Dev Accelerator Limited
(Formerly known as Dev Accelerator Private Limited)
C-01, The First Commercial Complex, B/h Keshavbaug Party Plot,
Nr. Shivalik High-street, Vastrapur, Ahmedabad- 380015, Gujarat
+91 74348 83388 | connect@devx.work
CIN: L74999GJ2020PLC115984

DEVX
accelerating innovation

August 13, 2026

To, **BSE Limited** Phiroze Jeejeebhoy Towers Dalal Street Mumbai 400 001	To **National Stock Exchange of India Limited** Exchange Plaza, Plot No. C/1, G Block, Bandra Kurla Complex, Bandra (East) Mumbai 400 051
Script Code: **544513**	Trading Symbol: **DEVX**

Dear Sir/ Madam,

Sub: Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Press Release

Pursuant to the provisions of Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended from time to time), please find enclosed Q1 FY27 Press Release on the unaudited financial results (standalone and consolidated) of the Company for the quarter ended June 30, 2026.

The above information will also be available on the website of the Company viz. https://www.devx.work/investor-relations

We request you to kindly take the same on record.

Thanking you

Yours faithfully,
For **Dev Accelerator Limited**
(Formerly Known as Dev Accelerator Private Limited)

ANJAN PARESHKUMAR TRIVEDI

Digitally signed by ANJAN PARESHKUMAR TRIVEDI
DN: c=IN, postalCode=380054, st=GUJARAT, street=102 VIHARDHAM APPARTMENT JAY AMBE NAGAR THALTEJ AHMEDABADAHMEDABADBH LAVKHUSH TOWER OOP 380054, l=AHMEDABAD, o=Personal, title=2904, serialNumber=f4402c7aabfce0fb45a8248836464bebff12a13df132247b28e9c24123c9b31c, pseudonym=b9a603140314a0c7116cead4335dbf1b, 2.5.4.20=210a9a873710ce0c51eb447039b745a5bd547e0625e5c449514c9ce676f70f29, email=ANJAN.TRIVEDI@DEVX.WORK, cn=ANJAN PARESHKUMAR TRIVEDI
Date: 2026.08.13 15:13:01 +05'30'

Anjan Trivedi
Company Secretary & Compliance Officer

Encl: As above

Q1 FY27 Revenue from Operations of Rs. 53.8 Cr

Q1 FY27 EBITDA of Rs. 30.3 Cr with margins of 56.3%

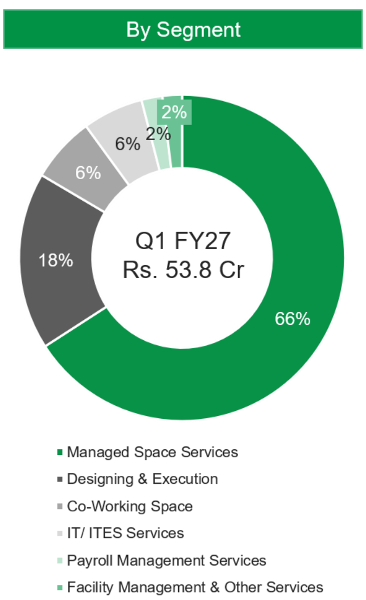
1.13 Mn SBA with 15,899 Occupied Seats

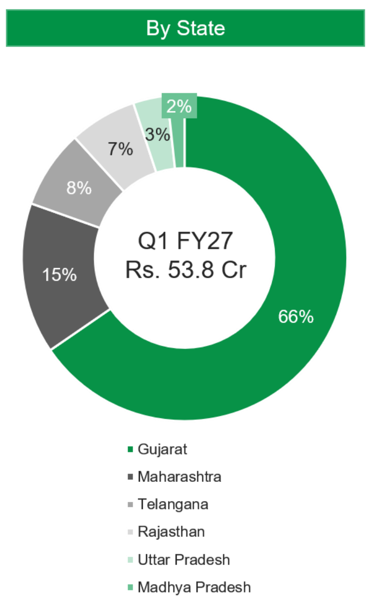
Ahmedabad, 13th August 2026: Dev Accelerators Limited ("DevX" or the "Company") (BSE: 544513 | NSE: DEVX), amongst the largest flex space operators in Tier-1 and Tier-2 cities, offering managed and co-working spaces, along with design & execution, payroll & facility management, and IT/ITeS services, has announced its unaudited consolidated financial results for the quarter ending 30th June 2026.

