

May 21, 2026

Listing Department
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex,
Bandra (East), Mumbai – 400 051

Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers, Dalal Street,
Fort, Mumbai – 400 001

Symbol: WEWORK

Scrip Code: 544570

Dear Sir/Madam,

Subject: Outcome of the Board Meeting held on May 21, 2026

Further to our intimation dated May 11, 2026, we wish to inform you that the Board of Directors of the Company, at its meeting held today, i.e., May 21, 2026, *inter alia*, considered and approved the Audited Standalone and Consolidated Financial Results of the Company for the quarter and financial year ended March 31, 2026.

Pursuant to Regulations 30 and 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the Audited Standalone and Consolidated Financial Results of the Company for the quarter and financial year ended March 31, 2026, together with the Audit Reports issued by the Statutory Auditors thereon.

Further, pursuant to Regulation 33(3)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby declare that M/s. S.R. Batliboi & Associates LLP, Chartered Accountants, Statutory Auditors of the Company, have issued Audit Reports with unmodified opinions on the aforesaid Standalone and Consolidated Financial Results.

The meeting of the Board of Directors commenced at 12:00 noon (IST) and concluded at 1:03 p.m. (IST).

The aforesaid Financial Results are also being made available on the website of the Company at <https://wework.co.in/investors-relations/financial-information/#results>.

You are requested to take the above information on record.

Yours faithfully,
For **WeWork India Management Limited**

Udayan Shukla
Company Secretary & Compliance Officer
Membership No.: F11744

Encl.: As above

Independent Auditor's Report on the Quarterly and Annual Audited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors
WeWork India Management Limited

Report on the audit of the Standalone Financial Results**Opinion**

We have audited the accompanying statement of quarterly and annual standalone financial results of WeWork India Management Limited (the "Company") for the quarter ended March 31, 2026 and for the year ended March 31, 2026 (the "Statement") attached herewith, 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").

In our opinion and to the best of our information and according to the explanations given to us, the Statement:

- i. is presented in accordance with the requirements of the Listing Regulations in this regard; and
- ii. gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net profit and other comprehensive income/(loss) and other financial information of the Company for the quarter ended March 31, 2026 and for the year ended March 31, 2026.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended, ("the Act"). Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Standalone Financial Results' section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Standalone Financial Results

The Statement has been prepared on the basis of the standalone annual financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive income/(loss) of the Company and other financial information in accordance with the applicable accounting standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the



accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Director's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.



S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matter

a) The Statement includes the results for the quarter ended March 31, 2026 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2026 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

b) The Statement includes the results for the quarter ended March 31, 2025 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2025 and the published unaudited year-to-date figures up to the end of third quarter of the previous financial year, which have not been subjected to a limited review or audit by us or any other auditor and are approved by the Company's Board of Directors.

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004



per Nikunj Jayendra Shah

Partner

Membership No.: 222345



UDIN: 26222345SGMNDU4516

Place: Bengaluru

Date: May 21, 2026

wework

INDIA

WeWork India Management Limited
(formerly known as WeWork India Management Private Limited)
CIN: L74999KA2016PLC093227
Regd Office: 6th Floor, Prestige Central
36, Infantry Road, Shivaji Nagar Bengaluru 560 001, Karnataka, India

Statement of Standalone Audited Financial Results for the quarter and year ended March 31, 2026

(Rs. in Million)

