

Date: January 16, 2026

To, National Stock Exchange of India Limited (“NSE”) Listing Department Exchange Plaza, C-1 Block G, Bandra Kurla Complex Bandra [E], Mumbai – 400051	To, BSE Limited (“BSE”) Listing Department Corporate Relationship Department Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai - 400 001
NSE Scrip Symbol: SMARTWORKS	BSE Scrip Code: 544447
ISIN: INE0NAZ01010	ISIN: INE0NAZ01010

Dear Sir/Ma'am,

Subject: Disclosure under Regulation 30 read with Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015-Presentation on the Unaudited Financial Results for the Quarter ended December 31, 2025.

Dear Sir/Ma'am,

The presentation on the Unaudited Financial Results (Standalone and Consolidated) for the quarter ended December 31, 2025, to be made today at the analyst meet, is attached and also available on the website of the Company at <https://www.smartworksoffice.com/investors/>.

This is for your information and record.

Thanking You,

For Smartworks Coworking Spaces Limited

Punam Dargar

Company Secretary & Compliance Officer

Mem. No.: A56987

Address: Unit No. 305-310, Plot No 9, 10 & 11 Vardhman Trade Centre
Nehru Place, South Delhi, Delhi, India, 110019

Encl.: As above

Smartworks Coworking Spaces Limited

(Formerly known as Smartworks Coworking Spaces Private Limited)

Regd. Office: Unit No. 305 – 310, Plot No. 9,10, & 11, Vardhman Trade Centre, Nehru Place, South Delhi – 110 019.

Corporate Office: DLF Commercial Building, Block - 3, Zone-6, DLF Phase – 5, Gurugram, Haryana-122002

Phone No: 0124-6919 400

CIN: L74900DL2015PLC310656





SMARTWORKS

Workspaces that work for you
Q3 FY26

Disclaimer

This presentation and the accompanying slides (the “Presentation”), prepared by Smartworks Coworking Spaces Limited (the “Company”), is furnished solely for informational purposes without regard to any specific investment objectives, financial situations, or informational needs of any particular person, and shall not constitute, or be relied upon in connection with, any offer, solicitation, or invitation to subscribe for or purchase any securities of the Company. No offering of securities will be made except by means of a statutory offering document containing detailed information about the Company. Nothing herein shall form the basis of, or be relied on in connection with, any contract or binding commitment whatsoever.

This presentation and its contents are confidential and may not be copied, reproduced, distributed, or disseminated, directly or indirectly, in any manner without the prior written consent of the Company. Any failure to comply with these restrictions may constitute a violation of applicable law in certain jurisdictions. By reviewing this presentation, you agree to be bound by these restrictions and to maintain strict confidentiality regarding the information contained herein.

The information and data contained in this presentation have been compiled from sources the Company believes to be reliable; however, the Company makes no representation or warranty, express or implied, as to the accuracy, completeness, fairness, or reasonableness of such information. This presentation may not contain all of the information that you may consider material, and no reliance should be placed on the contents herein. The Company expressly disclaims any and all liability for any loss arising from, or in reliance upon, the whole or any part of this presentation.

This presentation may contain forward-looking statements, including, without limitation, statements regarding the Company’s market opportunity, financial performance, growth prospects, strategy, technological developments, and business plans. Such statements can often be recognized by the use of words such as “expects,” “plans,” “will,” “estimates,” “projects,” “intends,” or words of similar meaning. These forward-looking statements are not guarantees of future performance and are subject to known and unknown risks, uncertainties, and assumptions that are difficult to predict, including but not limited to macroeconomic conditions, competitive pressures, regulatory changes, changes in market preferences, execution challenges, and other risks. Actual results may differ materially and adversely from those expressed or implied herein. The Company undertakes no obligation to update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise, except as required by applicable law. Any forward-looking statements or projections made by third parties included in this Release are not adopted by the Company, and the Company is not responsible for such third-party information.

01

Q3 FY26 Performance

02

The Smart Model

03

Industry Overview

04

Key Performing Metrics

05

Smart Vantage

06

Historical Financials & Annexures

Q3 FY26 PERFORMANCE



Smartworks – Eastbridge

Mumbai

Largest managed office platform: scale achieved with durable occupancy; platform economics now visible

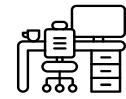
Total 2.6 Msf
added during
Q3



Total¹ | Leased SBA²

15.3 Msf | 11.1 Msf

▲ ~20% QoQ | ~9% QoQ



Total | Leased Capacity Seats

355k | 254k

▲ ~21% QoQ | ~8% QoQ



Overall | Committed Occupancy

84% | 92%

▲ ~300 bps QoQ | ~400 bps QoQ



Total | Leased Centers

63 | 55



Cities

15



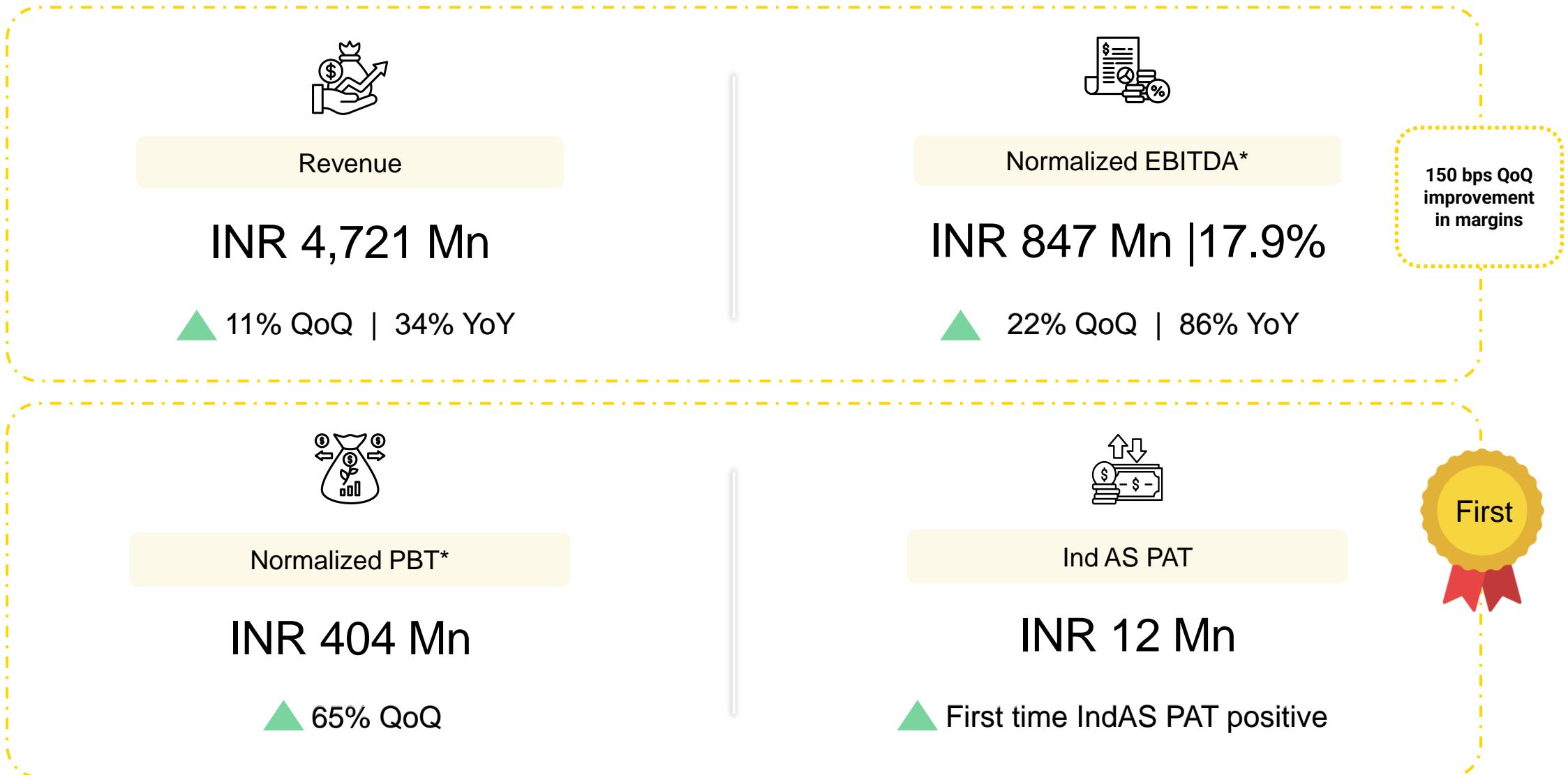
Seats Retention Rate*

93%

Note: *- For the quarter ended Dec 31, 2025. Rest all data as on Dec 31, 2025

SBA: Super Built-up Area; LOI: Letter of Intent; Msf: Million square feet; 1 Includes Leased and LOI/Term Sheets). 2. Includes operational, fitout and yet to be handed over centers

Robust revenue growth, faster margin expansion; Turns IndAS PAT positive



Note:

*Numbers Normalized as per Non-Gaap measures. All numbers are for quarter ended Dec 31, 2025;

Scale and operating leverage translating into ROCE expansion and self-funded growth



