

Name of the Issue: Smartworks Coworking Spaces Limited		Last updated on		15-Aug-25
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) *			Not Available
	(iii) at the end of 1st FY (March 31, 2026)*			Not Available
	(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	Not Available	Not Available	Not Available
	Net Profit for the period	Not Available	Not Available	Not Available
	Paid-up equity share capital	Not Available	Not Available	Not Available
	Reserves excluding revaluation reserves	Not Available	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)*			Not Available
	(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)*		NA	NA
	(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.			
	# 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

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

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

(iii) Reasons for deviation, if any Nil*

* Report issued by Monitoring agent dated

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	

* Report issued by Monitoring agent dated

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⁾⁽⁴⁾ Closing price High (during the FY) Low (during the FY)		
Market Price on NSE ⁽⁵⁾	445.05	455.00	Not Available	Not Available	Not Available	Not Available
Nifty ⁽⁵⁾	25,111.45	24,631.30	Not Available	Not Available	Not Available	Not Available
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) ⁽³⁾	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	Not Available	Not Available
	Consolidated (Diluted)	-6.18	Not Available	Not Available
	Peer Group:			
	Awfis Space Solutions Limited (Basic)	9.75	Not Available	Not Available
	Awfis Space Solutions Limited (Diluted)	9.67		
	Industry Avg:	1.75	Not Available	Not Available
Price to Earnings Ratio (P/E)	Issuer:			
	Consolidated	N.A	Not Available	Not Available
	Peer Group (Consolidated)			
	Awfis Space Solutions Limited	63.18	Not Available	Not Available
	Industry Avg:	63.18	Not Available	Not Available
Return on Net Worth (%)	Issuer:			
	Consolidated	-58.76%	Not Available	Not Available
	Peer Group: (Consolidated)			
	Awfis Space Solutions Limited	14.78%	Not Available	Not Available
	Industry Avg:	-21.99%	Not Available	Not Available
NAV per Equity Share (₹ per share)	Issuer:			
	Consolidated	10.55	Not Available	Not Available
	Peer Group: (Consolidated)			
	Awfis Space Solutions Limited	65.97	Not Available	Not Available
	Industry Avg:	38.26	Not Available	Not Available
Revenue from operation for Fiscal 2025 (in ₹million)	Issuer:			
	Consolidated	13,740.56	Not Available	Not Available
	Peer Group: (Consolidated)			
	Awfis Space Solutions Limited	12,075.35	Not Available	Not Available
	Industry Avg:	12,907.96	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 2015 (as amended).

(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.

Any other material information

Date	Announcement
Thursday, July 17, 2025	Listing of Equity Shares of Smartworks Coworking Spaces Ltd
Thursday, July 17, 2025	Closure of Trading Window
Thursday, July 17, 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)
Thursday, July 17, 2025	Code of Practices and Procedures for Fair disclosure of Unpublished Price Sensitive Information framed under Regulation 8 (1) of SEBI PIT
Saturday, July 19, 2025	Update in the litigation matter in reference to the appeal filed by Infrastructure Watchdog before the Securities Appellate Tribunal in relation to the initial public offering of the equity shares of our Company as disclosed in the prospectus dated July 14, 2025
Tuesday, July 22, 2025	Update in the litigation matter in reference to the appeal filed by Infrastructure Watchdog before the Securities Appellate Tribunal in relation to the initial public offering of the equity shares of our Company as disclosed in the prospectus dated July 14, 2025
7/25/2025	Authorization to KMPs for determining the materiality of an event and making disclosures
8/4/2025	Update in the litigation matter in reference to the appeal filed by Infrastructure Watchdog before the Securities Appellate Tribunal in relation to the initial public offering of the equity shares of our Company as disclosed in the prospectus dated July 14, 2025
8/6/2025	Update in the litigation matter in reference to the appeal filed by Infrastructure Watchdog before the Securities Appellate Tribunal in relation to the initial public offering of the equity shares of our Company as disclosed in the prospectus dated July 14, 2025
8/7/2025	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 Review Report.
8/12/2025	Unaudited (Standalone & Consolidated) Financial Results for the quarter ended 30th June, 2025
8/14/2025	Update in the litigation matter in reference to the appeal filed by Infrastructure Watchdog before the Securities Appellate Tribunal in relation to the initial public offering of the equity shares of our Company as disclosed in the prospectus dated July 14, 2025

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