Sl No.	Particulars	Quarter ended			Year ended	
		March 31, 2026	December 31, 2025	March 31, 2025	March 31, 2026	March 31, 2025
		(Audited) (Refer Note 11)	(Unaudited)	(Unaudited) (Refer Note 11)	(Audited)	(Audited)
1	Income					
	Revenue from operations	6,928.46	6,319.33	5,356.34	24,317.63	19,418.10
	Other income	93.19	31.04	28.80	135.37	282.52
	Finance income	96.04	65.48	124.73	361.67	463.31
	Total income	7,117.69	6,415.85	5,509.87	24,814.67	20,163.93
2	Expenses					
	Sub-contracting cost	100.38	82.88	144.07	219.28	144.07
	Employee benefits expense	498.53	502.49	361.90	1,937.67	1,521.70
	Impairment loss	-	-	-	-	9.99
	Finance costs	1,592.63	1,523.25	1,478.53	6,011.80	5,978.56
	Depreciation and amortisation expense	2,669.36	2,453.53	2,229.76	9,664.78	8,226.71
	Operating expenses	1,515.28	1,439.06	1,241.83	5,541.89	4,681.25
	Other expenses	319.50	221.06	181.41	895.87	691.38
	Total expenses	6,695.68	6,222.27	5,637.50	24,271.29	21,253.66
3	Profit / (Loss) before exceptional item and tax for the period / year (1-2)	422.01	193.58	(127.63)	543.38	(1,089.73)
4	Exceptional item (Refer Note 5 & 6)	-	(42.94)	-	(42.94)	(459.06)
5	Profit / (Loss) before tax for the period / year (3+4)	422.01	150.64	(127.63)	500.44	(1,548.79)
6	Tax expense					
	Current tax charge	-	-	-	-	-
	Deferred tax (credit) / charge	(221.71)	-	(502.19)	(221.71)	(2,853.82)
	Total tax expense	(221.71)	-	(502.19)	(221.71)	(2,853.82)
7	Profit / (Loss) for the period / year (5-6)	643.72	150.64	374.56	722.15	1,305.03
	Other comprehensive income / (loss) (OCI)					
	Items that will not be reclassified to profit or loss in subsequent periods/years:					
	Re-measurement (loss) / gain on defined benefit plans	0.32	(2.71)	1.40	(5.81)	(7.82)
	Income tax effect on above credit / (charge)	-	-	1.97	-	1.97
8	OCI for the period / year (net of tax)	0.32	(2.71)	3.37	(5.81)	(5.85)
9	Total comprehensive income / (Loss) for the period / year (7+8)	644.04	147.93	377.93	716.34	1,299.18
10	Paid-up equity share capital (Face Value of Rs.10/- per share)	1,353.78	1,340.23	1,340.23	1,353.78	1,340.23
11	Earnings per equity share [Nominal value of share Rs. 10/- per share] (Not Annualised for the period)					
	Basic (Rs. per share)	4.80	1.13	2.83	5.39	10.18
	Diluted (Rs. per share)	4.67	1.10	2.81	5.23	10.11





INDIA

WeWork India Management Limited
(formerly known as WeWork India Management Private Limited)

CIN: L74999KA2016PLC093227

6th Floor, Prestige Central

36, Infantry Road, Shivaji Nagar Bengaluru 560 001, Karnataka, India

Statement of Standalone Audited Financial Results for the quarter and year ended March 31, 2026

Notes to financial results:

1) Standalone Statement of Assets and Liabilities

(Rs. in Million)

Notes	Particulars	As at March 31, 2026	As at March 31, 2025
		Audited	Audited
A	ASSETS		
I	Non-current assets		
	(a) Property, plant and equipment	11,771.18	9,090.62
	(b) Capital work-in-progress	381.24	342.29
	(c) Right-of-use assets	45,939.04	33,946.73
	(d) Intangible assets	33.83	53.99
	(e) Financial assets		
	(i) Investments	318.88	298.88
	(ii) Other financial assets	2,685.22	2,153.45
	(f) Deferred tax assets (net)	3,077.49	2,855.79
	(g) Income tax assets (net)	657.66	570.81
	(h) Other non-current assets	260.80	134.11
	Total non-current assets	65,125.34	49,446.67
II	Current assets		
	(a) Financial assets		
	(i) Investments	2,511.10	306.73
	(ii) Trade receivables	817.09	798.01
	(iii) Cash and cash equivalents	616.40	207.01
	(iv) Loans	-	1,000.00
	(v) Other financial assets	1,120.99	1,401.98
	(b) Other current assets	755.99	793.55
	Total current assets	5,821.57	4,507.28
	Total assets	70,946.91	53,953.95
B	EQUITY AND LIABILITIES		
I	Equity		
	(a) Equity share capital	1,353.78	1,340.23
	(b) Other equity	1,698.55	752.31
	Total equity	3,052.33	2,092.54
II	Non-current liabilities		
	(a) Financial liabilities		
	(i) Borrowings	2,352.70	2,090.44
	(ii) Lease liabilities	45,672.21	33,989.90
	(iii) Other financial liabilities	1,623.12	1,618.66
	(b) Provisions	126.37	86.83
	(c) Other non-current liabilities	270.69	194.26
	Total non-current liabilities	50,045.09	37,980.09
III	Current liabilities		
	(a) Financial liabilities		
	(i) Borrowings	969.20	1,006.56
	(ii) Lease liabilities	6,503.10	5,636.90
	(iii) Trade payables		
	-Total outstanding dues of micro enterprises and small enterprises	51.06	43.75
	-Total outstanding dues of creditors other than micro enterprises and small enterprises	693.56	471.13
	(iv) Other financial liabilities	8,212.44	5,694.82
	(b) Other current liabilities	1,040.04	739.25
	(c) Provisions	380.09	288.91
	Total current liabilities	17,849.49	13,881.32
	Total equity and liabilities	70,946.91	53,953.95



