**Date:** November 03, 2026

| | |
|---|---|
| To,<br>National Stock Exchange of India Limited ("NSE")<br>Listing Department<br>Exchange Plaza, C-1 Block G,<br>Bandra Kurla Complex Bandra [E],<br>Mumbai – 400051 | To,<br>BSE Limited ("BSE")<br>Listing Department<br>Corporate Relationship Department<br>Phiroze Jeejeebhoy Towers,<br>Dalal Street, Fort, Mumbai – 400001 |
| **NSE Scrip Symbol:** AWFIS | **BSE Scrip Code:** 544181 |
| **ISIN:** INE108V01019 | **ISIN:** INE108V01019 |

**Subject: Outcome of the Board Meeting held on November 03, 2026, pursuant to Regulations 30 & 33 read with Schedule III to the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations")**

Dear Sir/Madam,

In compliance with Regulations 30 & 33 of the SEBI LODR Regulations, this is to inform you that the Board of Directors of the Company at their meeting held today i.e. Tuesday, November 03, 2026, has, inter alia, considered the following item(s) of business:

***A. Unaudited Financial Results and Limited Review Reports***

i. Approved the Unaudited Financial Results (Standalone and Consolidated) ('UFRs') of the Company for the quarter and half year ended September 30, 2026 (enclosed herewith as *Annexure – 1*); and

ii. Took on record the Limited Review Reports issued by Walker Chandiok & Co LLP, Chartered Accountants (Statutory Auditors) on the above UFRs (enclosed herewith as *Annexure – 1*).

***B. Resignation of Ms. Shweta Gupta, Company Secretary & Compliance Officer***

Took note of the resignation of Ms. Shweta Gupta from the position of Company Secretary & Compliance Officer, Key Managerial Personnel (KMP), and other associated positions held by her in the Company. She will be relieved of her duties and responsibilities, with her employment continuing up to and including November 10, 2026.

The relevant information pursuant to Regulation 30 of SEBI LODR Regulations read with Schedule III thereto and the SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026, is enclosed herewith as *Annexure – 2*.

***C. Appointment of Ms. Juhi Garg as:***

***i. Company Secretary & Compliance Officer and Key Managerial Personnel of the Company***

Pursuant to the recommendation of the Nomination and Remuneration Committee, the Board approved the appointment of Ms. Juhi Garg as Company Secretary & Compliance Officer and Key Managerial Personnel of the Company w.e.f. November 11, 2026.

**Corporate and Regd. Office**

Awfis Space Solutions Limited
C-28-29, Kissan Bhawan, Qutab Institutional Area, New Delhi – 110016
**www.**awfis.com | **Email:** info@awfis.com | **Phone:** 011- 41103497

**CIN:** L74999DL2014PLC274236

The relevant information pursuant to Regulation 30 of SEBI LODR Regulations read with Schedule III thereto and the SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026, is enclosed herewith as *Annexure – 3*.

***ii. Authorised Person under Regulation 30(5) of the SEBI LODR Regulations***

The Board also authorised Ms. Juhi Garg, with effect from November 11, 2026, for determining the materiality of an event or information and for making disclosures to the Stock Exchanges under Regulation 30 of the SEBI LODR Regulations, in accordance with the Company's Policy on Determination of Materiality of Events/Information.

The details of such Authorised Persons along with the required details may be accessed at the Website of the Company.

***iii. Compliance Officer under the SEBI (Prohibition of Insider Trading) Regulations, 2015***

The Board also designated Ms. Juhi Garg as the Compliance Officer under Regulation 9(3) of the SEBI (Prohibition of Insider Trading) Regulations, 2015, with effect from November 11, 2026, to administer the Company's Code of Conduct under the said Regulations and other applicable requirements thereunder.

***D. Extension of the timeline for completion of the transfer of the Company's Design & Build Business to Awfis Transform Private Limited under the Business Transfer Agreement:***

In continuation of the Company's earlier disclosures dated November 11, 2025, December 23, 2025, January 23, 2026, February 26, 2026 and March 24, 2026, regarding the proposed transfer of the Company's Design and Build Business ("Business Undertaking") on a slump sale basis to Awfis Transform Private Limited, a wholly owned subsidiary of the Company, we hereby inform that the Board of Directors, at its meeting held today, reviewed the status of the proposed transaction and decided to defer its completion beyond the previously indicated timeline of end of calendar year 2026.

The deferral is necessitated by procedural, administrative, operational and transition-related requirements that need to be addressed before completion of the transaction. The revised completion timeline has not yet been finalised, and will be determined after taking into account the time required to address these requirements which the management expects to complete in the next twelve months.

As previously disclosed on March 24, 2026, pursuant to the addendum to the Business Transfer Agreement, the final consideration for the transfer of the Business Undertaking ("Final Purchase Price") is to be determined on the basis of an updated valuation report, with the Closing Date serving as the valuation reference date. The Final Purchase Price will be determined in accordance with the terms of the Business Transfer Agreement, as amended, from time to time and applicable laws.

Until completion of the transaction, the Company will continue to operate the Business Undertaking in the ordinary course of business. The Company will continue to keep the Stock Exchanges informed of material developments in relation to the proposed transaction.

The meeting of the Board of Directors commenced at 03:05 P.M. (IST) and concluded at 03:40 P.M. (IST).

The above intimation will also be available on the website of the Company at https://www.awfis.com/investor-relations/initial-public-offer/compnayAnnouncement.

We request you to kindly take the above on record.

Thanking You.

**For Awfis Space Solutions Limited**

SHWETA GUPTA
Digitally signed by SHWETA GUPTA
Date: 2026.11.03 17:14:46 +05'30'

**Shweta Gupta**
**Company Secretary and Compliance Officer**
**M. No. F8573**
**Address:** C-28-29, Kissan Bhawan,
Qutab Institutional Area, New Delhi – 110016

**Encl:** as above

**Corporate and Regd. Office**

Awfis Space Solutions Limited
C-28-29, Kissan Bhawan, Qutab Institutional Area, New Delhi – 110016
**www.**awfis.com | **Email:** info@awfis.com | **Phone:** 011- 41103497

**CIN:** L74999DL2014PLC274236

Walker Chandiok & Co LLP

**Walker Chandiok & Co LLP**
21st Floor, DLF Square
Jacaranda Marg, DLF Phase II
Gurugram – 122002
Haryana, India

T +91 124 4628099
F +91 124 4628001

**Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results and Year to Date Financial Results of Awfis Space Solutions Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)**

**To the Board of Directors of Awfis Space Solutions Limited**

1. We have reviewed the accompanying statement of standalone unaudited financial results ('the Statement') of Awfis Space Solutions Limited ('the Company') for the quarter ended 30 September 2026 and the year to date results for the period 01 April 2026 to 30 September 2026, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').