ROCE*

20.5%

▲ ~600 bps QoQ | ~1350 bps YoY



Gross Debt^ | Net Debt^

INR 2,327 Mn | INR (418) Mn



Cost of Borrowings^

<9%

▼ 180+ bps YoY reduction



Gross Block*^

INR 14,992 Mn

▲ 6% QoQ | 31% YoY



OCF*

INR 1,009 Mn

▲ 64% QoQ | 148% YoY



OCF to EBITDA*

1.2x

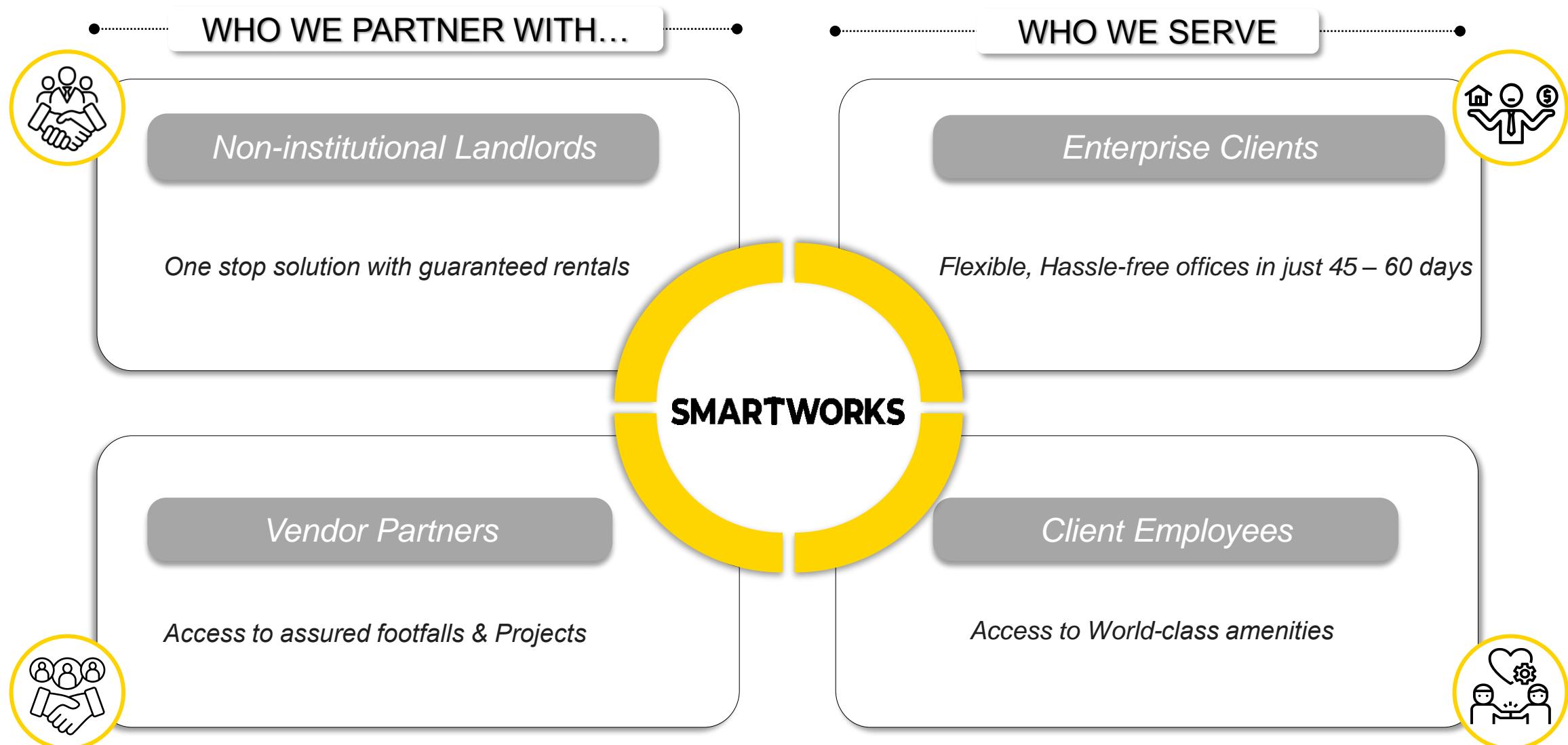
Note: *Numbers Normalized as per Non-Gaap measures; All numbers are for quarter ended Dec 31, 2025; Return on Capital Employed (RoCE) is calculated as Normalized EBIT / Normalized Capital Employed

[^]Numbers as on Dec 31, 2025. Gross Debt includes impact of effective interest rates as per applicable accounting standards. [^]As on Dec 31, 2025, only for Term Loans

THE SMART MODEL



Our platform connects landlords, clients, and vendor partners with amenity rich campuses delivering experience, speed and predictability at scale





Recreational Zone



Creche



Medical Room



IT Support



Community events & activities



Smart Parking



Gym



Smart Store



Training room



Smart Café

Smartworks Integrated Experience Ecosystem

Increases stickiness without operational complexity



Utilities



Food ordering



24 X 7 secure access



Front desk support



Receptions



Shared meeting facilities



Office cleaning



High Speed Internet



Business address

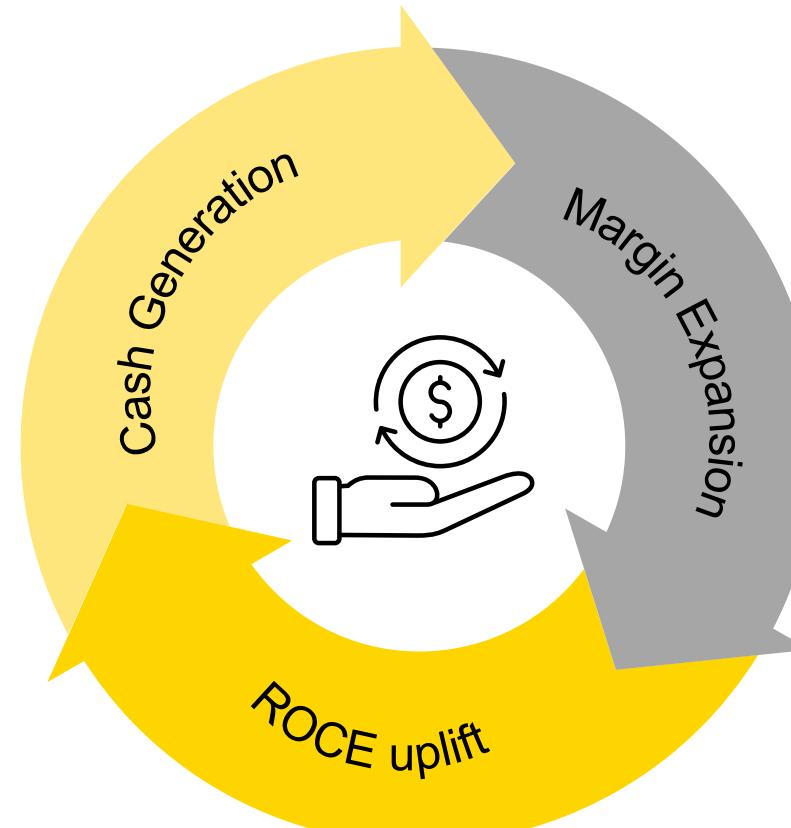


Mail handling

Smartworks' compounding thesis: economic flywheel and scale now drives margins, cash flows, and ROCE

Supply

- Scale enables Better Commercial Terms with Landlords, Better Unit Economics, Lower Capex and Opex
- Faster Scalability, Pan-India leasing Large, Entire buildings with Strong Pre-fill from Existing Clients
- Institutional and Non-institutional Landlord partnerships ensure resilience with no dependency on a Single Landlord



Demand

- Providing fully Amenitised Workspaces at a Value-centric Price to Clients
- Enterprise Clients with Large Seats Demand & GCCs Fuelling Growth
- Predictable and Long-term Cashflow with Multicity Client deals, Longer Tenure and Stickiness

Smartworks has transitioned from a scaling phase to a cash-compounding phase, where growth, margins, cash flows and ROCE improve together

1

Enterprise-led demand creates revenue durability: Long-tenure, multi-city enterprise contracts deliver high visibility, low volatility, and repeat expansion rather than transactional occupancy.

2

Large-format, pre-filled supply de-risks expansion: Full-building and campus-scale assets, secured with early commitments, ramp up predictably and deliver superior unit economics.

3

Portfolio maturity unlocks operating leverage: As a higher share of centres reaches maturity, incremental revenue converts disproportionately to EBITDA and operating cash flow.

4

Capital discipline translates scale into rising ROCE

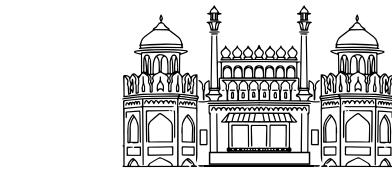
Operating cash flow now exceeds EBITDA, ROCE has expanded to ~21%, and a net-debt-negative balance sheet enables self-funded growth.

5

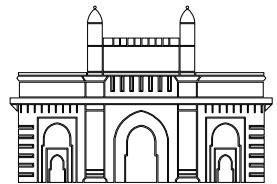
Execution-led platform structurally differentiates Smartworks

At scale, flexible workspace becomes an infrastructure business—where execution capability, cost discipline, and capital efficiency determine long-term winners.

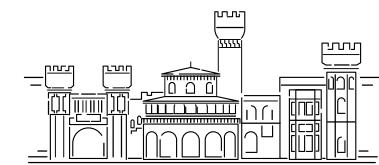
Smartworks is the only scaled pan-India platform with undisputed leadership in West and North India



