

Date: November 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: Outcome of Board of Directors meeting held on Tuesday, November 11, 2025

Dear Sir/Ma'am,

In compliance with Regulations 30 & 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (including any statutory modification(s), amendment(s) or re-enactment(s) thereof for the time being in force), this is to inform you that the Board of Directors of the Company at their meeting held today i.e. **Tuesday, November 11, 2025**, have, *inter alia*, considered and approved:

- (1) Unaudited Financial Results (Standalone and Consolidated) of the Company for the quarter and half year ended on 30th September, 2025

Please find enclosed as **Annexure –A**, unaudited Financial Results (Standalone and Consolidated) of the Company for the quarter and half year ended on 30th September, 2025, along with the Limited Review Report issued by Statutory Auditors of the Company with an unmodified opinion

- (2) Enhancement of Credit Facilities from ICICI Bank Limited.

Please find enclosed as **Annexure –B** the Details as required under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024.

- (3) Authorisation for sale of *Design and Build* business

Subject to the applicable approvals, the Board has authorized, in-principally, to sell by way of slump sale, the Company's undertaking dealing in *Design and Build* business ("Business Undertaking") and related authorization to the Officials of the Company *inter alia* to propose registered valuer for carrying out the valuation of the Business Undertaking as per the applicable laws.

Please find enclosed as **Annexure –C** as required under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024.

The meeting of the Board of Directors commenced at 2:40 p.m. and concluded at 03:35 p.m.

Corporate and Regd. Office

Awfis Space Solutions Limited
C-28-29, Kissan Bhawan, Qutab Institutional Area, New Delhi – 110016
www.awfis.com | **Email:** info@awfis.com | **Phone:** 011- 69000657
CIN: L74999DL2014PLC274236



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.

Thanking You,

For Awfis Space Solutions Limited

Shweta Gupta

Company Secretary and Compliance Officer

M. No. F8573

Address: C-28 and 29 Kissan Bhawan, Qutub Institutional Area New Delhi 110016

Corporate and Regd. Office

Awfis Space Solutions Limited

C-28-29, Kissan Bhawan, Qutab Institutional Area, New Delhi – 110016

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CIN: L74999DL2014PLC274236



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Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results and Year to Date Financial Results of Awfis Space Solutions Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Awfis Space Solutions Limited

1. We have reviewed the accompanying statement of standalone unaudited financial results ('the Statement') of Awfis Space Solutions Limited ('the Company') for the quarter ended 30 September 2025 and the year to date results for the period 01 April 2025 to 30 September 2025, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. The Statement, which is the responsibility of the Company's management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Walker Chandio & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013

Nitin Toshniwal
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Nitin Toshniwal

Partner

Membership No. 507568



UDIN: 25507568BMIEYR5275

Place: New Delhi

Date: 11 November 2025

Awfis Space Solutions Limited
CIN No. L74999DL2014PLC274236

REGD.OFFICE : C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi, India, 110016

(₹ In millions)

