



Date: 21st April, 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 Becomes India’s First Listed Flex Space Provider to Cross 10 Million Sq. Ft. Operational Portfolio”

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 Becomes India’s First Listed Flex Space Provider to Cross 10 Million Sq. Ft. Operational Portfolio**”. 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 Becomes India's First Listed Flex Space Provider to Cross 10 Million Sq. Ft. Operational Portfolio

Reinforces Smartworks' position as a national-scale infrastructure partner for enterprises

Gurugram, 21 April, 2026: Smartworks Coworking Spaces Limited ("Smartworks" or "the Company"), India's largest managed office platform by total area under management, has crossed 10 million sq. ft of operational portfolio, becoming the first listed flexible workspace provider in India to achieve this scale.

This milestone follows the operationalisation of the Tata Intellion Park centre in Mumbai. The company recently announced the addition of a Forbes 2000 company at this centre and continues to see healthy traction.

Commenting on the milestone, Neetish Sarda, Founder and Managing Director, Smartworks, said: *"This milestone reflects the structural shift underway in India's office market, where enterprise demand is moving towards managed, campus-led solutions that offer scale, consistency, and long-term visibility.*

Over the years, Smartworks has evolved into a national-scale enterprise workspace infrastructure platform. As an infrastructure partner to enterprises and GCCs, we enable multi-city expansion with standardised delivery, predictable execution, and consistency of experience.

Achieving this level of operational scale is about the quality of growth anchored in long-tenure enterprise relationships, strong occupancy, and increasing revenue visibility - positioning the business for sustained, compounding growth."

Smartworks' growth has been driven by rising adoption from large enterprises and Global Capability Centres (GCCs), with demand shifting towards larger campuses, multi-city deployments, and longer-term commitments.

The company's performance reflects this momentum. In Q3 FY26, Smartworks reported revenue of ~₹472 crore, up ~34% year-on-year, while mature centres operated at ~93% committed occupancy, indicating strong demand and stability across its portfolio. With this scale and portfolio maturity, Smartworks has entered a phase of cash compounding.

Smartworks caters to a diverse client base that includes Forbes 2000 companies, GCCs, large enterprises, and scaling businesses. Its campus-led model of leasing entire buildings and converting them into fully managed workspaces, enables enterprises to expand across cities without managing real estate operations directly.

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 as on December 31, 2025. 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 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. The information and data contained herein have been compiled from sources the Company believes to be reliable; however, the Company makes no representation or warranty, express or implied, as to the accuracy, completeness, or fairness of such information. This Release is not intended to be all-inclusive, and readers should not rely solely on the information contained herein. The Company expressly disclaims any liability for any loss arising from, or in reliance upon, the whole or any part of the contents of this Release. This Release may include forward-looking statements regarding, among other things, the Company's financial performance, growth prospects, strategy, and market opportunities. These statements involve known and unknown risks, uncertainties, and other factors such as macro-economic conditions, competitive pressures, regulatory changes, technological developments, and execution challenges that could cause actual results, performance, or achievements to differ materially from those expressed or implied herein. The Company undertakes no obligation to update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise, except as required by applicable law. Any forward-looking statements or projections attributed to third parties contained in this Release are not endorsed by the Company, which accepts no responsibility for such third-party information.

For more information, reach out to:

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