yours faithfully,

For **WeWork India Management Limited**

UDAYAN SHUKLA
Digitally signed by UDAYAN SHUKLA
Date: 2026.07.16 20:38:24 +05'30'

Udayan Shukla
Company Secretary & Compliance Officer
Membership No.: F11744

Encl.: As above

WeWork India Shareholders' letter and financial results

Q1 FY27
July 16, 2026

wework
INDIA

IMPORTANT

Disclaimer.

You must read the following before continuing. By reading this document, you agree to be bound by the following limitations and restrictions.

This document has been prepared by and on behalf of WeWork India Management Limited (the "Company"). This Letter has been issued by the Company for general information purposes only, without regard to any specific objectives, financial situations, or information needs of any particular person. This Letter does not constitute, and should not be construed as, any recommendation, offer, invitation, or inducement to sell or issue, or any solicitation of an offer to purchase or subscribe to any securities of the Company in any jurisdiction. Nothing in this Letter should form the basis of, or be relied upon in connection with, any contract or commitment whatsoever. Further, nothing in this document should be construed as legal, business, tax, or financial advice.

This Letter includes forward-looking statements. All statements other than statements of historical facts included in this Letter, including, without limitation, those regarding the Company's financial position, business strategy, plans, prospects and objectives of management for future operations (including development plans and objectives relating to the Company's products and services) are forward-looking statements. Such forward-looking statements involve known and unknown risks, uncertainties and other important factors that could cause the actual results, performance or achievements of the Company to be materially different from results, performance or achievements expressed or implied by such forward-looking statements. Such forward-looking statements are based on numerous assumptions regarding the Company's present and future business strategies and the environment in which the Company will operate, and must be read together with those assumptions. This could be due to risks or uncertainties associated with expectations with respect to, but not limited to, regulatory changes in the industry in which the Company operates and its ability to respond to them and the ability to successfully implement its strategy, growth and expansion. These forward-looking statements speak only as of the date of this letter. Past performance is not necessarily indicative of future performance. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current views of the Company on future events.

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The information in this Letter has not been independently verified and certain data contained in this Letter was obtained from various external data sources. The information and opinions contained in this Letter noted above are subject to change without notice. Certain figures contained in this Letter may have been rounded off for representation.

A NOTE TO OUR SHAREHOLDERS

Karan Virwani

MANAGING DIRECTOR & CEO
WEWORK INDIA

The compounding *continues.*

Dear shareholders,

The industry has moved decisively in our direction. Q2 CY26 was the highest quarterly leasing India has ever recorded. Flex has led that market for three consecutive quarters now, ahead of tech and ahead of BFSI. GCC tailwinds are running strong, domestic companies are driving 46% of all leasing, and more than half of India's occupiers today use flex in some form, on track to reach 2/3rds by 2027. Premiumisation is real, and businesses are in a clear flight to quality, with most new leasing going into younger, green-certified, institutional-grade buildings, which is precisely where we operate.

How work is being consumed is changing, and the shape of the office is changing with it. Businesses want space that grows and contracts with them rather than against them, teams are running distributed across cities and formats, and AI is reshaping the work itself. Flex sits naturally alongside all of these shifts. The behavioural shifts we track most closely are each running stronger today than they were a year ago.

We have started a new capex cycle. The demand signals through FY26 were clear enough that we chose to lean forward on supply, and Q1 was the first quarter that decision showed up on the ground. We added 6.7k desks in the quarter, and the pipeline of committed supply sitting behind it is deeper than at any point in our history. Businesses are writing longer, larger contracts, and writing them faster.

During the quarter, we recorded our highest-ever monthly sales of 7.5k desks. Across Q1 as a whole, more than half of our sales came from members already inside our network, growing with us. The product is doing the selling for us.

Margin expanded through the investment cycle. Q1 FY27 delivered a 19.8% EBITDA margin against 15% in Q1 FY26, with absolute EBITDA nearly 69% larger. The operating leverage we built through FY26 has carried into a quarter of accelerated supply, and the base of EBITDA generation is only widening from here.

The platform is ready for what comes next. Work is evolving from standalone workspaces into fully integrated ecosystems, and technology is the layer that will make that possible. We have been putting that layer together for years, and it is now taking real shape. The digital products already running on top of the physical network are performing at margins that punch above their revenue weight. We are positioned for the future of work.

FY27 is going to be a year of growth, and the outlook from here is promising. Thank you for the confidence you continue to place in us.