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS PERIOD ENDED 30 SEPTEMBER 2025						
Sr. No.	Particulars	Quarter ended			Six months period ended	
		30 September 2025	30 June 2025	30 September 2024	30 September 2025	31 March 2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income					
	Revenue from operations	3,651.88	3,332.07	2,914.44	6,983.95	12,031.47
	Other income	261.09	183.36	95.68	444.45	531.74
	Total income	3,912.97	3,515.43	3,010.12	7,428.40	12,563.21
2	Expenses					
	Sub-contracting cost	562.82	469.12	561.38	1,031.94	2,293.84
	Purchases of stock in trade	70.74	79.52	83.75	150.26	295.42
	Changes in inventories of stock in trade	(0.99)	(4.49)	0.00	(5.48)	0.72
	Employee benefits expense	331.80	295.78	393.30	627.58	1,358.53
	Finance costs	469.45	459.67	304.08	929.12	1,360.82
	Depreciation and amortisation expense	951.09	884.98	646.42	1,836.07	2,757.53
	Other expenses	1,377.59	1,241.42	884.42	2,619.01	4,091.76
	Total expenses	3,762.50	3,426.00	2,873.35	7,188.50	12,158.62
3	Profit before exceptional items and tax (1-2)	150.47	89.43	136.77	239.90	404.59
4	Exceptional item	-	-	240.13	-	251.02
5	Profit before tax (3+4)	150.47	89.43	376.90	239.90	655.61
6	Tax expense					
	Current tax	-	-	-	-	-
	Deferred tax	-	-	-	-	-
7	Profit for the periods/ year (5-6)	150.47	89.43	376.90	239.90	655.61
8	Other comprehensive income					
	Items that will not be reclassified to profit or loss in subsequent periods:					
	Remeasurement (losses)/ gains on the defined benefit plans	(2.73)	0.57	(1.56)	(2.16)	(5.23)
	Income tax effect	-	-	-	-	-
	Other comprehensive (loss)/ income net of income tax	(2.73)	0.57	(1.56)	(2.16)	(5.23)
9	Total comprehensive income for the periods / year (7+8)	147.74	90.00	375.34	237.74	650.38
10	Paid-up equity share capital (Face value of ₹ 10 each, fully paid)	715.09	712.95	702.12	715.09	709.63
11	Other equity					3,859.17
	Earnings per equity share (Face value of ₹ 10 each) (Not annualised for quarters)					
	Basic (in ₹)	2.11	1.26	5.41	3.37	9.42
	Diluted (in ₹)	2.08	1.25	5.31	3.32	9.34



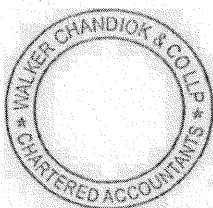
Awfis Space Solutions Limited

CIN No. L74999DL2014PLC274236

REGD.OFFICE : C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi, India, 110016

(₹ In millions)

UNAUDITED STANDALONE BALANCE SHEET AS AT 30 SEPTEMBER 2025		
Particulars	As at 30 September 2025 (Unaudited)	As at 31 March 2025 (Audited)
I. ASSETS		
Non-current assets		
Property, plant and equipment	5,643.44	5,081.70
Capital work-in-progress	60.81	164.83
Right-of-use assets	10,773.05	10,705.19
Intangible assets	30.24	14.99
Intangible assets under development	5.94	12.20
Financial assets		
Investments	16.50	16.50
Other financial assets	3,399.81	3,036.59
Non-current tax assets	754.44	534.48
Other non-current assets	394.28	353.12
Total non-current assets	21,078.51	19,919.60
Current assets		
Inventories	6.35	0.87
Contract assets	773.48	566.23
Financial assets		
Trade receivables	1,226.37	1,207.96
Cash and cash equivalents	434.97	394.81
Bank Balance other than cash and cash equivalents	321.65	415.70
Other financial assets	2,135.90	1,710.16
Other current assets	964.25	834.60
Total current assets	5,862.97	5,130.33
TOTAL ASSETS	26,941.48	25,049.93
II. EQUITY AND LIABILITIES		
Equity		
Equity share capital	715.09	709.63
Other equity	4,229.86	3,859.17
Total equity	4,944.95	4,568.80
Non-current liabilities		
Financial liabilities		
Borrowings	148.17	137.94
Lease liabilities	10,737.39	10,993.96
Other financial liabilities	1,984.45	1,604.06
Provisions	35.84	31.28
Other non-current liabilities	470.66	443.19
Total non-current liabilities	13,376.51	13,210.43
Current liabilities		
Contract liabilities	390.96	244.72
Financial liabilities		
Borrowings	63.07	95.82
Lease liabilities	3,561.07	2,900.07
Trade payables		
- total outstanding dues of micro enterprises and small enterprises;	63.62	80.07
- total outstanding dues of creditors other than micro enterprises and small enterprises;	2,549.60	1,936.33
Other financial liabilities	1,567.40	1,614.44
Other current liabilities	360.56	344.56
Provisions	63.74	54.69
Total current liabilities	8,620.02	7,270.70
Total equity and liabilities	26,941.48	25,049.93



Awfis Space Solutions Limited

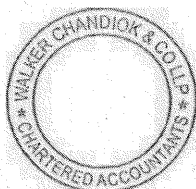
CIN No. L74999DL2014PLC274236

REGD.OFFICE : C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi, India, 110016

(₹ In millions)

