

Date: May 25, 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 Audited (Standalone & Consolidated) Financial Results ("AFRs") for the financial year ended March 31, 2026

Dear Sir(s)/Madam(s),

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
Company Secretary and Compliance Officer
M. No. F8573
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Encl: as above

Corporate and Regd. Office

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CIN: L74999DL2014PLC274236

Awfis FY26 delivered the highest ever revenue of Rs. 1,493 Cr, driven by 35% YoY growth in the co-working business

Mumbai, 25th May 2026: Awfis Space Solutions Limited (Awfis), the largest flexible workspace solutions platform in India, has released its audited financial results for the quarter and full year ended 31st March 2026.

Commenting on the results, **Mr. Amit Ramani, Chairman and Managing Director, Awfis Space Solutions Limited, said:**

*“FY26 was a defining year for Awfis, the company delivered its **highest-ever annual revenue of Rs. 1,493 Cr**, reflecting 24% YoY growth, driven by **35% YoY growth in the co-working business**. Operating EBITDA grew 37% YoY to **Rs. 550 Cr**, with margins expanding to 36.8%, while PBT stood at Rs. 72 Cr. The company also delivered an **industry-leading ROCE of 60%**, a testament to the capital efficiency, earnings quality, and disciplined execution that defines the Awfis platform.*

*We are pleased to also report another quarter of strong performance, with **Q4 FY26 marking the highest-ever quarterly revenue, EBITDA, and profitability in Awfis' history**. Revenue stood at Rs. 410 Cr, growing 21% YoY, led by robust growth in the co-working business at 27% YoY. Operating EBITDA grew 31% YoY to Rs. 152 Cr, with margins expanding to 37%, while PBT stood at Rs. 24 Cr.*

*During the year, we added **41 new centres and 30K operational seats**, expanding our **signed network to 266 centres with ~184K seats** across **18 cities** spanning Tier 1 and Tier 2 markets, serving a diversified client base of **~3.5K customers**.*

*The growth was anchored by **sustained enterprise and GCC demand**, continued premiumization of the portfolio, and the compounding benefits of operating leverage. GCCs and Fortune 500 companies are now a structural and growing part of our revenue base. Today, we serve **100+ unique GCC clients contributing 23% of rental revenue**, with additional mandates already signed and going live over the coming quarters.*

*Client relationships continue to deepen. **Multi-centre clients now account for ~48% of our client base**, reflecting growing pan-India mandates and stronger enterprise engagement. Occupancy remained healthy through the year, supported by a favorable cohort mix, with the **500+ seat cohort contributing 37% of the total portfolio** - highlighting the maturity, stability, and stickiness of our enterprise-led demand base.*

*Our **capital-light supply strategy** continues to evolve - MA remains the backbone, SL is deployed selectively for premium enterprise mandates, Partial MO structures are scaling, and we are in advanced discussions with marquee developers for strategic workspace partnerships. The mix is always a function of demand quality, never a fixed target.*

*As we enter FY27, **the business is in its strongest position yet**. The foundation is deep - healthy occupancy, expanding margins, industry-leading returns on capital, and a quality pipeline already committed. **We enter FY27 with clarity of strategy, depth of execution, and full confidence in what lies ahead.**”*

Financial Highlights:

FY26 Consolidated Financial Highlights

- FY26 reported strong Operating Revenue of Rs. 1,493 Cr, growth of 24% YoY, supported by robust 35% yoy growth in Coworking and allied services
- Operating EBITDA grew by 37% yoy to Rs. 550 cores, with Operating EBITDA margins expanded by 350 bps to 36.8%, reflecting improved scale efficiencies, a higher share of mature centres, and operating leverage
- FY26 PAT stood at Rs. 71 crores , reflecting impressive growth of 66% YoY
- Achieved 60% ROCE which is highest among listed industry players

Q4 FY26 Consolidated Financial Highlights

- Q4FY26 reported strong Operating Revenue of Rs. 410 Cr, growth of 21% YoY, supported by solid 27% yoy growth in Coworking and allied services
- Operating EBITDA grew by 31% yoy to Rs. 152 cores, with Operating EBITDA margins expanded by 290 bps to 37.0%, reflecting improved scale efficiencies, a higher share of mature centres, and operating leverage
- Q4FY26 PAT stood at Rs. 23 crores growth of 107% YoY

Operational Highlights for FY26:

Capital Efficiency & Balance Sheet

60%+ ROCE: Highest among listed flex workspace peers

- Revenue / Gross Fixed Assets at **1.5x** – best in the industry
- Net Debt / Equity at **-0.20x**; net cash position maintained
- Interest Coverage Ratio at **11x** (on normalized EBIT basis)

Network Scale & Depth

266 Centres · 184K Seats · 18 Cities: Pan-India presence across top micro-markets

- **~30K seats** added in FY26 across 41 centres
- **100% Grade A/A+** supply – every new centre in a high-demand micro-market
- Deep micro-market presence with **multiple formats** across same locations, enabling strong **network effects**

Enterprise & GCC-Led Demand

64% share of Enterprise/MNC clientele

- GCC clientele expanded to **100+ clients**, contributing **~23% of rental revenue**



Awfis Space Solutions Limited

- **500+** seat cohort represents **37%** of portfolio
- **49%** of sub-100 seat clients are Large Enterprise/MNCs – attracting blue-chip demand at entry scale

Operational Strength & Visibility

84% Mature Occupancy: Sustained by diversified, enterprise-led demand

- Healthy blended occupancy of **76%**
- Weighted average tenure of **37 months**; lock-in of **26 months** – durable, predictable revenue
- Multi-centre clients at **48%** of total client base, demonstrating strong client stickiness

Premiumization & Brand Strength

35 Elite & Gold Centres: Rapidly growing premium asset portfolio

- Launch of **Gold 2.0** and **Awfis 6.0** – next-generation premium formats
- **~60%+** of new supply signed with institutional landlords
- **3x WELL Certified** simultaneously – first coworking brand in India to achieve this



Awfis Space Solutions Limited

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), Design & Build, and Allied Services, enhancing customer service. With a strong presence in 18 cities and 250+ centres, Awfis serves 3500+ 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



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Investor Relations (IR) Advisors:

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CIN: U74140MH2010PTC204285

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