Name of the Issue: Smartworks Coworking Spaces Limited		Last updated on: August 15, 2026

1 Type of Issue Initial Public offer

2	**Offer Size (Rs. Mn)**	**5,825.55**
	Fresh Issue Size (Rs. Mn)	4,450.00
	Offer for Sale (Rs Mn)	1,375.55

**Source: Prospectus for the offer dated July 14, 2025*

3 Grade of issue along with name of the rating agency

Name NA

Grade NA

4 Subscription Level (Number of times) 10.16

** excluding Eligible employee reservation and after removing technical rejections, multiple or duplicate Bids and Bids not banked/returned*

Source: Post Offer Report dated July 22, 2025

5 QIB Holding (as a %age of Outstanding Capital) as disclosed to the stock exchanges

Particulars	%
(i) On Allotment in the offer [1]	20.02%
(ii) at the end of the 1st Quarter immediately after the listing of the issue (period ended September 30, 2025) *	9.95%
(iii) at the end of 1st FY (March 31, 2026)	9.20%
(iv) at the end of 2nd FY (March 31, 2027)*	Not Available
(v) at the end of 3rd FY (March 31, 2028)*	Not Available

**QIB Holding not disclosed as reporting for the relevant period/fiscal year has not been completed.*

(1) Source: Post offer report dated July 22, 2025 and BSE website

6 Financials of the issuer

(Rs. in Mn)

Parameters	1st FY (March 31, 2026)	2nd FY (March 31, 2027)*	3rd FY (March 31, 2028)*
Income from operations	17,958.00	Not Available	Not Available
Net Profit for the period	105.00	Not Available	Not Available
Paid-up equity share capital	1,142.63	Not Available	Not Available
Reserves excluding revaluation reserves	4,164.14	Not Available	Not Available

**Financials not available as reporting for the relevant years has not been completed.*

7 Trading Status

The equity shares of Smartworks Coworking Spaces Limited are listed on both the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE") (and together with BSE the "Stock Exchanges")
The equity shares have not been suspended or delisted.

Particulars	Status
(i) at the end of 1st FY (March 31, 2026)#	Frequently traded
(ii) at the end of 2nd FY (March 31, 2027	Not Available
(iii) at the end of 3rd FY (March 31, 2028	Not Available

** Trading status not disclosed as the relevant fiscal years have not been completed.*

8 Change in Directors of Issuer from the disclosures in the offer document#

Particulars	Name of Director	Appointed/Resigned
(i) at the end of 1st FY (March 31, 2026)#	Mr. Ho Kiam Kheong	Change in designation from Nominee Director to an Additional Non-Executive Director
	Mr. Ho Kiam Kheong	Change in designation from Additional Non-Executive Director to the Non-Executive Director
	Mr. Neetish Sarda	Re-appointment as as Managing Director of the Company
(ii) at the end of 2nd FY (March 31, 2027	NA	NA
(iii) at the end of 3rd FY (March 31, 2028	NA	NA

** Relevant fiscal years have not been completed.*

*** Updated as of November 15, 2025*

 # Source - Stock Exchange website

9 Status of implementation of project/ commencement of commercial production

(i) as disclosed in the offer document	Not applicable*
(ii) Actual implementation	Not applicable*
(iii) Reasons for delay in implementation, if any	Not applicable*

** Company did not undertake any implementation of project hence the same is not applicable*

10 Status of utilization of issue proceeds

(i) As disclosed in the offer document

In ₹ Million

Particulars	Amount proposed to be funded from Net Proceeds (in Rs. million)*	Estimated Deployment (Financial Year 2026)	Estimated Deployment (Financial Year 2027)
Repayment/ prepayment/ redemption, in full or in part, of certain borrowings availed by our 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*	*1,750.00*	*508.40*
General corporate purposes	*566.32*	*566.32*	
Total Net Proceeds	***3,964.72***	***3,456.32***	***508.40***

