Date: 22nd July 2026

To,	To,
National Stock Exchange of India Limited ("NSE") Listing Department Exchange Plaza, C-1 Block G, Bandra Kurla Complex Bandra [E], Mumbai – 400051	**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

Subject: Outcome of Board Meeting dated Wednesday, 22nd July, 2026 pursuant to Reg 30 and other applicable provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir/Ma'am,

In continuation of our letter dated July 11, 2026 and pursuant to Regulations 30 and 33 read with Schedule III and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), we would like to inform you that the Board of Directors of the Company, at its meeting held today i.e. Wednesday, 22nd July, 2026, has, inter alia, considered and approved the Un-Audited (Standalone and Consolidated) Financial Results of the Company for the Quarter ended June 30, 2026 along with the Limited Review Reports.

The said Financial Results along with Limited Review Report were duly reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company, at their respective meetings held today.

The meeting of the Board commenced at 10:49 AM (IST) and concluded at 11:57 AM (IST)

The above information will also be hosted on the website of the Company i.e. **https://www.smartworksoffice.com/investors/.**

We request you to kindly take this on your record and oblige.

Thank You.
For **Smartworks Coworking Spaces Limited**

PUNAM DARGAR

Digitally signed by PUNAM DARGAR
Date: 2026.07.22 12:00:08 +05'30'

Punam Dargar
Company Secretary & Compliance Officer
Mem. No.: A56987
Address: Unit No. 305-310, Plot No 9, 10 & 11 Vardhman Trade Centre
Nehru Place, South Delhi, Delhi, Delhi, India, 110019
Encl.: As above

Deloitte
Haskins & Sells LLP

Chartered Accountants
7th Floor Building 10
Tower B
DLF Cyber City Complex
DLF City Phase II
Gurugram-122 002
Haryana, India

Tel: +91 124 679 2000
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INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM STANDALONE FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF

SMARTWORKS COWORKING SPACES LIMITED (FORMERLY KNOWN AS SMARTWORKS COWORKING SPACES PRIVATE LIMITED)

1. We have reviewed the accompanying Statement of Standalone Unaudited Financial Results of **SMARTWORKS COWORKING SPACES LIMITED** ("the Company"), for the quarter ended June 30, 2026 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").

2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, 2015, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Deloitte Haskins & Sells LLP Chartered Accountants

Nilesh H. Lahoti
Partner
(Membership No. 130054)
UDIN: 26130054RAXDVE2910

Place: Gurugram
Date: July 22, 2026

SMARTWORKS

Smartworks Coworking Spaces Limited
(Formerly known as Smartworks Coworking Spaces Private Limited)

CIN: L74900DL2015PLC310656

Registered Office: Unit No. 305-310, Plot No. 9, 10 & 11, Vardhman Trade Centre, Nehru Place, New Delhi - 110019

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

(Rs. in millions; except for earnings per share information)

Sl. No.	Particulars	Quarter ended			Year Ended
		June 30, 2026	March 31, 2026	June 30, 2025	March 31, 2026
		(Unaudited)	(Unaudited) (Refer Note 3)	(Unaudited)	(Audited)
1	**Income**				
	Revenue from operations	5,277.13	5,066.32	3,647.85	17,460.11
	Other income	137.21	129.95	91.37	551.94
	Total income	**5,414.34**	**5,196.27**	**3,739.22**	**18,012.05**
2	**Expenses**				
	Operating expenses	1,528.05	1,374.64	1,021.40	4,914.68
	Purchases of stock-in-trade	28.22	37.29	-	37.29
	Employee benefits expense	244.64	225.06	210.06	880.04
	Finance costs	944.78	935.37	801.01	3,608.05
	Depreciation and amortisation expense	2,388.42	2,275.90	1,680.19	8,042.57
	Other expenses	142.91	147.32	86.72	435.70
	Total expenses	**5,277.02**	**4,995.58**	**3,799.38**	**17,918.33**
3	**Profit/(loss) before tax (1-2)**	**137.32**	**200.69**	**(60.16)**	**93.72**
4	**Tax expense/(credit)**				
	Current tax	115.77	86.37	-	86.37
	Deferred tax	(81.21)	(35.86)	(15.14)	(62.78)
	Total tax expense/(credit)	**34.56**	**50.51**	**(15.14)**	**23.59**
5	**Profit/(loss) for the period/year (3-4)**	**102.76**	**150.18**	**(45.02)**	**70.13**
6	**Other comprehensive income**				
	Items that will not be reclassified to profit or loss:				
	- Re-measurement gain/(loss) on defined benefit plans	(1.87)	0.77	(0.05)	(1.98)
	- Income tax related to above item	0.47	(0.19)	0.01	0.50
	Total other comprehensive income/(loss) for the period/year (net of tax)	**(1.40)**	**0.58**	**(0.04)**	**(1.48)**
7	**Total comprehensive income/(loss) for the period/year (5+6)**	**101.36**	**150.76**	**(45.06)**	**68.65**
8	**Paid up equity share capital (Face value : Rs. 10 each)**	1,142.63	1,142.63	1,031.90	1,142.63
9	**Other equity**	-	-	-	4,154.19
10	**Earnings/(Loss) per share^**				
	(Face value : Rs. 10 each)				
	Basic	0.90	1.31	(0.44)	0.63
	Diluted	0.90	1.31	(0.44)	0.63

^ Earnings/(Loss) per share are not annualised for the quarters.