Best regards,

Karan Virwani

Q1 FY27 *at a glance.*

OPERATIONAL AREA · TOTAL AUM	OPERATIONAL DESK CAPACITY	PORTFOLIO OCCUPANCY	TOTAL REVENUE
9.1 | 12 MSF	133.6k desks	84.9% | 113.4k members	₹ 698.0 Cr
QoQ +5.8% | +3.2%	QoQ +5.3%	QoQ -198 bps	QoQ -1.7%
YoY +18.5% | +29.9%	YoY +17.1%	YoY +844 bps	YoY +28.5%

EBITDA · MARGIN	PAT · MARGIN	FREE CASH FLOWS FROM OPS	RETURN ON CAPITAL EMPLOYED
₹ 138.3 Cr | 19.8%	₹ 53.2 Cr | 7.6%	₹ 141.9 Cr · 1.03× EBITDA	28.6% · 8.5% CoB
QoQ -16.0%	QoQ -33.2%	QoQ -39.3%	QoQ -1,646 bps
YoY +69.3%	YoY +533.3%	YoY +176.1%	YoY +1,955 bps

KEY TAKEAWAYS

01 AUM grew 30% YoY to 12 MSF. Operational area grew by 18.5% over the year to 9.1 MSF with desk capacity of 133.6k desks, broadly in line with the flex industry growth. We added 6.7k desks in Q1, of which 3.3k were managed office desks, and our footprint now spans 79 centres across 8 cities. H1 FY27 additions are on track to reach 22k desks in what is the opening act of our largest capex cycle, and we are investing to grow.

02 Our members grew 29.9% over the year to 113.4k, which is 1.7x the rate at which we added operational capacity, so demand is running ahead of the rate at which we are adding supply. Portfolio occupancy was 84.9%, up 844 bps YoY, with the 198 bps QoQ dip a natural consequence of capacity additions. 89% of our portfolio is now mature, and those centres are running at 87.5% occupancy, up 590 bps YoY.

03 We booked total revenue of ₹698.0 Cr in Q1, up 28.5% YoY and slightly lower by 1.7% QoQ. Core revenue grew 29.8% YoY and 3.4% QoQ, showing that the underlying machinery of the business is growing faster. We sold 12.7k desks in the quarter, up 28.3% from 9.9k in Q1 FY26, and during the quarter we recorded our highest-ever monthly sales of 7.5k desks. 52% of Q1 sales came from members already inside our network, growing with us.

04 We generated ₹138.3 Cr of EBITDA, up 69.3% YoY, and margin expanded 478 bps to 19.8%. Each capex cycle meaningfully increases the stabilised EBITDA base, and a larger base cushions the margin impact of new capacity. And hence, this quarter's cycle impact is half of what we absorbed last year.

05 We delivered PAT of ₹53.2 Cr in Q1, more than six times what it was a year ago, with margin 608 bps wider at 7.6%. Our cost of borrowing is at 8.5%, down 188 bps over the year. Flowthrough from operating profit to earnings is running efficiently, and the business is fundamentally stronger.

06 We generated ₹141.9 Cr of free cash from operations in Q1, up 176.1% YoY, at 1.03x EBITDA conversion. Q1 capex stood at ₹188 Cr, and the cash engine is getting deployed towards the fresh capex cycle. Our net debt stood at ₹31.6 Cr, down 89.4% YoY.

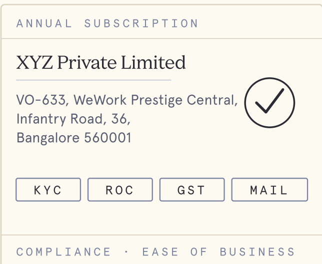
07 Our ROCE for Q1 FY27 was 28.6%, 1,955 bps higher than the same quarter last year and 30 bps above the FY26 average of 28.3%, achieved through a period of active capital deployment. The compounding continues through the cycle.

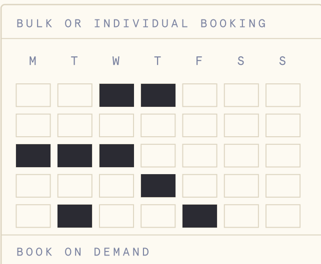
Digital *Products.*

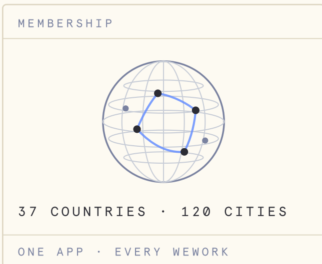
SPOTLIGHT · Q1 FY27

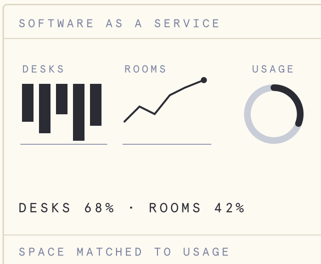
COVID rewired how work gets consumed. People stopped commuting daily, teams distributed across cities, and the ten-year lease stopped fitting anyone. We watched how customers actually used our buildings through the shift, and built four products to serve what we saw. They now sit above the physical business as our Digital Products stack, monetising the same square foot many times over, at margins that materially lift the whole.

	01	02	03	04
	Virtual Office	**On Demand**	**All Access**	**Workplace**
WHAT IT IS	A GST and ROC business address, with mail and package handling.	Day passes, bookable offices, and conference rooms.	A monthly subscription to any WeWork, in India or worldwide.	Enterprise SaaS to run hybrid workspaces at scale.
BUYER	Professionals, founders and small businesses, CAs.	Solo professionals, small teams, freelancers and consultants.	Mobile professionals, distributed teams and consultants.	Enterprises, GCCs and Fortune 500 in India.
BEHAVIOUR	*Founders registering a business before they ever need a desk.*	*Individuals whose work picks its own days, and its own places.*	*Professionals whose office follows them across cities.*	*Enterprises whose real estate decisions run on data and analytics.*









Four products, *one platform.*

01 · VIRTUAL OFFICE

An address, *without the office.*

15,623

ACTIVE REGISTERED COMPANIES

The seed-stage startup registering on day one needs ROC and GST registration, plus someone to receive its mail. Virtual Office gives it both, at any of our locations, with our KYC and compliance workflow running the heavy lifting in the background. Ease of business, delivered as a product. A large share of these companies come back to us for physical space when they scale.