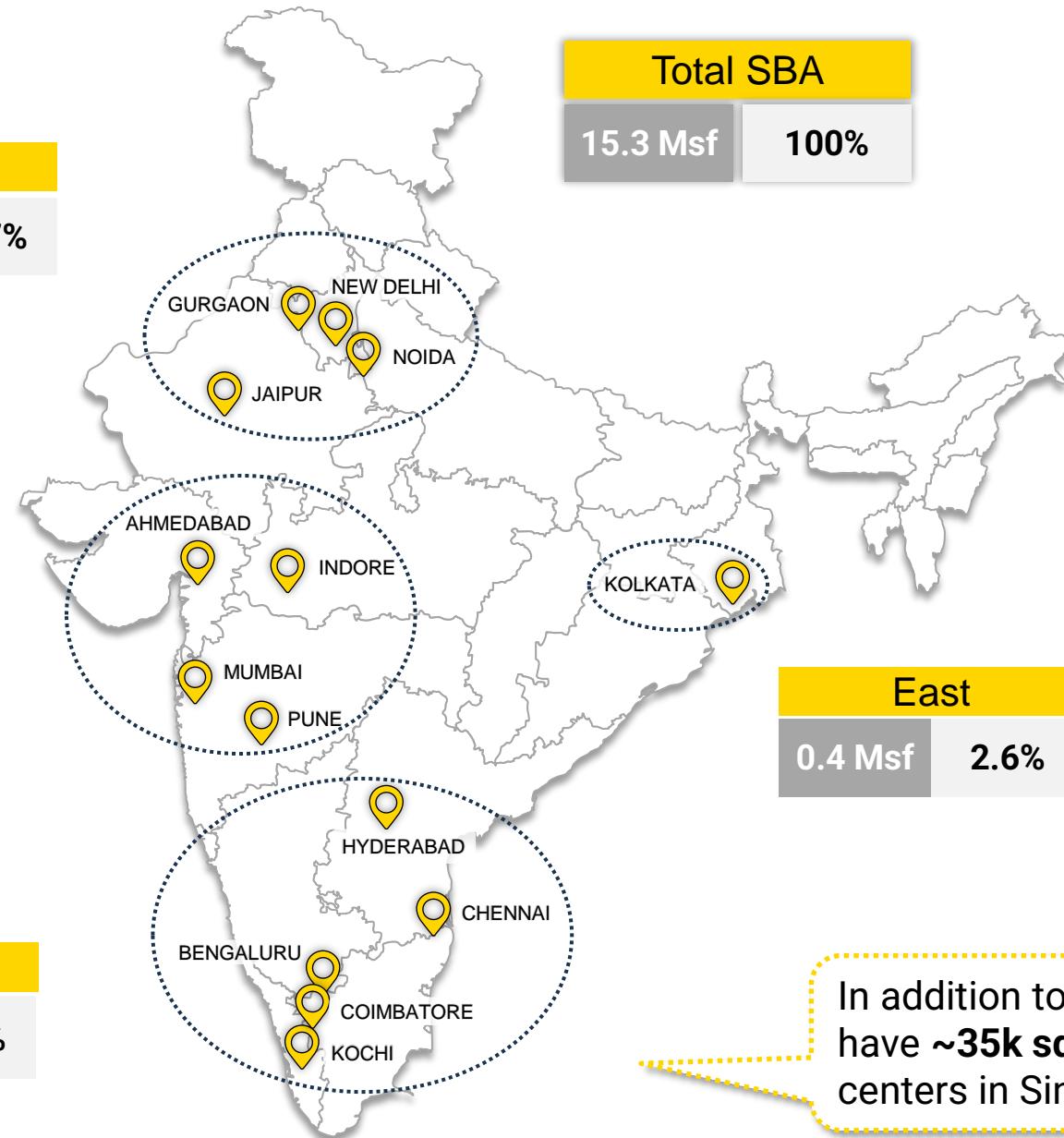
North
3.0 Msf 19.7%



West
6.6 Msf 43.0%



South
5.3 Msf 34.7%



East
0.4 Msf 2.6%

In addition to India, we have ~35k sq ft across 2 centers in Singapore

Note: Data as on Dec 31 - 2025. Above includes 1.9 Msf which will become operational in upcoming quarters.

Strategic developer partnerships unlock early access to large-format supply and superior unit economics, durable cost and execution advantage

~30%
Leased SBA from
Institutional
Developers

~ 70%
Leased SBA from
Non-Institutional
Landlords

Area Cohort	Total SBA (Msf)	Seats	% of SBA
0-150k sq ft	2.1	45K	14%
150-300k sq ft	3.1	70K	20%
300-500k sq ft	3.3	77K	22%
More than 500k sq ft	6.7	163K	44%
Total	15.3	355K	100%

66% of total
supply is
from more
than 300K
sqft

~ 83% of new upcoming supply is more than 300K sq ft

Institutional Developers in Major cities

DLF

Delhi NCR/
Hyderabad

MindSpace

Hyderabad

Hiranandani

Mumbai

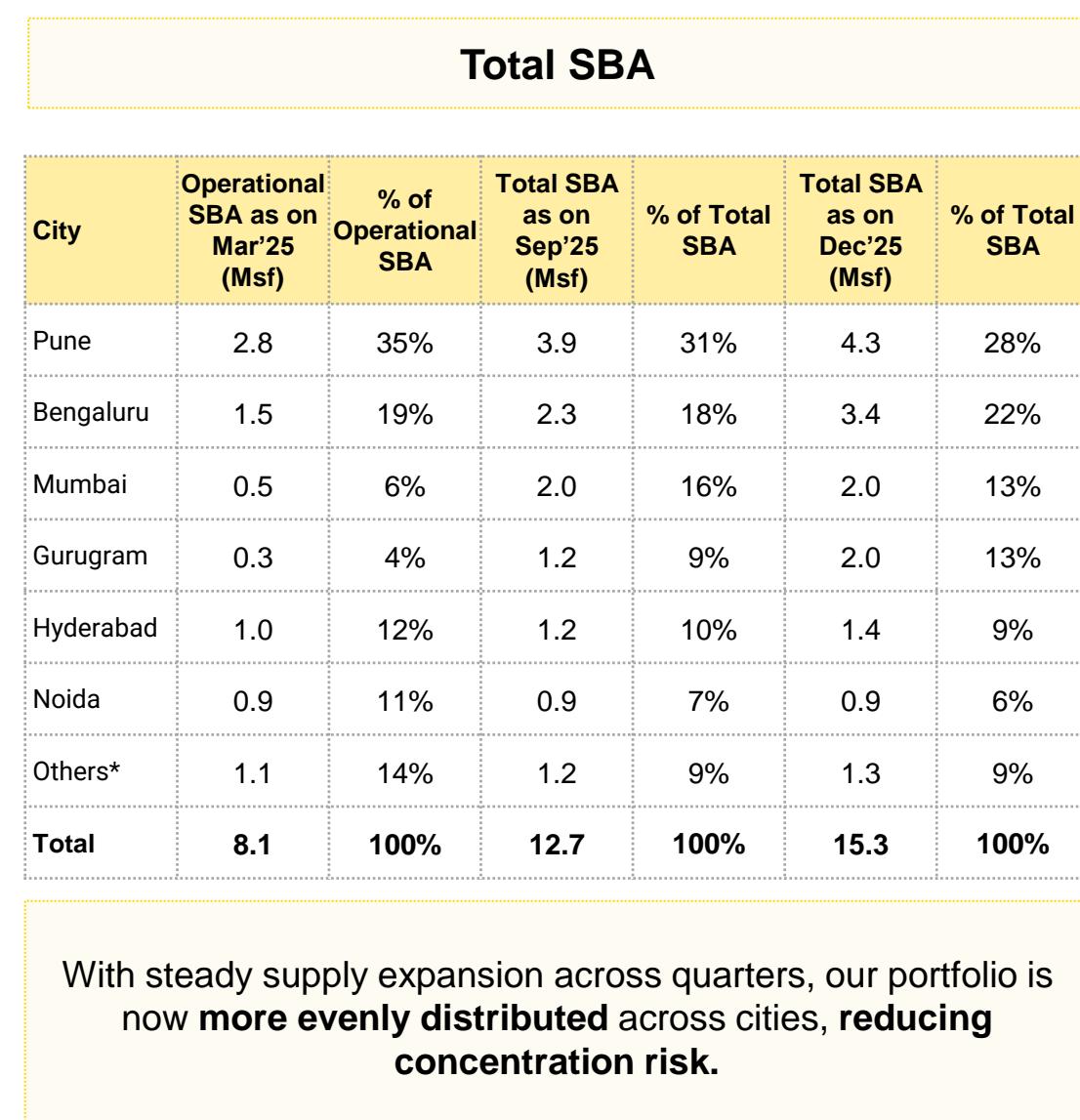
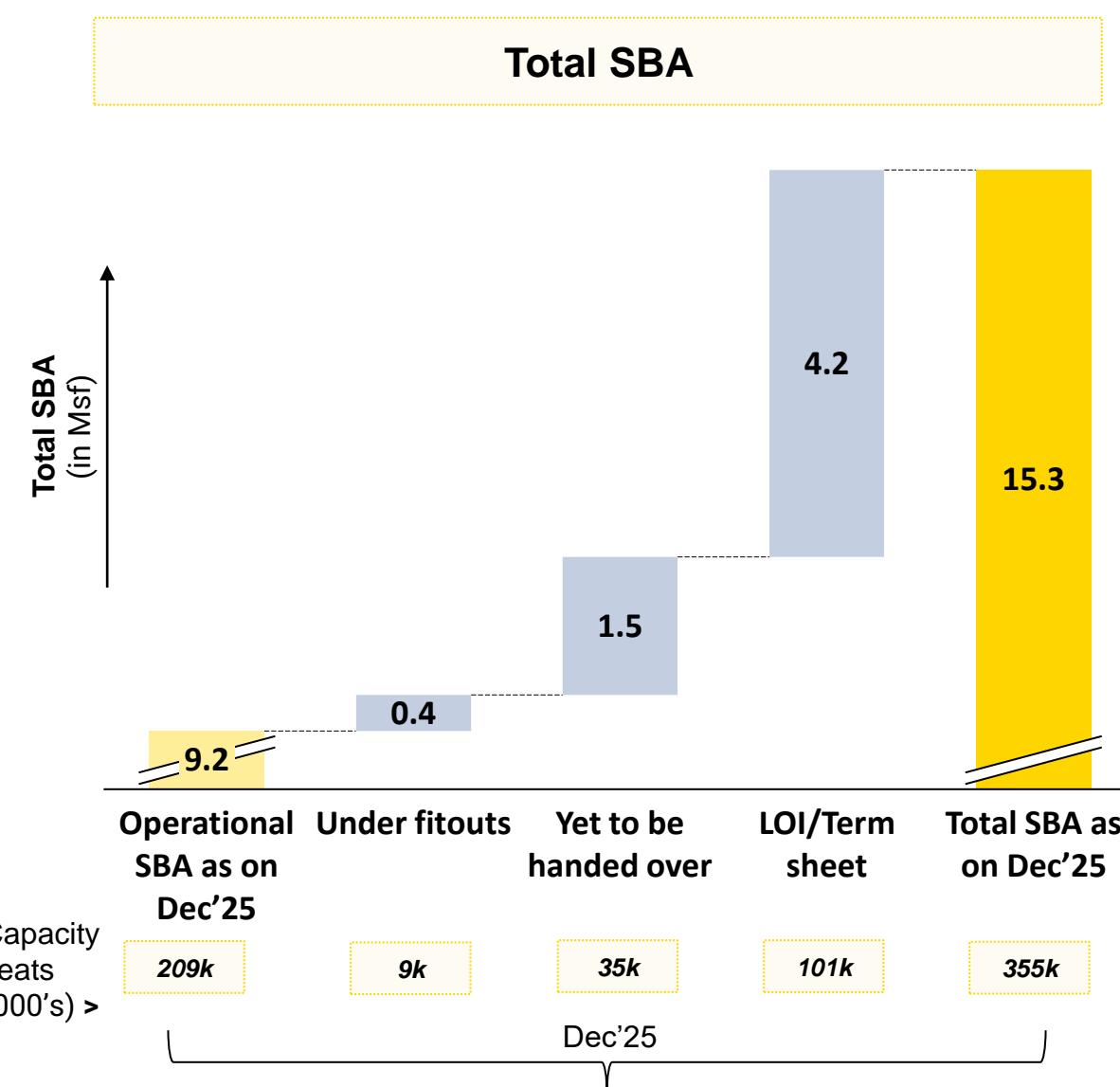
TATA Realty

