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awfis

AWFIS SPACE SOLUTIONS LIMITED



(Please scan this QR code to view the Red Herring Prospectus)

Our Company was incorporated as 'Awfis Space Solutions Private Limited' at Delhi, as a private limited company under the Companies Act, 2013, pursuant to a certificate of incorporation dated December 17, 2014, issued by the RoC. Thereafter, our Company was converted from a private limited company to a public limited company, pursuant to a resolution passed in the extraordinary general meeting of our Shareholders held on November 24, 2023 and the name of our Company was changed to 'Awfis Space Solutions Limited' with a fresh certificate of incorporation dated December 5, 2023, issued to our Company by the RoC. For further details on the changes in the name and registered office of our Company, see "History and Certain Corporate Matters" on page 249 of the Red Herring Prospectus dated May 14, 2024 ("RHP" or "Red Herring Prospectus") filed with the RoC.

Registered and Corporate Office: C-28-29, Kissan Bhawan, Qutab Institutional Area, New Delhi - 110 016, India **Contact Person:** Amit Kumar, Company Secretary and Compliance Officer; **Telephone:** +91 11 4106 1878; **Email:** cs.corp@awfis.com; **Corporate Identity Number:** U74999DL2014PLC274236; **Website:** www.awfis.com

THE PROMOTERS OF OUR COMPANY ARE AMIT RAMANI AND PEAK XV PARTNERS INVESTMENTS V (FORMERLY KNOWN AS SCI INVESTMENTS V)

INITIAL PUBLIC OFFERING OF UP TO [●] EQUITY SHARES OF FACE VALUE OF ₹ 10 EACH OF OUR COMPANY ("EQUITY SHARES") FOR CASH AT A PRICE OF ₹ [●] PER EQUITY SHARE (INCLUDING A SHARE PREMIUM OF ₹ [●] PER EQUITY SHARE) ("OFFER PRICE") AGGREGATING UP TO ₹ [●] MILLION ("OFFER"). THE OFFER COMPRISES A FRESH ISSUE OF UP TO [●] EQUITY SHARES AGGREGATING UP TO ₹ 1,280.00 MILLION ("FRESH ISSUE") AND AN OFFER FOR SALE OF UP TO 12,295,699 EQUITY SHARES ("OFFERED SHARES") AGGREGATING UP TO ₹ [●] MILLION.

THE OFFER INCLUDES A RESERVATION OF UP TO [●] EQUITY SHARES, AGGREGATING UP TO ₹ 20.00 MILLION (CONSTITUTING UP TO [●]% OF THE POST-OFFER PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY) FOR SUBSCRIPTION BY ELIGIBLE EMPLOYEES (THE "EMPLOYEE RESERVATION PORTION"). THE OFFER LESS THE EMPLOYEE RESERVATION PORTION IS HEREINAFTER REFERRED TO AS THE "NET OFFER". THE OFFER AND THE NET OFFER SHALL CONSTITUTE [●]% AND [●]%, RESPECTIVELY, OF THE POST-OFFER PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY.

DETAILS OF THE OFFER FOR SALE BY SELLING SHAREHOLDERS AND THE WEIGHTED AVERAGE COST OF ACQUISITION PER EQUITY SHARE OF FACE VALUE OF ₹ 10 EACH			
NAME OF SELLING SHAREHOLDER	TYPE	NUMBER OF SHARES OFFERED / AMOUNT (₹ IN MILLION)	WEIGHTED AVERAGE COST OF ACQUISITION PER EQUITY SHARE (IN ₹)*^
Peak XV Partners Investments V (formerly known as SCI Investments V)	Promoter Selling Shareholder	Up to 6,615,586 Equity Shares aggregating up to ₹ [●] million	135.62
Bisque Limited	Other Selling Shareholder	Up to 5,594,912 Equity Shares aggregating up to ₹ [●] million	156.28
Link Investment Trust	Other Selling Shareholder	Up to 85,201 Equity Shares aggregating up to ₹ [●] million	156.28

* As certified by N B T and Co, Chartered Accountants, pursuant to their certificate dated May 18, 2024.

^ Calculated on a fully diluted basis.

We provide a wide spectrum of flexible workspace solutions ranging from individual flexible desk needs to customized office spaces for start-ups, small and medium enterprises as well as for large corporates and multi-national corporations.