2. The Statement, which is the responsibility of the Company's management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. 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. 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 the Standards on Auditing specified under section 143(10) of the Act, 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 Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm Registration No: 001076N/N500013

Kunwar K

**Kunwar K Khurana**
Partner
Membership No. 555339

**UDIN:** 26555339XHVONI1499

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

**Place:** New Delhi
**Date:** 3 November 2026



Walker Chandiok & Co LLP is registered with limited liability with identification number AAC-2085 and its registered office at L-41 Connaught Circus, New Delhi, 110001, India

# Awfis Space Solutions Limited

CIN No. L74999DL2014PLC274236

Registered office: C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi, Delhi, India, 110016

(₹ In millions)

**STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS PERIOD ENDED 30 SEPTEMBER 2026**

| Sr. No. | Particulars | Quarter ended | | | Six months period ended | | Year ended |
|---|---|---|---|---|---|---|---|
| | | 30 September 2026 | 30 June 2026 | 30 September 2025 | 30 September 2026 | 30 September 2025 | 31 March 2026 |
| | | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Audited) |
| | **For continuing operations** | | | | | | |
| 1 | **Income** | | | | | | |
| | Revenue from operations | 3,599.69 | 3,501.64 | 2,957.35 | 7,101.33 | 5,704.46 | 12,294.43 |
| | Other income | 255.61 | 239.47 | 261.09 | 495.08 | 444.45 | 925.91 |
| | **Total income** | **3,855.30** | **3,741.11** | **3,218.44** | **7,596.41** | **6,148.91** | **13,220.34** |
| 2 | **Expenses** | | | | | | |
| | Purchases of stock in trade | 262.97 | 150.04 | 97.38 | 413.01 | 176.90 | 480.49 |
| | Changes in inventories of stock in trade | (0.72) | (0.53) | (0.99) | (1.25) | (5.48) | (6.35) |
| | Employee benefits expense | 272.97 | 272.02 | 276.42 | 544.99 | 524.89 | 1,069.37 |
| | Finance costs | 490.53 | 486.49 | 469.45 | 977.02 | 929.12 | 1,862.59 |
| | Depreciation and amortisation expense | 1,189.80 | 1,131.39 | 951.09 | 2,321.19 | 1,836.07 | 3,837.86 |
| | Other expenses | 1,421.65 | 1,508.16 | 1,328.69 | 2,929.81 | 2,545.57 | 5,467.37 |
| | **Total expenses** | **3,637.20** | **3,547.57** | **3,122.04** | **7,184.77** | **6,007.07** | **12,711.33** |
| 3 | **Profit before tax (1-2)** | **218.10** | **193.54** | **96.40** | **411.64** | **141.84** | **509.01** |
| 4 | **Tax expense** | | | | | | |
| | Current tax | - | - | - | - | - | - |
| | Deferred tax | - | - | - | - | - | - |
| 5 | **Profit for the periods / year from continuing operations (3-4)** | **218.10** | **193.54** | **96.40** | **411.64** | **141.84** | **509.01** |
| | **For discontinued operations (refer note 6)** | | | | | | |
| 6 | Profit before tax from discontinued operations | 76.87 | 32.28 | 54.07 | 109.15 | 98.06 | 158.86 |
| 7 | Tax expense of discontinued operations | - | - | - | - | - | - |
| 8 | **Profit for the periods / year from discontinued operations (6-7)** | **76.87** | **32.28** | **54.07** | **109.15** | **98.06** | **158.86** |
| 9 | **Profit for the periods / year (5+8)** | **294.97** | **225.82** | **150.47** | **520.79** | **239.90** | **667.87** |
| 10 | **Other comprehensive income** | | | | | | |
| | **Items that will not be reclassified to profit or loss in subsequent periods:** | | | | | | |
| | Remeasurements (losses)/gains on the defined benefit plans | (1.79) | (0.33) | (2.73) | (2.12) | (2.16) | 0.06 |
| | Income tax effect | - | - | - | - | - | - |
| | **Other comprehensive (loss)/income net of income tax** | **(1.79)** | **(0.33)** | **(2.73)** | **(2.12)** | **(2.16)** | **0.06** |
| 11 | **Total comprehensive income for the periods / year (9+10)** | **293.18** | **225.49** | **147.74** | **518.67** | **237.74** | **667.93** |
| 12 | **Paid-up equity share capital (Face value of ₹ 10 each, fully paid)** | 715.63 | 715.63 | 715.09 | 715.63 | 715.09 | 715.40 |
| 13 | **Other equity** | | | | | | 4,744.99 |
| | **Earnings per equity share (Face value of ₹ 10 each) (Not annualised for quarters)** | | | | | | |
| | **For continuing operations** | | | | | | |
| | Basic (in ₹) | 3.05 | 2.70 | 1.35 | 5.75 | 1.99 | 7.13 |
| | Diluted (in ₹) | 3.04 | 2.70 | 1.33 | 5.74 | 1.96 | 7.12 |
| | **For discontinued operations** | | | | | | |
| | Basic (in ₹) | 1.07 | 0.45 | 0.76 | 1.52 | 1.38 | 2.23 |
| | Diluted (in ₹) | 1.07 | 0.45 | 0.75 | 1.52 | 1.36 | 2.22 |
| | **For continuing and discontinued operations** | | | | | | |
| | Basic (in ₹) | 4.12 | 3.15 | 2.11 | 7.27 | 3.37 | 9.36 |
| | Diluted (in ₹) | 4.11 | 3.15 | 2.08 | 7.26 | 3.32 | 9.34 |

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

AWFIS SPACE SOLUTIONS LIMITED

# Awfis Space Solutions Limited

CIN No. L74999DL2014PLC274236

Registered office: C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi, Delhi, India, 110016

