Date: August 13, 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 ended June 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: 2026.08.13 17:48:16 +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

Awfis Space Solutions Limited

PRESS RELEASE

Awfis Space Solutions Reports Q1 FY27 Results

Revenue Grows 27% YoY to ₹425 Cr; Co-working Revenue Up 27%; Transform Revenue Up 25%

Revenue from Operations	Revenue from Co-working	Revenue from construction and fit-out projects	Operating EBITDA / EBITDA Margin	PAT / PAT Margin (excl. Exceptional)
Rs. 425 Cr	**Rs. 352 Cr**	**Rs. 73 Cr**	**Rs. 162 Cr/38.2%**	**Rs. 24 Cr/5.6%**
▲ +27% YoY	▲ +27% YoY	▲ +25% YoY	▲ +28% YoY	▲ +140% YoY

National, August 13th, 2026: Awfis Space Solutions Limited, one of India's largest flexible workspace solutions providers, announced its unaudited consolidated financial results for the first quarter ended June 30, 2026.

FINANCIAL PERFORMANCE — Q1 FY27

Particulars (₹ Cr, Consolidated)	Q1 FY27	Q1 FY26	YoY %	Q4 FY26	QoQ %	FY26
Revenue from Operations	**425**	**335**	**27%**	**410**	**4%**	**1,493**
Co-working space on rent and allied services	352	276	27%	342	3%	1,237
Construction and fit-out projects	73	58	25%	69	7%	257
EBITDA	**162**	**127**	**28%**	**152**	**7%**	**550**
EBITDA Margin (%)	38.2%	37.8%		37.0%		36.8%
Profit Before Tax	**24**	**10**	**135%**	**24**	**4%**	**72**
Profit After Tax	**24**	**10**	**140%**	**23**	**3%**	**71**
PAT Margin (%)	5.6%	3.0%		5.7%		4.7%

FINANCIAL & OPERATIONAL HIGHLIGHTS

- **Co-working business** grew **27% YoY**, driven by sustained demand from enterprises, Global Capability Centres (GCCs), and multi-centre clients, alongside the continued premiumisation of our portfolio.
- Our **Transform** business (construction and fit-out solutions) delivered **25% YoY growth**, supported by a healthy pipeline of projects from large enterprises and GCCs, particularly those expanding into new geographies or consolidating operations into hybrid, technology-enabled workplaces
- Delivered a robust 55% Return on Capital Employed (ROCE)#, reflecting strong capital efficiency.
- Maintained a strong balance sheet with net debt ratio of -0.08 and gross debt ratio of 0.10, reflecting prudent leverage.
- A+ credit rating with a Stable Outlook, underscoring its strong financial profile.
- Cost of Borrowing came down to 9.05%, with an incremental borrowing cost at 8.5%.
- Fixed assets turnover* ratio came in at 1.5x

Return On Capital Employed calculated as(IndASEBITDA –Actual lease payments+ Impact of finance lease)/ Averagecapital employed (Networth+ Borrowings –Cash, cash equivalents including Fixed Deposits)
* Fixredassets turnover is calculatedas revenue from co-working divided by average closing gross block

MANAGEMENT COMMENTARY: AMIT RAMANI, CHAIRMAN & MANAGING DIRECTOR

"We are pleased to report another quarter of strong performance. Revenue grew 27% YoY to ***₹425 Cr****, while reported EBITDA increased 28% YoY to* ***₹162 Cr****, with EBITDA margins of* ***38.2%****. Profit Before Tax (PBT) stood at* ***₹24 Cr****.*

During the quarter, we added ***7 new centres****, taking our network to* ***251 centres*** *with approximately* ***170,000*** *seats across* ***18 cities****, spanning both Tier 1 and Tier 2 markets and serving a diversified base of nearly* ***3,600 clients****. Occupancy at centres with more than 12 months of vintage stood at* ***83%****, while overall portfolio occupancy was* ***76%****.*