The Offer is being made through the Book Building Process in accordance with Regulation 6(2) of the SEBI ICDR Regulations

QIB Portion: Not less than 75% of the Net Offer | Non-Institutional Portion: Not more than 15% of the Net Offer | Retail Portion: Not more than 10% of the Net Offer

Employee Reservation Portion: Up to [●] Equity Shares aggregating up to ₹20.00 Million

PRICE BAND: ₹364 TO ₹383 PER EQUITY SHARE OF FACE VALUE OF ₹10 EACH.

BIDS CAN BE MADE FOR A MINIMUM OF 39 EQUITY SHARES AND IN MULTIPLES OF 39 EQUITY SHARES THEREAFTER.

A DISCOUNT OF ₹ 36 PER EQUITY SHARE IS BEING OFFERED TO ELIGIBLE EMPLOYEES BIDDING IN THE EMPLOYEE RESERVATION PORTION.

THE FLOOR PRICE IS 36.4 TIMES OF THE FACE VALUE AND THE CAP PRICE IS 38.3 TIMES OF THE FACE VALUE OF THE EQUITY SHARES.

SINCE BASIC AND DILUTED EPS FOR THE FINANCIAL YEAR 2023 ON RESTATED CONSOLIDATED FINANCIAL INFORMATION OF THE COMPANY IS NEGATIVE, P/E RATIO WILL NOT BE ASCERTAINABLE.

WEIGHTED AVERAGE RETURN ON NET WORTH FOR FISCALS 2023, 2022 AND 2021 IS (38.60)%.

In accordance with the recommendation of Independent Directors of our Company, pursuant to their resolution dated May 15, 2024, the above provided price band is justified based on quantitative factors/ KPIs disclosed in the 'Basis for Offer Price' section of the RHP beginning on page 134 of the RHP vis-a-vis the weighted average cost of acquisition ("WACA") of primary and secondary transaction(s), as applicable, disclosed in 'Basis for Offer Price' section on page 134 of the RHP, "Risk Factors" section beginning on page 36 of the RHP.

In making an investment decision, potential investors must only rely on the information included in the RHP and the terms of the Offer, including the risks involved and not rely on any other external sources of information about the Offer available in any manner.

RISK TO INVESTORS

1. We have a history of net losses, negative earnings per share ("EPS") and return on net worth ("RoNW"). We need to generate and sustain increased revenues while managing our expenses to achieve profitability, and our inability to achieve these goals may have an adverse effect on our business, results of operations, cash flows and financial condition. The following table sets forth our restated loss, our basic and diluted EPS and RoNW as at and for the period / year:

Particulars	As at and for the Fiscal			As at and for nine months ended December 31, 2023
	2021	2022	2023	
	(in ₹ million, unless otherwise stated)			
Restated loss for the period/year	(426.42)	(571.56)	(466.37)	(189.42)
Earnings/(Loss) per equity share (basic) (₹)	(8.38)	(10.68)	(8.11)	(3.05)
Earnings/(Loss) per equity share (diluted) (₹)	(8.38)	(10.68)	(8.11)	(3.05)
Return on Net Worth (in %)	(28.29)%	(60.34)%	(27.54)%	(7.66)%

2. We have experienced negative cash flows in previous Fiscals and may continue to have negative cash flows in the future. As a result, our cash flows, business, future financial performance and results of operations could be materially and adversely affected. Our consolidated cash flow for the period / years are set forth in the table below:

(in ₹ million)

Particulars	For Fiscals			For nine months ended December 31, 2023
	2021	2022	2023	
Net cash flows from Operating Activities (A)	574.44	826.94	1,951.88	1,946.61
Net cash flows used in Investing Activities (B)	(377.39)	(72.16)	(1,701.07)	(1,623.69)
Net cash flows used in Financing Activities (C)	(166.86)	(798.56)	(277.74)	(263.11)
Net increase/(decrease) in cash and cash equivalents (D=A+B+C)	30.19	(43.79)	(26.93)	59.81

3. We may not be able to attract new clients in sufficient numbers, continue to retain existing clients, a portion of whom enter into service agreements ("Client Agreement") with short-term commitments, or agree sufficient rates to sustain and increase our client base or at all. The following table sets forth the number of clients by tenure and percentage of our occupied seats by tenure for the periods indicated:

Tenure	As of							
	March 31, 2021		March 31, 2022		March 31, 2023		December 31, 2023	
	Number of clients	Percentage of occupied seats	Number of clients	Percentage of occupied seats	Number of clients	Percentage of occupied seats	Number of clients	Percentage of occupied seats
Less than 12 months	664	29.38%	888	25.22%	863	14.05%	783	11.73%
12-23 months	370	41.77%	662	36.63%	1,031	27.16%	1,401	31.35%
24 months or more	49	28.85%	108	38.16%	254	58.79%	326	56.92%

4. We have substantial capital expenditure and working capital requirements and may require additional financing to meet those requirements and will have to raise additional funds by incurring further indebtedness or issuing additional equity to meet our capital expenditures or working capital needs in the future, which could have a material adverse effect on our results of operations, cash flows and financial condition. The following table sets forth our historical working capital requirements and addition in property plant & equipment (or capital expenditure) for the period as indicated:

(₹ million)

	As at March 31, 2021	As at March 31, 2022	As at March 31, 2023	As at December 31, 2023
Total working capital requirements	1,030.65	27.97	(212.15)	356.30
Addition in property plant & equipment	402.11	510.17	1,637.97	756.47

5. We will not receive any proceeds from the Offer for Sale portion and the same will be received by the Selling Shareholders.

6. Average cost of acquisition of Equity Shares for our Selling Shareholders in the Offer is as stated in the below table and the Offer Price at the upper band of the price band is ₹383.

Name	Number of Equity Shares	Average Cost of Acquisition per Equity Share (in ₹)*
Peak XV Partners Investments V	14,281,319	135.62
Bisque Limited	15,687,893	156.28
Link Investment Trust	238,904	156.28

Note: Average cost of acquisition of Equity Shares of the Company held by the Selling Shareholders in respect of their respective shareholding in the Company is calculated as per FIFO Method.

*As certified by N B T and Co, Chartered Accountants, pursuant to their certificate dated May 18, 2024.

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भाजपा के विभाजनकारी सपने कभी पूरे नहीं होंगे : स्टालिन

बंगलुरु जा रहे विमान को आपात स्थिति में तिरुचिरापल्ली में उतारा गया

चेन्नई, 18 मई (भाषा)।

द्रविड़ मुनेत्र कषमम (द्रमुक) के अध्यक्ष एवं तमिलनाडु के मुख्यमंत्री एमके स्टालिन ने शनिवार को प्रधानमंत्री मोदी पर राज्यों के बीच टकराव कराने की ‘घटिया रणनीति’ अपनाने का आरोप लगाते हुए कहा कि मोदी ऐसा इसलिए कर रहे हैं कि उन्हें ‘सांप्रदायिक नफरत के दुष्प्रचार’ से चुनाव में कोई मदद नहीं मिल रही है।

स्टालिन ने कहा कि भाजपा के

विभाजनकारी सपने कभी पूरे नहीं होंगे। झूठी कहानी और नफरत टूटेगी, ‘इंडिया’ जीतेगा। स्टालिन ने मोदी पर काल्पनिक कहानियां गढ़ने और झूठ बोलने का आरोप लगाते हुए कहा कि तमिलनाडु समेत दक्षिणी राज्यों के नेताओं द्वारा उत्तर प्रदेश के लोगों के खिलाफ अपमानजनक भाषा का इस्तेमाल करने संबंधी मोदी का आरोप पूरी तरह से निराधार और झूठा है।

प्रधानमंत्री मोदी ने कुछ दिन पहले एक चुनावी रैली में आरोप लगाया था कि समाजवादी पार्टी और कांग्रेस के दक्षिणी

श्रमिकों पर ‘हमलों’ पर फर्जी वीडियो प्रसारित करने के आरोप में (तमिलनाडु) पुलिस ने गिरफ्तार किया था। कश्यप, पिछले महीने भाजपा में शामिल हुए थे। स्टालिन ने मोदी पर निशाना साधते हुए कहा कि उन्होंने पिछड़े वर्गों और अनुसूचित जाति तथा अनुसूचित जनजाति के लोगों के लिए आरक्षण पर 50 फीसद की सीमा हटाने पर कुछ नहीं कहा, जो उत्तर प्रदेश के लोगों के लिए काफी लाभकारी होगा। द्रमुक के शीर्ष नेता ने आरोप लगाया कि मोदी केवल नफरत फैलाने में रुचि रखते हैं।