Mumbai

Panchshil

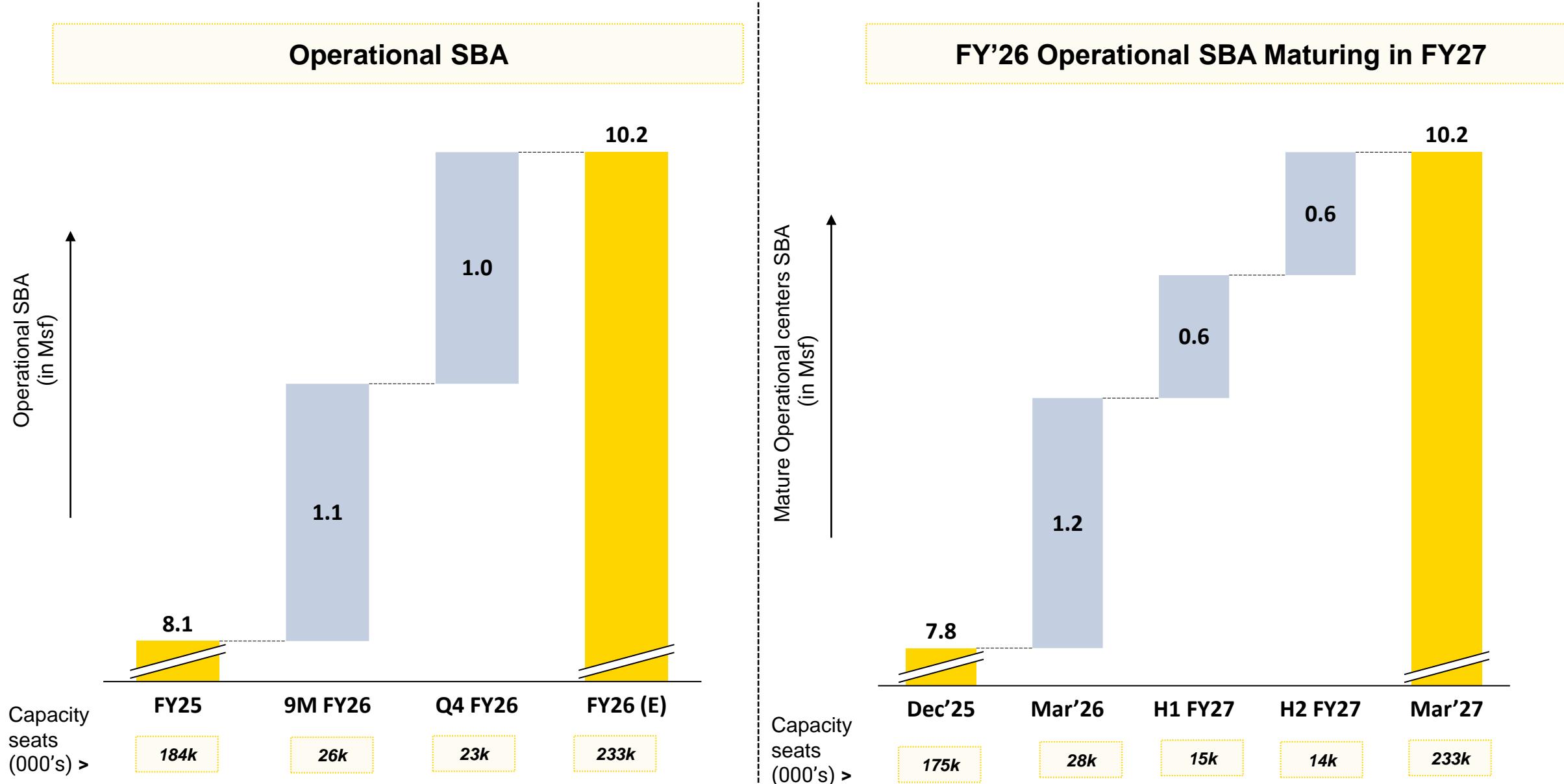
Pune

Pan-India supply expansion reduces concentration risk while preserving growth visibility



*Includes Ahmedabad, Indore, Kochi, Coimbatore, Delhi, Chennai, Kolkata, Jaipur and Singapore

Portfolio maturity accelerating, setting up multi year margin and cash flow expansion



Enterprise-led demand delivers long tenure, high visibility and low volatility revenues

Large, Multicity Enterprise Clients

~90%

Rental Revenue*
(Enterprise Clients)

~69%

Rental Revenue*
(for 300+ seat)

~31%

Rental Revenue*
(Multi-city clients)

High Rental Visibility

~84% | ~92%

Overall Occupancy Rate |
Committed Occupancy Rate

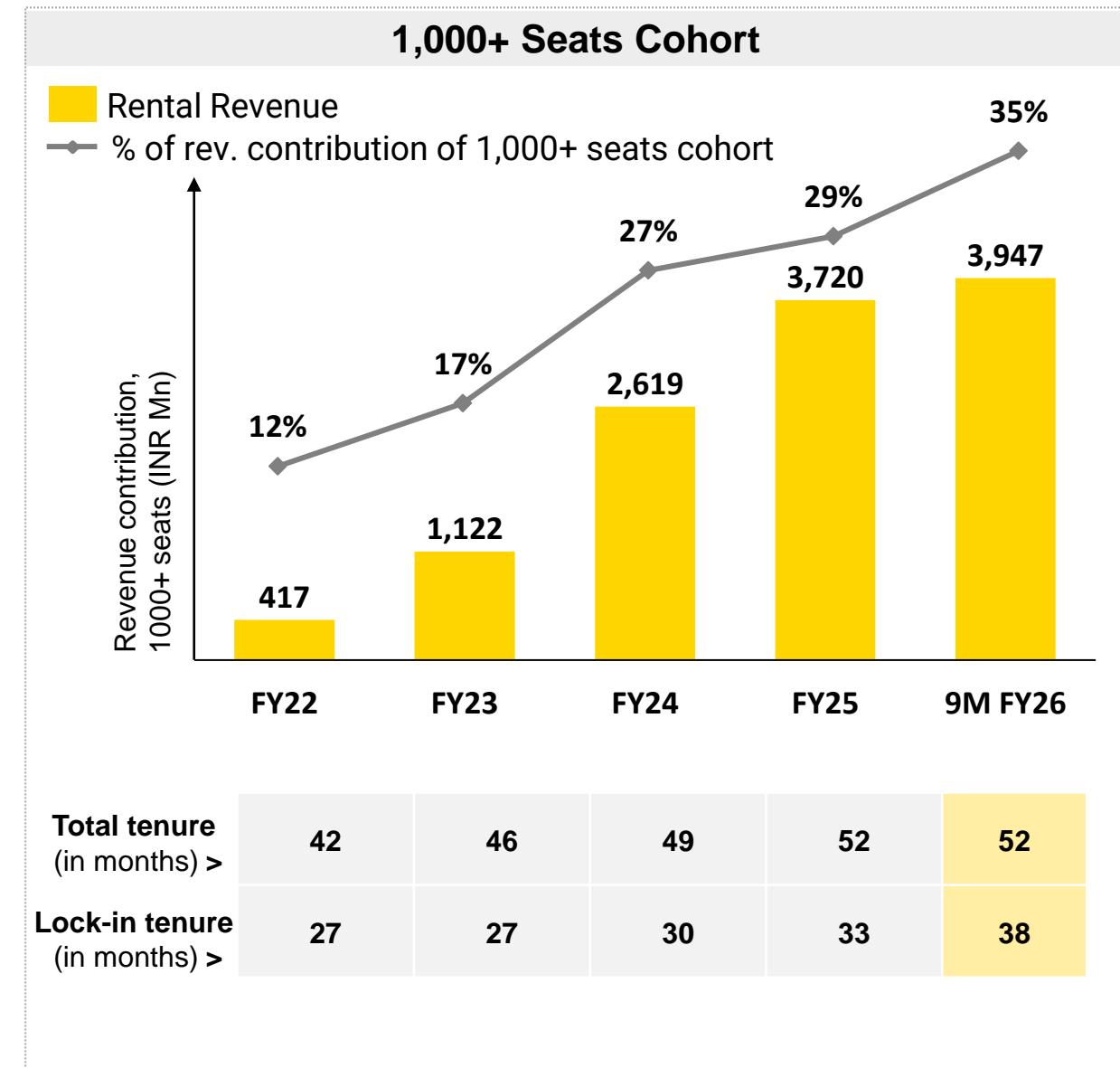
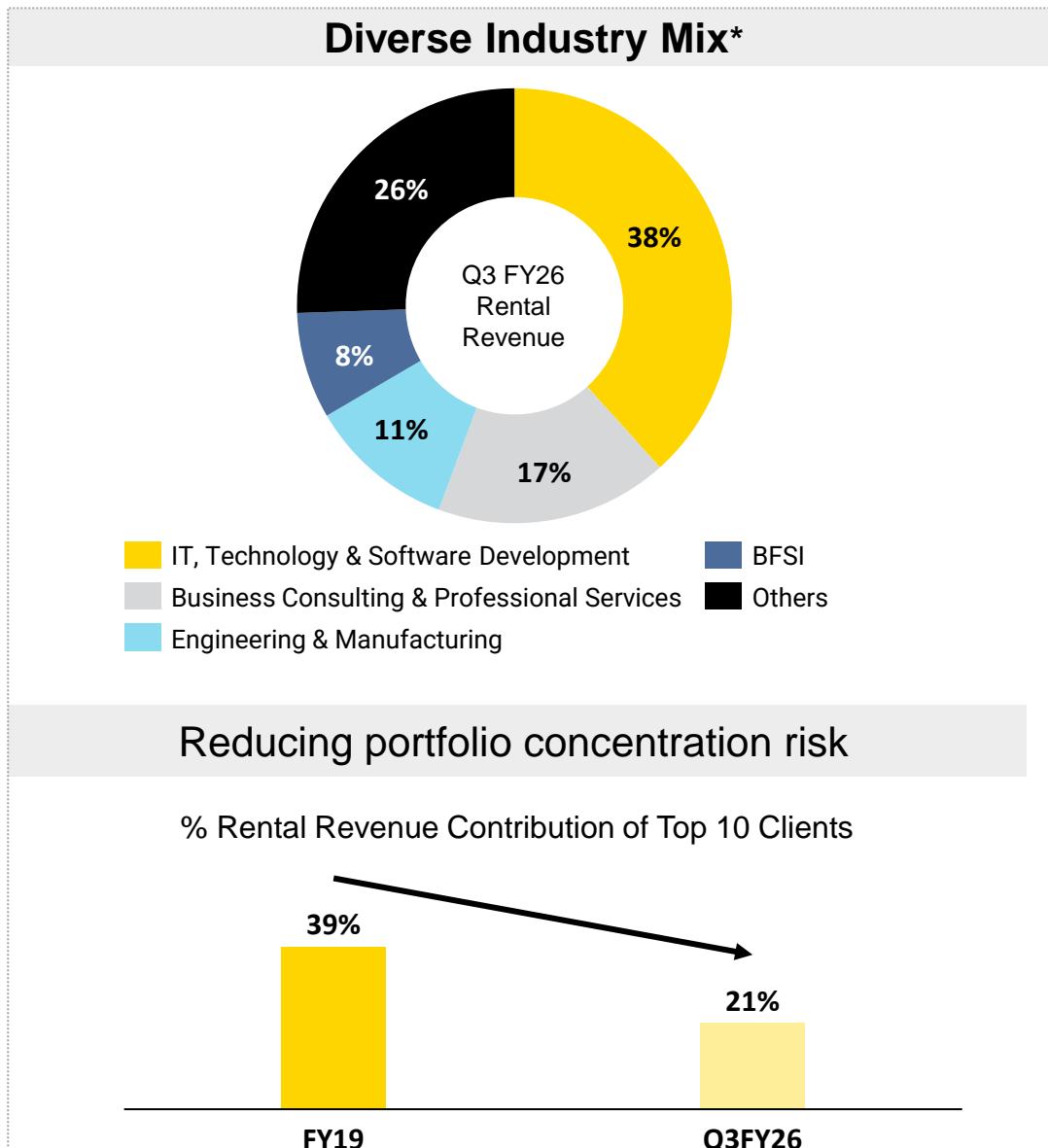
~93%