UNAUDITED STANDALONE STATEMENT OF CASH FLOWS FOR THE SIX MONTHS PERIOD ENDED 30 SEPTEMBER 2025		
Particulars	Period ended 30 September 2025 (Unaudited)	Period ended 30 September 2024 (Unaudited)
A. Cash flow from operating activities:		
Net profit before tax for the period	239.90	396.87
Adjustments for:		
Depreciation and amortization expense	1,836.07	1,229.19
Share based payments	61.78	35.93
Loss on disposal of property, plant and equipment	35.40	-
Interest income on income tax refund	(21.52)	-
Interest income on fixed deposit	(27.03)	(19.56)
Interest income on unwinding of fair valuation of security deposits	(66.94)	(38.04)
Unwinding of fair value of security deposit from customers	(136.95)	(91.68)
Interest expense on fair value of security deposit from customers	127.59	85.58
Interest income on others	-	(0.05)
Profit on termination of lease	(54.67)	(1.34)
Interest on term loan	9.52	17.34
Interest expense on lease liabilities	788.71	477.98
(Gain)/loss on pre settlement of financial asset or liability (net)	(8.72)	1.32
Provision for doubtful advances	10.21	-
Provision for doubtful security deposits	9.21	-
Exceptional item	-	(240.13)
Provision for doubtful debts	9.23	-
Unwinding interest income on finance lease	(127.10)	(2.98)
Operating profit before working capital changes	2,684.69	1,850.43
Movement in working capital:		
Trade receivables	(27.65)	(94.33)
Inventories	(5.48)	0.17
Other financial assets	(409.10)	(376.15)
Other assets	(336.34)	(157.80)
Trade payables	392.95	319.26
Provisions	11.45	14.23
Other financial liabilities	522.25	501.34
Other liabilities	189.71	(123.80)
Cash generated from operations	3,022.48	1,933.35
Income tax paid (net of refunds)	(198.44)	174.92
Net cash flow from operating activities (A)	2,824.04	2,108.27
B. Cash flow from investing activities:		
Purchase of property, plant and equipment, capital work in progress including movement in creditors for capital goods and capital advances (net)	(1,105.40)	(836.42)
Purchase of intangible assets and intangible assets under development	(12.94)	(0.47)
Investments in fixed deposits with bank	-	(735.71)
Redemption of fixed deposits with bank	135.26	689.39
Interest received on fixed deposit	27.95	20.36
Proceeds from divestiture of its facility management division (awfis care)	-	255.00
Net cash used in investing activities (B)	(955.13)	(607.85)
C. Cash flow from financing activities:		
Proceeds from issue of equity shares (net of share issue expenses)	76.65	1,276.98
Proceeds from share application money pending allotment	-	0.91
Payment of principal portion of lease liability	(1,042.10)	(553.05)
Interest paid on lease liability	(830.67)	(531.75)
Interest paid on term loan	(8.09)	(17.29)
Repayment of long-term borrowings	(174.54)	(43.59)
Proceeds from long-term borrowings	150.00	-
Net cash (used in) / flow from financing activities (C)	(1,828.75)	132.21
D. Net increase in cash and cash equivalents (A+B+C)	40.16	1,632.63
Cash and cash equivalents at the beginning of the period	394.81	41.45
Cash and cash equivalents at the end of the period	434.97	1,674.08
Cash and cash equivalents comprise:		
Balance with banks		
- in current accounts	361.47	915.21
- earmarked balance	73.50	205.06
- in deposit with original maturity of less than three months	-	553.81
	434.97	1,674.08

Note: The above Standalone Statement of Cash Flow has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS 7) 'Statement of Cash Flows'.