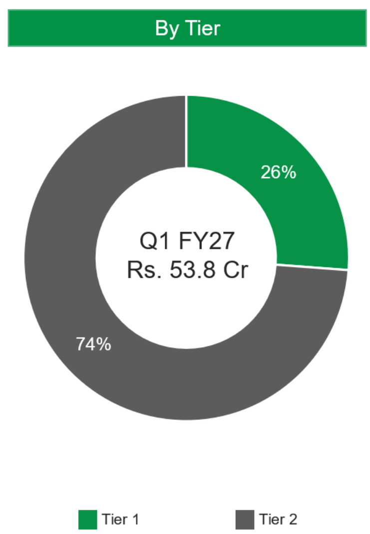
Q1 FY27 Financial Performance:

Rs. Crore	Q1 FY27	Q1 FY26	*Y-o-Y (%)*	Q4 FY26	*Q-o-Q (%)*
Revenue from Operations	53.8	55.6	*(3.3)%*	59.3	*(9.3)%*
EBITDA	30.3	26.4	*14.7%*	32.5	*(6.9)%*
Margin%	56.3%	47.4%	*886 bps*	54.9%	*141 bps*
PBT	1.6	0.9	*66.5%*	10.5	*(85.0)%*
Margin%	2.8%	1.7%	*112 bps*	16.6%	*nm*
PAT	1.5	0.1	*nm*	8.0	*(81.1)%*
Margin%	2.7%	0.2%	*241 bps*	12.6%	*(992) bps*

Q1 FY27 Revenue Contribution:







Commenting on the performance Mr. Parth Shah, Chairman said:

Dev Accelerator delivered a steady performance during the quarter, supported by continued demand for managed office spaces from enterprise clients in our core markets. The Company reported Revenue from Operations of Rs. 53.8 Cr crore compared to Rs. 55.6 crore in Q1 FY26. EBITDA was at Rs. 30.3 crore with a growth of 14.7% YoY and PAT of Rs. 1.5 crore, a growth of 15x compared to the same period last year.

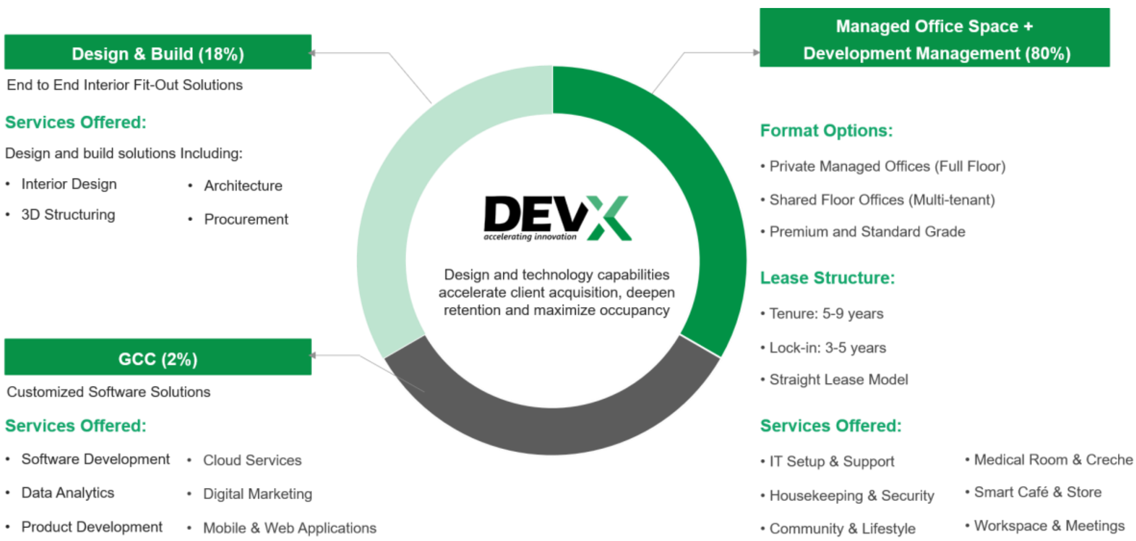
The Company currently operates 27 centers across 12 tier 1 and tier 2 cities in India. The total managed office space increased to 1.13 Mn sq. ft., a growth of 31.4% YoY and with an overall occupancy of 91.9%. Enterprise clients continued to account for the majority of the Company's Revenues, with increasing demand for highly customised and technology-enabled workspaces.

We continue to develop a technology-led real estate ecosystem through the AI Infrastructure Launchpad, which invites AI and PropTech innovators to develop solutions aimed at improving operational efficiency, automating processes, enhancing customer experience and enabling data-driven decision-making. Recent building tokenisation initiatives and access to global capital are expected to support expansion plans in this area. The partnership with a leading pan-India media organisation will also provide access to a wider innovation network and help identify scalable technology solutions.

Dev Accelerator is also leveraging its investment in Eezily to gain access to broker networks, real estate market intelligence and demand insights, creating synergies between AI, data and its operating platform. With dedicated teams and resources in place, the Company remains focused on converting these initiatives into commercially viable business propositions while expanding its presence across identified markets and improving utilisation across its portfolio.

We have also raised Rs. 100 crore through non-convertible debt, further diversifying our sources of capital and providing additional resources to support our planned expansion. Further, upon conversion of the recently issued preferential warrants, the promoter shareholding is expected to increase from the current 36.81% to approximately 37.29%.