Seats Retention Rate*

~49 months

Average Client Tenure
(for 300+ seats)

Diversified demand across sectors with reducing portfolio concentration risk and growing share of 1000+ seater deals



* Data for the quarter ended Dec 31, 2025 .

New large wins spread across sectors, country and stage reinforce Smartworks' position as a national partner of choice

Continued onboarding of Industry Leaders drives Smartworks' growth trajectory

Financial Institution

Switzerland's Largest Financial Institution and Global Investment Bank

Consulting

Tier-1 'Big Four' Powerhouse with a Presence in 150+ Countries and \$70 bn+ in Annual Revenue

Digital Integrated Business Services

French multinational company and a global leader in digital business services

Manufacturing

Indian conglomerate with global leadership in metals \$30 bn revenue

Logistics

Fortune 500 American global logistics company

High Growth E-commerce Start-Up

India's prominent Quick-Commerce platform and Category Creator, currently preparing for a Public Listing

and more....

Derisked and insulated model with built-in safeguards reducing volatility across cycles



Asset Liability Mismatch Risk



Focus on mid-to-large enterprises drives longer lock-in periods and client retention



Pricing strategy to achieve rental revenue which is at least 2X rental expenses



Concentration Risk



Typically not leasing > ~30% space in a centre¹ to a single client



Diverse client portfolio across sectors with IT/ITeS only ~38% of the portfolio



*No city Concentration
Pan India Presence instead of any reliance on one city*



Cyclical Risk



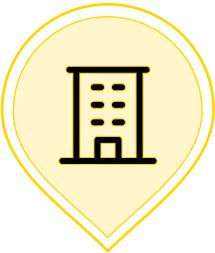
Value Pricing ensures that Smartworks is a preferred partner even during Downturns



Long term agreements with landlords and clients

¹. Includes a center which is of over 0.15 Mn sq ft in size.

Going Forward: Growth is structurally supported by three compounding drivers



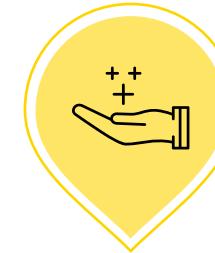
Portfolio maturity unlocking embedded revenue growth

- Mature centres operate at ~93% committed occupancy, reflecting stable, annuity-like demand
- ~2.4 million sq. ft. of centres are scheduled to mature till FY27
- As these centres ramp from committed to fully billed occupancy, Smartworks captures embedded revenue without incremental supply risk



Operating leverage structurally expanding margins

- Corporate and platform costs remain low and spreads over higher base
- Brokerage intensity continues to decline with increasing enterprise repeat business and direct leasing
- Incremental revenue post break-even flows disproportionately to EBITDA, reinforcing margin expansion



FaaS and VaaS add margin accretive , capital-light upside

- Fit-out-as-a-Service (FaaS) continues to scale alongside core leasing activity
- As portfolio scale deepens, ancillary services VaaS provide incremental margin uplift without balance-sheet intensity, with only take-rates included in reported revenue