2) Standalone Statement of cash flows

(Rs. in Million)

Particulars	Year ended	
	As at March 31, 2026	As at March 31, 2025
	Audited	Audited
Cash flows from operating activities		
Profit/(loss) before tax and after exceptional item	500.44	(1,548.79)
Adjustments for:		
Depreciation and amortisation expense	9,664.78	8,226.71
Share based payment expense	174.31	90.85
Provision for doubtful debts (net of reversals)	39.18	(15.12)
Liability written back	-	(40.25)
Profit on sale of investments in mutual funds (net)	(49.43)	(30.55)
Gain on financial instruments at fair value through profit and loss	(6.00)	(21.97)
Exceptional item	42.94	459.06
Loss on sale of property plant and equipment (net)	2.43	5.68
Finance income	(361.67)	(463.31)
Impairment Loss	-	9.99
Gain on termination of Security deposits	(1.96)	(9.07)
Gain on termination / modification of lease (net)	(77.55)	(177.31)
Finance costs	6,011.80	5,949.57
Operating profit before working capital changes	15,939.27	12,435.49
Working capital adjustments:		
Decrease / (Increase) in trade receivables	(53.39)	28.73
Decrease / (Increase) in other assets	32.69	(3.43)
Decrease / (Increase) in other financial assets	(1,220.30)	(465.61)
Increase / (Decrease) in trade payables	224.72	(214.70)
Increase / (Decrease) in provisions	51.59	70.92
Increase / (Decrease) in other liabilities	377.22	61.71
Increase / (Decrease) in other financial liabilities	2,045.21	1,070.77
Cash generated from operations	17,397.01	12,983.88
Income taxes paid (net of refunds)	(86.86)	(58.06)
Net cash generated from operating activities (A)	17,310.15	12,925.82
Cash flows from investing activities		
Acquisition of property, plant and equipment and intangible assets	(4,562.81)	(3,742.54)
Proceeds from sale of property, plant and equipment	2.55	3.50
Payment towards additions to right of use assets	(1,408.40)	(828.59)
Investment / (Redemption) made in bank deposits	142.32	80.14
Inter Corporate Deposit received back	1,533.61	-
Investment in equity instruments of a subsidiary	(20.00)	(53.99)
Proceeds from sale of current investment/ (Purchase of current investments) (net)	(2,148.95)	1,381.14
Interest received on income tax refund	38.95	71.17
Net cash used in investing activities (B)	(6,422.73)	(3,089.17)
Cash flows from financing activities		
Proceeds from borrowings	1,366.05	2,338.90
Repayment of borrowings	(1,159.83)	(819.14)
Redemption of Non Convertible Debenture's	-	(5,611.96)
Proceeds from rights issue of equity shares	-	5,012.81
Proceeds from exercise of employee stock options	69.13	-
Interest, bank charges and processing charges paid	(380.71)	(750.58)
Interest paid on vehicle loan	(8.27)	(4.86)
Payment of principal portion of lease liabilities	(5,137.22)	(5,558.46)
Interest paid on lease liabilities	(5,227.18)	(4,444.57)
Net cash used in financing activities (C)	(10,478.03)	(9,837.86)
Net increase in cash and cash equivalents (A+B+C)	409.39	(1.21)
Cash and cash equivalents at the beginning of the year	207.01	208.22
Cash and cash equivalents at the end of the year	616.40	207.01

Break up of cash and cash equivalents at the end of the year	As at March 31, 2026	As at March 31, 2025
Cash and cash equivalents at the end of the year including bank balance		
- in current accounts	239.61	152.67
- in escrow accounts	26.79	54.34
- Deposits with original maturity of less than three months	350.00	-
Cash and cash equivalents at the end of the year	616.40	207.01





WeWork India Management Limited
(formerly known as WeWork India Management Private Limited)
CIN: L74999KA2016PLC093227
Regd Office: 6th Floor, Prestige Central
36, Infantry Road, Shivaji Nagar Bengaluru 560 001, Karnataka, India

Statement of Standalone Audited Financial Results for the quarter and year ended March 31, 2026

Notes to the standalone financial results (continued) :

