

Date: August 11, 2025

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: AWFIS	BSE Scrip Code: 544181
ISIN: INE108V01019	ISIN: INE108V01019

SUBJECT: Press Release- Financial results for the quarter ended June 30, 2025

Dear Sir/Ma'am,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, enclosed herewith is the press release issued by the Company on the captioned subject, the content of which is self-explanatory.

The above information is being made available on the website of the Company <https://www.awfis.com/investor-relations>.

We request you to kindly take this on your record and suitably disseminate it to all concerned.

Thanking You,

For Awfis Space Solutions Limited

Amit Kumar
Company Secretary and Compliance Officer
M. No. A31237
Address: C-28 and 29 Kissan Bhawan, Qutub Institutional Area New Delhi 110016

Corporate and Regd. Office

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CIN: L74999DL2014PLC274236

Awfis Q1FY26 Operational Revenue Soars 30% Y-o-Y

Mumbai, 11th August 2025: Awfis Space Solutions Limited (Awfis) a leading flexible workspace solutions provider company in India has released its unaudited financial results for the quarter ended 30th June 2025.

Commenting on the results, **Mr. Amit Ramani, Chairman and Managing Director, Awfis Space Solutions Limited, said:**

*"We are pleased to report a strong start to FY26, with **revenue at ₹335 crore, reflecting a 30% year-on-year growth.** Our **Operating EBITDA margin expanded by 710 basis points to 37.8%,** driven by robust revenue growth, deeper enterprise penetration, expanding allied services, and a continued focus on operating efficiencies.*

*Operationally, our momentum remains strong, **with a 40% year-on-year growth in operational seat capacity,** underscoring the strength and scalability of our expansion strategy.*

*Our enterprise segment remains a key growth driver, with **strong demand from first-time mid-sized GCC entrants and continued expansion by existing clients.** As a result, our **100+ seat cohort now contributes 59% of our total portfolio,** reinforcing the stickiness and scale of our enterprise relationships.*

***100% of the new Centres signed between June 2024 and June 2025 located in Grade A assets,** clearly reflecting our intent to cater to a discerning clientele and build a future-ready, high-quality workspace portfolio. Our **Tier 2 city presence has grown by ~25%,** underlining our success in scaling beyond metro hubs and capturing value in emerging locations.*

*Since June'24, **our total MA seat capacity has grown by 32%, and MA Centres by 23%,** driven by **growing landlord confidence and access to quality Grade A supply.***

*As guided, **our near-term focus has been on optimizing the expanded capacity from FY25.** Occupancies stood at 84% for Centres with 12+ months of vintage and 73% overall, reflecting healthy absorption trends. In the second half, we plan to resume strategic expansion in high-potential micro-markets to capture demand and enhance returns.*

*With a solid foundation, increasing institutional trust, and a clear execution focus, we remain confident in our ability to sustain profitable growth. **Our integrated ecosystem — spanning co-working, allied services, and design & build — positions us strongly for long-term leadership in the flexible workspace industry."***

Operational Highlights:

Particulars	Jun'25 Operational	Jun'25 Total	Jun'25 Total + LOI*
Seats (Nos.)	1,40,186	1,55,490	1,65,331
Centers (Nos.)	220	232	246
Chargeable Area (Mn Sq Ft)	7.1	7.8	8.3

*LOI refers to Letters of Intent signed with space owners

Consolidated Financial Highlights:

Profit and Loss (in Rs. Crs)	Q1FY26					Q1FY25				
	Reported Ind-AS	Ind-AS 116 Impact	Ind-AS 116 Adj.	Others IND AS adj.+	IGAAP Equivalent	Reported Ind-AS	Ind-AS 116 Impact	Ind-AS 116 Adj.	Others IND AS adj.+	IGAAP Equivalent
Revenue from Operations	335	0	335	0	335	258	1	257	0	257
Other Expenses	208	-80	289	2	287	179	-51	230	2	228
EBITDA	127	80	46	-2	48	79	52	27	-2	30
EBITDA Margin	37.8%		13.8%		14.5%	30.7%		10.5%		11.5%
Depreciation	89	62	27	0	27	58	42	17	0	17
Other Income	18	0	18	10	8	10	0	10	6	4
EBIT	56	19	38	8	30	31	11	20	4	16
EBIT Margin	16.8%		11.3%		9.0%	12.0%		7.9%		6.4%
Finance Cost	46	35	11	6	5	28	23	5	4	1
Profit before Tax	10	-16	26	2	25	3	-12	15	0	15
Tax	0	0	0	0	0	0	0	0	0	0
Profit After Tax	10	-16	26	2	24	3	-12	15	0	15
Profit After Tax Margin	3.0%		7.8%		7.3%	1.1%		5.8%		5.9%

+ Adjusted for Ind-AS 109 - Financial Instruments & Ind-AS 102 - Share based payments

Q1FY26 Consolidated Financial Highlights

On Reported basis:

- Q1FY26 reported strong Operating Revenue of Rs. 335 Crs, growth of 30% YoY
- Operating EBITDA margin for Q1FY26 is 37.8%, improved by 710 bps on YoY basis, on back of strong revenue growth, Enterprise clients, Allied services and operating efficiencies
- Q1FY26 reported PAT Rs. 10 Crs vs Rs. 3 Crs in Q1FY25

On IGAAP Equivalent basis:

- Operating EBITDA margin improved to 14.5% in Q1FY26 against 11.5% in Q1FY25
- In Q1FY26, PBT was Rs. 25 crores against PBT of Rs 15 Crs in Q1FY25

awfis

Awfis Space Solutions Limited

About Awfis Space Solutions Limited

Awfis Space Solutions Ltd. ('Awfis') is India's leading and only listed flexible workspace solutions provider offering the largest network of agile workspaces. The company enables small and large corporates to seamlessly book and utilize workspaces as per their requirement and convenience. The comprehensive suite of solutions includes Flex Space Solutions (Coworking and Customized Managed Offices), Mobility Solutions, Design & Build, Awfis Café, and TechLabs-advanced tech infrastructure. With a strong presence in 18 cities and 200+ centres, Awfis serves over 3,000 clients across diverse industries, ensuring scalable and adaptable workspace solutions for businesses of all sizes. For more information: Please log on to www.awfis.com. In addition, connect with us on Facebook, Instagram and LinkedIn.

Safe Harbor Statement

Statements in this document relating to future status, events, or circumstances, including but not limited to statements about plans and objectives, the progress and results of research and development, potential product characteristics and uses, product sales potential and target dates for product launch are forward-looking statements based on estimates and the anticipated effects of future events on current and developing circumstances. Such statements are subject to numerous risks and uncertainties and are not necessarily predictive of future results. Actual results may differ materially from those anticipated in the forward-looking statements. The company assumes no obligation to update forward-looking statements to reflect actual results, changed assumptions or other factors.

For more information, please contact

Company:

Awfis Space Solutions Limited



CIN: L74999DL2014PLC274236

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Investor Relations (IR) Advisors:

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