SOLD BY	Annual subscription
BUYER	Founders, professionals, small businesses

02 · ON DEMAND

Space, by the *day.*

~15,000

DAY PASSES BOOKED MONTHLY

The founder in Bengaluru heading to Delhi for two days of client meetings books a day pass for herself and a conference room for the meetings themselves, discovered, confirmed and paid for in minutes, all in one app. She works out of a WeWork on Wednesday, hosts her clients on Thursday, walks out that evening. She pays for exactly what she used: two days plus two hours. The same seamless digital flow covers day passes, private offices, and hourly conference rooms across our network.

SOLD BY	By the day, or in bulk
BUYER	Individuals, small teams

03 · ALL ACCESS

One membership, *every city.*

3,178

ACTIVE MEMBERS TODAY

A consultant spends two quarters between Mumbai, London and Tokyo. In each city, the nearest WeWork is her office for the day: same login, same coffee, consistent experience. All Access replaces the office she used to keep and rarely used, and works whether she is a solo professional or part of a mobile team.

SOLD BY	Monthly membership
BUYER	Mobile professionals, global teams

04 · WORKPLACE

Software running *the workplace.*

34,523

EMPLOYEES / LICENSES ACROSS 148 COMPANIES

An 800-person GCC uses our software to run its own portfolio of buildings. Attendance, room booking, desk allocation, cost centres, dashboards, all in one place. The data our tools generate lets enterprises size their real estate to actual usage rather than to headcount, so they run leaner as they scale. Their employees also plug into our physical network on the days they need it.

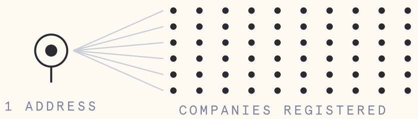
SOLD BY	Annual enterprise contract
BUYER	Enterprises, GCCs, Fortune 500

Every building, at *maximum utilisation.*

THE STACK

Digital Products above the physical asset

Virtual Office



THE MECHANIC

A single address anchors thousands of companies. Each enters our ecosystem early, and each is a candidate for physical space later.

On Demand

THE MECHANIC

The same desk is oversold within any given period, priced dynamically and elastically to demand.

All Access

THE MECHANIC

A single desk serves several members, each landing on it at different times. Scale across India and the global network amplifies the leverage many times over.

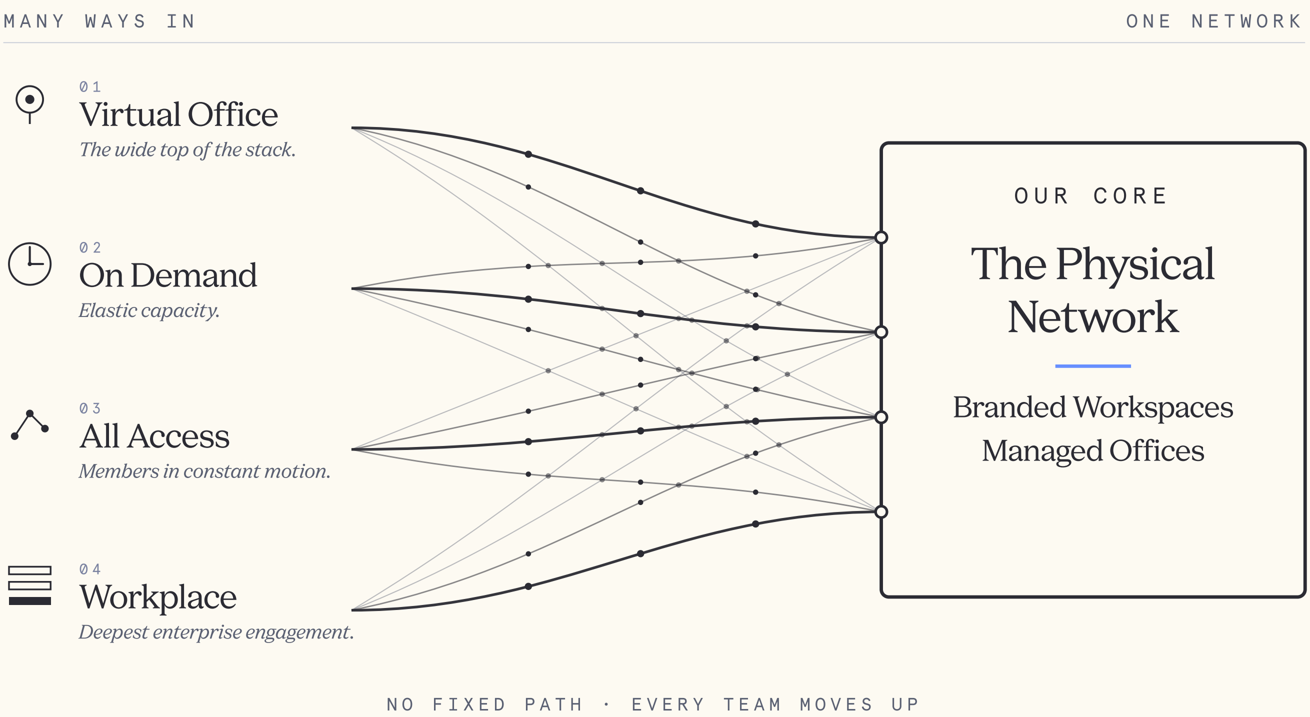
Workplace

THE MECHANIC

Their employees plug into our physical network as per need, and this overflow is predictable and planned for in advance.