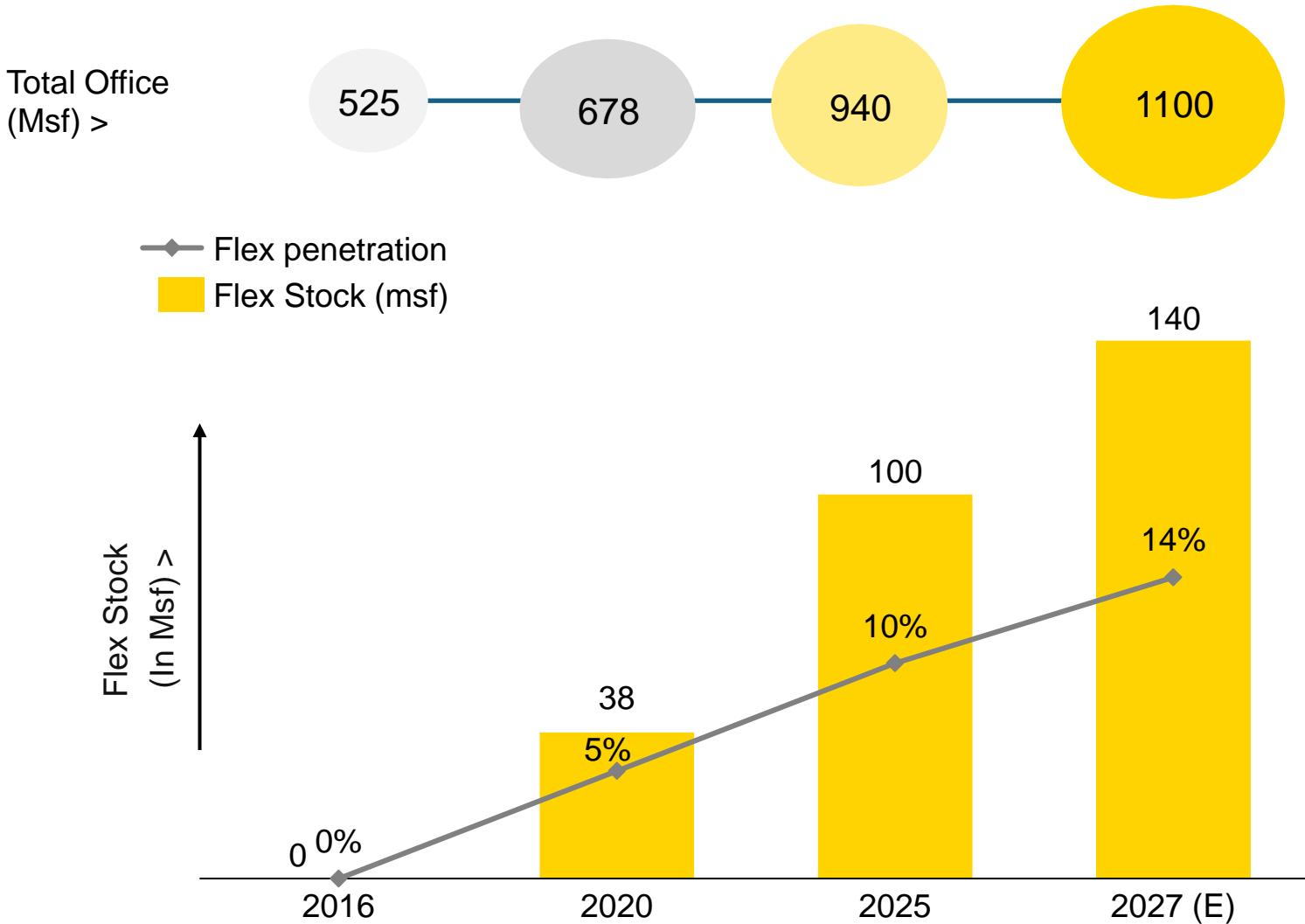
INDUSTRY OVERVIEW



Smartworks – Tech Park One

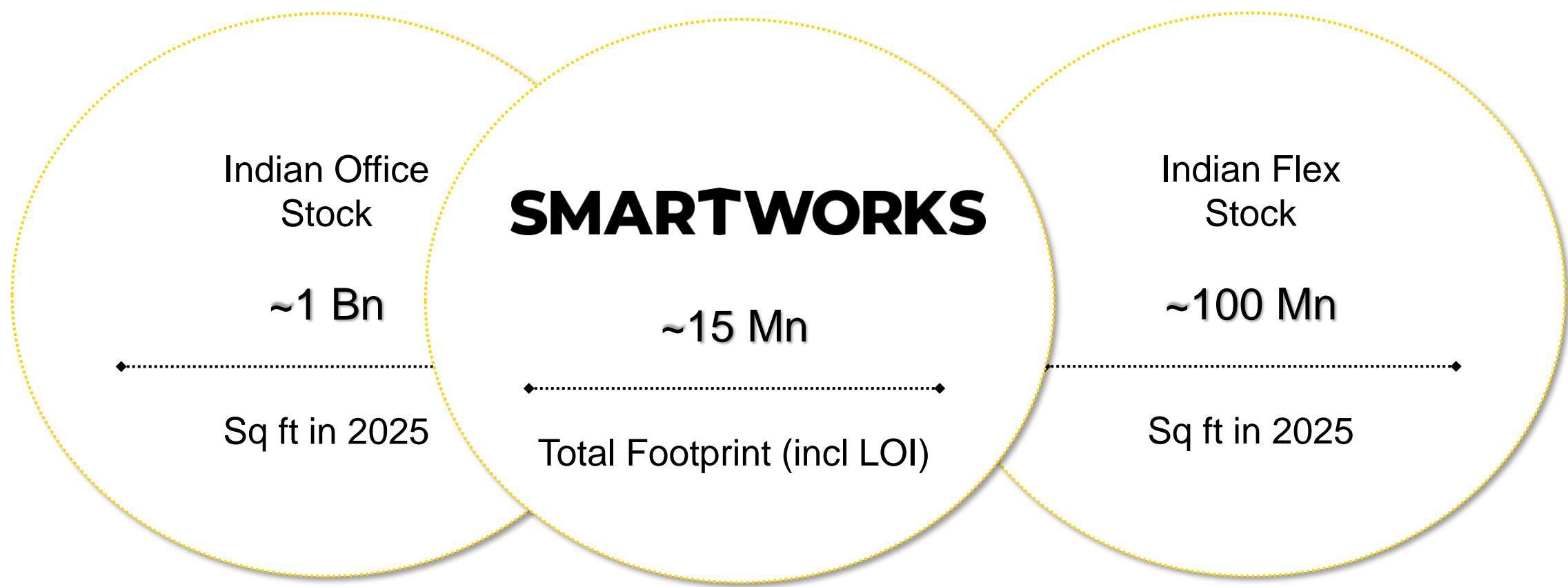
Pune

Market is moving in strong velocity from long, conventional leases to managed, tech-enabled, platform-driven workspaces – driving incremental office demand



- In next 10-15 yrs, another 1 Bn square feet will be added representing a rapid growth becoming epicenter of world office.
- 70–80% of total flex demand driven by managed office solutions
- GCCs occupy almost 200 Msf of Grade A office space across India's Top 6 cities in 2024

Beyond Flex: At scale, Smartworks competes for full commercial real estate wallet



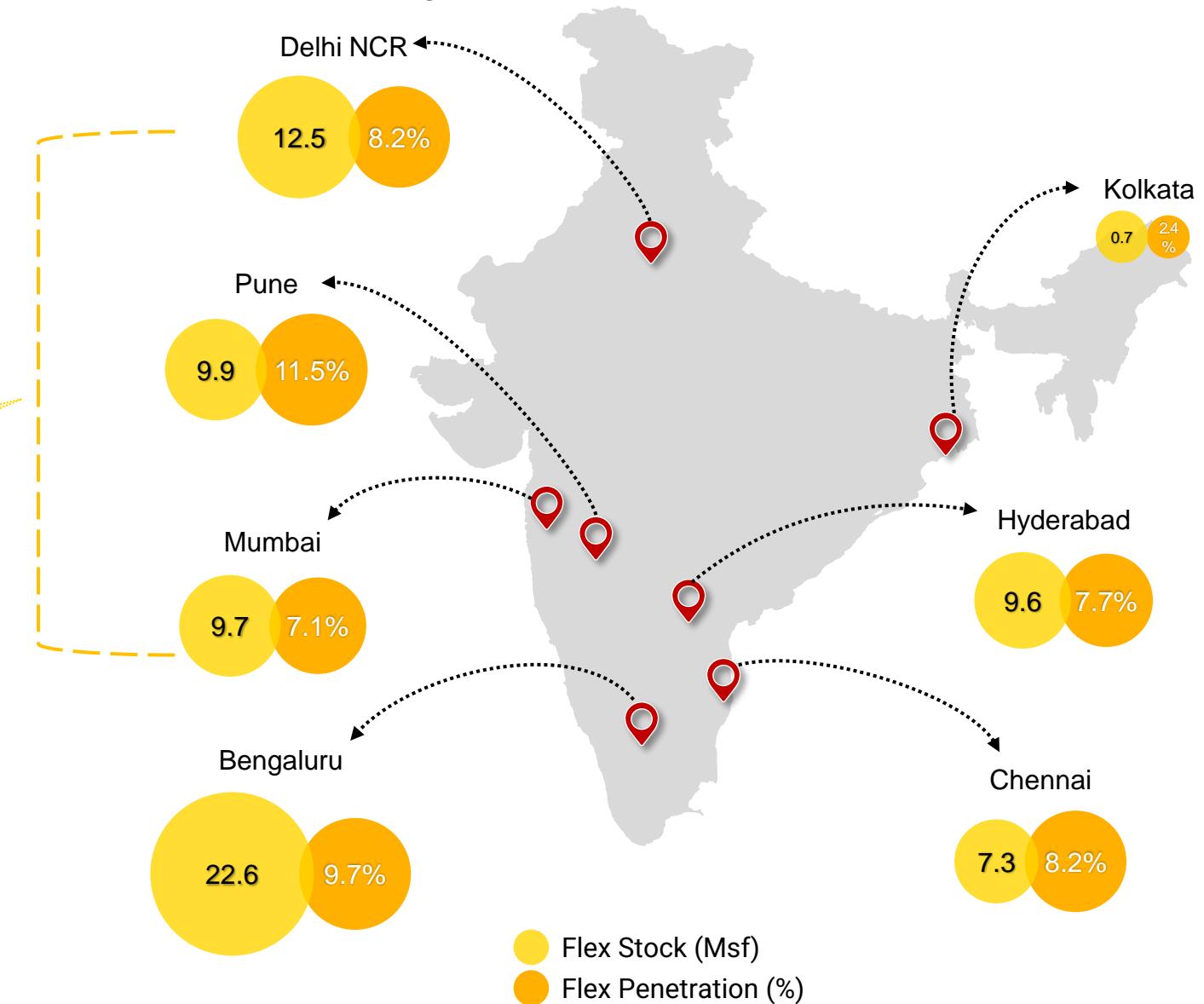
Smartworks is the only flex player with ability to lease full Buildings at scale – as large as 800,000 sq.ft+

Expanding Beyond South: North & West Regions witness flex surge with growth corridors shifting beyond core hubs, aligning with Smartworks footprint

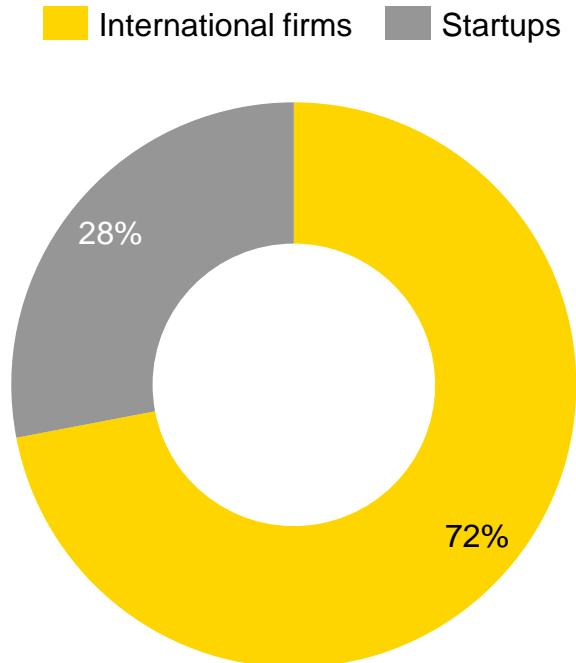
Flex Stock for Top 7 Cities

72.3 Msf
(~9% penetration)

Pune, Delhi NCR, and Mumbai Emerging as High-Growth Engines Beyond Core Hubs – Bangalore and Hyderabad



GCCs have emerged as major growth driver and occupier of flex space industry

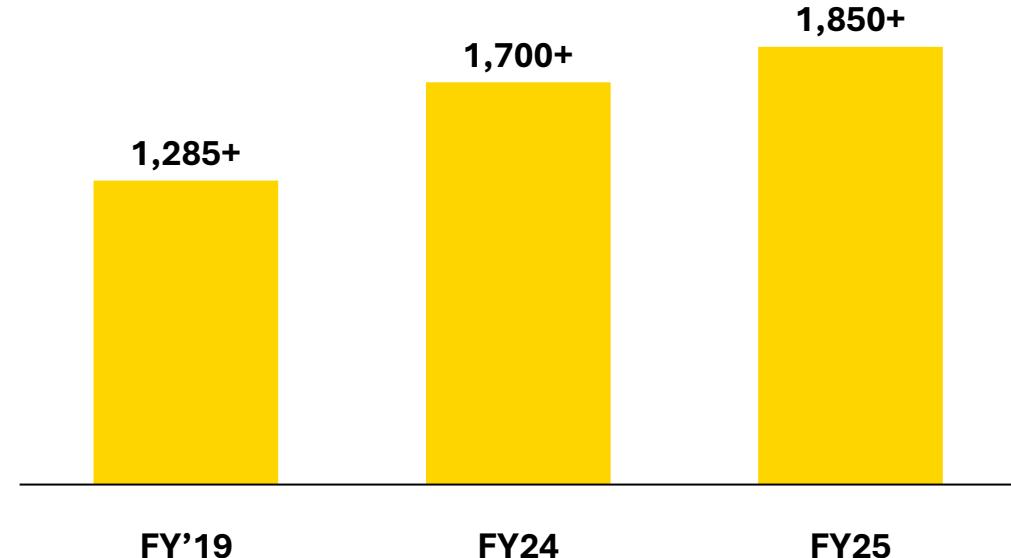


Occupier categorization with flex adoption -2024

International companies >> majority of flex seat absorption in 2024

Cost advantages & talent pool are driving the influx of GCCs in India

40% of flex office demand by 2030 will be occupied by GCCs



Growth in GCC In India - 2025

In the FY 2025, GCCs accounted for ~31.8M sq. ft. of India's total Grade A office space absorption