- 3 The above standalone audited financial results of WeWork India Management Limited (the "Company") for the quarter and year ended March 31, 2026, is drawn in accordance with the Regulation 33 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, which was reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on May 21, 2026 and were subjected to audit by the statutory auditors of the Company.
- 4 These standalone audited financial results has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33, Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
- 5 During the year ended March 31, 2025, the Company has prepaid outstanding Non-Convertible Debentures before the term of the Debentures. On prepayment of Debentures, the differential value between the books and the amount prepaid amounting to Rs. 459.06 million is accounted through the standalone statement of profit and loss. The Company has considered such expense as exceptional item and disclosed separately in the standalone statements of profit and loss.
- 6 On November 21, 2025, the Government of India has notified four Labour Codes - the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020 and the Occupational Safety, Health and Working Conditions Code, 2020 ("Labour Codes"), which consolidate twenty-nine existing labour laws. The Ministry of Labour and Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. The Company has assessed the financial implications of these changes which has resulted in estimated one time increase in provision for employee benefits of the Company amounting to Rs. 42.94 million and the same has been recognized as an exceptional item in the Statement of unaudited standalone financial results for the year ended March 31, 2026. The Government of India is in the process of notifying related rules to the Labour Codes and impact of these will be evaluated and accounted for in accordance with applicable accounting standards in the period in which they are notified.
- 7 During the year ended March 31, 2026:
The Company has completed its Initial Public Offering (IPO) comprising offer for sale of 46,296,296 equity shares of face value of Rs. 10 each aggregating to Rs. 29,996.43 million (which comprises of 59,523 number of equity shares offered to employees at premium of Rs. 578 per equity share and balance 46,236,773 number of equity shares offered at premium of Rs. 638 per equity share). The total proceeds on account of offer for sale is Rs. 29,996.43 million.
The Company's equity shares were listed on the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE) on October 10, 2025.
- 8 During the quarter and year ended March 31, 2026, the Company has granted Nil and 575,561 Employee Stock Options respectively to eligible employees under the Employee Stock Option Plan 2018 ("ESOP 2018"), as approved by Nomination and Remuneration Committee.
- 9 During the quarter and year ended March 31, 2026, the paid-up equity share capital of the Company had increased from Rs.1,340.23 Million to Rs.1,353.78 Million pursuant to allotment of 1,354,749 equity shares on exercise of stock options by employees.
- 10 The Company is primarily engaged in the business of managed workspace provider and provision for allied services which falls within a single reportable segment as the Board of Directors being the Chief Operating Decision Maker ("CODM") of the Company views the entire business activities as managed workspace provider. Accordingly, there are no additional disclosures to be furnished in accordance with the requirements of Ind AS 108- Operating Segments with respect to single reportable segment. Further, the operations of the Company are domiciled in India and therefore there are no reportable geographical segment. The Company does not have any single external customer contributing to 10% or more of the Company's revenue.
- 11 The figures for the quarters ended March 31, 2026 and March 31, 2025 are the derived balancing figures between audited figures in respect of full financial year ended March 31, 2026 and March 31, 2025 respectively and the unaudited figures of nine months ended December 31, 2025 and December 31, 2024 respectively. The unaudited financial results for the nine months ended December 31, 2024 have been approved by the Board of Directors but have not been subjected to review or audit by the statutory auditors.

For and on behalf of Board of Directors

WeWork India Management Limited (formerly known as WeWork India Management Private Limited)

Karan Virwani
Managing Director and Chief Executive Officer
DIN: 03071954



Place: Bengaluru
Date: May 21, 2026

Independent Auditor's Report on the Quarterly and Annual Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors
WeWork India Management Limited

Report on the audit of the Consolidated Financial Results**Opinion**

We have audited the accompanying statement of quarterly and annual consolidated financial results of WeWork India Management Limited (the "Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its associate for the quarter ended March 31, 2026 and for the year ended March 31, 2026 (the "Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors on separate audited financial statements of the subsidiaries and associate, the Statement:

i. includes the results of the following entities:

Sl.No	Name of Entities
A)	Holding Company
1	WeWork India Management Limited
B)	Subsidiaries
1	WW Tech Solutions India Private Limited
2	Zoapi Innovations Private Limited
C)	Associate
1	MyHQ Anarock Private Limited

ii. are presented in accordance with the requirements of the Listing Regulations in this regard; and
iii. gives a true and fair view in conformity with the applicable accounting standards, and other accounting principles generally accepted in India, of the consolidated net profit and other comprehensive income/(loss) and other financial information of the Group for the quarter ended March 31, 2026 and for the year ended March 31, 2026.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended, ("the Act"). Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Consolidated Financial Results' section of our report. We are independent of the Group and its associate in accordance



with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matter" paragraph below, is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Consolidated Financial Results

The Statement has been prepared on the basis of the consolidated annual financial statements. The Holding Company's Board of Directors are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive income/(loss) and other financial information of the Group including its associate in accordance with the applicable accounting standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The respective Board of Directors of the companies included in the Group and of its associate are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of their respective companies and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the companies included in the Group and of its associate are responsible for assessing the ability of their respective entities to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the entities or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group and of its associate are also responsible for overseeing the financial reporting process of their respective entities.

