Date: November 03, 2026

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

Subject: Press Release for w.r.t Unaudited (Standalone & Consolidated) Financial results ("UFRs") for the quarter and half year ended September 30, 2026

Dear Sir/ Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, enclosed herewith is the press release issued by the Company on the captioned subject, the content of which is self-explanatory.

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

We request you to kindly take this on your record.

Thanking You.

For Awfis Space Solutions Limited

SHWETA GUPTA
Digitally signed by SHWETA GUPTA
Date: 2026.11.03 17:59:57 +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

Awfis Space Solutions Limited

PRESS RELEASE

New Delhi, India — November 3rd, 2026

Awfis Space Solutions Reports Q2 & H1FY27 Results:

Normalized Revenue Grows 26% YoY to ₹451 Cr; Cash EBITDA up 45% to ₹49 Cr

₹451 Cr
Normalized Revenue from Operations
+26% YoY

₹376 Cr
Normalized Revenue from Co-working
+31%YoY

₹75 Cr
Normalized Revenue from construction & fit-out
+8%YoY

₹49 Cr/ 10.8%
Cash EBITDA / Cash EBITDA Margin
+45%YoY

Awfis Space Solutions Limited, one of India's largest flexible workspace solutions has announced its unaudited consolidated financial results for the quarter and half year ended September 30, 2026.

FINANCIAL PERFORMANCE — Q2 & H1FY27

Particulars (₹ Cr, Consolidated)	Q2 FY27	Q2 FY26[1]	YoY %	H1 FY27	H1 FY26[1]	YoY %
Revenue from Operations	**439**	**367**	**20%**	**864**	**702**	**23%**
Add: Adj. of actual rent received on finance lease arrangements[2]	**13**	**(10)**		**25**	**(20)**	
Normalized Revenue	**451**	**357**	**26%**	**888**	**682**	**30%**
Co-working and allied services	376	288	31%	740	554	34%
Construction and fit-out projects	75	69	8%	149	128	16%
Reported EBITDA	**174**	**132**	**31%**	**336**	**259**	**30%**
Cash EBITDA	**49**	**34**	**45%**	**93**	**67**	**40%**
Cash EBITDA Margin	10.8%	9.4%		10.5%	9.8%	
Operating profit before tax	**13**	**9**	**56%**	**25**	**18**	**35%**
Operating PBT%	3.0%	2.4%		2.8%	2.7%	
Reported PAT	**31**	**16**	**93%**	**55**	**26**	**111%**

1.Q2 & H1FY26 financials have been derived using the same methodology and calculation framework adopted for the Q2 & H1FY27 financials on normalized basis.
2.Net of initial recognition under finance lease

OPERATIONAL HIGHLIGHTS

- 25K+ seats sold in H1 FY27, with demand continues to build ahead of new capacity
- 100% of new supply in Grade A/A+ assets, with every centre deliberately placed in high-demand micro-markets
- Partial MO Model with ~50% enterprise pre-commitment, balanced by coworking demand, driving faster occupancy and revenue visibility
- 57% of centers operate under the Managed Aggregation (MA) model, with fit-out capex funded by landlords
- Incremental seats are being signed at ~35% higher pricing versus flagship products, reflecting customers' willingness to pay for premium workspaces
- Signed a 1,000+ FTE GCC mandate with a Fortune 500 company in Chennai, with Phase 1 started in Q4 FY27
- Maintained a strong balance sheet with net debt to equity ratio of -0.1x and gross debt ratio of 0.1x, reflecting prudent leverage

MANAGEMENT COMMENTARY- AMIT RAMANI (CHAIRMAN & MANAGING DIRECTOR)

"We are pleased to report another quarter of steady performance, supported by continued demand from large enterprises & GCCs, alongside our ongoing focus on premiumisation and operational efficiency. Normalised Revenue for Q2 FY27 stood at ***₹451 Cr****, growing* ***26% YoY****, taking H1 FY27 revenue to* ***₹888 Cr****, up* ***30% YoY****. Cash EBITDA grew* ***45% YoY*** *to* ***₹49 Cr****, with margins at* ***10.8%****, taking H1 FY27 Cash EBITDA to* ***₹93 Cr****, up* ***40% YoY*** *with margins* ***at 10.5%***

Our Reported Revenue stood at ***₹439 Cr*** *in Q2FY27 and* ***₹864 Cr*** *in H1FY27, growing* ***20%*** *and* ***23%*** *YoY, respectively, while Reported EBITDA grew* ***31%*** *and* ***30%*** *YoY to* ***₹174 Cr*** *and* ***₹336 Cr****, with margins of* ***39.6%*** *&* ***38.9%*** *respectively.*