**Source: Prospectus for the offer dated July 14, 2025*

(ii) Actual utilization

In ₹ Million

Particulars	Amount proposed to be funded from Net Proceeds	Amount Deployed/Utilized as at March 31, 2026*
Repayment/ prepayment/ redemption, in full or in part, of certain borrowings availed by our Company	*1,140.00*	*1140.00*
Capital expenditure for fit-outs in the New Centres and for security deposits of the New Centres	*2,258.40*	*1596.50*
General corporate purposes	*566.32*	*566.10*
Total Net Proceeds	***3,964.72***	***3,302.60***

(iii) Reasons for deviation, if any Nil*

** Report issued by Monitoring agent dated July 22, 2026*

11 Comments of monitoring agency, if applicable

(i) Comments on use of funds	Nil*
(ii) Comments on deviations, if any, in the use of proceeds of the Issue from the	
(iii) Any other reservations expressed by the monitoring agency about the end use of funds	

12 Pricing Data

Designated Stock Exchange	NSE
Offer Price (Rs.)	740.00
Listing Date	17-Jul-25

Price parameters	At close of listing day (July 17, 2025)	Close of 30th calendar day from listing day (2) (August 15, 2025)	Close of 90th calendar day from listing day (3) (October 14, 2025)	As at the end of the 1st FY after the listing of the issue (31st March, 2026)(1)		
				Closing price	High (during the FY)	Low (during the FY)
Market Price on NSE(5)	445.05	455.00	540.70	372.45	619.00	361.50
Nifty*(5)	25,111.45	24,631.30	25,145.50	22,331.40	26,373.20	21,743.65
Sectoral Index(6)	Not comparable to any of the available sectoral indices			Not comparable to any of the available sectoral indices		
Price parameters	As at the end of the 2nd FY after the listing of the issue (31st March, 2027)(1)(4)			As at the end of the 3rd FY after the listing of the issue (31st March, 2028)(1)(4)		
	Closing price	High (during the FY)	Low (during the FY)	Closing price	High (during the FY)	Low (during the FY)
Market Price on NSE(5)	NA	NA	NA	NA	NA	NA
Nifty*(5)	NA	NA	NA	NA	NA	NA
Sectoral Index(6)	Not comparable to any of the available sectoral indices			Not comparable to any of the available sectoral indices		

**Source: NSE website*
(1) The pricing data is not disclosed as the relevant fiscal years have not been completed
(2) 30th calendar day is taken as listing date plus 29 calendar days
(3) 90th calendar day is taken as listing date plus 89 calendar days
(4) High and Low based on intra day prices
(5) In case of reporting dates falling on a trading holiday, values for the trading day immediately preceding the trading holiday have been considered.
(6) Comparable Sectoral index is not available

13 Basis for Offer Price

Accounting ratio		As disclosed in the offer document(1)	At the end of 1st FY (March 31, 2026)	At the end of 2nd FY (March 31, 2027)(3)	At the end of 3rd FY (March 31, 2028)(3)
EPS (₹)	**Issuer:**				
	Consolidated (Basic)	-6.18	0.95	Not Available	Not Available
	Consolidated (Diluted)	-6.18	0.95	Not Available	Not Available
	Peer Group:				
	Awfis Space Solutions Limited (Basic)	9.75	9.93	Not Available	Not Available
	Awfis Space Solutions Limited (Diluted)	9.67	9.92		
	Industry Avg:	**1.75**	**5.44**	Not Available	Not Available
Price to Earnings Ratio (P/E)	**Issuer:**				
	Consolidated	N.A	392.05	Not Available	Not Available
	Peer Group (Consolidated)				
	Awfis Space Solutions Limited	63.18	23.25	Not Available	Not Available
	Industry Avg:	**63.18**	**207.65**	Not Available	Not Available
Return on Net Worth (%)	**Issuer:**				
	Consolidated	-58.76%	1.98%	Not Available	Not Available
	Peer Group: (Consolidated)				
	Awfis Space Solutions Limited	14.78%	12.83%	Not Available	Not Available
	Industry Avg:	**-21.99%**	**7.40%**	Not Available	Not Available
NAV per Equity Share (₹ per share)	**Issuer:**				
	Consolidated	10.55	46.44	Not Available	Not Available
	Peer Group: (Consolidated)				
	Awfis Space Solutions Limited	65.97	77.22	Not Available	Not Available
	Industry Avg:	**38.26**	**61.83**	Not Available	Not Available
Revenue from operation for Fiscal 2025	**Issuer:**				
	Consolidated	13,740.56	17,958.00	Not Available	Not Available
	Peer Group: (Consolidated)				
	Awfis Space Solutions Limited	12,075.35	14,934.84	Not Available	Not Available
	Industry Avg:	**12,907.96**	**16,446.42**	Not Available	Not Available