Auditor's Responsibilities for the Audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.



- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Board of Directors.
- Conclude on the appropriateness of Board of Director's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its associate to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its associate to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial statements of the entities within the Group and its associate, to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of the financial information of such entities included in the Statement of which we are the independent auditors. For the other entities included in the Statement which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

We also performed procedures in accordance with the Master Circular issued by the Securities Exchange Board of India under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

Other Matters

- a) The accompanying Statement includes the audited financial statements and other financial information, in respect of:
 - 2 subsidiaries, whose financial statements include total assets of Rs. 267.52 million as at March 31, 2026, total revenues of Rs. 37.44 million and Rs. 99.78 million, total net profit/(loss) after tax of Rs. 9.52 million and Rs. 12.82 million, total comprehensive income/(loss) of Rs. 9.47 million and Rs. 12.81 million, for the quarter and the year ended on that date respectively, and net cash (outflows)/inflows of Rs. (4.20) million for the year ended March 31, 2026, as considered in the Statement which have been audited by their respective independent auditors.



S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

- 1 associate, whose financial statements include Group's share of net profit of Rs. 9.59 million and Rs. 21.38 million and Group's share of total comprehensive income/(loss) of Rs. 0.02 million and Rs. (0.71) million for the quarter and for the year ended March 31, 2026 respectively, as considered in the Statement whose financial statements has been audited by its respective independent auditor.

The independent auditor's reports on financial statements of these entities have been furnished to us by the Management and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and associate is based solely on the reports of such auditors and procedures performed by us as stated in paragraph above.

Our opinion on the Statement is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors.

- b) The Statement includes the results for the quarter ended March 31, 2026 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2026 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.
- c) The Statement includes the results for the quarter ended March 31, 2025 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2025 and the published unaudited year-to-date figures up to the third quarter of the previous financial year, which have not been subjected to a limited review or audit by us or any other auditor and are approved by the Holding Company's Board of Directors.

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004



per Nikunj Jayendra Shah

Partner

Membership No.: 222345



UDIN: 26222345DSKUPJ9969

Place: Bengaluru

Date: May 21, 2026

Sl No.	Particulars	Quarter ended			Year ended	
		March 31, 2026	December 31, 2025	March 31, 2025	March 31, 2026	March 31, 2025
		(Audited) (Refer Note 11)	(Unaudited)	(Unaudited) (Refer Note 11)	(Audited)	(Audited)
1	Income					
	Revenue from operations	6,960.63	6,341.05	5,393.67	24,401.80	19,492.11
	Other income	95.42	31.04	28.80	137.61	282.52
	Finance income	97.51	66.08	126.23	364.87	465.38
	Total income	7,153.56	6,438.17	5,548.70	24,904.28	20,240.01
2	Expenses					
	Sub-contracting cost	100.38	82.88	144.07	219.28	144.07
	Cost of materials consumed	13.03	5.48	4.03	26.33	27.44
	Employee benefits expense	510.37	517.50	372.65	1,984.67	1,550.06
	Finance costs	1,592.78	1,523.60	1,478.64	6,012.58	5,978.94
	Depreciation and amortisation expense	2,671.46	2,456.12	2,245.81	9,674.62	8,237.30
	Operating expenses	1,512.37	1,436.15	1,241.96	5,530.03	4,677.12
	Other expenses	322.70	223.66	194.31	905.92	714.00
	Total expenses	6,723.09	6,245.39	5,681.47	24,353.43	21,328.93
3	Profit/(Loss) before share of profit/(loss) in associate, exceptional item and tax for the period / year (1-2)	430.47	192.78	(132.77)	550.85	(1,088.92)
4	Share of profit / (loss) in associate	9.59	17.98	(0.84)	21.38	(19.91)
5	Profit/(Loss) before exceptional item and tax for the period / year (3+4)	440.06	210.76	(133.61)	572.23	(1,108.83)
6	Exceptional item (Refer Note 5 & 6)	-	(43.26)	-	(43.26)	(459.06)
7	Profit/(Loss) before tax for the period / year (5+6)	440.06	167.50	(133.61)	528.97	(1,567.89)
8	Tax expense					
	Current tax charge	2.45	0.70	2.20	3.71	7.64
	Deferred tax (credit) / charge	(221.09)	(1.09)	(503.13)	(223.92)	(2,857.38)
	Total tax expense / (credit)	(218.64)	(0.39)	(500.93)	(220.21)	(2,849.74)
9	Profit / (Loss) for the period / year (7-8)	658.70	167.89	367.32	749.18	1,281.85
10	Other comprehensive income / (loss) (OCI)					
	Items that will not be reclassified to profit or loss in subsequent periods / years:					
	Re-measurement (loss) / gain on defined benefit plans	0.25	(2.64)	1.34	(5.83)	(7.89)
	Income tax effect on above credit / (charge)	1.48	(0.01)	1.99	1.47	1.99
	Share of other comprehensive income / loss of an associate	0.02	(0.43)	(0.01)	(0.71)	(0.26)
	OCI for the period / year (net of tax)	1.75	(3.08)	3.32	(5.07)	(6.16)
11	Total comprehensive Income / (Loss) for the period / year (9+10)	660.45	164.81	370.64	744.11	1,275.69
12	Profit / (Loss) for the period / year attributable to:					
	Owners of the Parent	655.51	166.95	365.18	744.33	1,273.98
	Non-controlling interests	3.19	0.94	2.14	4.85	7.87
13	Other comprehensive income / (loss) for the period / year attributable to:					
	Owners of the Parent	1.78	(3.11)	3.35	(5.06)	(6.13)
	Non-controlling interests	(0.03)	0.03	(0.03)	(0.01)	(0.03)
14	Total comprehensive Income / (loss) for the period / year attributable to:					
	Owners of the Parent	657.29	163.84	368.53	739.27	1,267.83
	Non-controlling interests	3.16	0.97	2.11	4.84	7.87
15	Paid up Equity Share Capital (Face Value Rs.10/- per share)	1,353.78	1,340.23	1,340.23	1,353.78	1,340.23
16	Earnings per equity share					
	[Nominal value of share Rs. 10/- per share] (Not Annualised for the period)					
	Basic (Rs. per share)	4.88	1.25	2.76	5.55	9.65
	Diluted (Rs. per share)	4.76	1.22	2.74	5.40	9.37