(₹ In millions)

| UNAUDITED STANDALONE BALANCE SHEET AS AT 30 SEPTEMBER 2026 | | |
|---|---|---|
| Particulars | As at 30 September 2026 (Unaudited) | As at 31 March 2026 (Audited) |
| **I. ASSETS** | | |
| **Non-current assets** | | |
| Property, plant and equipment | 6,897.60 | 6,341.54 |
| Capital work-in-progress | 76.12 | 124.52 |
| Right-of-use assets | 10,616.57 | 10,629.31 |
| Intangible assets | 30.08 | 32.87 |
| Intangible assets under development | 2.64 | - |
| Financial assets | | |
| Investments | 16.60 | 16.60 |
| Other financial assets | 4,217.95 | 3,954.34 |
| Non-current tax assets (net) | 1,022.21 | 926.71 |
| Other non-current assets | 262.54 | 238.30 |
| **Total non-current assets** | **23,142.31** | **22,264.19** |
| **Current assets** | | |
| Inventories | 8.47 | 7.22 |
| Financial assets | | |
| Trade receivables | 649.01 | 450.91 |
| Cash and cash equivalents | 548.83 | 560.88 |
| Bank Balance other than cash and cash equivalents | 115.22 | 329.78 |
| Other financial assets | 3,537.73 | 2,928.98 |
| Other current assets | 809.17 | 763.74 |
| **Total current assets** | **5,668.43** | **5,041.51** |
| Assets included in disposal group held for sale | 2,019.57 | 1,771.57 |
| **Total assets** | **30,830.31** | **29,077.27** |
| **II. EQUITY AND LIABILITIES** | | |
| **Equity** | | |
| Equity share capital | 715.63 | 715.40 |
| Other equity | 5,279.30 | 4,744.99 |
| **Total equity** | **5,994.93** | **5,460.39** |
| **Non-current liabilities** | | |
| Financial liabilities | | |
| Borrowings | 330.98 | 350.10 |
| Lease liabilities | 10,672.30 | 10,552.25 |
| Other financial liabilities | 2,452.59 | 2,266.66 |
| Provisions | 42.64 | 36.12 |
| Other non-current liabilities | 443.45 | 465.09 |
| **Total non-current liabilities** | **13,941.96** | **13,670.22** |
| **Current liabilities** | | |
| Contract liabilities | 172.60 | 181.44 |
| Financial liabilities | | |
| Borrowings | 183.35 | 158.93 |
| Lease liabilities | 4,060.61 | 3,950.44 |
| Trade payables | | |
| - Total outstanding dues of micro enterprises and small enterprises; | 63.14 | 29.21 |
| - Total outstanding dues of creditors other than micro enterprises and small enterprises; | 2,133.71 | 1,701.94 |
| Other financial liabilities | 2,298.12 | 1,948.30 |
| Other current liabilities | 395.93 | 418.23 |
| Provisions | 36.58 | 41.16 |
| **Total current liabilities** | **9,344.04** | **8,429.65** |
| Liabilities included in disposal group classified as held for sale | 1,549.38 | 1,517.01 |
| **Total equity and liabilities** | **30,830.31** | **29,077.27** |

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

AWFIS SPACE SOLUTIONS LIMITED

# Awfis Space Solutions Limited

CIN No. L74999DL2014PLC274236

Registered office: C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi, Delhi, India, 110016

(₹ in millions)

| UNAUDITED STANDALONE STATEMENT OF CASH FLOWS FOR THE SIX MONTHS PERIOD ENDED 30 SEPTEMBER 2026 | | |
|---|---|---|
| **Particulars** | **Period ended 30 September 2026 (Unaudited)** | **Period ended 30 September 2025 (Unaudited)** |
| **A. Cash flows from operating activities:** | | |
| Profit before tax from continued operations | 411.64 | 141.84 |
| Profit before tax from discontinued operations | 109.15 | 98.06 |
| **Adjustment for:** | | |
| Depreciation and amortization expenses | 2,321.19 | 1,836.07 |
| Share based payments | 12.68 | 61.78 |
| Loss on disposal of property, plant and equipment | - | 35.40 |
| Interest income on income tax refund | - | (21.52) |
| Interest income on fixed deposit | (28.34) | (27.03) |
| Interest income on unwinding of fair valuation of security deposits | (84.36) | (66.94) |
| Unwinding of fair value of security deposit from customers | (163.61) | (136.95) |
| Interest expense on fair value of security deposit from customers | 158.25 | 127.59 |
| Profit on termination of lease | (29.78) | (54.67) |
| Loss on modification of lease | 2.06 | - |
| Interest on term loan | 32.84 | 9.52 |
| Interest on lease liabilities | 777.05 | 788.71 |
| Gain on pre settlement of financial asset or liability (net) | (1.45) | (8.72) |
| Provision for doubtful advances and deposits | 2.91 | 19.42 |
| Provision for doubtful debts | 15.02 | 9.23 |
| Unwinding interest income on finance lease | (185.33) | (127.10) |
| **Operating profit before working capital changes** | **3,349.92** | **2,684.69** |
| **Movement in working capital:** | | |
| Trade receivables | (144.87) | (27.65) |
| Inventories | (1.25) | (5.48) |
| Other financial assets | (245.66) | (213.18) |
| Lease receivables | 247.40 | (195.92) |
| Other assets | (225.20) | (336.34) |
| Trade payables | 313.70 | 392.95 |
| Provisions | (0.50) | 11.45 |
| Other financial liabilities | 519.04 | 522.25 |
| Other liabilities | (34.16) | 189.71 |
| **Cash generated from operations** | **3,778.42** | **3,022.48** |
| Income tax paid (net of refunds) | (95.50) | (198.44) |
| **Net cash flows from operating activities (A)** | **3,682.92** | **2,824.04** |
| **B. Cash flows from investing activities:** | | |
| Purchase of property, plant and equipment, capital work in progress including movement in creditors for capital goods and capital advances (net) | (1,131.10) | (1,105.40) |
| Purchase of intangible assets and intangible assets under development | (4.54) | (12.94) |
| Investments in fixed deposits with bank | (209.00) | - |
| Proceeds from redemption of fixed deposits with bank | 392.79 | 135.26 |
| Interest received on fixed deposit | 28.34 | 27.95 |
| **Net cash used in investing activities (B)** | **(923.51)** | **(955.13)** |
| **C. Cash flows from financing activities :** | | |
| Proceeds from issue of equity shares (net of share issue expenses) | 3.24 | 76.65 |
| Repayment of principal portion of lease liability related to building | (1,889.79) | (1,003.49) |
| Interest paid on lease liability related to building | (788.79) | (811.33) |
| Repayment of principal portion of lease liability related to office equipment | (51.03) | (38.61) |
| Interest paid on lease liability related to office equipment | (17.37) | (19.34) |
| Interest paid on term loan | (32.43) | (8.09) |
| Repayment of long-term borrowings | (95.29) | (174.54) |
| Proceeds from long-term borrowings | 100.00 | 150.00 |
| **Net cash used in financing activities (C)** | **(2,771.46)** | **(1,828.75)** |
| **D. Net (decrease)/increase in cash and cash equivalents (A+B+C)** | **(12.05)** | **40.16** |
| **Cash and cash equivalents at the beginning of the period** | 560.88 | 394.81 |
| **Cash and cash equivalents at the end of the period** | **548.83** | **434.97** |
| **Cash and cash equivalents comprise:** | | |
| - In current accounts | 436.68 | 361.47 |
| - Earmarked balance | 62.10 | 73.50 |
| - in deposit with original maturity of less than three months | 50.05 | - |
| | **548.83** | **434.97** |

The above standalone statement of cash flows has been prepared under the Indirect method as set out in the Indian Accounting Standard (Ind AS 7) Statement of Cash Flows.