Awfis Space Solutions Limited
CIN No: L74999DL2014PLC274236
Registered office: C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi,
Delhi, India, 110016

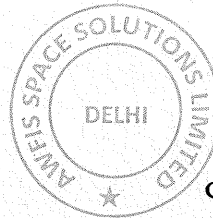
Explanatory notes to the statement of unaudited standalone financial results for the quarter and six months period ended 30 September 2025:

1. The above unaudited standalone financial results of the Awfis Space Solutions Limited ("the Company") have been prepared in accordance with the recognition and measurement principle laid down in Indian Accounting Standards ("Ind AS") as prescribed under Section 133 of the Companies Act 2013, as amended, read with relevant rules thereunder and in terms of Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 (as amended) ("the Regulations").
2. These unaudited standalone financial results have been reviewed by the Audit Committee at its meeting held on 11 November 2025 and have been approved by the Board of Directors at its meeting held on 11 November 2025. A limited review of the financial results for the quarter and six months period ended 30 September 2025 has been carried out by the statutory auditors.
3. Certain amounts that are required to be disclosed and do not appear due to rounding off are expressed as "0.00".
4. Segment information has been provided under the notes forming part of the consolidated unaudited financial results for the quarter and six months period ended 30 September 2025 as per para 4 of Indian Accounting Standard (Ind AS) 108 "Operating Segments", specified under Section 133 of the Companies Act, 2013.
5. During the quarter ended 30 September 2025, the Company has allotted 214,497 equity shares upon exercise of Employee Stock Option by eligible employees under the Awfis Space Solutions Limited - Employee and Director Stock Option Plan 2015" ('EDSOP 2015').
6. During the quarter ended 30 September 2025, the Company has granted 755,777 Employee Stock Option to the eligible employees under the Awfis Space Solutions Employee Stock Option Scheme - 2024, as approved by the Board of Directors.
7. The results for the quarter and six months period ended 30 September 2025 are available on the Bombay Stock Exchange of India Limited website (URL: <https://www.bseindia.com/corporates>), the National Stock Exchange of India Limited website (URL: <https://www.nseindia.com/corporates>) and on the Company's website (URL: <https://www.awfis.com/investor-relations>).
8. Previous year/periods figures have been regrouped/reclassified, wherever necessary to confirm to this year/periods classification. Such regroupings/reclassifications are not material to the standalone financial results.



Place: New Delhi
Date: 11 November 2025

**For and on behalf of the Board of Directors of
Awfis Space Solutions Limited**



**AMIT
RAMANI**

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Amit Ramani
Chairman and Managing Director
DIN: 00549918

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F +91 124 4628001

Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Financial Results of Awfis Space Solutions Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Awfis Space Solutions Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results ('the Statement') of Awfis Space Solutions Limited ('the Holding Company') and its subsidiary (the Holding Company and its subsidiary together referred to as 'the Group'), (refer Annexure 1 for the subsidiary included in the Statement) for the quarter ended 30 September 2025 and the consolidated year to date results for the period 01 April 2025 to 30 September 2025, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. This Statement, which is the responsibility of the Holding Company's management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

4. Based on our review conducted and procedures performed as stated in paragraph 3 above and upon consideration of the review report of the other auditor referred to in paragraph 5 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.



Walker ChandioK & Co LLP

Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Financial Results of Awfis Space Solutions Limited pursuant to the Regulation 33 of the Listing Regulations (Cont'd)

5. We did not review the interim financial information of 1 subsidiary included in the Statement, whose financial information reflects total assets of ₹ 81.55 million as at 30 September 2025, and total revenues of ₹ 58.29 million and ₹ 115.26 million, total net profit after tax of ₹ 9.27 million and ₹ 19.61 million, total comprehensive income of ₹ 9.27 million and ₹ 19.61 million, for the quarter and six-month period ended on 30 September 2025, respectively, and cash outflows (net) of ₹ 4.02 million for the period ended 30 September 2025 as considered in the Statement. These interim financial information has been reviewed by other auditor whose review report has been furnished to us by the management, and our conclusion in so far as it relates to the amounts and disclosures included in respect of this subsidiary is based solely on the review report of such other auditor and the procedures performed by us as stated in paragraph 3 above.

Our conclusion is not modified in respect of this matter with respect to our reliance on the work done by and the report of the other auditor.

