



Date: 11th February, 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 - 400 001
NSE Scrip Symbol: SMARTWORKS	BSE Scrip Code: 544447
ISIN: INE0NAZ01010	ISIN: INE0NAZ01010

Sub: Press Release – “Smartworks Crosses 2 Million Sq. Ft in Mumbai with 182,300 Sq. Ft. Lease at The Square”

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 Crosses 2 Million Sq. Ft in Mumbai with 182,300 Sq. Ft. Lease at The Square**”. The contents of the Press Release covers full details. 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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Encl.: As above

Smartworks Coworking Spaces Limited

(Formerly known as Smartworks Coworking Spaces Private Limited)

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Smartworks Crosses 2 Million Sq. Ft in Mumbai with 182,300 Sq. Ft. Lease at The Square

Gurugram, 11 February 2026: Smartworks Coworking Spaces Limited (“Smartworks” or “the Company”), India’s largest managed office platform by total area under management, has expanded its footprint in Mumbai with the addition of 182,300 sq. ft. managed office space at The Square developed by Lloyds Realty Developers Ltd.

Strategically located in Andheri (East), the pre-certified IGBC Gold office space offers strong connectivity to Mumbai’s key business and residential hubs. Steps away from Chhatrapati Shivaji Maharaj International Airport (T2), The Square is close to the MIDC commercial district, with the Aqua Metro Line’s T2 station around 0.5 km away and Marol Naka station on Metro Line 1 approx. 1 km.

Commenting on the expansion, **Neetish Sarda, Managing Director & Founder, Smartworks**, said: *“Mumbai remains a strategic market for Smartworks, driven by strong enterprise demand across key business districts. With our portfolio in the city now crossing 2 million sq. ft., we are well positioned to cater to both current and emerging managed office requirements, as demand from enterprises in India’s financial capital continues to remain steady.”*

Ravi Agarwal, Chairman & Managing Director of Lloyds Realty said *“The scale and quality of this transaction underscore Mumbai’s enduring appeal as a commercial destination, while also reflecting the growing preference among enterprises for high-grade, thoughtfully designed workspaces. Our partnership with Smartworks builds on a proven managed office model that combines execution capability, operational depth and long-term demand visibility, making it well aligned with how occupiers are approaching office strategy today.”*

The milestone follows recent large campus additions, including the world’s largest managed office campus ~815,000 sq. ft. at Eastbridge, Vikhroli with the Hiranandani Group, and over 557,000 sq. ft. at Intellion Park in Navi Mumbai with Tata Realty.

The tech-enabled managed office space will feature a range of integrated amenities designed to enhance everyday office experience, including a café with executive dining, recreational zones, training and meeting rooms, a medical room, and a smart convenience store.

Smartworks leases large commercial buildings and converts them into managed office campuses designed for enterprise use. The company manages design, delivery, technology, and daily operations, allowing occupiers to scale efficiently without owning or managing real estate.

About Smartworks Coworking Spaces Limited

Smartworks is India’s largest managed office platform by total area under management, with a footprint of ~15.3 million sq. ft. across 63 centres in 15 cities in India and Singapore. The Company partners with developers to transform large, bare-shell assets into fully managed, enterprise-grade campuses. Smartworks primarily serves mid-to-large enterprises and counts 770+ clients, including Forbes 2000 companies, GCCs, MNCs, and high-growth startups. The Company also offers SmartVantage, a GCC focused solution combining scalable campuses with a curated partner ecosystem to enable rapid and compliant expansion 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

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For more information, reach out to:

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