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

AWFIS SPACE SOLUTIONS LIMITED

**Awfis Space Solutions Limited**
**CIN No: L74999DL2014PLC274236**
**Registered office: C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi, Delhi, India, 110016**

---

**Explanatory notes to the statement of unaudited standalone financial results for the quarter and six months period ended 30 September 2026 :**

1. The above unaudited standalone financial results of the Awfis Space Solutions Limited ("the Company") have been prepared in accordance with the recognition and measurement principle laid down in Indian Accounting Standards ("Ind AS") as prescribed under Section 133 of the Companies Act 2013, as amended, read with relevant rules thereunder and in terms of Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations 2015 ("the Regulations").

2. These unaudited standalone financial results have been reviewed by the Audit Committee at its meeting held on 3 November 2026 and have been approved by the Board of Directors at its meeting held on 3 November 2026.

3. Segment information has been provided under the notes forming part of the consolidated unaudited financial results for the quarter and six months period ended 30 September 2026 as per para 4 of Indian Accounting Standard (Ind AS) 108 "Operating Segments", specified under Section 133 of the Companies Act, 2013.

4. During the quarter ended 30 September 2026, the Company has granted 16,166 Employee Stock Option to the eligible employees under the Awfis Space Solutions Employee Stock Option Scheme – 2024, as approved by the Board of Directors.

5. The Company had entered into a lease agreement with Ruby Infotech Private Limited ("the Lessor") for commercial premises situated at Noida, which was revised in September 2023 pursuant to a consent award. Due to certain infrastructural issues in addition to safety issues relating to the leased premises, the Company terminated the Lease Deed in March 2024, during the lock-in period, pursuant to which disputes arose between the parties. The disputes were referred to arbitration before the learned Sole Arbitrator against the Lessor, claiming an amount of ₹ 65.10 million. The Lessor also filed counterclaims against the Company.

   During the quarter ended 30 September 2026, the Sole Arbitrator had passed his award in favor of the lessor determining an amount of ₹ 82.66 million towards the rent for the lock-in period (net of the security deposit), along with interest at 18% per annum and other costs of 1 million.

   The Company does not agree with the award and is in the process of filing a petition before the Hon'ble High Court of Delhi seeking to set it aside. Based on the legal opinion obtained from independent legal counsel, management believes that the Company has reasonable grounds to challenge the award and that no liability is likely to arise against the Company. Accordingly, no provision has been recognised in the standalone financial results.

6. Pursuant to approval of the Board of Directors of the Company at their meeting held on 23 December 2025, the Company has entered into a Business Transfer Agreement ("BTA") with Awfis Transform Private Limited ('Acquirer'/'ATPL'), incorporated on 03 December 2025, a wholly-owned subsidiary of the Company, for sale of the Company's undertaking engaged in the Design and Build ('Undertaking'), as a going concern and on a slump sale basis for a consideration of ₹ 265.91 million ("Initial Purchase Price"). The same was approved by the shareholders through special resolution passed through postal ballot.






The Board of Directors at their meeting held on 26 February 2026 had initially considered and approved the extension of the timeline for completion of the transfer of the Undertaking, which was expected to be completed by end of calendar year 2026.

Further, The Board of Directors at their meeting held on 03 November 2026 reviewed the status of the proposed transaction and decided to defer its completion beyond the previously indicated timeline of end of calendar year 2026. The deferral is necessitated by procedural, administrative, operational and transition-related requirements that need to be addressed before completion of the transaction. The revised completion timeline has not yet been finalized, and will be determined after taking into account the time required to address these requirements which the management is expected to complete in the next twelve months.

The consideration for the sale of the Business Undertaking shall be determined as per an updated valuation report for the Business Undertaking to be obtained by the Company in accordance with all applicable laws, with the reference date of valuation being the revised date of completion of the transaction and shall be discharged by ATPL as provided under the business transfer agreement executed between the company and ATPL.

The said undertaking has been disclosed as discontinued operation pursuant to the requirements of Indian Accounting Standard (Ind AS) 105 - "Non-current Assets Held for Sale and Discontinued Operations"

The financial performance for the discontinuing operation is as follows:

| Particulars | Quarter ended | | | Six months period ended | | Year ended |
|---|---|---|---|---|---|---|
| | 30 September 2026 | 30 June 2026 | 30 September 2025 | 30 September 2026 | 30 September 2025 | 31 March 2026 |
| | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Audited) |
| Total income | 751.61 | 733.78 | 694.53 | 1,485.39 | 1,279.49 | 2,566.31 |
| Total expenses | 674.74 | 701.50 | 640.46 | 1,376.24 | 1,181.43 | 2,407.45 |
| **Profit before tax** | **76.87** | **32.28** | **54.07** | **109.15** | **98.06** | **158.86** |
| Tax expense | - | - | - | - | - | - |
| **Profit after tax from discontinuing operations** | **76.87** | **32.28** | **54.07** | **109.15** | **98.06** | **158.86** |

7. The results for the quarter and six months period ended 30 September 2026 are available on the BSE Limited website (URL: https://www.bseindia.com/corporates), the National Stock Exchange of India Limited website (URL: https://www.nseindia.com/corporates) and on the Company's website (URL: https://www.awfis.com/investor-relations).

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

AWFIS SPACE SOLUTIONS LIMITED

8. Previous year/periods figures have been regrouped/reclassified, wherever necessary to conform to this year/periods classification. Such regroupings/reclassifications are not material to the standalone financial results.

**For and on behalf of the Board of Directors of**
**Awfis Space Solutions Limited**

Place: New Delhi
Date: 3 November 2026

**Amit Ramani**
**Chairman and Managing Director**
**DIN: 00549918**

Walker Chandiok & Co LLP

**Walker Chandiok & Co LLP**
21st Floor, DLF Square
Jacaranda Marg, DLF Phase II
Gurugram – 122002
Haryana, India

T +91 124 4628099
F +91 124 4628001

**Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Financial Results of Awfis Space Solutions Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)**

**To the Board of Directors of Awfis Space Solutions Limited**

1. We have reviewed the accompanying statement of unaudited consolidated financial results ('the Statement') of Awfis Space Solutions Limited ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), (refer Annexure 1 for the subsidiaries included in the Statement) for the quarter ended 30 September 2026 and the consolidated year to date results for the period 1 April 2026 to 30 September 2026, 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) ('Listing Regulations').