Our branded workspaces already carry the full fixed cost base of running buildings, including fit-out, rent, CAM, opex and overheads. That base sits in the P&L regardless of anything we do on top of it. The Digital Products stack sits on top of that base. All Access and On Demand sell multiples of the same square foot. Virtual Office sells the brand and the address, and Workplace sells the software and the network access. Together the four operate at close to an 80% EBITDA margin, and at just under 4% of company revenue today, contributing materially more to the bottom line.

Every team, its own bundle. *All moving up the lifecycle.*



Customer behaviour has changed. Different teams begin at different products, and expand across the stack from there. A young company might begin with our address, add day passes as its founders travel, subscribe to All Access as the team goes on the road, take up a private office as it scales and a full serviced floor once it matures. An enterprise might begin with Workplace, right-size its own real estate on the data, and flow its people back into our network on the days they need it. There is no fixed shape, and that is the opportunity.

Every team is a candidate for every product; the more they use, the deeper they sit in the network. We bundle for each team, price for each stage, and every step up the lifecycle pulls them closer to our physical network of branded workspaces and managed offices. We are already positioned for every shape work is likely to take, with a product for it and a network to run it in.

Case studies. *Two customers.*

CASE ONE · 2022 → MAY 2026

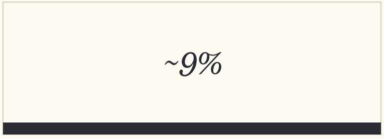
A Bengaluru higher-education company grows into the anchor tenant of an entire centre.

2022

Day passes

On Demand, occasional use

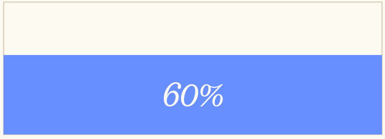
+ 6 MONTHS



~200

desks, first commitment

MAY 2026



1,365

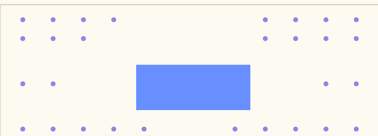
desks across 60% of the same centre

It began in 2022 with a customer walking into one of our Bengaluru centres on day passes. Six months later they signed their first two hundred desks. Today, four years on, they occupy 1,365 desks across roughly 60% of the same centre. Each step along the way, a different Digital Product started the conversation, and every product they touched pulled them further up the lifecycle.

CASE TWO · 2024 → PRESENT

A Fortune 100 global financial services relationship widens across our stack, from branded workspace into managed office.

2024



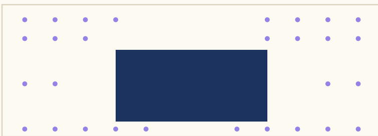
400

desks

1,000

licences

+ 8 MONTHS



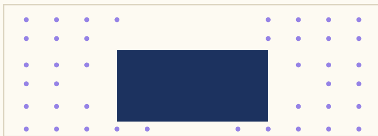
700

desks

1,000

licences

+ 6 MONTHS



700

desks

1,500

licences

BRANDED WORKSPACE MANAGED OFFICE • WORKPLACE LICENCES

A global financial services relationship shows the same compounding in a different shape. It began in 2024 with 400 desks in one of our branded centres and 1,000 Workplace licences for the wider employee base. Eight months later the customer moved into a 700-desk managed office. Six months after that, they added another 500 Workplace licences over the same physical footprint.

The customer we sell a large managed office deal to next year is often one we first met through a day pass, a business address or a Workplace pilot. We are rarely competing for those customers cold. We are already inside their business.

Annexure.

Ind AS to IGAAP reconciliation, rent tracing and brokerage accrual.