Deloitte Haskins & Sells LLP
Chartered Accountants

Smartworks Coworking Spaces Limited

SMARTWORKS

Smartworks Coworking Spaces Limited
(Formerly known as Smartworks Coworking Spaces Private Limited)

CIN: L74900DL2015PLC310656

Registered Office: Unit No. 305-310, Plot No. 9, 10 & 11, Vardhman Trade Centre, Nehru Place, New Delhi - 110019

NOTES TO UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

1. The Unaudited Standalone Financial Results for the quarter ended June 30, 2026 of the Smartworks Coworking Spaces Limited (the "Company") have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on July 22, 2026. The Unaudited Standalone Financial Results have been reviewed by the Statutory Auditors of the Company.

2. The Unaudited Standalone Financial Results have been prepared in accordance with the recognition and measurement principles as laid down in Indian Accounting Standards 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013, as amended ("the Act") read with relevant rules issued thereunder, as amended and other accounting principles generally accepted in India and in compliance with Regulation 33 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, as amended (the "LODR Regulations").

3. The Unaudited Standalone Financial Results includes the results for the quarter ended March 31, 2026 being the balancing figure between audited figure in respect of the full financial year and the unaudited published figures for the nine months ended December 31, 2025, which were subjected to limited review by statutory auditors of the Company.

4. The Company's primary business segment involves developing and licensing fully serviced office spaces, design and fitout services and other related services. The Company's Chief Operating Decision Maker ('CODM') reviews the Company's performance as a single operating unit. Accordingly, the Company has a single operating segment. Hence, the disclosures as per Regulation 33(1)(e) read with Clause (L) of Part A of Schedule IV of the LODR Regulations are not applicable to the Company.

5. During the year ended March 31, 2026, the Company successfully completed its Initial Public Offering ("IPO") of 14,321,474 equity shares with a face value of Rs. 10 each at an issue price of Rs. 407 per share (this includes 88,812 shares issued under the employee quota at a discounted price of Rs. 370 per share). The IPO comprised a fresh issue of 10,941,734 shares and an offer for sale of 3,379,740 shares by selling shareholders. Pursuant to IPO, the equity shares of the Company were listed on the National Stock Exchange of India Limited ("NSE") and the BSE Limited on July 17, 2025. The utilisation of IPO Proceeds from fresh issue of Rs. 4,450 millions is summarised below:-

(Rs. in millions)

Particulars	Gross proceeds from issue of equity shares	Amount utilised up to June 30, 2026	Amount unutilised as at June 30, 2026
Repayment/ prepayment/ redemption, in full or in part, of certain borrowings availed by the Company	1,140.00	1,140.00	-
Capital expenditure for fit-outs in the new centres and for security deposits of the new centres	2,258.40	1,596.54	661.86
General corporate purposes	566.32	566.15	0.17
Offer related expenses to the extent applicable to the fresh issue of equity shares	485.28	445.19	40.09
Total	**4,450.00**	**3,747.88**	**702.12**

The net proceeds which are unutilised as at June 30, 2026 are temporarily deposited and invested in the escrow account, monitoring account and fixed deposit by the Company.

6. All the amounts included in the Unaudited Standalone Financial Results are rounded off to the nearest millions, except per share data and unless stated otherwise.

7. The results for the quarter ended June 30, 2026 are available on Stock Exchange websites www.nseindia.com and www.bseindia.com and on the Company's website https://www.smartworksoffice.com/investors/

For and on behalf of the Board of Directors of
Smartworks Coworking Spaces Limited
(Formerly known as Smartworks Coworking Spaces Private Limited)

Deloitte Haskins & Sells LLP Chartered Accountants

Smartworks Coworking Spaces Limited

Harsh Binani
Wholetime Director
DIN: 07717396

Place: Gurugram
Date: July 22, 2026

Deloitte Haskins & Sells LLP

Chartered Accountants
7th Floor Building 10
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DLF Cyber City Complex
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Gurugram-122 002
Haryana, India

Tel: +91 124 679 2000
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INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF

SMARTWORKS COWORKING SPACES LIMITED (FORMERLY KNOWN AS SMARTWORKS COWORKING SPACES PRIVATE LIMITED)

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **SMARTWORKS COWORKING SPACES LIMITED** ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), for the quarter ended June 30, 2026 ("the Statement") being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").