2. This Statement, which is the responsibility of the Holding Company's management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. 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. 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 the Standards on Auditing specified under section 143(10) of the Act, 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 circular issued by the SEBI under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

4. Based on our review conducted and procedures performed as stated in paragraph 3 above and upon consideration of the review report of the other auditor referred to in paragraph 5 below, 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 Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

**Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Financial Results of Awfis Space Solutions Limited pursuant to the Regulation 33 of the Listing Regulations (cont'd)**

5. We did not review the interim financial information of 1 subsidiary included in the Statement, whose financial information reflects total assets of ₹ 155.66 million as at 30 September 2026, and total revenues of ₹ 64.73 million and ₹ 130.60 million, total net profit after tax of ₹ 13.01 million and ₹ 26.88 million, total comprehensive income of ₹ 13.01 million and ₹ 26.88 million, for the quarter and six-month period ended on 30 September 2026, respectively, and cash outflows (net) of ₹ 2.67 million for the period ended 30 September 2026 as considered in the Statement. These interim financial information has been reviewed by other auditor whose review report has been furnished to us by the management, and our conclusion in so far as it relates to the amounts and disclosures included in respect of this subsidiary is based solely on the review report of such other auditor and the procedures performed by us as stated in paragraph 3 above.

   Our conclusion is not modified in respect of this matter with respect to our reliance on the work done by and the report of the other auditor.

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm Registration No: 001076N/N500013

Kunwar K

**Kunwar K Khurana**
Partner
Membership No. 555339

**UDIN:** 26555339TYUTBE5753

**Place:** New Delhi
**Date:** 3 November 2026

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

**Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Financial Results of Awfis Space Solutions Limited pursuant to the Regulation 33 of the Listing Regulations (cont'd)**

**Annexure 1**

**List of entities included in the Statement**

**Holding Company**

1. Awfis Space Solutions Limited

**Subsidiary Companies**

2. Awliv Living Solutions Private Limited
3. Awfis Transform Private Limited



# Awfis Space Solutions Limited

CIN No. L74999DL2014PLC274236

Registered office: C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi, Delhi, India, 110016

(₹ In millions)

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS PERIOD ENDED 30 SEPTEMBER 2026

| Sr. No. | Particulars | Quarter ended | | | Six Month Period ended | | Year Ended |
|---|---|---|---|---|---|---|---|
| | | 30 September 2026 | 30 June 2026 | 30 September 2025 | 30 September 2026 | 30 September 2025 | 31 March 2026 |
| | | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Audited) |
| 1 | **Income** | | | | | | |
| | Revenue from operations | 4,387.25 | 4,249.24 | 3,668.60 | 8,636.49 | 7,015.64 | 14,934.84 |
| | Other income | 255.65 | 239.51 | 261.12 | 495.16 | 444.50 | 926.41 |
| | **Total income** | **4,642.90** | **4,488.75** | **3,929.72** | **9,131.65** | **7,460.14** | **15,861.25** |
| 2 | **Expenses** | | | | | | |
| | Sub-contracting cost | 597.56 | 622.36 | 562.82 | 1,219.92 | 1,031.94 | 2,085.83 |
| | Purchases of stock in trade | 262.97 | 150.04 | 97.38 | 413.01 | 176.90 | 480.49 |
| | Changes in inventories of stock in trade | (0.73) | (0.52) | (0.99) | (1.25) | (5.48) | (6.35) |
| | Employee benefits expense | 326.70 | 328.56 | 332.42 | 655.26 | 628.74 | 1,300.54 |
| | Finance costs | 490.53 | 486.50 | 469.45 | 977.03 | 929.12 | 1,862.63 |
| | Depreciation and amortisation expense | 1,189.92 | 1,131.60 | 951.36 | 2,321.52 | 1,836.59 | 3,838.90 |
| | Other expenses | 1,463.53 | 1,526.03 | 1,353.98 | 2,989.56 | 2,595.27 | 5,576.70 |
| | **Total expenses** | **4,330.48** | **4,244.57** | **3,766.42** | **8,575.05** | **7,193.08** | **15,138.74** |
| 3 | **Profit before tax (1-2)** | **312.42** | **244.18** | **163.30** | **556.60** | **267.06** | **722.51** |
| 4 | **Tax expense** | | | | | | |
| | Current tax | 4.42 | 4.54 | 3.57 | 8.96 | 7.56 | 13.98 |
| | Deferred tax | - | - | - | - | - | - |
| 5 | **Profit for the periods/ year (3-4)** | **308.00** | **239.64** | **159.73** | **547.64** | **259.50** | **708.53** |
| 6 | **Other comprehensive income** | | | | | | |
| | **Items that will not be reclassified to profit or loss in subsequent periods:** | | | | | | |
| | Remeasurements (losses)/gains on the defined benefit plans | (1.79) | (0.33) | (2.73) | (2.12) | (2.16) | 0.06 |
| | Income tax effect | - | - | - | - | - | - |
| | **Other comprehensive (loss)/ income net of income tax** | **(1.79)** | **(0.33)** | **(2.73)** | **(2.12)** | **(2.16)** | **0.06** |
| 7 | **Total comprehensive income for the periods / year (5+6)** | **306.21** | **239.31** | **157.00** | **545.52** | **257.34** | **708.59** |
| 8 | **Paid-up equity share capital (Face value of ₹ 10 each, fully paid)** | 715.63 | 715.63 | 715.09 | 715.63 | 715.09 | 715.40 |
| 9 | **Other equity** | - | - | - | - | - | 4,809.05 |
| | **Earnings per equity share (Face value of ₹ 10 each) (Not annualised for quarters)** | | | | | | |
| | Basic (in ₹) | 4.30 | 3.35 | 2.24 | 7.65 | 3.64 | 9.93 |
| | Diluted (in ₹) | 4.30 | 3.34 | 2.21 | 7.64 | 3.59 | 9.92 |

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

AWFIS SPACE SOLUTIONS LIMITED

# Awfis Space Solutions Limited

CIN No. L74999DL2014PLC274236

Registered office: C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi, Delhi, India, 110016