A REPORTED FINANCIAL PERFORMANCE · QUARTERLY

Ind AS to IGAAP *reconciliation.*

PARTICULARS (₹ CR)	Q1 FY27			Q4 FY26			Q1 FY26		
	Reported Ind AS	Ind AS Adjustment	IGAAP Equivalent	Reported Ind AS	Ind AS Adjustment	IGAAP Equivalent	Reported Ind AS	Ind AS Adjustment	IGAAP Equivalent
Revenue from operations	683.8	3.5	687.3	696.1	4.0	700.1	535.3	2.6	537.9
Finance and Other Income	16.9	(6.2)	10.7	19.3	(9.5)	9.8	10.4	(5.0)	5.4
Total Revenue	**700.7**	**(2.7)**	**698.0**	**715.4**	**(5.5)**	**709.9**	**545.7**	**(2.4)**	**543.3**
Operating and Other expenses	245.9	313.8	559.7	245.9	299.3	545.2	199.5	262.1	461.6
EBITDA	**454.8**	**(316.5)**	**138.3**	**469.5**	**(304.8)**	**164.7**	**346.2**	**(264.5)**	**81.7**
Dep & amort · Pure fit outs incl finance lease	74.7	1.1	75.8	76.6	1.4	78.0	59.0	1.8	60.8
Dep & amort · ROU asset	208.1	(208.1)	–	190.6	(190.6)	–	164.5	(164.5)	–
EBIT	**172.0**	**(109.5)**	**62.5**	**202.3**	**(115.6)**	**86.7**	**122.7**	**(101.8)**	**20.9**
Finance costs · Borrowings & Others	18.6	(11.1)	7.5	15.1	(9.2)	5.9	18.7	(8.9)	9.8
Finance costs · Interest on Finance lease liability	1.8	–	1.8	1.9	–	1.9	2.3	–	2.3
Finance costs · Interest on ROU Lease liability	155.8	(155.8)	–	142.2	(142.2)	–	115.4	(115.4)	–
Profit / (Loss) before associate share, exceptional item and tax	(4.2)	57.4	53.2	43.1	35.8	78.9	(13.7)	22.5	8.8
Share of profit / (loss) in associate	0.1	–	0.1	1.0	–	1.0	(0.4)	–	(0.4)
Profit / (Loss) before exceptional item and tax	(4.1)	57.4	53.3	44.1	35.8	79.9	(14.1)	22.5	8.4
Exceptional item	–	–	–	–	–	–	–	–	–
Profit / (Loss) before tax	**(4.1)**	**57.4**	**53.3**	**44.1**	**35.8**	**79.9**	**(14.1)**	**22.5**	**8.4**
Current Tax / Deferred tax	0.1	–	0.1	(21.9)	22.2	0.3	–	–	–
Profit / (Loss) after tax	**(4.2)**	**57.4**	**53.2**	**66.0**	**13.6**	**79.6**	**(14.1)**	**22.5**	**8.4**
EBITDA Margin	*64.9%*		*19.8%*	*65.6%*		*23.2%*	*63.4%*		*15.0%*
PAT Margin	*(0.6)%*		*7.6%*	*9.2%*		*11.2%*	*(2.6)%*		*1.5%*

B RENT COSTS · CASH FLOWS

Tracing rent paid to landlords, from the *cash flow statement.*

LEASE LIABILITIES · ₹ CR	Q1 FY26	Q4 FY26	Q1 FY27
Payment of principal portion of lease liabilities	126.8	129.5	126.3
Interest paid on lease liabilities	117.7	144.1	157.6
Total payment + interest on lease liabilities from cash flow statement	**244.5**	**273.6**	**283.9**
Rent paid to Landlords (A)	236.7	269.7	278.4
Principal + Interest payout on Finance Lease (B)	7.8	3.9	5.5
Total A + B	**244.5**	**273.6**	**283.9**

C BROKERAGE COST

Brokerage *accrual.*

BROKERAGE · ₹ CR	Q1 FY26	Q4 FY26	Q1 FY27
Brokerage Accrual	17.8	24.2	25.5

FOR INVESTOR QUERIES

Get in *touch.*

Vinayak Parameswaran

CHIEF INVESTMENT OFFICER

investor.relations@wework.co.in

Udayan Shukla

COMPANY SECRETARY & COMPLIANCE OFFICER

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Chartered Accountants

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No. 24, Vittal Mallya Road
Bengaluru - 560 001, India
Tel : +91 80 6648 9000

Independent Auditor's Review Report on the Quarterly Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
WeWork India Management Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of WeWork India Management Limited (the "Company") for the quarter ended June 30, 2026 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, ("Ind AS 34") Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

per Nikunj Jayendra Shah
Partner
Membership No.: 222345

S.R. Batliboi & Associates LLP Bengaluru

UDIN: 26222345HMIVZP6213

Place: Bengaluru
Date: July 16, 2026

WeWork India Management Limited
(formerly known as WeWork India Management Private Limited)
CIN: L74999KA2016PLC093227
Regd Office: 6th Floor, Prestige Central
36, Infantry Road, Shivaji Nagar Bengaluru 560 001, Karnataka, India

Statement of unaudited Standalone Financial Results for the quarter ended June 30, 2026

(Rs. in Million)

