SMARTWORKS

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Date: 3rd November, 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: SMARTWORKS	**BSE Scrip Code:** 544447
ISIN: INE0NAZ01010	**ISIN**: INE0NAZ01010

Subject: Intimation under Regulation 30 read with Schedule III of the Securities and Exchange Board of India ("SEBI") (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”) Press Release – “Smartworks Signs Agreement for the World’s Largest Flexible Workspace Campus over 815,000 sq. ft. at Eastbridge, Mumbai by Hiranandani Group”.

Dear Sir/Ma’am,

Please find enclosed a copy of Press Release intimation under Regulation 30 read with Schedule III of the Securities and Exchange Board of India ("SEBI") (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”) titled **“Smartworks Signs Agreement for the World’s Largest Flexible Workspace Campus over 815,000 sq. ft. at Eastbridge, Mumbai by Hiranandani Group”.**

The said Press Release is also available on the website of the Company at https://www.smartworksoffice.com/investors/

This is for information and records.

For **Smartworks Coworking Spaces Limited**

PUNAM DARGAR

Digitally signed by PUNAM DARGAR
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Punam Dargar
Company Secretary & Compliance Officer
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Encl.: As above

SMARTWORKS

Smartworks Signs Agreement for the World's Largest Flexible Workspace Campus over 815,000 sq. ft. at Eastbridge, Mumbai by Hiranandani Group

Strategically located in Vikhroli, the proposed WELL and IGBC-certified campus will offer world-class amenities, green design, and unmatched connectivity

Gurugram, November 3, 2025: Smartworks Coworking Spaces Limited ("Smartworks" or "the Company"), India's largest managed office platform by total area under management, has achieved a new milestone with the License of over 8,15,000 sq. ft. at Eastbridge, Mumbai — a marquee commercial development by Regalia Office Parks Private Limited, the commercial office division of the Niranjan Hiranandani Group, in Vikhroli (W).

Eastbridge is the world's largest managed office campus and the biggest - ever leased globally by a managed workspace provider, underscoring Smartworks' category leadership. Smartworks continues to beat its own leasing record and today boasts of 6 office campuses pan India with area of over 5 lac square feet each.

Strategically located on LBS Marg in one of Mumbai's most dynamic business corridors, the campus is scheduled to go live in Q4 of CY 2026. It offers seamless connectivity via the Central Railway line to Vikhroli station, Jogeshwari–Vikhroli Link Road (JVLR) connecting both the Eastern and Western Express Highways, an upcoming metro line improving access across multiple junctions, and a planned flyover from LBS Marg to the Eastern Express Highway.

On the largest campus addition, **Neetish Sarda, Managing Director & Founder, Smartworks,** said**,** "*Our alliance with the Niranjan Hiranandani Group for Eastbridge marks a major milestone in Smartworks' journey. With this new centre set to become the largest managed campus globally, we continue to break our own records and set new benchmarks in the managed workspace segment.*

Smartworks already has some of the largest managed campuses in the country, and Eastbridge surpasses our previous milestones. Our collaboration with the Niranjan Hiranandani Group, one of India's most respected developers, reflects our shared vision of creating sustainable, people-centric campuses that empower enterprises and shape the future of work. We continue to focus on creating spaces that provide enterprises with scale, sustainability, modern amenities, and an office experience that inspires productivity and collaboration.

Eastbridge is envisioned to go beyond the scale and scope of a conventional workspace, with an expanded focus on open, collaborative, and wellness-driven environments including an entry plaza, amphitheatre, super-tree greenscape, yoga and meditation zones, jogging tracks, bicycle parking, and a Miyawaki mini forest," he added**.**

Commenting on the association, **Mr. Niranjan Hiranandani, Founder & Chairman, Hiranandani Group** *said, **"**Our partnership with Smartworks for Eastbridge reflects a shared belief in the future of large, people-first campuses. Eastbridge is more than just a development; it symbolises how design, sustainability, and scale can come together to create truly global-standard workplaces. Smartworks' proven leadership and operational expertise make them the ideal partner to bring this vision to life."*

Eastbridge has been planned in alignment with WELL Certified Core, Pre-certified IGBC Gold Green Building and Pre-certified IGBC Gold Health & Well-being standards, underscoring a shared commitment to energy efficiency, wellness, and environmental stewardship. The campus is designed to integrate advanced sustainability measures such as Green Energy, Organic Waste Converter (OWC) system, EV charging stations, rainwater harvesting and meticulously landscaped gardens and green buffers.

With Eastbridge, Smartworks further reinforces its leadership as the category creator of the Managed Campus model, combining scale, reliability, and speed of execution. This announcement follows Smartworks' recent expansion of 557,000 sq. ft. at Tata Realty's Intellion Park, Navi Mumbai.

About Smartworks Coworking Spaces Limited

Smartworks Coworking Spaces Ltd ('Smartworks') is the largest managed office platform by total area under management ~12 million sq. ft as on June 30, 2025, across 14 cities in India and Singapore. The company serves as a one-stop workspace solution for companies. The company leases entire/large bare shell properties in prime locations from landlords and transforms them into fully serviced, '*Smartworks'* branded, and tech-enabled Campuses with daily-life and aspirational amenities —cafeterias, sports zones, convenience stores, gyms, crèches, and medical centres. Smartworks focusses on mid-to-large Enterprises and has a diverse client base of over 730, which includes Forbes 2000 companies, MNCs, Indian conglomerates and startups.

Safe Harbour

This press release (the "Release"), prepared by **Smartworks Coworking Spaces Limited** (the "Company"), is furnished solely for informational purposes 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 securities of the Company will be offered except by means of a statutory offering document that contains detailed information about the Company.

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For more information, please reach out to:

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