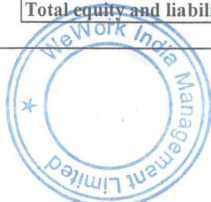
Statement of Consolidated Audited Financial Results for the quarter and year ended March 31, 2026

Notes to financial results:

1) Consolidated Statement of Assets and Liabilities

(Rs. in Million)

SL No	Particulars	As at March 31, 2026 Audited	As at March 31, 2025 Audited
A	ASSETS		
I	Non-current assets		
	(a) Property, plant and equipment	11,765.12	9,084.68
	(b) Capital work-in-progress	381.24	336.70
	(c) Right-of-use assets	45,939.04	33,946.73
	(d) Goodwill	22.21	22.21
	(e) Other intangible assets	40.01	74.00
	(f) Investments accounted for using equity method	127.20	106.53
	(g) Financial assets		
	(i) Investments	44.83	20.87
	(ii) Other financial assets	2,685.26	2,153.46
	(h) Deferred tax assets (net)	3,075.36	2,849.96
	(i) Income tax assets (net)	659.91	574.84
	(j) Other non-current assets	260.80	134.11
	Total non-current assets	65,000.98	49,304.09
II	Current assets		
	(a) Inventories	8.30	6.63
	(b) Financial assets		
	(i) Investments	2,511.10	306.73
	(ii) Trade receivables	846.17	831.57
	(iii) Cash and cash equivalents	626.46	235.55
	(iv) Bank balances other than cash and cash equivalents	47.13	31.71
	(v) Loans	-	1,000.00
	(vi) Other financial assets	1,120.99	1,403.19
	(c) Other current assets	760.47	797.25
	Total current assets	5,920.62	4,612.63
	Total assets	70,921.60	53,916.72
B	EQUITY AND LIABILITIES		
I	Equity		
	(a) Equity share capital	1,353.78	1,340.23
	(b) Other equity	1,625.91	656.75
	Equity attributable to owners of the parent	2,979.69	1,996.98
	Non-controlling interest	12.45	7.61
	Total equity	2,992.14	2,004.59
II	Non-current liabilities		
	(a) Financial liabilities		
	(i) Borrowings	2,356.99	2,094.57
	(ii) Lease liabilities	45,672.21	33,989.90
	(iii) Other financial liabilities	1,623.12	1,618.66
	(b) Provisions	127.78	87.45
	(c) Other non-current liabilities	270.69	194.26
	Total non-current liabilities	50,050.79	37,984.84
III	Current liabilities		
	(a) Financial liabilities		
	(i) Borrowings	970.68	1,007.59
	(ii) Lease liabilities	6,503.10	5,636.90
	(iii) Trade payables		
	Total outstanding dues of micro enterprises and small enterprises	52.15	43.92
	Total outstanding dues of creditors other than micro enterprises and small enterprises	694.53	472.09
	(iv) Other current financial liabilities	8,212.03	5,713.15
	(b) Other current liabilities	1,061.07	755.89
	(c) Provisions	381.40	289.58
	(d) Current tax liabilities (net)	3.71	8.17
	Total current liabilities	17,878.67	13,927.29
	Total equity and liabilities	70,921.60	53,916.72