Key Performance Metrics



Compounding dashboard: growth, cash conversion and returns inflect together

Particulars	Q3 FY26	Q3 FY25	Q2 FY26
Revenue from Operations	4,721	3,518	4,248
QoQ growth %	11%	-	-
YoY growth %	34%	-	-
Normalised EBITDA	847	456	696
Normalised EBITDA Margin %	17.9%	13.0%	16.4%
QoQ growth %	22%	-	-
YoY growth %	86%	-	-
Normalised Earnings Before Interest and Tax (EBIT) (A)	416	114	274
Normalised EBIT Margin %	8.8%	3.2%	6.5%
QoQ growth %	52%	-	-
YoY growth %	265%	-	-
Normalised Profit Before Tax (PBT)	404	54	245
Normalised PBT Margin %	8.6%	1.5%	5.8%
QoQ growth %	65%	-	-
YoY growth %	647%	-	-
Normalised cash flow from operations (B)	1,009	407	614
Gross Debt	2,327	3,446	2,535
Net Debt	(418)	2,772	(590)
Normalised Capital Employed (C)	8,113	6,499	7,691
Normalised OCF / Normalised EBITDA (#)	1.2	0.9	0.9
Annualised Cash RoCE % (B/C)	49.7%	25.0%	31.9%
Annualised RoCE % (A/C)	20.5%	7.0%	14.3%

Note: 1) Debtor days refers to average trade receivables divided by revenue from operations for the period under calculation

Scaling footprint while consistently improving occupancy

Particulars	Q3 FY25	Q2 FY26	Q3 FY26
Total SBA (Leased + LOIs/Term Sheets) (Msf)	12.0	12.7	15.3
Leased SBA (Operational + Fitout + Yet to be handover) (Msf)	9.0	10.3	11.1
Operational SBA (Msf)	8.1	9.1	9.2
Operational SBA for Mature Centres (Msf)	7.2	7.5	7.8
Occupied SBA (Msf)	6.5	7.4	7.7
Particulars	Q3 FY25	Q2 FY26	Q3 FY26
No of Centres (Total SBA)	56	59	63
No of Centres (Leased SBA)	49	54	55
No of Cities (Total SBA)	15	14	15
Capacity Seats (Leased SBA) ('000s)	203	235	254
Operational Capacity Seats ('000s)	184	207	209
Occupied Seats ('000s)	146	168	176
Occupied Seats Mature ('000s)	141	149	154
Overall Occupancy	80%	81%	84%
Committed Occupancy	-	88%	92%
Mature Occupancy	87%	88%	88%
Committed Mature Occupancy	-	93%	93%

Robust terms of trade with superior cash conversion

Particulars	Q3 FY25	Q2 FY26	Q3 FY26
Normalised OCF / Normalised EBITDA (#)	0.9	0.9	1.2
Trade Payable over Trade Receivable (INR Mn)	865	1,089	1,112
Trade Receivable (INR Mn)	271	297	432
Debtor Days ⁽¹⁾	8	6	7

Note: # Financial numbers Normalized are as per Non-Gaap measures;

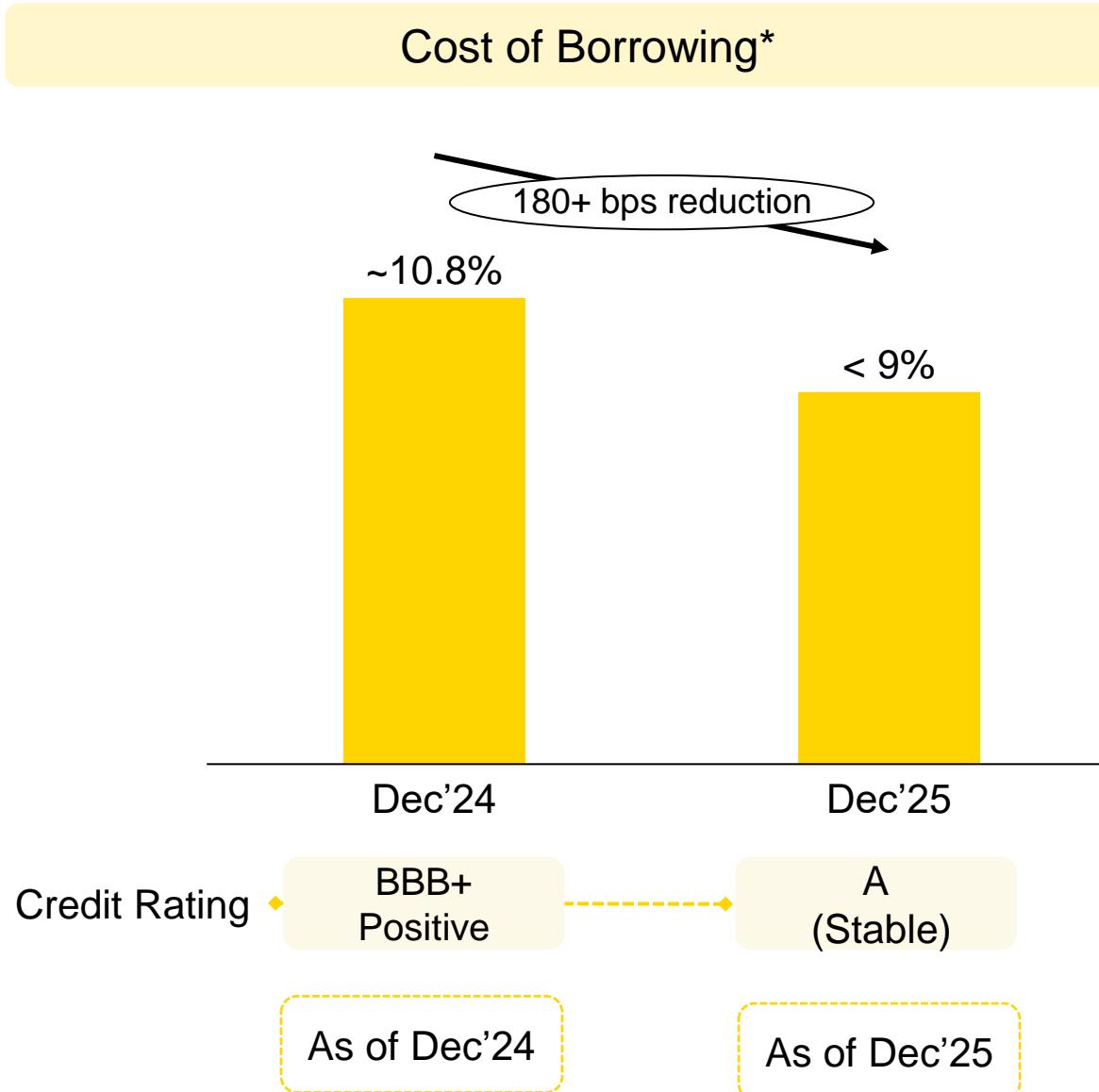
Note: 1) Debtor days refers to average trade receivables divided by revenue from operations for the period under calculation and includes receivables from Faas revenue as well.

Enterprise clients powering predictable revenue and Pan-India expansion

Particulars	Q3 FY25	Q2 FY26	Q3 FY26
Brokerage % Revenue from Lease Rentals	3.0%	2.5%	2.5%
Revenue - Multi City clients	31%	31%	31%
Enterprise Clients Revenue contribution	88%	90%	90%
Seat Retention Rate	90%	74%*	93%
No. of Clients	675	767	777

* A healthy churn from an overall portfolio perspective, as the re-leasing has seen higher realizations. Importantly, ~90% of revenue continues to come from enterprise clients with long tenures.

Balance sheet discipline and quality of clients lowers cost of capital; reinforcing long term compounding



Note: All Data as on Dec 31 of respective year

* For Term Loans only

Working with leading Banks & Financial Institutions

- Leading Private Banks:

- HDFC Bank
- Kotak Mahindra Bank
- ICICI Bank
- DBS Bank

- Leading PSU Bank:

- Indian Bank

- Leading NBFC's:

- Tata Capital
- Poonawalla Fincorp

SMARTVANTAGE



GCCs represent a growing demand vector, layered onto the core platform

2030 GCC Growth Vision

14%
CAGR - 2023-2030

\$110 Bn
GCC market Size

2400
Total no. of GCCs in India

115/year
New GCC set-ups

4.5 Mn
Total Headcount

Why does Smartworks have the right to win this space?



More Than Office Space

Customized workplace with world-class amenities



Flexibility & Growth Pan-India

Customizable leases, rapid fit-outs, and scalable infrastructure



Strategic Ecosystem and Network

Access to the curated industry network in legal, tax, compliance and talent



Trusted GCC leaders

Large GCCs such as Ocwen, Adidas, Persistent are managed Smartworks

Smartvantage extends Smartworks' platform into GCC specific use cases

Four Pillars powering our GCC success

Legal, Compliance & Registration

Setting up, Licenses, Tax Registration, and Regulatory norms

Talent & Workforce Solutions

Subcontracting, Hiring, and Talent-on-demand Networks

Operational Support

Financial audits, tax advisory, and process optimizations

Innovation & Research

Support for R&D, benchmarking, and strategic insights

Strategic alliances with industry leaders to enhance your GCC experience



MERAKI TALENTWORKS
PASSION | HONOR | CREATIVITY

LK SS & ASSOCIATES
Chartered Accountants

INFOVISION

UnearthIQ

GCCs contributed more than 15% of Rental Revenue in Q3 FY26

HISTORICAL FINANCIALS & ANNEXURES



Reported financial performance

(INR Mn)

