



Date: 17th September, 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: Press Release – “Smartworks Achieves Milestone with Its Largest Mumbai Campus over 557,000 sq. ft. at Intellion Park, Mumbai Leased Portfolio Crosses 1 Million sq. ft.”.

Dear Sir/Ma’am,

Please find enclosed a copy of Press Release titled “Smartworks Achieves Milestone with Its Largest Mumbai Campus over 557,000 sq. ft. at Intellion Park, Mumbai Leased Portfolio Crosses 1 Million sq. ft.”.

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

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 Achieves Milestone with Its Largest Mumbai Campus over 557,000 sq. ft. at Intellion Park

- *Mumbai Leased Portfolio Crosses 1 Million sq. ft.*

Gurgaon, September 17, 2025: Smartworks Coworking Spaces Limited (“Smartworks” or the “Company”), India’s largest managed office platform by total area under management, has reinforced its leadership with over 557,000 sq. ft. campus at Intellion Park, Navi Mumbai, a marquee development by Tata Realty and Infrastructure Limited.

Intellion Park is Smartworks’ largest managed office campus in Mumbai. With this addition, the company’s leased portfolio in Mumbai has crossed the 1 million sq. ft. milestone, a landmark achievement in India’s financial capital.

Strategically located on the Thane Belapur Road, Intellion Park is poised to be the largest IT Park in Navi Mumbai. The micro-market is backed by a well-established social and physical infrastructure, offering excellent connectivity, thriving residential hubs, and access to a strong talent pool. The new campus is already attracting interest from marquee clients, drawn by its prime location and comprehensive amenities designed for workforce productivity.

Commenting on the campus, Neetish Sarda- Managing Director & Founder, Smartworks said:

“Mumbai is a strategic market and enterprise demand here continues to accelerate across sectors. Intellion Park, our largest managed office campus in the city, is designed for enterprises that need scale, speed, and experience under one roof. Crossing over 1 million sq. ft. leased portfolio mark in Mumbai is not just a milestone, it reflects the deep trust enterprises place in our model and our ability to deliver at scale.”

With pre-certifications including LEED Platinum, IFC Edge, and WELL Gold, the campus integrates solar power, smart automation, underdeck insulation, and high-efficiency LED lighting — delivering measurable reductions in energy use while supporting enterprise ESG goals.

Sanjay Dutt, Managing Director & CEO, Tata Realty, said: *“Our partnership with Smartworks, a proven leader in managed campuses, reflects a shared vision to create world-class, future-ready work environments. With Intellion Park set to become Navi Mumbai’s largest IT Park, and Smartworks’ expertise in building scalable, enterprise-grade campuses, this collaboration is poised to set new benchmarks in the region’s commercial real estate landscape.”*

As the category creator of the Managed Campus model, Smartworks combines scale with reliability. With Intellion Park added in Q1 FY26, the company has deepened its presence in Mumbai and reinforced its unmatched scale and leadership in the managed office category nationwide. Smartworks already has four large campuses in its portfolio, each exceeding 500,000 sq. ft., including its flagship ~700,000 sq. ft. campus at Vaishnavi Tech Park in Bengaluru.

The company leases large bare-shell properties and transforms them into Smartworks-branded, fully serviced campuses with aspirational amenities such as cafeterias, gyms, sports zones, crèches, medical centres, and convenience stores. Its large campuses allow enterprises to expand seamlessly with custom layout, design, and tech-enabled offices delivered in just 45–60 days. Smartworks has a footprint of ~12 million sq. ft. across 14 cities in India and Singapore, serving 730+ marquee clients including Google, Persistent, Groww, EY, Xoriant, and Discovery.

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 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

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For more information, please reach out to:

Anita Sharma

PR & Communication

anita.sharma@sworks.co.in