



Date: 4th December, 2025

To, National Stock Exchange of India Limited (“NSE”) Listing Department Exchange Plaza, C-1 Block G, Bandra Kurla Complex Bandra [E], Mumbai – 400051 NSE Scrip Symbol: SMARTWORKS ISIN: INE0NAZ01010	To, BSE Limited (“BSE”) Listing Department Corporate Relationship Department Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai - 400 001 BSE Scrip Code: 544447 ISIN: INE0NAZ01010
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Sub: Press Release – “Smartworks Leases ~1.68 lakh sq. ft. to Leading IT Services Major in Kolkata”

Dear Sir/ Madam,

Pursuant to the applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI LODR”), we are enclosing herewith a Press Release titled “Smartworks Leases ~1.68 lakh sq. ft. to Leading IT Services Major in Kolkata”.

The said Press Release is also available on the website of the Company at <https://www.smartworksoffice.com/investors/>.

This is for information and records.

For **Smartworks Coworking Spaces Limited**

Punam Dargar

Company Secretary & Compliance Officer

Mem. No.: A56987

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Smartworks Coworking Spaces Limited

(Formerly known as Smartworks Coworking Spaces Private Limited)

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Smartworks Leases ~1.68 lakh sq. ft. to Leading IT Services Major in Kolkata *Marks the largest flex- office deal signed in the region*

Gurugram, December 4, 2025: Smartworks Coworking Spaces Limited (“Smartworks” or “the Company”), India’s largest managed office platform by total area under management, has leased ~1.68 lakh sq. ft. in Kolkata to a leading global provider of information technology, consulting and business process services.

The IT major’s new office is distributed across two Smartworks campuses - Victoria Park and Mediasiti, located in Kolkata’s thriving commercial micro market at Salt Lake City, Sector V. This is the largest flex-office deal signed in the Kolkata region.

The advisory partner for this transaction was JLL India.

“Enterprise adoption of managed campuses has entered a decisive phase. Large organisations are scaling faster and leaning toward workspace models that offer predictability, depth, and seamless expansion. With flex contributing a growing share of India’s office absorption, our focus remains on building integrated campuses that can support this momentum with consistency across markets,” said **Neetish Sarda, Founder and Managing Director, Smartworks.**

Strategically located with excellent connectivity and a strong talent ecosystem, the new workspace offers tech-enabled environments, modern collaboration zones, meeting suites, recreation areas, wellness facilities and convenience stores - designed as holistic, experience-led spaces that support productivity, culture and scale for today’s enterprises.

As the category creator of India’s managed campus model, Smartworks unifies scale, flexibility and value-driven workspace delivery under one platform.

Smartworks’ growth in recent quarters reflects a clear shift in the Indian office market. Enterprises are consolidating into larger, high-quality campuses and choosing partners who can deliver speed, consistency and long-tenure stability.

Strong seat retention, long client tenures and rising uptake in the 1,000+ seats category, now contributing ~35% of rental revenue, highlight how enterprises increasingly view the managed campus model as a long-term, scalable solution rather than a stopgap flex arrangement.

With a ~14 million sq. ft. portfolio as on date across 14 cities, Smartworks has a diverse client base including GCCs, Forbes 2000 companies, multinationals and Indian enterprises establishing and expanding their operations in India. Consistent with its execution playbook, the company delivers customised office spaces within 45–60 days, enabling enterprises to go live and scale at speed across markets.

With recent large space sign-ups by Wolters Kluwer and Davies Shared Services in Pune, this marks the continuation of Smartworks’ steady streak of sizeable enterprise take-ups.

About Smartworks Coworking Spaces Limited

Smartworks is India’s largest managed office platform by total area under management, with a footprint of 14 million sq. ft., as on date, across 61 centres in 14 cities in India and Singapore. The company partners with developers to transform large bare-shell spaces into branded, tech-enabled, ready-to-move campuses equipped with amenities such as cafeterias, gyms, sports zones, crèches, medical centres, and convenience stores.

SMARTWORKS

Smartworks focuses on mid-to-large enterprises and serves over 760 clients, including Forbes 2000 companies, GCCs, MNCs, and high-growth startups.

The company recently launched SmartVantage, a GCC-focused purpose-built offering, that combines scalable campuses with a curated partner ecosystem spanning legal, compliance, talent, operational advisory, and innovation support—enabling GCCs to ramp up quickly and operate with greater resilience in India.

Safe Harbor Statement

This press release (the “Release”), prepared by **Smartworks Coworking Spaces Limited** (the “Company”), is furnished solely for informational purposes and shall not constitute, or be relied upon in connection with, any offer, solicitation, or invitation to subscribe for or purchase any securities of the Company. No securities of the Company will be offered except by means of a statutory offering document that contains detailed information about the Company.

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For more information, reach out to

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