Statement of Consolidated Audited Financial Results for the quarter and year ended March 31, 2026

2) Consolidated Statement of cash flows

(Rs. in Million)

Particulars	Year Ended	
	For the year ended March 31, 2026	For the year ended March 31, 2025
	Audited	Audited
Cash flows from operating activities		
Profit/(loss) before tax and share of loss in associate and after exceptional item	507.59	(1,547.98)
Adjustments for:		
Depreciation and amortisation expense	9,674.62	8,237.30
Share based payment expense	174.31	90.85
Provision for doubtful debts (net of reversals)	39.18	(15.12)
Liability written back	-	(40.25)
Profit on sale of investments in mutual funds (net)	(49.43)	(30.55)
Gain on financial instruments at fair value through profit and loss	(8.24)	(21.97)
Exceptional item	43.26	459.06
(Profit) / Loss on sale of property plant and equipment (net)	2.43	5.68
Finance income	(364.87)	(465.38)
Gain on termination of Security deposits	(1.96)	(9.07)
Gain on termination of lease (net)	(77.55)	(177.31)
Finance costs	6,012.58	5,978.94
Operating profit before working capital changes	15,951.92	12,464.20
Working capital adjustments:		
Decrease / (Increase) in inventories	(1.67)	(5.32)
Decrease/ (Increase) in trade receivables	(48.90)	5.20
Decrease / (Increase) in other assets	31.89	(6.03)
Decrease / (Increase) in other financial assets	(1,203.64)	(466.15)
(Decrease) / Increase in trade payables	225.65	(245.02)
(Decrease) / Increase in provisions	54.15	71.69
(Decrease) / Increase in other liabilities	381.60	71.59
(Decrease) / Increase in other financial liabilities	2,045.03	1,070.68
Cash generated from operations	17,436.03	12,960.84
Income taxes refunded / (paid)(net)	(94.71)	(61.33)
Net cash generated from operating activities (A)	17,341.32	12,899.51
Cash flows from investing activities		
Acquisition of property, plant and equipment and intangible assets	(4,564.40)	(3,722.82)
Proceeds from sale of property, plant and equipment	2.55	3.50
Payment towards additions to right of use assets	(1,408.40)	(828.59)
Investment / (Redemption) made in bank deposits	114.68	77.63
Additional Deferred consideration paid	(18.75)	-
Inter Corporate Deposit received back	1,533.61	-
Proceeds from sale of current and non current investments / (Purchase of current and non current investments) (net)	(2,146.70)	1,381.14
Purchase of non-current investments	(23.95)	(20.87)
Interest received	38.95	73.24
Net cash used in investing activities (B)	(6,472.41)	(3,036.77)
Cash flows from financing activities		
Proceeds from long-term borrowings	1,367.85	2,339.36
Repayment of long-term borrowings	(1,161.02)	(819.14)
Redemption of Non Convertible Debentures	-	(5,611.96)
Proceeds from rights issue of equity shares	-	5,012.81
Proceeds from exercise of employee stock options	69.13	-
Interest, bank charges and processing charges paid on borrowings	(380.75)	(750.58)
Interest paid on vehicle loan	(8.81)	(5.23)
Payment of principal portion of lease liabilities	(5,137.22)	(5,558.46)
Interest paid on lease liabilities	(5,227.18)	(4,444.57)
Net cash used in financing activities (C)	(10,478.00)	(9,837.77)
Net increase in cash and cash equivalents (A+B+C)	390.91	24.97
Cash and cash equivalents at the beginning of the year	235.55	210.58
Cash and cash equivalents at the end of the year	626.46	235.55
Break up of cash and cash equivalents at the end of the year	For the year ended March 31, 2026	For the year ended March 31, 2025
Cash and cash equivalents at the end of the year including bank balance		
- in current accounts	249.67	181.21
- in escrow accounts	26.79	54.34
- Deposits with original maturity of less than three months	350.00	-
Cash and cash equivalents at the end of the year	626.46	235.55





WeWork India Management Limited
(formerly known as WeWork India Management Private Limited)
CIN: L74999KA2016PLC093227
Regd Office: 6th Floor, Prestige Central
36, Infantry Road, Shivaji Nagar Bengaluru 560 001, Karnataka, India