For **Walker ChandioK & Co LLP**

Chartered Accountants

Firm Registration No: 001076N/N500013

Nitin

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Toshniwal

Nitin Toshniwal

Partner

Membership No. 507568



UDIN: 25507568BMIEYS7243

Place: New Delhi

Date: 11 November 2025

Walker ChandioK & Co LLP

Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Financial Results of Awfis Space Solutions Limited pursuant to the Regulation 33 of the Listing Regulations (Cont'd)

Annexure 1

Entity included in the Statement

- a. Awliv Living Solutions Private Limited (Subsidiary Company)

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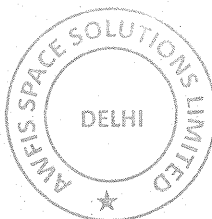
Awfis Space Solutions Limited

CIN No. L74999DL2014PLC274236

REGD.OFFICE : C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi, India, 110016

(₹ In millions)

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS PERIOD ENDED 30 SEPTEMBER 2025						
Sr. No.	Particulars	Quarter ended			Six months period ended	
		30 September 2025	30 June 2025	30 September 2024	30 September 2025	30 September 2024
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income					
	Revenue from operations	3,668.60	3,347.04	2,923.84	7,015.64	5,501.27
	Other income	261.12	183.38	95.68	444.50	197.00
	Total income	3,929.72	3,530.42	3,019.52	7,460.14	5,698.27
2	Expenses					
	Sub-contracting cost	562.82	469.12	561.38	1,031.94	1,112.98
	Purchases of stock in trade	70.74	79.52	83.75	150.26	138.80
	Changes in inventories of stock in trade	(0.99)	(4.49)	0.00	(5.48)	0.17
	Employee benefits expense	332.42	296.32	393.83	628.74	785.04
	Finance costs	469.45	459.67	304.09	929.12	584.94
	Depreciation and amortisation expense	951.36	885.23	646.64	1,836.59	1,229.62
	Other expenses	1,380.62	1,241.29	883.25	2,621.91	1,672.26
	Total expenses	3,766.42	3,426.66	2,872.94	7,193.08	5,523.81
3	Profit before exceptional items and tax (1-2)	163.30	103.76	146.58	267.06	174.46
4	Exceptional item	-	-	240.13	-	240.13
5	Profit before tax (3+4)	163.30	103.76	386.71	267.06	414.59
6	Tax expense					
	Current tax	3.57	3.99	-	7.56	-
	Deferred tax	-	-	-	-	-
7	Profit for the periods/ year (5-6)	159.73	99.77	386.71	259.50	414.59
8	Other comprehensive income					
	Items that will not be reclassified to profit or loss in subsequent periods:					
	Remeasurement (losses)/ gains on the defined benefit plans	(2.73)	0.57	(1.56)	(2.16)	(0.94)
	Income tax effect	-	-	-	-	-
	Other comprehensive (loss)/ income net of income tax	(2.73)	0.57	(1.56)	(2.16)	(0.94)
9	Total comprehensive income for the periods/ year (7+8)	157.00	100.34	385.15	257.34	413.65
10	Paid-up equity share capital (Face value of ₹ 10 each, fully paid)	715.09	712.95	702.12	715.09	702.12
11	Other equity					
	Earnings per equity share (Face value of ₹ 10 each) (Not annualised for quarters)					
	Basic (in ₹)	2.24	1.40	5.55	3.64	6.06
	Diluted (in ₹)	2.21	1.40	5.45	3.59	5.95



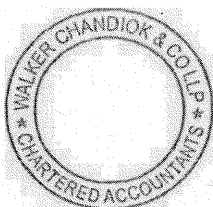
Awfis Space Solutions Limited

CIN No. L74999DL2014PLC274236

REGD.OFFICE : C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi, India, 110016

(₹ In millions)