केरल के तिरुवनंतपुरम से शनिवार को बंगलुरु जा रहे एअर इंडिया एक्सप्रेस के एक विमान को तकनीकी खराबी के कारण आपात स्थिति में तिरुचिरापल्ली में उतारा गया। इस विमान में करीब 137 यात्री सवार थे।

आधिकारिक सूत्रों ने बताया कि विमान में उड़ान के दौरान अचानक तकनीकी खराबी आ गई, जिसके बाद पायलट ने विमान को आपात स्थिति में तिरुचिरापल्ली में सुरक्षित रूप से उतार लिया। इसके बाद सभी यात्रियों को विमान से बाहर निकाल लिया गया और तकनीकी दल खराबी की जांच कर रहा है। एअर इंडिया एक्सप्रेस के प्रवक्ता ने कहा कि यात्रियों को बंगलुरु ले जाने के लिए दूसरे विमान की व्यवस्था की गई है। उन्होंने यात्रियों को हुई असुविधा के लिए खेद भी जताया।

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7. Weighted average cost of acquisition of all shares transacted in the three years, 18 months and one year preceding as on date (May 18, 2024)

Period	Weighted average cost of acquisition per Equity Share (in ₹)	Cap Price is 'x' times the weighted average cost of acquisition*	Range of acquisition price per Equity Share: lowest price – highest price (in ₹)
Last one year	156.00	2.46	Nil^ - 383.00
Last 18 months	156.00	2.46	Nil^ - 383.00
Last three years	156.00	2.46	Nil^ - 383.00

**For arriving at Equity Shares acquired in last one year, 18 months and three years, date of acquisition for Equity Shares allotted on conversion of Preference Shares/CCDs (which were acquired at an earlier date) has been considered from the date of conversion into Equity Shares.*

^Nil is the lowest price since one of the Promoters of the Company, Amit Ramani, was allotted 150,000 sweat equity shares on September 27, 2023.

As certified by N B T and Co, Chartered Accountants by way of their certificate dated May 18, 2024.

8. Since basic and diluted EPS for the financial year 2023 on Restated Consolidated Financial Information of the Company is negative, P/E will not be ascertainable. P/E ratio of the NIFTY 50 is 21.33.

9. Weighted Average Return on Net Worth for the Financial Years 2023, 2022 and 2021 is (38.60)%.

10. The four BRLMs associated with the Offer have handled 73 public issues in the past three financial years, out of which 21 issues closed below the Offer Price on listing date:

Name of the BRLMs	Total issues	Issues closed below IPO Price on listing date
ICICI Securities Limited*	16	2
Axis Capital Limited*	13	3
IIFL Securities Limited*	15	5
Emkay Global Financial Services Limited*	2	2
Common Issues handled by the BRLMs	27	9
Total	73	21

**Issues handled where there were no common BRLMs*

ANCHOR INVESTOR BIDDING DATE : TUESDAY, MAY 21, 2024

BID/OFFER OPENS ON : WEDNESDAY, MAY 22, 2024

BID/OFFER CLOSES ON : MONDAY, MAY 27, 2024*

**The UPI mandate end time and date shall be at 5:00 p.m. on Bid/Offer Closing Date.*

ASBA [#] Simple, Safe, Smart way of Application!!!
(APPLICATION SUPPORTED BY BLOCKED AMOUNT)

[#] Applications supported by blocked amount (ASBA) is a better way of applying to issues by simply blocking the fund in the bank account. For further details, check section on ASBA below.

Mandatory in public issues. No cheque will be accepted.

UPI UPI-Now available in ASBA for Retail Individual Bidders and Non-Institutional Bidders applying for amount upto ₹ 5,00,000/-, applying through Registered Brokers, DPs and RTAs. UPI Bidder also have the option to submit the application directly to the ASBA Bank (SCSBs) or to use the facility of linked online trading, demat and bank account. Investors are required to ensure that the bank account used for bidding is linked to their PAN. Bidders must ensure that their PAN is linked with Aadhaar and are in compliance with CBDT notification dated February 13, 2020, CBDT circular no. 7 of 2022 and press release dated June 25, 2021, read with press release dated September 17, 2021, March 30, 2022 and March 28, 2023