(₹ In millions)

| UNAUDITED CONSOLIDATED BALANCE SHEET AS AT 30 SEPTEMBER 2026 | | |
|---|---|---|
| Particulars | As at 30 September 2026 (Unaudited) | As at 31 March 2026 (Audited) |
| **I. ASSETS** | | |
| **Non-current assets** | | |
| Property, plant and equipment | 6,899.56 | 6,344.03 |
| Capital work-in-progress | 76.12 | 124.52 |
| Right-of-use assets | 10,616.57 | 10,629.31 |
| Intangible assets | 36.35 | 40.08 |
| Intangible assets under development | 2.74 | - |
| Financial assets | | |
| Other financial assets | 4,217.95 | 3,954.34 |
| Non-current tax assets (net) | 1,033.20 | 931.65 |
| Other non-current assets | 314.79 | 301.93 |
| **Total non-current assets** | **23,197.28** | **22,325.86** |
| **Current assets** | | |
| Inventories | 8.47 | 7.22 |
| Contract assets | 935.52 | 733.42 |
| Financial assets | | |
| Trade receivables | 1,495.59 | 1,377.28 |
| Cash and cash equivalents | 349.49 | 564.22 |
| Bank Balance other than cash and cash equivalents | 117.39 | 331.65 |
| Other financial assets | 3,579.71 | 2,958.69 |
| Other current assets | 919.10 | 803.55 |
| **Total current assets** | **7,605.27** | **6,776.03** |
| **Total assets** | **30,802.55** | **29,101.89** |
| **II. EQUITY AND LIABILITIES** | | |
| **Equity** | | |
| Equity share capital | 715.63 | 715.40 |
| Other equity | 5,370.22 | 4,809.05 |
| **Total equity** | **6,085.85** | **5,524.45** |
| **Non-current liabilities** | | |
| Financial liabilities | | |
| Borrowings | 330.98 | 350.10 |
| Lease liabilities | 10,672.30 | 10,552.25 |
| Other financial liabilities | 2,452.59 | 2,266.66 |
| Provisions | 47.27 | 39.61 |
| Other non-current liabilities | 443.45 | 465.09 |
| **Total non-current liabilities** | **13,946.59** | **13,673.71** |
| **Current liabilities** | | |
| Contract liabilities | 176.84 | 190.14 |
| Financial liabilities | | |
| Borrowings | 183.35 | 158.93 |
| Lease liabilities | 4,060.61 | 3,950.44 |
| Trade payables | | |
| - Total outstanding dues of micro enterprises and small enterprises; | 186.21 | 153.72 |
| - Total outstanding dues of creditors other than micro enterprises and small enterprises; | 3,289.05 | 2,923.31 |
| Other financial liabilities | 2,433.78 | 2,056.46 |
| Other current liabilities | 396.52 | 420.94 |
| Provisions | 43.75 | 49.79 |
| **Total current liabilities** | **10,770.11** | **9,903.73** |
| **Total equity and liabilities** | **30,802.55** | **29,101.89** |

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

AWFIS SPACE SOLUTIONS LIMITED

## Awfis Space Solutions Limited

CIN No. L74999DL2014PLC274236

Registered office: C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi, Delhi, India, 110016

(₹ In millions)

| UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE SIX MONTHS PERIOD ENDED 30 SEPTEMBER 2026 | | |
|---|---|---|
| **Particulars** | **Period ended 30 September 2026 (Unaudited)** | **Period ended 30 September 2025 (Unaudited)** |
| **A. Cash flows from operating activities:** | | |
| Net profit before tax for the period | 556.60 | 267.06 |
| **Adjustment for:** | | |
| Depreciation and amortisation expense | 2,321.52 | 1,836.59 |
| Share based payments | 12.68 | 61.78 |
| Loss on disposal of property, plant and equipment | - | 35.40 |
| Interest income on income tax refund | - | (21.52) |
| Interest income on fixed deposit | (28.42) | (27.08) |
| Interest income on unwinding of fair valuation of security deposits | (84.36) | (66.94) |
| Unwinding of fair value of security deposit from customers | (163.61) | (136.95) |
| Interest expense on fair value of security deposit from customers | 158.25 | 127.59 |
| Loss on modification of lease | 2.06 | - |
| Profit on termination of lease | (29.78) | (54.67) |
| Interest on term loan | 32.84 | 9.52 |
| Interest on lease liabilities | 777.05 | 788.71 |
| Gain on pre settlement of financial asset or liability (net) | (1.45) | (8.72) |
| Provision for doubtful advances and deposits | 2.91 | 19.42 |
| Provision for doubtful debts | 15.02 | 9.23 |
| Unwinding interest income on finance lease | (185.33) | (127.10) |
| **Operating profit before working capital changes** | **3,385.98** | **2,712.32** |
| **Movement in working capital:** | | |
| Trade receivables | (133.33) | (24.83) |
| Inventories | (1.25) | (5.48) |
| Other financial assets | (245.58) | (213.18) |
| Lease receivables | 247.40 | (195.92) |
| Other assets | (204.05) | (331.45) |
| Trade payables | 259.99 | 363.80 |
| Provisions | (0.50) | 11.45 |
| Other financial liabilities | 519.05 | 522.42 |
| Other liabilities | (36.63) | 188.25 |
| **Cash generated from operations** | **3,791.08** | **3,027.38** |
| Income tax paid (net of refunds) | (110.51) | (207.36) |
| **Net cash flows from operating activities (A)** | **3,680.57** | **2,820.02** |
| **B. Cash flows from investing activities:** | | |
| Purchase of property, plant and equipment, capital work in progress including movement in creditors for capital goods and capital advances (net) | (1,131.11) | (1,105.40) |
| Purchase of intangible assets and intangible assets under development | (4.63) | (12.94) |
| Investments in fixed deposits with bank | (209.00) | (0.09) |
| Proceeds from redemption of fixed deposits with bank | 392.48 | 135.26 |
| Interest received on fixed deposit | 28.42 | 28.04 |
| **Net cash used in investing activities (B)** | **(923.84)** | **(955.13)** |
| **C. Cash flows from financing activities :** | | |
| Proceeds from issue of equity shares (net of share issue expenses) | 3.24 | 76.65 |
| Repayment of principal portion of lease liability related to building | (1,889.79) | (1,003.49) |
| Interest paid on lease liability related to building | (788.79) | (811.33) |
| Repayment of principal portion of lease liability related to office equipment | (51.03) | (38.61) |
| Interest paid on lease liability related to office equipment | (17.37) | (19.34) |
| Interest paid on term loan | (32.43) | (8.09) |
| Repayment of long-term borrowings | (95.29) | (174.54) |
| Proceeds from long-term borrowings | 100.00 | 150.00 |
| **Net cash used in financing activities (C)** | **(2,771.46)** | **(1,828.75)** |
| **D. Net (decrease)/ increase in cash and cash equivalents (A+B+C)** | **(14.73)** | **36.14** |
| **Cash and cash equivalents at the beginning of the period** | 564.22 | 399.70 |
| **Cash and cash equivalents at the end of the period** | **549.49** | **435.84** |
| **Cash and cash equivalents comprise:** | | |
| - In current accounts | 437.34 | 362.34 |
| - Earmarked balance | 62.10 | 73.50 |
| - in deposit with original maturity of less than three months | 50.05 | - |
| | **549.49** | **435.84** |

The above consolidated statement of cash flows has been prepared under the 'Indirect method' as set out in the Indian Accounting Standard (Ind AS 7) Statement of Cash Flows