With its continued focus on expanding its presence across Tier 1 and Tier 2 cities, the Company is improving occupancy rates across recently operationalised centers and maintaining disciplined execution of its expansion plans. With sustained demand from corporates and Global Capability centers, Dev Accelerator remains focused on adding 2.31 Mn sq ft in the pipeline, in addition to the 0.19 Mn sq ft under fit out, taking the total to 3.63 Mn sq ft by FY29."



Our Platform Connects Landlords, Clients and Vendor Partners – Creating a Powerful Network Effect for All

Who We Partner With

Non-institutional Landlords
One stop solution with guaranteed results

Vendor Partners
Access to assured footfalls and Projects

DEVX accelerating innovation

Who We Serve

Enterprise Clients
Flexible, efficient offices in just 75-90 days

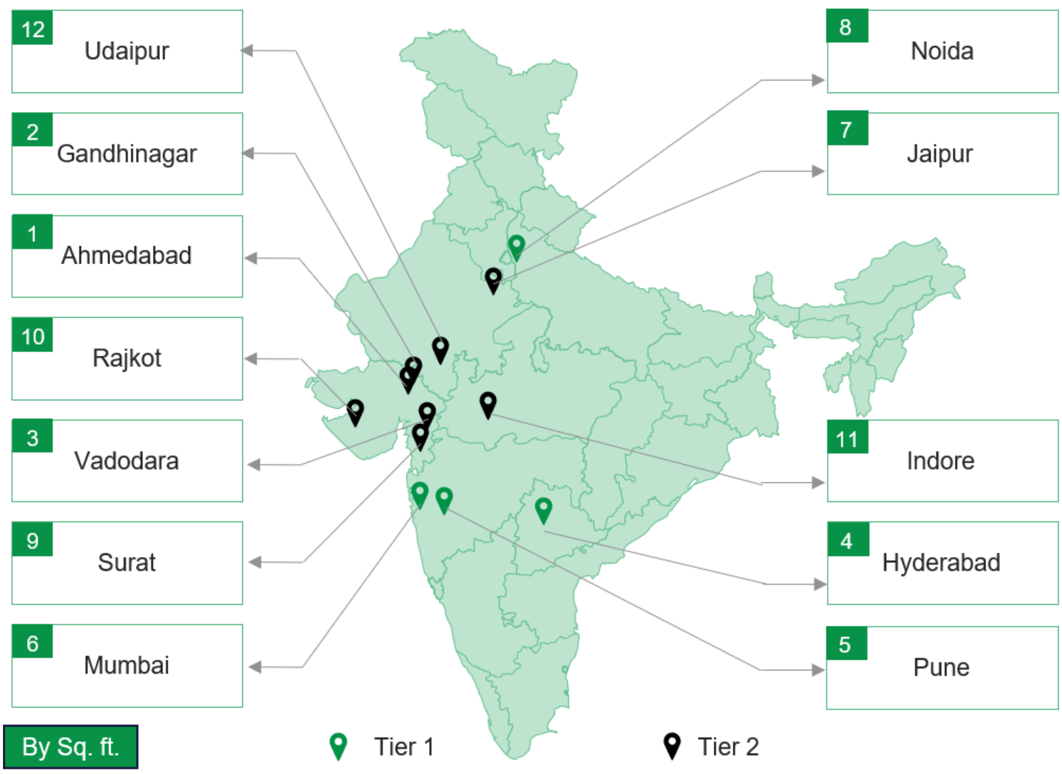
Client Employees
Access to world class amenities

Managed Office Space

Design & Build

Development Management

GCC



1.13 Mn Sq. ft.
SBA

27
Centers

423
Clients

17,294
Seats

91.9%
Occupancy

3.5 Yrs
Avg. Client Tenure

2.3 Yrs
Avg. Lockin Tenure

Q1 FY27 Earnings Conference Call

Conference Call Details: Thursday August 13, 2026, at 4:00 PM IST	
Diamond Pass	Click Here
Universal Access Number	+91 22 6280 1106 | +91 22 7115 8007
The number listed above is universally accessible from all networks and all countries.	
Toll Free Number	HK: 800 964 448 | SG: 800 101 2045

About Dev Accelerators Limited:

Dev Accelerator Limited is an enterprise-focused, full-solution managed workspace platform and has been recognised among the "India's Fastest-Growing Companies 2026" by Hurun India. The company designs, builds, and operates custom offices end-to-end covering site selection, bespoke fit-outs, technology integration, and facility management under a single SLA. With one of India's largest Tier-2 footprints by operational flex stock, DevX serves enterprises, startups, and global corporations with collaborative, customizable work environments across the country. The company operates 28 centres across multiple Indian cities with over 17,000 seats and 1.2 million sq. ft. under management. This is complemented by design-and-build and allied services that ensure fast handovers and consistent standards

For Further Information Please contact:

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Churchgate Investor Relations

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Disclaimer:

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 project characteristics, project potential and target dates for project related issues 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