

Name of the Issue:	Smartworks Coworking Spaces Limited
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1 **Type of Issue** Initial Public Offer

2 **Issue size (Rs. crores)** 582.55
Source: Prospectus dated July 14, 2025

3 **Grade of Issue along with name of the rating agency**
Name Not Applicable
Grade Not Applicable

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 % of total outstanding capital) as disclosed to stock exchanges**

Particulars	% age
(i) On Allotment	23.86%
(ii) at the end of the 1st Quarter immediately after the listing of the issue	9.95%
(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 relevant period has not been completed*
Source: Shareholding Pattern uploaded on the Stock Exchanges dated July 17, 2025

6 **Financials of the Issuer**

(Consolidated Rs. in crores)

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

** Shall be updated in due course. 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 BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE") (and together with BSE the "Stock Exchanges")

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

**Shall be updated in due course as the relevant financial years have not been completed*

8 **Change, if any, in directors of issuer from the disclosures in the offer document**

Particulars	Name of the Director	Appointed/Resigned
(i) at the end of 1st FY (March 31, 2026)*	Not Available	Not Available
(ii) at the end of 2nd FY (March 31, 2027)*	Not Available	Not Available
(iii) at the end of 3rd FY (March 31, 2028)*	Not Available	Not Available

**Changes in the Directors of the Company are not updated as the relevant financial years have not been completed*

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

Particulars	Total Estimated amount/expenditure to be funded from the Net Proceeds	Estimated Utilisation of Net Proceeds (Rs. In Million)	
		Amount to be deployed from the Net Proceeds (in Fiscal 2026)	Amount to be deployed from the Net Proceeds (in Fiscal 2027)
Repayment/ prepayment/ redemption, in full or in part, of certain outstanding 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
Actual Utilisation	Total Estimated Cost	Amount Utilised	Amount Unutilised
	<i>Data not available</i>		

Name of the Issue:

Smartworks Coworking Spaces Limited

Source: Prospectus dated July 14, 2025

11 **Comments of monitoring agency, if applicable:** Not available12 **Price- related data**

Issue price (Rs): **407.00**
 Designated Stock Exchange **NSE**
 Listing Date **17-Jul-25**

Price parameters	At close of listing day - July 17, 2025 [#]	At close of 30th calendar day from listing day [#]	At close of 90th calendar day from listing day [#]	As at the end of 1st FY after the listing of the issue (March 31, 2026)**			As at the end of 2nd FY after the listing of the issue (March 31, 2027)**			As at the end of 3rd FY after the listing of the issue (March 31, 2028)**		
				Closing price	High (during the FY)	Low (during the FY)	Closing price	High (during the FY)	Low (during the FY)	Closing price	High (during the FY)	Low (during the FY)
Market Price on Designated Stock Exchange	445.05	455.00	540.70	Not available	Not available	Not available	Not available	Not available	Not available	Not available	Not available	
Nifty 50*	25,111.45	24,631.30	25,145.50	Not available	Not available	Not available	Not available	Not available	Not available	Not available	Not available	
Sectoral Index	Company is not a part of any sectoral index											

[#]Source: Stock Exchange Data - The 30th and the 90th calendar day from listing day have been taken as listing day plus 29 & 89 calendar days, respectively. In the event any day falls on a holiday, the price/index of the previous trading day has been considered

*Being index of NSE, the designated stock exchange

**Will be updated in due course. The pricing data is not disclosed as the relevant fiscal years have not been completed

13 **Basis for Issue Price**

Accounting Ratio	Name of company	As disclosed in the offer document	At the end of 1st FY (March 2026) ⁵	At the end of 2nd FY (March 2027) ⁵	At the end of 3rd FY (March 2028) ⁵
EPS (Basic)	Company (Basic) :				
	Smartworks Coworking Spaces Limited	(6.18)	Not Available	Not Available	Not Available
	Peer Group:		Not Available	Not Available	Not Available
	Awfis Space Solutions Limited	9.75	Not Available	Not Available	Not Available
	Industry Average:	9.75	Not Available	Not Available	Not Available
P/E	Company:				
	Smartworks Coworking Spaces Limited	-	Not Available	Not Available	Not Available
	Peer Group:			Not Available	Not Available
	Awfis Space Solutions Limited	63.18	Not Available	Not Available	Not Available
	Industry Average:	63.18	Not Available	Not Available	Not Available
RoNW%	Company:				
	Smartworks Coworking Spaces Limited	(58.76)	Not Available	Not Available	Not Available
	Peer Group:			Not Available	Not Available
	Awfis Space Solutions Limited	14.78	Not Available	Not Available	Not Available
	Industry Average:	14.78	Not Available	Not Available	Not Available
NAV per share	Company:				
	Smartworks Coworking Spaces Limited	10.55	Not Available	Not Available	Not Available
	Peer Group:			Not Available	Not Available
	Awfis Space Solutions Limited	65.97	Not Available	Not Available	Not Available
	Industry Average:	65.97	Not Available	Not Available	Not Available

Source: Prospectus dated July 14, 2025

⁵Not available as the relevant fiscal years have not been completed / information not disclosed

Source: All the financial information for the listed industry peer mentioned above is on a consolidated basis and is sourced from the annual reports/ financial statements prospectus and investor presentations of the respective company for the year ended March 31, 2025 submitted to stock exchanges.

Notes:

1. 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).

2. 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

3. 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.

4. RoNW = Profit/ (loss) for the year divided by the Net Worth at the end of the year attributable to the owners of our Company divided by the Net Worth at the end of the year

5. Net Worth means the aggregate value of the paid up share capital and all reserves created out of the profits and securities premium account and debit or credit balance of profit and loss account, after deducting the aggregate value of the accumulated losses, deferred expenditure and miscellaneous expenditure not written off, but does not include reserves created out of

6. Net worth for peer represents the Total Equity as mentioned in their annual reports for the relevant year submitted to the Stock Exchanges

7. Market Price for Awfis is basis closing Price on BSE as of July 3, 2025

8. Market Capitalization for Awfis is basis closing Price on BSE as of July 3, 2025 and shareholding as of March 31, 2025 as disclosed to BSE.

14 **Any other material information**

Date of Announcement	Particulars
	For further updates and information, please refer to the stock exchange websites i.e. www.bseindia.com and www.nseindia.com

Note: Capitalised terms used herein and not specifically defined herein shall have the meanings given to such terms in the Prospectus dated September 12, 2024 (the "Prospectus")