2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of Parent's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under Section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

   We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. The Statement includes the results of the following entities:

   Parent Company

   i. Smartworks Coworking Spaces Limited

   Subsidiaries

   ii. Smartworks Tech Solutions Private Limited
   i. Smartworks Office Services Private Limited
   ii. Smartworks Stellar Services Private Limited
   iii. Smartworks Space Pte. Ltd.

Deloitte Haskins & Sells LLP Chartered Accountants

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of the other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, 2015, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. We did not review the financial results of three subsidiaries included in the Consolidated Unaudited Financial Results, whose interim financial results reflect total revenue of Rs. 141.57 millions, total profit after tax of Rs. 31.34 millions and total comprehensive income of Rs. 31.41 millions. These interim financial results have been reviewed by other auditors whose report have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of subsidiaries is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above.

   Our conclusion on the Statement is not modified in respect of this matter.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Deloitte Haskins & Sells LLP
Chartered Accountants

Nilesh H. Lahoti
Partner
(Membership No. 130054)
UDIN: 26130054CXEQYS6289

Place: Gurugram
Date: July 22, 2026

SMARTWORKS

Smartworks Coworking Spaces Limited
(Formerly known as Smartworks Coworking Spaces Private Limited)

CIN: L74900DL2015PLC310656
Registered Office: Unit No. 305-310, Plot No. 9, 10 & 11, Vardhman Trade Centre, Nehru Place, New Delhi - 110019

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

(Rs. in millions; except for earnings per share information)

Sl. No.	Particulars	Quarter ended			Year Ended
		June 30, 2026	March 31, 2026	June 30, 2025	March 31, 2026
		(Unaudited)	(Unaudited) (Refer Note 3)	(Unaudited)	(Audited)
1	**Income**				
	Revenue from operations	5,462.48	5,196.83	3,792.11	17,958.05
	Other income	134.18	130.21	87.76	540.99
	Total income	**5,596.66**	**5,327.04**	**3,879.87**	**18,499.04**
2	**Expenses**				
	Operating expenses	1,542.72	1,390.06	1,035.40	4,969.95
	Purchases of stock-in-trade	58.44	42.72	31.65	78.35
	Employee benefits expense	264.19	238.83	233.56	948.58
	Finance costs	960.98	950.57	814.57	3,661.12
	Depreciation and amortisation expense	2,457.08	2,340.65	1,739.12	8,292.58
	Other expenses	137.57	141.72	81.26	409.96
	Total expenses	**5,420.98**	**5,104.55**	**3,935.56**	**18,360.54**
3	**Profit/(loss) before tax (1-2)**	**175.68**	**222.49**	**(55.69)**	**138.50**
4	**Tax expense/(credit)**				
	Current tax	115.95	86.93	0.01	89.01
	Deferred tax	(71.75)	(30.68)	(13.73)	(55.79)
	Total tax expense/(credit)	**44.20**	**56.25**	**(13.72)**	**33.22**
5	**Profit/(loss) for the period/year (3-4)**	**131.48**	**166.24**	**(41.97)**	**105.28**
6	**Other comprehensive income**				
	Items to be reclassified to profit or loss :				
	- Net gain due to foreign currency translation differences	1.64	9.28	11.73	29.27
	Items that will not be reclassified to profit or loss:				
	- Re-measurement gain/(loss) on defined benefit plans	(1.77)	1.07	(0.12)	(1.59)
	- Income tax related to above item	0.45	(0.27)	0.03	0.40
	Total other comprehensive income for the period/year (net of tax)	**0.32**	**10.08**	**11.64**	**28.08**
7	**Total comprehensive income/(loss) for the period/year (5+6)**	**131.80**	**176.32**	**(30.33)**	**133.36**
8	**Paid up equity share capital (Face value : Rs. 10 each)**	1,142.63	1,142.63	1,031.90	1,142.63
9	**Other equity**	-	-	-	4,164.14
10	**Earnings/(Loss) per share^**				
	(Face value : Rs. 10 each)				
	Basic	1.15	1.45	(0.41)	0.95
	Diluted	1.15	1.45	(0.41)	0.95

^ Earnings/(Loss) per share are not annualised for the quarters.

Deloitte Haskins & Sells LLP Chartered Accountants

Smartworks Coworking Spaces Limited

SMARTWORKS

Smartworks Coworking Spaces Limited
(Formerly known as Smartworks Coworking Spaces Private Limited)

CIN: L74900DL2015PLC310656

Registered Office: Unit No. 305-310, Plot No. 9, 10 & 11, Vardhman Trade Centre, Nehru Place, New Delhi - 110019

NOTES TO UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

1. The Unaudited Consolidated Financial Results for the quarter ended June 30, 2026 of Smartworks Coworking Spaces Limited (the "Parent") and its four wholly owned subsidiaries (together referred to as "the Group") have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on July 22, 2026. The Unaudited Consolidated Financial Results have been reviewed by the Statutory Auditors.