ASBA has to be availed by all the investors except anchor investors. UPI may be availed UPI Bidders. For details on the ASBA and UPI process, please refer to the details given in the Bid Cum Application form and abridged prospectus and also please refer to the section "Offer Procedure" beginning on page 439 of the RHP. The process is also available on the website of Association of Investment Bankers of India ("AIBI") and Stock Exchanges and in the General Information Document. ASBA bid-cum-application forms can be downloaded from the websites of the BSE Limited and National Stock Exchange of India Limited and can be obtained from the list of banks that is displayed on the website of Securities and Exchange Board of India ("SEBI") at www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=35 and <https://www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=43>, respectively as updated from time to time. List of banks supporting UPI is also available on the website of SEBI at www.sebi.gov.in. For the list of UPI apps and banks live on IPO, please refer to the link: www.sebi.gov.in. UPI Bidders Bidding using the UPI mechanism may apply through the SCSBs and mobile applications whose names appear on the website of SEBI, as updated from time to time. ICICI Bank Limited and HDFC Bank Limited have been appointed as Sponsor Banks for the Offer, in accordance with the requirements of the SEBI Circular dated November 1, 2018 as amended. For offer related queries, please contact the BRLMs on their respective email IDs as mentioned below. For UPI related queries, investors can contact NPCI at the toll free number: 18001201740 and mail ID: ipo.upi@npci.org.in.

NOTICE TO INVESTORS

Potential bidders may note the following:

This is in furtherance of the red herring prospectus of the Company dated May 14, 2024 ("RHP"), filed with the Registrar of Companies, Delhi and New Delhi ("RoC") and with respect to Regulation 54 of the SEBI ICDR Regulations, read with the directive dated July 4, 2023, issued through an email from the Securities and Exchange Board of India ("SEBI" and such directive, the "SEBI Directive") pursuant to which the Company is required to intimate the National Stock Exchange of India Limited ("NSE") and the BSE Limited ("BSE" and along with the NSE, the "Stock Exchanges") in the event of transaction of shares aggregating up to 1% or more of the paid-up equity share capital of the Company by the Promoters and members of the Promoter Group.

It is hereby informed that the Promoter Selling Shareholder, Peak XV Partners Investments V (formerly known as SCI Investments V) ("Peak XV") has entered into a securities purchase agreement dated May 16, 2024, with Ashoka India Equity Investment Trust Plc. ("SPA"). Pursuant to the SPA, certain Equity Shares have been transferred by Peak XV

in favour of Ashoka India Equity Investment Trust Plc. ("Promoter Transfer") post the date of filing of RHP with RoC, and the details of the Promoter Transfer are set out below:

Date of transfer	Name of the Transferor	Name of the Acquirer	Number of Equity Shares transferred	Percentage of total pre-Offer paid-up Equity Share capital (on a fully diluted basis) (%)	Transfer price per Equity Share (₹)
May 17, 2024	Peak XV Partners Investments V	Ashoka India Equity Investment Trust Plc.	1,000,000	1.50	383.00

It is further confirmed that Ashoka India Equity Investment Trust Plc. is not, in any manner, connected with the Company, the Promoters, members of the Promoter Group, the Directors, the Key Managerial Personnel, the Subsidiary, and the Group Companies, or directors, key managerial personnel of the Subsidiary or Group Companies.

ADDENDUM TO THE RHP

With reference to the RHP filed with the RoC, and subsequent submission of the RHP with SEBI and the Stock Exchanges, potential Bidders may note the following:

1. The shareholding of the Promoters in our Company, following the completion of the Promoter Transfer and as on the date of this Addendum are set out below:

Promoter	No. of Equity Shares held prior to Promoter Transfer	No. of Equity Shares held post the Promoter Transfer	Percentage of total pre-Offer paid-up Equity Share capital (on a fully diluted basis) prior to Promoter Transfer (%)	Percentage of total pre-Offer paid-up Equity Share capital (on a fully diluted basis) post the Promoter Transfer (%)
Amit Ramani	12,163,084	12,163,084	18.19	18.19
Peak XV	15,281,319	14,281,319	22.86	21.36
Total	27,444,403	26,444,403	41.05	39.55

The revised pre-Offer shareholding of the Promoters will be suitably updated in all relevant sections of the Prospectus, including the "Summary of the Offer Document" and "Our Promoters and Promoter Group".