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

AWFIS SPACE SOLUTIONS LIMITED

# Awfis Space Solutions Limited

CIN No. L74999DL2014PLC274236

Registered office: C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi, Delhi, India, 110016

**CONSOLIDATED SEGMENT WISE REVENUE, RESULTS, ASSETS AND LIABILITIES FOR THE QUARTER AND SIX MONTHS PERIOD ENDED 30 SEPTEMBER 2026**

| Sr No. | Particulars | Quarter ended | | | Six Month period ended | | Year ended |
|---|---|---|---|---|---|---|---|
| | | 30 September 2026 (Unaudited) | 30 June 2026 (Unaudited) | 30 September 2025 (Unaudited) | 30 September 2026 (Unaudited) | 30 September 2025 (Unaudited) | 31 March 2026 (Audited) |
| 1 | **Segment revenue** | | | | | | |
| | **Revenue from operations** | | | | | | |
| i. | Co-working space on rent and allied services | 3,635.64 | 3,515.46 | 2,974.07 | 7,151.10 | 5,736.15 | 12,368.53 |
| ii. | Construction and fit-out projects | 751.61 | 733.78 | 694.53 | 1,485.39 | 1,279.49 | 2,566.31 |
| iii. | Others | - | - | - | - | - | - |
| | **Total revenue from operations** | **4,387.25** | **4,249.24** | **3,668.60** | **8,636.49** | **7,015.64** | **14,934.84** |
| | **Less: Inter-segment revenue** | - | - | - | - | - | - |
| | **Net segment revenue** | **4,387.25** | **4,249.24** | **3,668.60** | **8,636.49** | **7,015.64** | **14,934.84** |
| 2 | **Segment results** | | | | | | |
| i. | Co-working space on rent and allied services | 341.53 | 304.58 | 177.66 | 646.11 | 293.35 | 885.01 |
| ii. | Construction and fit-out projects | 76.87 | 32.28 | 54.07 | 109.15 | 98.06 | 158.86 |
| iii. | Others | - | - | - | - | - | 2.39 |
| iv. | **Total** | **418.40** | **336.86** | **231.73** | **755.26** | **391.41** | **1,046.26** |
| v. | **Add: Un-allocable income** | 15.67 | 14.96 | 25.76 | 30.63 | 50.14 | 65.14 |
| vi. | **Less: Un-allocable expenses** | 97.31 | 90.24 | 87.93 | 187.55 | 161.66 | 344.29 |
| vii | **Less: Finance cost (Un-allocable)** | 24.34 | 17.40 | 6.26 | 41.74 | 12.83 | 44.60 |
| | **Profit before tax** | **312.42** | **244.18** | **163.30** | **556.60** | **267.06** | **722.51** |
| 3 | **Segment assets** | | | | | | |
| i. | Co-working space on rent and allied services | 26,102.35 | 26,232.78 | 23,078.05 | 26,102.35 | 23,078.05 | 24,515.53 |
| ii. | Construction and fit-out projects | 2,019.57 | 2,180.51 | 1,645.03 | 2,019.57 | 1,645.03 | 1,771.57 |
| iii. | Others | - | - | 1.76 | - | 1.76 | 3.84 |
| | **Total** | **28,121.92** | **28,413.29** | **24,724.84** | **28,121.92** | **24,724.84** | **26,290.94** |
| iv. | Un-allocable assets | 2,680.63 | 2,296.85 | 2,225.59 | 2,680.63 | 2,225.59 | 2,810.95 |
| | **Total segment assets** | **30,802.55** | **30,710.14** | **26,950.43** | **30,802.55** | **26,950.43** | **29,101.89** |
| 4 | **Segment liabilities** | | | | | | |
| i. | Co-working space on rent and allied services | 22,490.10 | 22,300.91 | 20,715.94 | 22,490.10 | 20,715.94 | 21,355.29 |
| ii. | Construction and fit-out projects | 1,549.38 | 1,853.41 | 879.58 | 1,549.38 | 879.58 | 1,517.01 |
| iii. | Others | 9.88 | 9.88 | 9.88 | 9.88 | 9.88 | 9.88 |
| | **Total** | **24,049.36** | **24,164.20** | **21,605.40** | **24,049.36** | **21,605.40** | **22,882.18** |
| iv. | Unallocable liabilities | 667.34 | 760.93 | 357.08 | 667.34 | 357.08 | 695.26 |
| | **Total segment liabilities** | **24,716.70** | **24,925.13** | **21,962.48** | **24,716.70** | **21,962.48** | **23,577.44** |

**Notes:**

1. Co-Working space and allied services refer to our space solutions, mobility and allied services.
2. Construction and fit-out projects refers to transform segment.
3. Others includes facility management services and other services. Our facility management services are branded Awfis care.

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

AWFIS SPACE SOLUTIONS LIMITED

**Awfis Space Solutions Limited**
**CIN No: L74999DL2014PLC274236**
**Registered office: C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi, Delhi, India, 110016**

---

**Explanatory notes to the statement of unaudited consolidated financial results for the quarter and six months period ended 30 September 2026 :**

1. The above unaudited consolidated financial results of the Awfis Space Solutions Limited ("the Holding Company") and its subsidiaries (collectively the 'Group') have been prepared in accordance with the recognition and measurement principle laid down in Indian Accounting Standards ("Ind AS") as prescribed under Section 133 of the Companies Act 2013, as amended, read with relevant rules thereunder and in terms of Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations 2015 ("the Regulations").

2. These unaudited consolidated financial results have been reviewed by the Audit Committee at its meeting held on 3 November 2026 and have been approved by the Board of Directors at its meeting held on 3 November 2026.

3. During the quarter ended 30 September 2026, the Holding Company has granted 16,166 Employee Stock Option to the eligible employees under the Awfis Space Solutions Employee Stock Option Scheme - 2024, as approved by the Board of Directors.

4. The Holding Company had entered into a lease agreement with Ruby Infotech Private Limited ("the Lessor") for commercial premises situated at Noida, which was revised in September 2023 pursuant to a consent award. Due to certain infrastructural issues in addition to safety issues relating to the leased premises, the Holding Company terminated the Lease Deed in March 2024, during the lock-in period, pursuant to which disputes arose between the parties. The disputes were referred to arbitration before the learned Sole Arbitrator against the Lessor, claiming an amount of ₹ 65.10 million. The Lessor also filed counterclaims against the Holding Company.

   During the quarter ended 30 September 2026, the Sole Arbitrator had passed his award in favor of the lessor determining an amount of ₹ 82.66 million towards the rent for the lock-in period (net of the security deposit), along with interest at 18% per annum and other costs of 1 million.