2. The Unaudited Consolidated Financial Results have been prepared in accordance with the recognition and measurement principles as laid down Indian Accounting Standards 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013, as amended ("the Act") read with relevant rules issued thereunder, as amended and other accounting principles generally accepted in India and in compliance with Regulation 33 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, as amended (the "LODR Regulations").

3. The Unaudited Consolidated Financial Results includes the results for the quarter ended March 31, 2026 being the balancing figure between audited figure in respect of the full financial year and the unaudited published figures for the nine months ended December 31, 2025, which were subjected to limited review by statutory auditors.

4. The Group's primary business segment involves developing and licensing fully serviced office spaces, design and fitout services and other related services. The Group's Chief Operating Decision Maker ('CODM') reviews the Group's performance as a single operating unit. Accordingly, the Group has a single operating segment. Hence, the disclosures as per Regulation 33(1)(e) read with Clause (L) of Part A of Schedule IV of the LODR Regulations are not applicable to the Group.

5. During the year ended March 31, 2026, the Parent successfully completed its Initial Public Offering ("IPO") of 14,321,474 equity shares with a face value of Rs. 10 each at an issue price of Rs. 407 per share (this includes 88,812 shares issued under the employee quota at a discounted price of Rs. 370 per share). The IPO comprised a fresh issue of 10,941,734 shares and an offer for sale of 3,379,740 shares by selling shareholders. Pursuant to IPO, the equity shares of the Parent Company were listed on the National Stock Exchange of India Limited ("NSE") and the BSE Limited on July 17, 2025. The utilisation of IPO Proceeds from fresh issue of Rs. 4,450 millions is summarised below:-

(Rs. in millions)

Particulars	Gross proceeds from issue of equity shares	Amount utilised up to June 30, 2026	Amount unutilised as at June 30, 2026
Repayment/ prepayment/ redemption, in full or in part, of certain borrowings availed by the Parent	1,140.00	1,140.00	-
Capital expenditure for fit-outs in the new centres and for security deposits of the new centres	2,258.40	1,596.54	661.86
General corporate purposes	566.32	566.15	0.17
Offer related expenses to the extent applicable to the fresh issue of equity shares	485.28	445.19	40.09
Total	**4,450.00**	**3,747.88**	**702.12**

The net proceeds which are unutilised as at June 30, 2026 are temporarily deposited and invested in the escrow account, monitoring account and fixed deposit by the Parent.

6. All the amounts included in the Unaudited Consolidated Financial Results are rounded off to the nearest millions, except per share data and unless stated otherwise.

Deloitte Haskins & Sells LLP Chartered Accountants

Smartworks Coworking Spaces Limited

SMARTWORKS

Smartworks Coworking Spaces Limited
(Formerly known as Smartworks Coworking Spaces Private Limited)

CIN: L74900DL2015PLC310656
Registered Office: Unit No. 305-310, Plot No. 9, 10 & 11, Vardhman Trade Centre, Nehru Place, New Delhi - 110019

NOTES TO UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

7. Key standalone financial information is given below:

(Rs. in millions)

Particulars	**Quarter ended**			**Year Ended**
	June 30, 2026	**March 31, 2026**	**June 30, 2025**	**March 31, 2026**
	(Unaudited)	**(Unaudited)**	**(Unaudited)**	**(Audited)**
Revenue from operations	5,277.13	5,066.32	3,647.85	17,460.11
Profit/(loss) before tax	137.32	200.69	(60.16)	93.72
Profit/(loss) for the period/ year (after tax)	102.76	150.18	(45.02)	70.13

8. Subsequent to June 30, 2026, the Group entered into an agreement to acquire 100% equity shares of Workstudio Spaces Pte. Ltd., a Singapore based coworking space operator. The acquisition was completed on July 7, 2026, for a consideration of SGD 2.47 millions (Rs. 182.20 millions).

9. The results for the quarter ended June 30, 2026 are available on Stock Exchange websites www.nseindia.com and www.bseindia.com and on the Company's website https://www.smartworksoffice.com/investors/

For and on behalf of the Board of Directors of
Smartworks Coworking Spaces Limited
(Formerly known as Smartworks Coworking Spaces Private Limited)

Deloitte Haskins & Sells LLP
Chartered Accountants

Smartworks Coworking Spaces Limited

Harsh Binani
Wholetime Director
DIN: 07717396

Place: Gurugram
Date: July 22, 2026