Sl No.	Particulars	Quarter ended			Year ended
		June 30, 2026	March 31, 2026	June 30, 2025	March 31, 2026
		(Unaudited)	(Audited) (Refer Note 8)	(Audited)	(Audited)
1	**Income**				
	Revenue from operations	6,802.02	6,928.46	5,339.54	24,317.63
	Other income	73.58	93.19	5.91	135.37
	Finance income	94.67	96.04	97.48	361.67
	Total income	**6,970.27**	**7,117.69**	**5,442.93**	**24,814.67**
2	**Expenses**				
	Sub-contracting cost	-	100.38	36.02	219.28
	Employee benefits expense	566.36	498.53	463.40	1,937.67
	Finance costs	1,761.31	1,592.63	1,364.14	6,011.80
	Depreciation and amortisation expense	2,825.43	2,669.36	2,232.65	9,664.78
	Operating expenses	1,636.84	1,515.28	1,311.84	5,541.89
	Other expenses	226.15	319.50	180.96	895.87
	Total expenses	**7,016.09**	**6,695.68**	**5,589.01**	**24,271.29**
3	**Profit / (Loss) before exceptional item and tax for the period / year (1-2)**	**(45.82)**	**422.01**	**(146.08)**	**543.38**
4	Exceptional item (Refer Note 3)	-	-	-	(42.94)
5	**Profit / (Loss) before tax for the period / year (3+4)**	**(45.82)**	**422.01**	**(146.08)**	**500.44**
6	**Tax expense**				
	Current tax charge	-	-	-	-
	Deferred tax (credit) / charge	-	(221.71)	-	(221.71)
	Total tax expense	**-**	**(221.71)**	**-**	**(221.71)**
7	**Profit / (Loss) for the period / year (5-6)**	**(45.82)**	**643.72**	**(146.08)**	**722.15**
	Other comprehensive income / (loss) (OCI)				
	Items that will not be reclassified to profit or loss in subsequent periods/years:				
	Re-measurement (loss) / gain on defined benefit plans	(6.69)	0.32	(4.31)	(5.81)
	Income tax effect on above credit / (charge)	-	-	1.08	-
8	**OCI for the period / year (net of tax)**	**(6.69)**	**0.32**	**(3.23)**	**(5.81)**
9	**Total comprehensive income / (Loss) for the period / year (7+8)**	**(52.51)**	**644.04**	**(149.31)**	**716.34**
10	**Paid-up equity share capital (Face Value of Rs.10/- per share)**	1,385.90	1,353.78	1,340.23	1,353.78
11	**Earnings/(Loss) per equity share** **[Nominal value of share Rs. 10/- per share)] (Not Annualised for the period)**				
	Basic (Rs. per share)	(0.33)	4.80	(1.09)	5.39
	Diluted (Rs. per share)	(0.33)	4.67	(1.09)	5.23

WeWork India Management Limited
(formerly known as WeWork India Management Private Limited)
CIN: L74999KA2016PLC093227
Regd Office: 6th Floor, Prestige Central
36, Infantry Road, Shivaji Nagar Bengaluru 560 001,Karnataka, India

Statement of unaudited Standalone Financial Results for the quarter ended June 30, 2026

Notes to the standalone financial results :

1 The above unaudited standalone financial results of WeWork India Management Limited (the "Company") for the quarter ended June 30, 2026, is drawn in accordance with the Regulation 33 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, which have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on July 16, 2026 and were subjected to limited review by the Statutory Auditor of the Company.

2 These unaudited standalone financial results has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33, Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

3 On November 21, 2025, the Government of India has notified four Labour Codes - the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020 and the Occupational Safety, Health and Working Conditions Code, 2020 ("Labour Codes"), which consolidate twentynine existing labour laws. The Ministry of Labour and Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. The Company has assessed the financial implications of these changes which has resulted in estimated one time increase in provision for employee benefits of the Company amounting to Rs. 42.94 million and the same has been recognized as an exceptional item in the Statement of unaudited standalone financial results for the year ended March 31, 2026. The Government of India is in the process of notifying related rules to the Labour Codes and impact of these will be evaluated and accounted for in accordance with applicable accounting standards in the period in which they are notified.

4 During the year ended March 31, 2026:
The Company has completed its Initial Public Offering (IPO) comprising offer for sale of 46,296,296 equity shares of face value of Rs. 10 each aggregating to Rs. 29,996.43 million (which comprises of 59,523 number of equity shares offered to employees at premium of Rs. 578 per equity share and balance 46,236,773 number of equity shares offered at premium of Rs. 638 per equity share). The total proceeds on account of offer for sale is Rs. 29,996.43 million.
The Company's equity shares were listed on the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE) on October 10, 2025.

5 During the quarter ended June 30, 2026, the Company has granted 29,386 Employee Stock Options respectively to eligible employees under the Equity Incentive Plan 2018 ("EIP 2018"), as approved by Nomination and Remuneration Committee.

6 During the quarter ended June 30, 2026, the paid-up equity share capital of the Company had increased from Rs.1,353.78 million to Rs.1,385.90 million pursuant to allotment of 3,212,244 equity shares on exercise of stock options by employees.

7 The Company is primarily engaged in the business of managed workspace provider and provision for allied services which falls within a single reportable segment as the Board of Directors being the Chief Operating Decision Maker ('CODM') of the Company views the entire business activities as managed workspace provider. Accordingly, there are no additional disclosures to be furnished in accordance with the requirements of Ind AS 108-Operating Segments with respect to single reportable segment. Further, the operations of the Company are domiciled in India and therefore there are no reportable geographical segment. The Company does not have any single external customer contributing to 10% or more of the Company's revenue.

8 The figures for the quarter ended March 31, 2026 are the derived balancing figures between audited figures in respect of full financial year ended March 31, 2026 and the unaudited figures of nine months ended December 31, 2025.

