



Date: July 9, 2025

To,

The Senior General Manager
Dept. of Listing Operations
BSE Limited
P J Towers, Dalal Operations
Mumbai – 400001, Maharashtra, India

Listing Department
National Stock Exchange of India Limited
'Exchange Plaza', Bandra Kurla Complex
Bandra (East), Mumbai 400051,
Maharashtra, India

Dear Sir/ Madam,

Sub: Initial public offering of equity shares of face value of ₹10 each (“Equity Shares”) of Smartworks Coworking Spaces Limited (formerly known as Smartworks Coworking Spaces Private Limited) (“Company” and such initial public offering, the “Offer”)

The Board of Directors of our Company passed resolution by circulation on Wednesday, July 9, 2025, in consultation with the Book Running Lead Managers to the Issue, namely, JM Financial Limited, BOB Capital Markets Limited, IIFL Capital Services Limited (formerly known as IIFL Securities Limited) and Kotak Mahindra Capital Company Limited (together, the “**Book Running Lead Managers**”), has finalized allocation of 4,266,378 Equity Shares to Anchor Investors at the Anchor Investor Allocation Price of ₹407/- per Equity Share (including share premium of ₹397/- per Equity Share) in the following manner:

| Sr. No. | Name of Anchor Investor | No. of Equity Shares Allocated | Percentage of Anchor Investor Portion (%) | Bid Price / Investor Allocation Price (₹ per Equity Share) | Total amount allocated at the Anchor Investor Allocation Price on Application (₹) |
|---------|---|--------------------------------|---|--|---|
| 1 | TATA MUTUAL FUND - TATA SMALL CAP FUND | 507,384 | 11.89% | 407.00 | 206,505,288 |
| 2 | AXIS NEW OPPORTUNITIES AIF - SERIES II | 507,384 | 11.89% | 407.00 | 206,505,288 |
| 3 | ADITYA BIRLA SUN LIFE INSURANCE COMPANY LIMITED | 507,384 | 11.89% | 407.00 | 206,505,288 |
| 4 | BARODA BNP PARIBAS LARGE & MID CAP FUND | 507,384 | 11.89% | 407.00 | 206,505,288 |
| 5 | BUOYANT OPPORTUNITIES STRATEGY-II | 464,472 | 10.89% | 407.00 | 189,040,104 |

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: Golf View Tower, Tower-B Sector 42, DLF QE, Gurgaon, Haryana-122002

Phone No: 0124-6919 400

CIN: U74900DL2015PLC310656





| Sr. No. | Name of Anchor Investor | No. of Equity Shares Allocated | Percentage of Anchor Investor Portion (%) | Bid Price / Investor Allocation Price (₹ per Equity Share) | Total amount allocated at the Anchor Investor Allocation Price on Application (₹) |
|---------|---|--------------------------------|---|--|---|
| 6 | SAGEONE-FLAGSHIP GROWTH OE FUND | 464,472 | 10.89% | 407.00 | 189,040,104 |
| 7 | SBI GENERAL INSURANCE COMPANY LIMITED | 464,472 | 10.89% | 407.00 | 189,040,104 |
| 8 | TRUST MUTUAL FUND - TRUST MF FLEXI CAP FUND | 176,004 | 4.13% | 407.00 | 71,633,628 |
| 9 | TRUST MUTUAL FUND - TRUST MF SMALL CAP FUND | 175,968 | 4.12% | 407.00 | 71,618,976 |
| 10 | BNP PARIBAS FINANCIAL MARKETS - ODI | 122,863 | 2.88% | 407.00 | 50,005,241 |
| 11 | SOCIETE GENERALE - ODI | 122,864 | 2.88% | 407.00 | 50,005,648 |
| 12 | SHINE STAR BUILD CAP PVT LTD | 122,863 | 2.88% | 407.00 | 50,005,241 |
| 13 | COEUS GLOBAL OPPORTUNITIES FUND | 122,864 | 2.88% | 407.00 | 50,005,648 |
| | TOTAL | 4,266,378 | 100.00% | | 1,736,415,846 |

Out of the total allocation of 4,266,378 Equity Shares to the Anchor Investors, 1,366,740 Equity Shares (i.e. 32.04% of the total allocation to Anchor Investors) were allocated to 3 domestic mutual funds, which have applied through a total of 4 schemes. Set forth below is a scheme-wise detail of allocation to such domestic mutual funds:

| Sr. No. | Name of Mutual Fund Scheme | No. of Equity Shares Allocated | Percentage of Anchor Investor Portion (%) | Bid Price / Investor Allocation Price (₹ per Equity Share) | Total amount allocated at the Anchor Investor Allocation Price on Application (₹) |
|---------|---|--------------------------------|---|--|---|
| 1 | TATA MUTUAL FUND – TATA SMALL CAP FUND | 507,384 | 11.89% | 407.00 | 206,505,288 |
| 2 | BARODA BNP PARIBAS LARGE & MID CAP FUND | 507,384 | 11.89% | 407.00 | 206,505,288 |

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| Sr. No. | Name of Mutual Fund Scheme | No. of Equity Shares Allocated | Percentage of Anchor Investor Portion (%) | Bid Price / Investor Allocation Price (₹ per Equity Share) | Total amount allocated at the Anchor Investor Allocation Price on Application (₹) |
|---------|---|--------------------------------|---|--|---|
| 3 | TRUST MUTUAL FUND – TRUST MF FLEXI CAP FUND | 176,004 | 4.13% | 407.00 | 71,633,628 |
| 4 | TRUST MUTUAL FUND – TRUST MF SMALL CAP FUND | 175,968 | 4.12% | 407.00 | 71,618,976 |
| | TOTAL | 1,366,740 | 32.04% | | 556,263,180 |

As per the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended, in case the Offer Price discovered through book building process is higher than the Anchor Investor Allocation Price, Anchor Investors will be required to pay the difference by the Anchor Investor Pay-in Date as specified in the revised CAN.

Please note that capitalized terms used and not defined herein shall have the respective meaning ascribed to them in the Red Herring Prospectus dated July 4, 2025 of our Company filed with the Registrar of Companies, Delhi & Haryana at New Delhi.

We request you to make the above information public by disclosing the same on your website.

Thanking You,

For Smartworks Coworking Spaces Limited

(formerly known as Smartworks Coworking Spaces Private Limited)

Authorized Signatory

Name: Punam Dargar

Designation: Company Secretary and Compliance Officer

Membership No.: A56987

cc: **Securities and Exchange Board of India**

Corporation Finance Department,
Division of Issues and Listing - 1,
SEBI Bhavan, Plot No. C4 A, G Block
Bandra Kurla Complex, Bandra (East)
Mumbai 400 051, India

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