Statement of Consolidated Audited Financial Results for the quarter and year ended March 31, 2026

Notes to the Consolidated financial results (continued) :

- 3 The above consolidated audited financial results of WeWork India Management Limited (the "Company" or the "Holding Company") and its subsidiaries (the Company and its subsidiaries together referred to as "the Group") and its associate for the quarter and year ended March 31, 2026, is drawn in accordance with the Regulation 33 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, which was reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on May 21, 2026 and were subjected to audit by the statutory auditors of the Holding Company.
- 4 These consolidated audited financial results has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33, Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
- 5 During the year ended March 31, 2025, the Holding Company has prepaid outstanding Non-Convertible Debentures before the term of the Debentures. On prepayment of Debentures, the differential value between the books and the amount prepaid amounting to Rs. 459.06 million is accounted through the consolidated statement of profit and loss. The Group has considered such expense as exceptional item and disclosed separately in the consolidated statement of profit and loss.
- 6 On November 21, 2025, the Government of India has notified four Labour Codes - the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020 and the Occupational Safety, Health and Working Conditions Code, 2020 ("Labour Codes"), which consolidate twenty-nine existing labour laws. The Ministry of Labour and Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. The Group has assessed the financial implications of these changes which has resulted in estimated one time increase in provision for employee benefits of the Group amounting to Rs. 43.26 million and the same has been recognized as an exceptional item in the Statement of unaudited consolidated financial results for the period ended March 31, 2026. The Government of India is in the process of notifying related rules to the Labour Codes and impact of these will be evaluated and accounted for in accordance with applicable accounting standards in the period in which they are notified.
- 7 During the year ended March 31, 2026:
The Company has completed its Initial Public Offering (IPO) comprising offer for sale of 46,296,296 equity shares of face value of Rs. 10 each aggregating to Rs. 29,996.43 million (which comprises of 59,523 number of equity shares offered to employees at premium of Rs. 578 per equity share and balance 46,236,773 number of equity shares offered at premium of Rs. 638 per equity share). The total proceeds on account of offer for sale is Rs. 29,996.43 million.
The Company's equity shares were listed on the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE) on October 10, 2025.
- 8 During the quarter and year ended March 31, 2026, the Holding Company has granted Nil and 575,561 Employee Stock Options respectively to eligible employees under the Employee Stock Option Plan 2018 ("ESOP 2018"), as approved by Nomination and Remuneration Committee.
- 9 During the quarter and year ended March 31, 2026, the paid-up equity share capital of the Holding Company had increased from Rs.1,340.23 Million to Rs.1,353.78 Million pursuant to allotment of 1,354,749 equity shares on exercise of stock options by employees.
- 10 The Group is primarily engaged in the business of managed workspace provider and provision for allied services which falls within a single reportable segment as the Board of Directors being the Chief Operating Decision Maker ("CODM") of the Holding Company views the entire business activities as managed workspace provider. Accordingly, there are no additional disclosures to be furnished in accordance with the requirements of Ind AS 108- Operating Segments with respect to single reportable segment. Further, the operations of the Group are domiciled in India and therefore there are no reportable geographical segment. The Group does not have any single external customer contributing to 10% or more of the Group's revenue.
- 11 Further, the figures for the quarters ended March 31, 2026 and March 31, 2025 are the derived balancing figures between audited figures in respect of full financial year ended March 31, 2026 and March 31, 2025 respectively and the unaudited figures of nine months ended December 31, 2025 and December 31, 2024 respectively. The unaudited financial results for the nine months ended December 31, 2024 have been approved by the Board of Directors but have not been subjected to review or audit by the statutory auditors.
- 12 Figures for audited standalone financial results of the Company for the quarter and year ended March 31, 2026 are as follows:

Particulars	Quarter ended			Year Ended	
	March 31, 2026	December 31, 2025	March 31, 2025	March 31, 2026	March 31, 2025
	(Audited) (Refer Note 11)	(Unaudited)	(Unaudited) (Refer Note 11)	(Audited)	(Audited)
Revenue from operations	6,928.46	6,319.33	5,356.34	24,317.63	19,418.10
Profit / (Loss) before tax for the period/year	422.01	150.64	(127.63)	500.44	(1,548.79)
Profit / (Loss) for the period/year	643.72	150.64	374.56	722.15	1,305.03

For and on behalf of Board of Directors

WeWork India Management Limited (formerly known as WeWork India Management Private Limited)


Karan Virwani
Managing Director and Chief Executive Officer
DIN: 03071954
Place: Bengaluru
Date: May 21, 2026