Our ***Co-working business*** *continued to see strong demand from large corporates, MNCs and multi-centre clients, with revenue growing* ***31% YoY*** *to* ***₹376 Cr*** *in Q2 and* ***34% YoY*** *to* ***₹740 Cr*** *in H1 FY27, while* ***Transform*** *contributed* ***₹75 Cr*** *and* ***₹149 Cr****, respectively, growing* ***8%*** *in* ***Q2*** *and* ***16%*** *in* ***H1*** *supported by a healthy project pipeline and growing cross-selling opportunities.*

During the quarter, we added ***6 new centres****, taking our total supply to* ***254 centres*** *with approximately* ***174k seats*** *across* ***18 cities****, serving a diversified client base of over* ***3,700+ companies****. Overall portfolio occupancy stood at* ***76.2%****, while occupancy at centres with more than* ***12 months*** *of vintage reached* ***84.1%****.*

Our ***premiumisation strategy*** *continues to gain momentum, with our* ***Gold and Elite portfolio expanding to 39 centres****. We have strengthened our presence across Pune, Bengaluru, Mumbai and Delhi NCR with new premium Grade A+ centres. Our latest* ***Awfis 6.0*** *design further enhances workspace quality, space utilisation and operational efficiency, supporting higher realisations.*

Our ***GCC portfolio*** *continues to scale meaningfully, we currently serve* ***105+ unique GCC clients****, contributing approximately* ***24%*** *of rental revenue. Our integrated offerings across co-working, managed offices, design and build, and allied workplace services position us as a long-term partner for GCCs, from their initial entry into India to expansion across multiple locations.*

Importantly, our ***five growth engines of GCC expansion, premiumisation, multi-format supply, organic growth & retention and value beyond Flex*** *continue to strengthen our capabilities and support sustainable growth. Our focus on improving occupancy, strengthening client renewals and expanding through capital-efficient supply models is expected to drive higher realisations and profitability.*

As we move ahead, we are confident that our strategy is delivering the desired results, with Gold and Elite centres gaining traction and execution strengthening over the last 4–5 quarters. FY27 is a year of transformation, with a continued focus on driving high-quality earnings, improving occupancy across our centres thereby achieving ***Cash EBITDA target of ₹190–200 Cr*** *for the full year ."*

ABOUT AWFIS SPACE SOLUTIONS LIMITED

Awfis Space Solutions Ltd. ('Awfis') is India's leading and listed flexible workspace solutions provider offering the largest network of agile workspaces. The company enables small and large corporates to seamlessly book and utilize workspaces as per their requirement and convenience. The comprehensive suite of solutions includes Flex Space Solutions (Coworking and Customized Managed Offices), Mobility Solutions, Design & Build, Awfis Café, and Tech Labs-advanced tech infrastructure. With a strong presence in 18 cities and 250+ centres, Awfis serves over 3,700 clients across diverse industries, ensuring scalable and adaptable workspace solutions for businesses of all sizes. For more information: Please log on to www.awfis.com. In addition, connect with us on Facebook, Instagram and LinkedIn.

SAFE HARBOR STATEMENT

Statements in this document relating to future status, events, or circumstances, including but not limited to statements about plans and objectives, the progress and results of research and development, potential product characteristics and uses, product sales potential and target dates for product launch are forward-looking statements based on estimates and the anticipated effects of future events on current and developing circumstances Such statements are subject to numerous risks and uncertainties and are not necessarily predictive of future results. Actual results may differ materially from those anticipated in the forward-looking statements. The company assumes no obligation to update forward-looking statements to reflect actual results, changed assumptions or other factors.

FOR MORE INFORMATION, PLEASE CONTACT

Company:
Awfis Space Solutions Limited

CIN: L74999DL2014PLC274236

cs.corp@awfis.com

www.awfis.com

Investor Relations (IR) Advisors:
Strategic Growth Advisors Pvt. Ltd.

CIN: U74140MH2010PTC204285

Ms. Ami Parekh
ami.parekh@sgapl.net
+91 80824 66052

Mr. Rahul Agarwal
rahul.agarwal@sgapl.net
+91 98214 38864

FOR MEDIA QUERIES, PLEASE CONTACT

Vidya Morajkar
AVP - Corporate Communication
Mobile - 9819457848
Email- vidya.morajkar@awfis.com

Avni Gupta
Sr. Manager - PR
Mobile - 9910940006
Email - avni.gupta@awfis.com