*(1)*Source: Prospectus for the offer dated July 14, 2025*
(2) Information sourced from financials filed by the Issuer Company and Peers on the stock exchanges
(3) Information not provided as the relevant fiscal year has not completed
Key ratios for the Company for the three fiscal years stated above shall be calculated as follows:
(i) Basic and diluted earnings/ (loss) per equity share: Basic and diluted earnings/ (loss) per equity share are computed in accordance with Indian Accounting Standard 33 notified under the Companies (Indian Accounting Standards) Rules of
(ii) Return on Net Worth (%) = Restated profit/(loss) after tax for the years attributable to the owners of the Company divided by the Net Worth at the end of the year.
(iii) Net asset value per equity share (₹) means Total Equity divided by weighted average number of equity shares (including Cumulative Convertible Preference Shares classified as equity instruments) outstanding during the year.

14 **Any other material information**

Date	Announcement
17 July 2025	Listing of Equity Shares of Smartworks Coworking Spaces Ltd
17 July 2025	Closure of Trading Window
17 July 2025	Announcement under regulation 30(5) of SEBI LODR regulation to authorize KMPs to determine materiality of an event or information and for the purpose of making disclosure to the stock exchange(s)
17 July 2025	Code of Practices and Procedures for Fair disclosure of Unpublished Price Sensitive Information framed under Regulation 8 (1) of SEBI PIT Regulations.
19 July 2025	Update in the litigation matter in reference to the appeal filed by Infrastructure Watchdog before the Securities Appelllate Tribunal in relation to the initial public offering of the equity shares of our Company as disclosed in the prospectus dated J
22 July 2025	Update in the litigation matter in reference to the appeal filed by Infrastructure Watchdog before the Securities Appelllate Tribunal in relation to the initial public offering of the equity shares of our Company as disclosed in the prospectus dated J
25-07-2025	Authorization to KMPs for determining the materiality of an event and making disclosures
04-08-2025	Update in the litigation matter in reference to the appeal filed by Infrastructure Watchdog before the Securities Appelllate Tribunal in relation to the initial public offering of the equity shares of our Company as disclosed in the prospectus dated J
06-08-2025	Update in the litigation matter in reference to the appeal filed by Infrastructure Watchdog before the Securities Appelllate Tribunal in relation to the initial public offering of the equity shares of our Company as disclosed in the prospectus dated J
07-08-2025	Meeting of the Board of Directors of the Company is scheduled on 12/08/2025 ,inter alia, to consider and approve the Unaudited Financial Results (Standalone and Consolidated) for the quarter ended June 30, 2025, along with the Limited Revie
12-08-2025	Unaudited (Standalone & Consolidated) Financial Results for the quarter ended 30th June, 2025
09-08-2025	Update in the litigation matter in reference to the appeal filed by Infrastructure Watchdog before the Securities Appelllate Tribunal in relation to the initial public offering of the equity shares of our Company as disclosed in the prospectus dated J
21-08-2025	Company has diluted the portion of its shareholding in Cleanmax. Pursuant tothis transaction, the Company's shareholding in Cleanmax from 24.82% to 9.08%. As a result of this dilution, Cleanmax ceases to be classified as an Associate of the Company as per the provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
25-08-2025	Update in the litigation matter in reference to the appeal filed by Infrastructure Watchdog before the Securities Appelllate Tribunal in relation to the initial public offering of the equity shares of our Company as disclosed in the prospectus dated July 14, 2025. The order of the SAT was challenged before the Hon'ble Supreme Court of India by Infrastructure Watchdog, which has now been dismissed by the Hon'ble Supreme Court of India
26-08-2025	Dilution of portion of Company's shareholding in Cleanmax and pursuant to such transaction, the Company's shareholding in Cleanmax reduced from 24.82% to 9.08%. All the formalities & compliances in this matter has been completed.
