



Date: 24th August 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 Announces ~INR 235 Crore in Incremental Contracted Rental Revenue Driven by Enterprise Expansions”

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 Announces ~INR 235 Crore in Incremental Contracted Rental Revenue Driven by Enterprise Expansions**”. The contents of the Press Release cover 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

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Encl.: As above

Smartworks Coworking Spaces Limited

(Formerly known as Smartworks Coworking Spaces Private Limited)

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SMARTWORKS

Smartworks Announces ~INR 235 Crore in Incremental Contracted Rental Revenue Driven by Enterprise Expansions

- *This revenue builds on the Company's ~INR 5,400 crore contracted rental revenue as of June 30, 2026*
 - *Expansion mandates include Fortune 500, Forbes 2000 companies and Large Indian Conglomerates*

Gurugram, India, 24 August 2026: Smartworks Coworking Spaces Limited ("Smartworks" or "the Company"), India's largest managed office platform by overall footprint, has added ~INR 235 crore of incremental contracted rental revenue through expansion mandates from existing clients including Fortune 500 and Forbes 2000 companies, across multiple cities. The value reflects leasing rental revenue with engagement tenures of up to 60 months and builds on the Company's ~INR 5,400 crore contracted rental revenue base disclosed as of June 30, 2026.

Commenting on the development, Neetish Sarda, Founder and Managing Director, Smartworks, said: *"The strongest validation of any platform is when existing clients choose to grow with it. Our large, fully managed campuses are built for scale, so businesses can expand seamlessly within the same campus, without the disruption of relocating, refitting or searching for space across the city. That is a decisive advantage for organisations growing at pace. An expansion of this scale, which includes large multinational corporations including Fortune 500 and Forbes 2000 companies, deepening commitments they have already made, reflects the trust and stickiness our model creates. Large organisations today want more than office space. They want prime locations, quality infrastructure, a strong employee ecosystem and the room to scale on demand, and that is exactly what our managed campuses deliver."*

The clients include a global leader in engineering and technology services - a subsidiary of a Fortune India 500 company, the India IT services arm of a Forbes 2000 company, and a Fortune 500 global infrastructure consulting firm among others. Several are building advanced technology and AI capabilities out of their India centres.

The expansions come against the backdrop of a structural shift in India's office market. As India strengthens its position as a strategic execution hub for global enterprises, demand for flexible, fully managed workspaces continues to rise. At the same time, enterprises are increasingly consolidating workplace requirements with scaled operators that can deliver consistent infrastructure, service standards, and operational efficiency across locations.

~92% of Smartworks' revenue is derived from enterprise clients, underscoring its position as a platform of choice for large organisations seeking managed, scalable workspace solutions. ~35% of the Company's revenue comes from multi-city clients, reflecting its growing role as a preferred workspace and infrastructure partner for enterprises across geographies. The Company has also secured its expansion pipeline in prime locations for FY27 and FY28, and partially for FY29, with capacity locked well ahead of demand, positioning it stronger to serve clients across its markets.

Smartworks strategically secures long-term leases for large, full campuses in prime business locations across high-demand cities. Beyond office space, its campuses offer cafeterias, convenience stores, gyms, recreation zones, crèches and round-the-clock support, so companies and their employees have everything

SMARTWORKS

they need in one place. As of June 30, 2026, Smartworks had a total secured footprint of ~16.9 million sq. ft. across 70 centres in 15 cities in India and Singapore.

About Smartworks Coworking Spaces Limited

Smartworks is India's largest managed office platform by overall footprint, with ~16.9 million square feet across 70 centres in 15 cities across India and Singapore, as of June 30, 2026. The Company partners with real estate developers to transform large, bare-shell assets into fully managed, enterprise-grade campuses. Smartworks primarily serves mid-to-large enterprises and counts 760+ clients, including Fortune 500 and Forbes 2000 companies, MNCs, leading Indian conglomerates and unicorns. The Company also offers SmartVantage, a GCC-focused solution combining scalable campuses with a curated ecosystem of partners across legal, compliance, talent, and operational support, enabling rapid and compliant expansion in India. Smartworks listed on NSE and BSE on 17 July 2025.

Safe Harbour 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.

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