Our ***supply pipeline*** *remains robust, with a continued focus on premium Grade A+ assets. As the portfolio premiumises, newly added premium inventory is expected to command pricing that is* ***30–50% higher*** *than our current portfolio, supporting future revenue and margin expansion.*

Our ***Co-working business*** *grew* ***27% YoY****, driven by sustained demand from enterprises, Global Capability Centres (GCCs), and multi-centre clients, alongside the continued premiumisation of our portfolio. GCCs and Fortune 500 companies have become a structural part of our client base, with our GCC portfolio continuing to scale meaningfully. Today, we serve* ***100+ unique GCC clients****, contributing* ***24%*** *of rental revenue, with additional mandates already secured and expected to commence operations over the coming quarters.*

Our ***Transform business*** *(construction and fit-out solutions) delivered* ***25% YoY growth****, supported by a healthy pipeline of projects from large enterprises and GCCs, particularly those expanding into new geographies or consolidating operations into hybrid, technology-enabled workplaces. This business has emerged as a key growth engine, contributing meaningfully to revenue growth while accelerating project execution across our portfolio.*

Importantly, the strong growth delivered since our IPO has been funded primarily through internal accruals, underscoring the resilience, capital efficiency, and long-term sustainability of our capital-light business model. Our balance sheet remains strong, with ***a net debt-to-equity ratio of -0.08*** *and an* ***industry-leading ROCE of 55%.***

Looking ahead, we are confident that our key growth drivers remain firmly in place. With a differentiated pan-India network, a growing portfolio of premium ***Gold*** *and* ***Elite*** *centres, strong managed office capabilities, and integrated workplace solutions under one roof, Awfis is well positioned to capitalize on the growing demand for flexible workspaces across India."*

FIVE ENGINES OF GROWTH

1 | Demand: GCC - Structural Demand Engine

- **100+ GCC clients**, contributing 24% of revenue, with client base across diverse sectors
- Clear leadership in Micro & Nano GCC, moving up the curve with multiple **2,000+ seater mandates closed**

2 | Portfolio: Premiumization at Scale

- **37 Gold & Elite centres**, commanding the highest realizations, with strong GCC pull
- **Premium portfolio** to scale meaningfully - deepening presence in **marquee IT parks** and Grade A+ assets with **institutional developers**

3 | Supply: Multi-format Supply

- **Partial MO** - unlocking the best of managed office and coworking in one structure
- Signed Developer Partnership with **Malpani** group for 2 Grade A+ properties **(~1.4 lakh sq ft)**

4 | Operations: Organic Growth

- **Faster sale velocity, higher realization**, with new centre pricing **30-50%** above portfolio
- **Higher renewals** across smaller cohorts and **larger seat expansions** from the current clientele

5 | Adjacencies: Value Beyond Flex

- **Awfis Transform:** Winning larger, multi-city mandates, **INR 200 Cr+ already won**
- **₹73 Cr** of Transform revenue in Q1 FY27, **with 92% third-party revenue** — a robust growth engine in its own right

ABOUT AWFIS SPACE SOLUTIONS LIMITED

Awfis Space Solutions Ltd. ('Awfis') is India's largest and first listed flexible workspace solutions provider of modern workspaces. The company enables small and large corporates to seamlessly book and utilise workspaces as per their requirement and convenience. The comprehensive suite of solutions includes Flex Space Solutions (Coworking and Enterprise Solutions), Transform (Design & Build), and Allied Services, enhancing customer service. With a strong presence in 18 cities and 250+ centres, Awfis serves 3600+ clients across diverse industries, ensuring scalable and adaptable workspace solutions for businesses of all sizes. The figures include operational and fit-out centres and seats. For more information, please log on to www.awfis.com. In addition, connect with us on Facebook, Instagram, YouTube, 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
vidya.morajkar@awfis.com
+91 98194 57848

Avni Gupta
Sr. Manager - PR
avni.gupta@awfis.com
+91 99109 40006