2. Pursuant to the Promoter Transfer, the details with respect to the average cost of acquisition of Equity Shares, as disclosed on the cover page and in the "Summary of Offer Document" section will be updated as follows:

Particulars	Equity shareholding as on the date of the Red Herring Prospectus	Average Cost of Acquisition per Equity Share (in ₹)*
Promoters		
Amit Ramani	12,163,084	29.18
Peak XV	14,281,319	135.62
Other Selling Shareholders		
Link Investment Trust	238,904	156.28
Bisque Limited	15,687,893	156.28

**Also the Promoter Selling Shareholder.*

Note: Average cost of acquisition of Equity Shares of the Company held by the Promoters and the Selling Shareholders in respect of their respective shareholding in the Company is calculated as per FIFO Method.

^As certified by N B T and Co, Chartered Accountants, pursuant to their certificate dated May 18, 2024.

Relevant updates shall also be made to "Risk Factors – 65. The average cost of acquisition of Equity Shares for our Selling Shareholders may be lower than the Offer Price" in the Prospectus.

3. Pursuant to the Promoter Transfer, the details with respect to the weighted average cost of acquisition of all shares transacted in the three years, 18 months and one year

preceding the date of the Red Herring Prospectus, as disclosed in the "Summary of Offer Document" section will be updated as follows:

Period	Number of Equity Shares transacted of face value ₹ 10 each	Weighted average cost of acquisition per Equity Share (in ₹)	Cap Price is 'x' times the weighted average cost of acquisition	Range of acquisition price per Equity Share: lowest price – highest price (in ₹)
Last one year	52,936,473	156.00	2.46	Nil^ - 383.00
Last 18 months	52,936,473	156.00	2.46	Nil^ - 383.00
Last three years	52,936,473	156.00	2.46	Nil^ - 383.00

**For arriving at Equity Shares acquired in last one year, 18 months and three years, date of acquisition for Equity Shares allotted on conversion of Preference Shares/CCDs (which were acquired at an earlier date) has been considered from the date of conversion into Equity Shares.*

^Nil is the lowest price since one of the Promoters of the Company, Amit Ramani, was allotted 150,000 sweat equity shares on September 27, 2023.

As certified by N B T and Co, Chartered Accountants by way of their certificate dated May 18, 2024.

4. Pursuant to the Promoter Transfer, the "Capital Structure" section on page 90 of the RHP will be suitably updated in the Prospectus, including the details under: (a) "Details of Shareholding of our Promoters and members of the Promoter Group in the Company – (i) Equity Shareholding of the Promoters"; (b) "Details of Shareholding of our Promoters and members of the Promoter Group in the Company – (ii) Build-up of the Promoters shareholding in our Company"; (c) "Details of Shareholding of our Promoters and members of the Promoter Group in the Company – (ix) Details of minimum Promoters' contribution locked in for eighteen months or any other period as may be prescribed under applicable law"; (d) "Shareholding Pattern of our Company"; (e) "Major Shareholders". Further, shareholding details with respect to the Equity Shares held by the Promoters shall also be updated in the "Our Promoters and Promoter Group" section on page 280 of the RHP.

5. Please note that the Equity Shares transferred through the Promoter Transfer do not form part of the Equity Shares proposed to be offered for sale by the Selling Shareholders in the Offer for Sale. Further, the Equity Shares transferred through the Promoter Transfer shall be subject to lock-in requirements in accordance with Regulation 17 of the SEBI ICDR Regulations, as applicable.

The above changes are to be read in conjunction with the RHP and accordingly their references in the RHP stand updated pursuant to this Addendum. The information in this Addendum supplements the RHP and updates the information in the RHP and the price band advertisement dated May 15, 2024, as applicable.

Investors should read this Addendum in conjunction with the RHP, before making an investment decision in the Offer. However, please note that this Addendum does not reflect all the changes that have occurred between the date of filing of the RHP with the RoC and the date hereof, and accordingly does not include all the changes and/or updates that will be included in the Prospectus. Please note that the information in the RHP will be suitably updated, including to the extent stated in this Addendum, as may be applicable, in the Prospectus, as and when filed with the RoC, the SEBI, and the Stock Exchanges. Investors should read this Addendum along with the RHP, filed with the RoC, the SEBI, and the Stock Exchanges, before making an investment decision with respect to the Offer.