UNAUDITED CONSOLIDATED BALANCE SHEET AS AT 30 SEPTEMBER 2025		
Particulars	As at 30 September 2025 (Unaudited)	As at 31 March 2025 (Audited)
I. ASSETS		
Non-current assets		
Property, plant and equipment	5,644.79	5,083.22
Capital work-in-progress	60.81	164.83
Right-of-use assets	10,773.05	10,705.19
Intangible assets	31.45	16.53
Intangible assets under development	5.94	12.20
Financial assets		
Other financial assets	3,399.81	3,036.59
Non-current tax assets	762.54	541.21
Other non-current assets	394.28	353.11
Total non-current assets	21,072.67	19,912.88
Current assets		
Inventories	6.35	0.87
Contract assets	773.48	566.23
Financial assets		
Trade receivables	1,223.30	1,207.71
Cash and cash equivalents	435.84	399.70
Bank Balance other than cash and cash equivalents	323.23	417.19
Other financial assets	2,135.93	1,710.22
Other current assets	979.63	855.04
Total current assets	5,877.76	5,156.96
TOTAL ASSETS	26,950.43	25,069.84
II. EQUITY AND LIABILITIES		
Equity		
Equity share capital	715.09	709.63
Other equity	4,272.86	3,882.56
Total equity	4,987.95	4,592.19
Non-current liabilities		
Financial liabilities		
Borrowings	148.17	137.95
Lease liabilities	10,737.39	10,993.96
Other financial liabilities	1,984.45	1,604.06
Provisions	35.84	31.28
Other non-current liabilities	470.66	443.19
Total non-current liabilities	13,376.51	13,210.44
Current liabilities		
Contract liabilities	391.06	245.48
Financial liabilities		
Borrowings	63.07	95.82
Lease liabilities	3,561.07	2,900.07
Trade payables		
- total outstanding dues of micro enterprises and small enterprises;	63.62	80.07
- total outstanding dues of creditors other than micro enterprises and small enterprises;	2,515.27	1,931.30
Other financial liabilities	1,567.57	1,614.44
Other current liabilities	360.57	345.34
Provisions	63.74	54.69
Total current liabilities	8,585.97	7,267.21
Total equity and liabilities	26,950.43	25,069.84



Awfis Space Solutions Limited

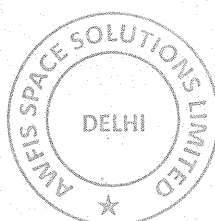
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(₹ In millions)

UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE SIX MONTHS PERIOD ENDED 30 SEPTEMBER 2025		
Particulars	Period ended 30 September 2025 (Unaudited)	Period ended 30 September 2024 (Unaudited)
A. Cash flow from operating activities:		
Net profit before tax for the period	267.06	414.59
Adjustments for:		
Depreciation and amortization expense	1,836.59	1,229.62
Share based payments	61.78	35.93
Loss on disposal of property, plant and equipment	35.40	-
Interest income on income tax refund	(21.52)	-
Interest income on fixed deposit	(27.08)	(19.57)
Interest income on unwinding of fair valuation of security deposits	(66.94)	(38.04)
Unwinding of fair value of security deposit from customers	(136.95)	(91.68)
Interest expense on fair value of security deposit from customers	127.59	85.58
Interest income on others	-	(0.05)
Profit on termination of lease	(54.67)	(1.34)
Interest on term loan	9.52	17.34
Interest expense on lease liabilities	788.71	477.98
(Gain)/loss on pre settlement of financial asset or liability (net)	(8.72)	1.32
Provision for doubtful advances	10.21	-
Provision for doubtful security deposits	9.21	-
Exceptional item	-	(240.13)
Provision for doubtful debts	9.23	-
Unwinding interest income on finance lease	(127.10)	(2.98)
Operating profit before working capital changes	2,712.32	1,868.57
Movement in working capital:		
Trade receivables	(24.83)	(105.58)
Inventories	(5.48)	0.17
Other financial assets	(409.10)	(376.15)
Other assets	(331.45)	(162.24)
Trade payables	363.80	324.05
Provisions	11.45	14.23
Other financial liabilities	522.42	501.50
Other liabilities	188.25	(120.66)
Cash generated from operations	3,027.38	1,943.89
Income tax paid (net of refunds)	(207.36)	166.23
Net cash flow from operating activities (A)	2,820.02	2,110.12
B. Cash flow from investing activities:		
Purchase of property, plant and equipment, capital work in progress including movement in creditors for capital goods and capital advances (net)	(1,105.40)	(836.77)
Purchase of intangible assets and intangible assets under development	(12.94)	(0.47)
Investments in fixed deposits with bank	(0.09)	(735.70)
Redemption of fixed deposits with bank	135.26	689.39
Interest received on fixed deposit	28.04	20.37
Proceeds from divestiture of its facility management division (awfis care)	-	255.00
Net cash used in investing activities (B)	(955.13)	(608.18)
C. Cash flow from financing activities:		
Proceeds from issue of equity shares (net of share issue expenses)	76.65	1,276.98
Proceeds from share application money pending allotment	-	0.91
Payment of principal portion of lease liability	(1,042.10)	(553.05)
Interest paid on lease liability	(830.67)	(531.75)
Interest paid on term loan	(8.09)	(17.29)
Repayment of long-term borrowings	(174.54)	(43.59)
Proceeds from long-term borrowings	150.00	-
Net cash (used in)/ flow from financing activities (C)	(1,828.75)	132.21
D. Net increase in cash and cash equivalents (A+B+C)	36.14	1,634.15
Cash and cash equivalents at the beginning of the period	399.70	44.35
Cash and cash equivalents at the end of the period	435.84	1,678.50
Cash and cash equivalents comprise:		
Balance with banks		
- in current accounts	362.34	919.65
- in deposit with original maturity of less than three months	-	553.79
- earmarked balance	73.50	205.06
	435.84	1,678.50