28-08-2025	Unaudited Standalone and Consolidated Financial Results for the quarter ended June 30, 2025 approved in Board Meeting held on August 12, 2025
29-08-2025	Dismissal of Appeal by the Hon"ble Supreme Court of India, filed aganist Smartworks Coworking Spaces Limited
01-09-2025	Appointment of M/s. SBYN & Associates LLP as the Secretarial Auditor and appointment of Internal Auditor
15-09-2025	Intimation of allotment 1,23,100 Equity Shares pursuant to exercise of stock options exercised under the Company"s Employee Stock Option Plan 2022
17-09-2025	Press Release-"Smartworks Achieves Milestone with Its Largest Mumbai Campus Over 557,000 sq.ft. at Intellion Park, Mumbai leased Portfolio Crosses 1 Million sq.ft".
29-09-2025	Press Release - "Smartworks launches "SmartVantage" to power the next phase of Global Capability Center (GCCs) growth in India".
27-10-2025	Meeting of the Board of Directors of the Company is scheduled on 06/11/2025 ,inter alia, to consider and approve the Unaudited Financial Results (Standalone and Consolidated) for the quarter and half year ended September 30, 2025, along wit
03-11-2025	Press Release - " Smartworks Signs Agreement for the World"s Largest Flexible Workspace Campus over 815,000 sq. ft. at Eastbridge, Mumbai by Hiranandani Group".
06-11-2025	Company has obtained an upgraded credit rating from CARE Ratings Limited vide its press release dated November 06, 2025
11-11-2025	Announcement under Regulation 30 (LODR)-Monitoring Agency Report
13-11-2025	Mr. Prashant Hakim, Chief Operating Officer, SeniorManagement Personnel ("SMP") of the Company, has tendered his resignation
04-12-2025	Smartworks Leases ~1.68 lakh sq. ft. to Leading IT Services Major in Kolkata
09-12-2025	Changes in Senior Management Personnel ("SMP") in Smartworks Coworking Spaces Limited
23-12-2025	Intimation of allotment of 7650 Equity Shares pursuant to exercise of stock options exercised under the Company"s Employee Stock Option Plan 2022
16-01-2026	Announcement under Regulation 30 (LODR)-Monitoring Agency Report
11-02-2026	Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015- Capacity Addition
16-03-2026	SNS Infrarealty LLP, Promoter of Smartworks Coworking Spaces Limited ("the Company"), has acquired equity shares of the Company from the open market. The said acquisition represents less than 2% of the total shareholding or voting right
27-05-2026	Smartworks strengthens presence in Bengaluru with ~4.92 lakh sq. ft. office lease
27-May-2026	Smartworks Coworking Spaces Limited has informed the Exchange regarding 'Smartworks strengthens presence in Bengaluru with 4.92 Lakhs sq ft office lease
19-06-2020	Smartworks Coworking Spaces Limited has Submitted to the Exchange a copy of Disclosure under Regulation 31(4) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

25-06-2026	Smartworks Coworking Spaces Limited has informed the Exchange about Intimation under Regulation 30 SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 Acquisition of Step-Down Subsidiary
25-06-2026	Smartworks Coworking Spaces Limited has informed the Exchange about disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015-Capacity Addition
25-06-2026	Smartworks Coworking Spaces Limited has informed the Exchange regarding Change in Director(s) of the company.
29-06-2026	NS Niketan LLP has Submitted to the Exchange a copy of Disclosure under Regulation 31(4) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.
07-07-2026	Smartworks Coworking Spaces Limited has informed the Exchange about Acquisition
14-08-2026	Smartworks Coworking Spaces Limited has informed the Exchange regarding allotment of 119000 securities pursuant to ESOP/ESPS
14-08-2026	Smartworks Coworking Spaces Limited has informed the Exchange about Capacity addition

Note: The Company meets Investors/ Analysts/ Participants from time to time. Please refer to the website of the Stock Exchanges for the intimation of the schedule of such meetings and related details, as applicable. For further updates and information, please refer to the website of the Stock Exchanges i.e. www.bseindia.com and / or www.nseindia.com