   The Holding Company does not agree with the award and is in the process of filing a petition before the Hon'ble High Court of Delhi seeking to set it aside. Based on the legal opinion obtained from independent legal counsel, management believes that the Holding Company has reasonable grounds to challenge the award and that no liability is likely to arise against the Holding Company. Accordingly, no provision has been recognised in the consolidated financial results.

5. Pursuant to approval of the Board of Directors of the Holding Company at their meeting held on 23 December 2025, the Holding Company has entered into a Business Transfer Agreement ("BTA") with Awfis Transform Private Limited ('Acquirer'/'ATPL'), incorporated on 03 December 2025, a wholly-owned subsidiary of the Holding Company, for sale of the Holding Company's undertaking engaged in the Design and Build ('Undertaking'), as a going concern and on a slump sale basis for a consideration of ₹ 265.91 million ("Initial Purchase Price"). The same was approved by the shareholders through special resolution passed through postal ballot.

   The Board of Directors at their meeting held on 26 February 2026 considered and approved the extension of the timeline for completion of the transfer of the Undertaking, which is now expected to be completed by end of calendar year 2026.

   Further, The Board of Directors at their meeting held on 03 November 2026 reviewed the status of the proposed transaction and decided to defer its completion beyond the previously indicated timeline of end of calendar year 2026. The deferral is necessitated by procedural, administrative, operational and transition-related requirements that need to be addressed before completion of the transaction. The revised completion timeline has not yet been finalized, and will be determined after taking into account the time required to address these requirements which the management is expected to complete in the next twelve months.






The consideration for the sale of the Business Undertaking shall be determined as per an updated valuation report for the Business Undertaking to be obtained by the Holding Company in accordance with all applicable laws, with the reference date of valuation being the revised date of completion of the transaction and shall be discharged by ATPL as provided under the business transfer agreement executed between the Holding company and ATPL.

6. The results for the quarter and six months period ended 30 September 2026 are available on the BSE Limited website (URL: https://www.bseindia.com/corporates), the National Stock Exchange of India Limited website (URL: https://www.nseindia.com/corporates) and on the Holding Company's website (URL: https://www.awfis.com/investor-relations).

7. Previous year/periods figures have been regrouped/reclassified, wherever necessary to conform to this year/periods classification. Such regroupings/reclassifications are not material to the consolidated financial results.

**For and on behalf of the Board of Directors of**
**Awfis Space Solutions Limited**

Place: New Delhi
Date: 3 November 2026

**Amit Ramani**
**Chairman and Managing Director**
**DIN: 00549918**

*Annexure – 2*

**Relevant details as required under Regulation 30 read with Schedule III of SEBI LODR Regulations read with SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026**

| S.No. | Particulars | Description |
|---|---|---|
| 1. | Name | Shweta Gupta |
| 2. | Reason for change viz. ~~appointment, re-appointment,~~ resignation~~, removal, death or otherwise~~ | As detailed in the resignation letter attached. |
| 3. | Date of ~~appointment/ re-appointment/~~cessation ~~(as applicable) & term of appointment/re-appointment~~ | Ms. Shweta Gupta shall cease to hold office as Company Secretary & Compliance Officer and Key Managerial Personnel, with her employment continuing up to and including November 10, 2026. |
| 4. | Brief profile (in case of re-appointment) | Not applicable |
| 5. | Disclosure of relationships between directors (in case of appointment of a director) | Not applicable |
| 6. | Letter/ Email of Resignation | Enclosed as Annexure – 2A. |

**Corporate and Regd. Office**

Awfis Space Solutions Limited
C-28-29, Kissan Bhawan, Qutab Institutional Area, New Delhi – 110016
**www.**awfis.com | **Email:** info@awfis.com | **Phone:** 011- 41103497

**CIN:** L74999DL2014PLC274236

*Annexure – 2A*

November 3, 2026

To,
The Board of Directors
Awfis Space Solutions Limited
C-28-29, Kissan Bhawan, Qutab Institutional Area, New Delhi – 110016

**Subject: Resignation from the position of Company Secretary and Compliance Officer**

Dear Members of the Board,

I hereby resign from the position of Company Secretary and Compliance Officer, Key Managerial Personnel, and all associated positions held by me in the Company, due to personal reasons.

I kindly request that I be relieved of my duties, with my employment continuing up to and including November 10, 2026.

I thank the Board for their support during my tenure, and wish the Company continued success.

Yours faithfully,

3.11.26

**Shweta Gupta**
Company Secretary and Compliance Officer

Received

AWFIS SPACE SOLUTIONS LIMITED NEW DELHI

*Annexure – 3*

**Relevant details as required under Regulation 30 read with Schedule III of SEBI LODR Regulations read with SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026**

| S.No. | Particulars | Description |
|---|---|---|
| 1. | Name | Ms. Juhi Garg |
| 2. | Reason for change viz. appointment, ~~re-appointment, resignation, removal, death or otherwise~~ | Appointment as the Company Secretary, Compliance Officer and Key Managerial Personnel pursuant to the resignation of Ms. Shweta Gupta. |
| 3. | Date of appointment~~/ re-appointment/cessation (as applicable) & term of appointment/re-appointment~~ | November 11, 2026 |
| 4. | Brief profile (in case of appointment) | Ms. Juhi Garg is a B.Com. (Honors) and Company Secretary (ACS, ICSI) with total 14 and over 12 years of post-qualification experience leading secretarial, governance and regulatory compliance for listed, unlisted and pre-IPO companies. She has last worked with Campus Activewear Limited, where she had managed SEBI LODR, PIT and SAST compliance, run the insider trading and System Driven Disclosure frameworks, administered the full ESOP lifecycle, leads the BRSR/ESG reporting, dividend declaration and end to end finalisation of Annual Report. Earlier roles at Fabindia (private-to-public conversion and IPO readiness under SEBI ICDR, including the DRHP/UDRHP process), Majestic Auto Limited (listed-entity compliances, CIRP-led acquisitions, Dispute resolution) and Compact Lamps built her foundation in legal drafting, group-wide compliance and ROC/MCA filings. Her strengths are pre and post listed company compliances, capital markets compliance, promoter transactions, governance and fundraising, including an NCD issuance of about Rs. 500 crore through private placement, along with strong liaison with BSE, NSE, SEBI, MCA and ROC. She is a thorough professional with in depth knowledge, technical skills and experience of managing the secretarial department of a listed Company. |
| 5. | Disclosure of relationships between directors (in case of appointment of a director) | Not applicable |

**Corporate and Regd. Office**

Awfis Space Solutions Limited
C-28-29, Kissan Bhawan, Qutab Institutional Area, New Delhi – 110016
**www.**awfis.com | **Email:** info@awfis.com | **Phone:** 011- 41103497

**CIN:** L74999DL2014PLC274236