BOOK RUNNING LEAD MANAGERS				REGISTRAR TO THE OFFER	COMPANY SECRETARY AND COMPLIANCE OFFICER
					Amit Kumar C 28-29, Kissan Bhawan, Qutab Institutional Area New Delhi - 110 016, India Telephone: +91 11 4106 1878, Email: cs.corp@awfis.com Investors may contact the Company Secretary or the Registrar to the Offer in case of any pre-Offer or post-Offer related grievances including non-receipt of letters of Allotment, non-credit of Allotted Equity Shares in the respective beneficiary account, non-receipt of refund orders or non-receipt of funds by electronic mode, etc. For all Offer related queries and for redressal of complaints, Investors may also write to the BRLMs.
ICICI Securities Limited ICICI Venture House, Appasaheb Marathe Marg, Prabhadevi, Mumbai - 400 025, Maharashtra, India Telephone: + 91 22 6807 7100 E-mail: awfisipo@icicisecurities.com Investor Grievance E-mail: customercare@icicisecurities.com Website: www.icicisecurities.com Contact Person: Sumit Singh / Nikita Chirania SEBI Registration No.: INM000011179	Axis Capital Limited 1 st Floor, Axis House, C-2, Wadia International Centre P.B. Marg, Worli, Mumbai - 400 025 Maharashtra, India Telephone: + 91 22 4325 2183 E-mail: awfis ipo@axiscap.in Investor Grievance E-mail: complaints@axiscap.in Website: www.axiscapital.co.in Contact Person: Pavan Naik SEBI Registration No.: INM000012029	IIFL Securities Limited 24 th Floor, One Lodha Place, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400 013 Maharashtra, India Telephone: +91 22 4646 4728 E-mail: awfis.ipo@iiflcap.com Investor Grievance E-mail: lg_ib@iiflcap.com Website: www.iiflcap.com Contact Person: Pawan Kumar Jain/ Yogesh Malpani SEBI Registration No: INM000010940	Emkay Global Financial Services Limited 7 th Floor, The Ruby, Senapati Bapat Marg, Dadar (W) Mumbai - 400 026, Maharashtra, India Telephone: +91 22 6612 1212 E-mail: awfis.ipo@emkayglobal.com Investor Grievance E-mail: ibg@emkayglobal.com Website: www.emkayglobal.com Contact Person: Pranav Nagar / Pooja Sarvankar SEBI Registration No: INM000011229	Bigshare Services Private Limited Office No S6-2, 6 th Floor, Pinnacle Business Park Next to Ahura Centre, Mahakali Caves Road Andheri (East), Mumbai - 400 093, Maharashtra, India Telephone: +91 22 6263 8200 E-mail: ipo@bigshareonline.com Investor Grievance E-mail: investor@bigshareonline.com Website: www.bigshareonline.com Contact Person: Jibin John SEBI Registration No: INR000001385	

For Awfis Space Solutions Limited
On behalf of the Board of Directors

Sd/-
Amit Kumar
Company Secretary and Compliance Officer

Place: New Delhi
Date: May 18, 2024

AWFIS SPACE SOLUTIONS LIMITED is proposing, subject to applicable statutory and regulatory requirements, receipt of requisite approvals, market conditions and other considerations, to undertake an initial public offering of its Equity Shares and has filed the RHP with RoC. The RHP is available on the website of SEBI at www.sebi.gov.in, as well as on the websites of the Stock Exchanges i.e. BSE and NSE at www.bseindia.com and www.nseindia.com, respectively, on the website of the Company at www.awfis.com and on the websites of the BRLMs, i.e. ICICI Securities Limited, Axis Capital Limited, IIFL Securities Limited and Emkay Global Financial Services Limited at www.icicisecurities.com, www.axiscapital.co.in, www.iiflcap.com and www.emkayglobal.com, respectively. Any potential investors should note that investment in equity shares involves a high degree of risk and for details relating to such risk, see "Risk Factors" on page 36 of the RHP. Potential Bidders should not rely on the DRHP filed with SEBI for making any investment decision instead investors shall rely on RHP filed with the RoC.

This announcement is not an offer of securities for sale in the United States or elsewhere. This announcement has been prepared for publication in India only and is not for publication or distribution, directly or indirectly, in or into the United States. The Equity Shares have not been, and will not be, registered under the U.S. Securities Act of 1933, as amended ("U.S. Securities Act") and may not be offered or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable state securities laws. Accordingly, the Equity Shares are only being offered and sold outside the United States in "offshore transactions" as defined in and in reliance on Regulation S under the U.S. Securities Act and the applicable laws of the jurisdictions where those offers and sales occur. There will be no offering of securities in the United States.