For and on behalf of Board of Directors
WeWork India Management Limited (formerly known as WeWork India Management Private Limited)

WEWORK INDIA MANAGEMENT LIMITED

S.R. Batliboi & Associates LLP Bengaluru

Karan Virwani
Managing Director and Chief Executive Officer
DIN: 03071954

Place: Bengaluru
Date: July 16, 2026

12th Floor
"UB City" Canberra Block
No. 24, Vittal Mallya Road
Bengaluru - 560 001, India
Tel : +91 80 6648 9000

Independent Auditor's Review Report on the Quarterly Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
WeWork India Management Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of WeWork India Management Limited (the "Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its associate for the quarter ended June 30, 2026 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, ("Ind AS 34") "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

   We also performed procedures in accordance with the Master Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:

Sl.No	Name of Entities
A)	**Holding Company**
1	WeWork India Management Limited
B)	**Subsidiaries**
1	WW Tech Solutions India Private Limited
2	Zoapi Innovations Private Limited
C)	**Associate**
1	MyHQ Anarock Private Limited

S.R. Batliboi & Associates LLP Bengaluru

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. Other Matters
The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of:
    - 2 subsidiaries, whose unaudited interim financial results include total revenues of Rs. 41.88 million, total net profit after tax of Rs. 5.67 million and total comprehensive income of Rs. 5.49 million, for the quarter ended June 30, 2026, as considered in the Statement which have been reviewed by their respective independent auditors.
    - 1 associate, whose unaudited interim financial results include Group's share of net profit of Rs. 0.94 million and Group's share of total comprehensive income of Rs. 0.90 million for the quarter ended June 30, 2026, as considered in the Statement whose interim financial results and other financial information have been reviewed by its respective independent auditor.

The independent auditor's review reports on interim financial information/ financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of these subsidiaries and associate is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.

Our conclusion on the Statement in respect of matters stated in para above is not modified with respect to our reliance on the work done and the reports of the other auditors.

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

per Nikunj Jayendra Shah
Partner
Membership No.: 222345

S.R. Batliboi & Associates LLP Bengaluru

UDIN: 26222345KIZMYP3695

Place: Bengaluru
Date: July 16, 2026

wework

INDIA

WeWork India Management Limited
(formerly known as WeWork India Management Private Limited)
CIN: L74999KA2016PLC093227
Regd Office: 6th Floor, Prestige Central
36, Infantry Road, Shivaji Nagar Bengaluru 560 001, Karnataka, India

Statement of unaudited Consolidated Financial Results for the quarter ended June 30, 2026

(Rs. in Million)

Sl No.	Particulars	Quarter ended			Year ended
		June 30, 2026	March 31, 2026	June 30, 2025	March 31, 2026
		(Unaudited)	(Audited) (Refer Note 8)	(Audited)	(Audited)
1	**Income**				
	Revenue from operations	6,838.32	6,960.63	5,353.10	24,401.80
	Other income	73.63	95.42	5.91	137.61
	Finance income	95.45	97.51	98.12	364.87
	Total income	**7,007.40**	**7,153.56**	**5,457.13**	**24,904.28**
2	**Expenses**				
	Sub-contracting cost	-	100.38	36.02	219.28
	Cost of materials consumed	14.36	13.03	3.77	26.33
	Employee benefits expense	582.61	510.37	473.27	1,984.67
	Finance costs	1,761.44	1,592.78	1,364.28	6,012.58
	Depreciation and amortisation expense	2,827.79	2,671.46	2,234.92	9,674.62
	Operating expenses	1,632.41	1,512.37	1,299.98	5,530.03
	Other expenses	229.16	322.70	182.42	905.92
	Total expenses	**7,047.77**	**6,723.09**	**5,594.66**	**24,353.43**
3	**Profit/(Loss) before share of profit/(loss) in associate, exceptional item and tax for the period / year (1-2)**	**(40.37)**	**430.47**	**(137.53)**	**550.85**
4	Share of profit / (loss) in associate	0.94	9.59	(3.45)	21.38
5	**Profit/(Loss) before exceptional item and tax for the period / year (3+4)**	**(39.43)**	**440.06**	**(140.98)**	**572.23**
6	Exceptional item (Refer Note 3)	-	-	-	(43.26)
7	**Profit/(Loss) before tax for the period / year (5+6)**	**(39.43)**	**440.06**	**(140.98)**	**528.97**
8	**Tax expense**				
	Current tax charge	1.95	2.45	-	3.71
	Deferred tax (credit) / charge	(0.77)	(221.09)	0.49	(223.92)
	Total tax expense / (credit)	**1.18**	**(218.64)**	**0.49**	**(220.21)**
9	**Profit / (Loss) for the period / year (7-8)**	**(40.61)**	**658.70**	**(141.47)**	**749.18**
10	**Other comprehensive income / (loss) (OCI)**				
	Items that will not be reclassified to profit or loss in subsequent periods / years:				
	Re-measurement (loss) / gain on defined benefit plans	(6.93)	0.25	(4.42)	(5.83)
	Income tax effect on above credit / (charge)	0.06	1.48	1.11	1.47
	Share of other comprehensive income / loss of an associate	(0.04)	0.02	(0.15)	(0.71)
	OCI for the period / year (net of tax)	**(6.91)**	**1.75**	**(3.46)**	**(5.07)**
11	**Total comprehensive Income / (Loss) for the period / year (9+10)**	**(47.52)**	**660.45**	**(144.93)**	**744.11**
12	**Profit / (Loss) for the period / year attributable to:**				
	Owners of the Parent	(43.06)	655.51	(141.04)	744.33
	Non-controlling interests	2.45	3.19	(0.43)	4.85
13	**Other comprehensive income / (loss) for the period / year attributable to:**				
	Owners of the Parent	(6.83)	1.78	(3.41)	(5.06)
	Non-controlling interests	(0.08)	(0.03)	(0.05)	(0.01)
14	**Total comprehensive Income / (loss) for the period / year attributable to:**				
	Owners of the Parent	(49.89)	657.29	(144.45)	739.27
	Non-controlling interests	2.37	3.16	(0.48)	4.84
15	**Paid up Equity Share Capital (Face Value Rs.10/- per share)**	1,385.90	1,353.78	1,340.23	1,353.78
16	**Earnings per equity share**				
	[Nominal value of share Rs. 10/- per share] (Not Annualised for the period)				
	Basic (Rs. per share)	(0.31)	4.88	(1.05)	5.55
	Diluted (Rs. per share)	(0.31)	4.76	(1.05)	5.40