Particulars	Q3FY26	Q3FY25	YoY Growth %	Q2FY26	QoQ Growth%	9M FY26	9M FY25	YoY Growth%	FY25
Revenue from operations	4,721	3,518	34%	4,248	11%	12,761	10,156	26%	13,741
Revenue from Lease rentals	4,059	3,300	23%	3,795	7%	11,420	9,480	20%	12,893
Other operating revenue*	663	219	203%	453	46%	1,342	676	98%	848
Expenses	1,665	1,336	25%	1,546	8%	4,594	3,908	18%	5,168
Operating expenses	1,326	1,032	28%	1,223	8%	3,616	3,154	15%	4,160
As % of revenue from operations	28.1%	29.3%		28.8%		28.3%	31.1%		30.3%
Employee expenses	245	159	54%	231	6%	710	461	54%	654
As % of revenue from operations	5.2%	4.5%		5.4%		5.6%	4.5%		4.8%
Other expenses	94	144	(34)%	93	2%	268	293	(8)%	354
As % of revenue from operations	2.0%	4.1%		2.2%		2.1%	2.9%		2.6%
EBITDA	3,056	2,183	40%	2,701	13%	8,168	6,248	31%	8,573
<i>EBITDA Margin</i>	64.7%	62.0%		63.6%		64.0%	61.5%		62.4%
Depreciation	2,233	1,670	34%	1,980	13%	5,952	4,745	25%	6,360
Finance Cost	968	853	13%	928	4%	2,711	2,568	6%	3,363
Other Income	160	118	36%	163	(2)%	411	320	28%	356
Profit Before Tax (PBT)	16	(223)	NA	(44)	NA	(84)	(745)	NA	(795)
Less: Taxes	3	(63)		(12)		(23)	(196)		(163)
Profit After Tax (PAT)	12	(160)	NA	(31)	NA	(61)	(549)	NA	(632)

*includes revenue from ancillary services, termination income, software services, construction and fit-out projects, and sale of traded goods

Normalized business performance (1/3)

(INR Mn)

Business Performance	Q3FY26	Q3FY25	YoY Growth	Q2FY26	QoQ Growth	9M FY26	9M FY25	YoY Growth	FY25
Revenue from operations (A)	4,721	3,518	34%	4,248	11%	12,761	10,156	26%	13,741
Reported EBITDA	3,056	2,183	40%	2,701	13%	8,168	6,248	31%	8,573
<i>Adjustments to EBITDA</i>									
Less: Repayment of lease liabilities	(2,209)	(1,726)		(2,006)		(6,011)	(5,026)		(6,772)
Normalised EBITDA (B)	847	456	86%	696	22%	2,157	1,222	76%	1,801
<i>Normalised EBITDA Margin (B/A)</i>	17.9%	13.0%		16.4%		16.9%	12.0%		13.1%
Less: Depreciation on fitouts	431	342		422		1,226	971		1,270
Normalised Earnings Before Interest and Tax (EBIT) (C)	416	114	265%	274	52%	931	251	270%	531
<i>Normalised EBIT Margin (C/A)</i>	8.8%	3.2%		6.5%		7.3%	2.5%		3.9%
Less: Finance cost on borrowings	58	97		74		220	301		398
Add: Other Income	46	37		46		113	99		100
Normalised Profit Before Tax (PBT) (D)	404	54	647%	245	65%	824	49	1580%	233
<i>Normalised PBT Margin (D/A)</i>	8.6%	1.5%		5.8%		6.5%	0.5%		1.7%

Normalized business performance (2/3)

(INR Mn)

Business Performance	Q3FY26	Q3FY25	YoY Growth	Q2FY26	QoQ Growth	FY25
Reported Gross Block	20,857	15,524		19,918		16,490
Less: Fitout cost capitalised	(5,866)	(4,365)		(5,815)		(4,373)
(Less) / Add : Other INDAS adjustments #	1	250		(11)		(42)
Normalised Gross Block	14,992	11,409	31%	14,093	6%	12,075
Reported Accumulated Depreciation	6,743	4,994		6,133		5,110
Less: Fitout cost capitalized	(2,222)	(1,547)		(2,010)		(1,696)
Add: Other INDAS adjustments	125	83		114		94
Normalised Accumulated Depreciation	4,647	3,530	32%	4,237	10%	3,508
Normalised Net Block	10,345	7,879	31%	9,855	5%	8,567
Gross Debt	2,327	3,446		2,535		3,978
Less: Cash & Bank *	2,745	674		3,125		985
Net Debt	(418)	2,772	NA	(590)	NA	2,993
Reported Equity	5,106	1,146		5,093		1,079
Add: IndAS adjustment	3,425	2,581		3,187		2,858
Normalised Equity	8,532	3,727	129%	8,280	3%	3,937
Capital Employed **	4,688	3,918		4,503		4,071
Add: IndAS adjustment	3,425	2,581		3,187		2,858
Normalised Capital Employed	8,113	6,499	25%	7,691	5%	6,929
Annualised Return on capital employed (RoCE) ***	20.5%	7.0%		14.3%		7.7%
Normalised OCF / Normalised Capital Employed (Cash RoCE)	49.7%	25.0%		31.9%		36.3%
Debtor Days	7	8		6		5
Trade Receivable (D)	432	271		297		255
Trade Payable (E)	1,544	1,136		1,386		1,159
Payable over Receivable (E-D)	1,112	865	29%	1,089	2%	903

Notes: *Cash & bank (including bank deposits, security deposit (cash collateral) and investments in mutual funds); ** Capital Employed is calculated as Normalized Equity plus Net Debt; *** RoCE is calculated as Normalized EBIT / Normalized Capital Employed; # towards Stamp duty paid and buy back of assets taken on lease

Normalized business performance (3/3)

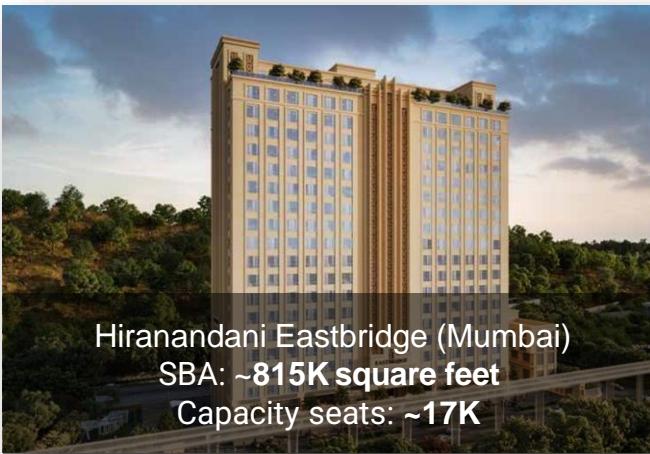
(INR Mn)

Business Performance	Q3FY26	Q3FY25	YoY Growth	Q2FY26	QoQ Growth	9MFY26	9MFY25	YoY Growth	FY25
Reported cash flow operations	3,218	2,133		2,620		8,496	6,803		9,285
<u>Less:</u>									
- Interest paid on lease liabilities	(837)	(701)		(773)		(2,298)	(2,094)		(2,791)
- Payment of Principal portion of lease Liabilities	(1,372)	(1,025)		(1,233)		(3,712)	(2,932)		(3,981)
Normalised Operating Cash Flow (OCF)	1,009	407	148%	614	64%	2,485	1,777	40%	2,513
Capex	1,114	525		947		2,972	2,065		2,910
Free Cash Flow	(105)	(119)		(333)		(487)	(289)		(397)
Normalised OCF / Normalised EBITDA	1.2	0.9		0.9		1.2	1.5		1.4

For more details, refer to KPI Databook on our website

Smartworks distinct supply advantage: scale, efficiency, and strategic landlord partnerships

~30% supply from Institutional Developers



“Now leasing **Greenfield** Supply as well”

Smartworks Edge

Space Efficiency

Taking on large campus – 800k sq ft+ vs Floors

Present Pan-India

~95% supply in Key Clusters

~70% of portfolio from Non-Institutional Landlords



Landlord Repeatability

Centers from Developers leasing multiple buildings

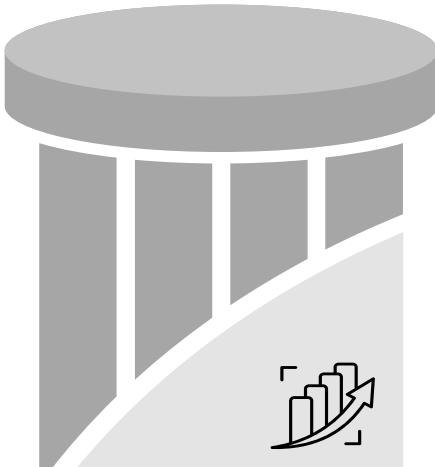
Leveraging Economies of Scale

15-20% rental savings



Smartworks: Our key pillars built to compound across cycles

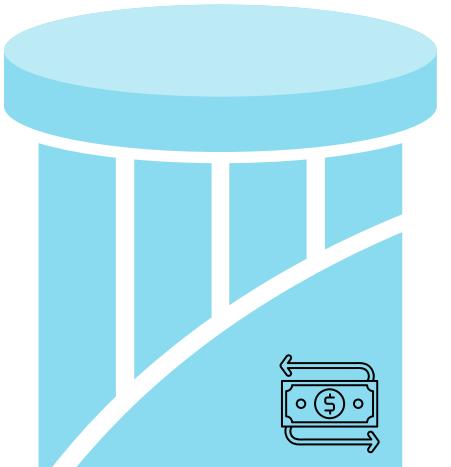
High Growth



Predictable Revenue



Self-sustaining Cash Flows



Business Longevity



Pan-India presence driven by Unique Supply Access & Visibility

- Entire, large campuses
- High visibility of upcoming supply
- Faster scalability driven by large campuses

Annuity-based, REIT-like income streams

- 69%+ rental revenue from 300+ seats cohort with 1000+ seats growing
- Healthy retention rate
- 30%+ rental revenue from Multi-city clients
- Long term contracts

Sustained Cash Flows, reflecting financial prudence and discipline

- Predictable cash flows from enterprise clients
- Healthy RoCE
- Receivables days < 10 Days

Longevity visible in extended client tenures and downturn resilience

- Office is essential for enterprises
- Long-term structural growth
- Value-driven model enables consistent growth and resilience through cycles

WORKSPACES THAT WORK FOR YOU



Company

SMARTWORKS

investor_relations@sworks.co.in

www.smartworksoffice.com

Investor Relations



Shape the future
with confidence

Mr Diwakar Pingle / Ms Runjhun Jain
E:diwakar.pingle@in.ey.com/runjhun.jain1@in.ey.com
T: +91 9833904971 / +91 9820720993