WEWORK INDIA MANAGEMENT LIMITED

S.R. Batliboi & Associates LLP Bengaluru

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Statement of unaudited Consolidated Financial Results for the quarter ended June 30, 2026

Notes to the Consolidated financial results:

1 The above unaudited consolidated financial results of WeWork India Management Limited (the "Company" or the "Holding Company") and its subsidiaries (the Company and its subsidiaries together referred to as "the Group") and its associate for the quarter ended June 30, 2026, is drawn in accordance with the Regulation 33 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, which have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on July 16, 2026 and were subjected to review by the statutory auditors of the Holding Company.

2 These unaudited consolidated financial results has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33, Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

3 On November 21, 2025, the Government of India has notified four Labour Codes - the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020 and the Occupational Safety, Health and Working Conditions Code, 2020 ("Labour Codes"), which consolidate twentynine existing labour laws. The Ministry of Labour and Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. The Group has assessed the financial implications of these changes which has resulted in estimated one time increase in provision for employee benefits of the Group amounting to Rs. 43.26 million and the same has been recognized as an exceptional item in the Statement of unaudited consolidated financial results for the year ended March 31, 2026. The Government of India is in the process of notifying related rules to the Labour Codes and impact of these will be evaluated and accounted for in accordance with applicable accounting standards in the period in which they are notified.

4 During the year ended March 31, 2026:
The Company has completed its Initial Public Offering (IPO) comprising offer for sale of 46,296,296 equity shares of face value of Rs. 10 each aggregating to Rs. 29,996.43 million (which comprises of 59,523 number of equity shares offered to employees at premium of Rs. 578 per equity share and balance 46,236,773 number of equity shares offered at premium of Rs. 638 per equity share). The total proceeds on account of offer for sale is Rs. 29,996.43 million.
The Company's equity shares were listed on the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE) on October 10, 2025.

5 During the quarter ended June 30, 2026, the Holding Company has granted 29,386 Employee Stock Options respectively to eligible employees under the Equity Plan 2018 ("EIP 2018"), as approved by Nomination and Remuneration Committee.

6 During the quarter ended June 30, 2026, the paid-up equity share capital of the Holding Company had increased from Rs.1,353.78 million to Rs.1,385.90 million pursuant to allotment of 3,212,244 equity shares on exercise of stock options by employees.

7 The Group is primarily engaged in the business of managed workspace provider and provision for allied services which falls within a single reportable segment as the Board of Directors being the Chief Operating Decision Maker ('CODM') of the Holding Company views the entire business activities as managed workspace provider. Accordingly, there are no additional disclosures to be furnished in accordance with the requirements of Ind AS 108- Operating Segments with respect to single reportable segment. Further, the operations of the Group are domiciled in India and therefore there are no reportable geographical segment. The Group does not have any single external customer contributing to 10% or more of the Group's revenue.

8 The figures for the quarter ended March 31, 2026 are the derived balancing figures between audited figures in respect of full financial year ended March 31, 2026 and the unaudited figures of nine months ended December 31, 2025.

9 Figures for unaudited standalone financial results of the Company for the quarter ended June 30, 2026 are as follows:

Particulars	Quarter ended			Year ended
	June 30, 2026 (Unaudited)	March 31, 2026 (Audited) (Refer Note 8)	June 30, 2025 (Audited)	March 31, 2026 (Audited)
Revenue from operations	6,802.02	6,928.46	5,339.54	24,317.63
Profit / (Loss) before tax for the period/year	(45.82)	422.01	(146.08)	500.44
Profit / (Loss) for the period/year	(45.82)	643.72	(146.08)	722.15

For and on behalf of Board of Directors
WeWork India Management Limited (formerly known as WeWork India Management Private Limited)

Karan Virwani
Managing Director and Chief Executive Officer
DIN: 03071954
Place: Bengaluru
Date: July 16, 2026

WEWORK INDIA MANAGEMENT LIMITED

S.R. Batliboi & Associates LLP
Bengaluru