Note: The above Consolidated Statement of Cash Flow has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS 7) 'Statement of Cash Flows'.



Awfis Space Solutions Limited

CIN No. L74999DL2014PLC274236

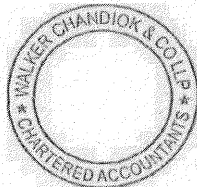
REGD.OFFICE : C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi, India, 110016

(₹ In millions)

UNAUDITED CONSOLIDATED SEGMENT WISE REVENUE, RESULTS, ASSETS AND LIABILITIES FOR THE QUARTER AND SIX MONTHS PERIOD ENDED 30 SEPTEMBER 2025							
Sr No.	Particulars	Quarter ended			Six month period ended		Year ended
		30 September 2025 (Unaudited)	30 June 2025 (Unaudited)	30 September 2024 (Unaudited)	30 September 2025 (Unaudited)	30 September 2024 (Unaudited)	31 March 2025 (Audited)
1	Segment revenue						
	Revenue from operations						
i.	Co-working space on rent and allied services	2,974.07	2,762.08	2,183.18	5,736.15	4,033.26	9,160.38
ii.	Construction and fit-out projects	694.53	584.96	681.52	1,279.49	1,351.16	2,782.58
iii.	Others	-	-	59.14	-	116.85	132.39
	Total revenue from operations	3,668.60	3,347.04	2,923.84	7,015.64	5,501.27	12,075.35
	Less: Inter-segment revenue	-	-	-	-	-	-
	Net segment revenue	3,668.60	3,347.04	2,923.84	7,015.64	5,501.27	12,075.35
2	Segment results						
i.	Co-working space on rent and allied services	177.66	115.69	144.12	293.35	153.59	458.06
ii.	Construction and fit-out projects	54.07	43.99	64.76	98.06	133.30	233.40
iii.	Others	-	-	(0.53)	-	(15.65)	(22.41)
iv.	Total	231.73	159.68	208.35	391.41	271.24	669.05
v.	Add: Un-allocable income	25.76	24.38	26.43	50.14	62.97	115.14
vi.	Less: Un-allocable expenses	87.93	73.73	77.28	161.66	138.37	307.50
	Less: Finance cost (Un-allocable)	6.26	6.57	10.92	12.83	21.38	40.11
	Profit before exceptional items and tax	163.30	103.76	146.58	267.06	174.46	436.58
	Exceptional item	-	-	240.13	-	240.13	251.02
	Profit before tax	163.30	103.76	386.71	267.06	414.59	687.60
3	Segment assets						
i.	Co-working space on rent and allied services	23,078.05	22,384.23	15,458.23	23,078.05	15,458.23	21,575.03
ii.	Construction and fit-out projects	1,645.03	1,552.30	1,170.21	1,645.03	1,170.21	1,429.11
iii.	Others	1.76	1.91	79.23	1.76	79.23	2.47
	Total	24,724.84	23,938.44	16,707.67	24,724.84	16,707.67	23,006.61
iv.	Un-allocable assets	2,225.59	1,909.33	2,827.52	2,225.59	2,827.52	2,063.23
	Total segment assets	26,950.43	25,847.77	19,535.19	26,950.43	19,535.19	25,069.84
4	Segment liabilities						
i.	Co-working space on rent and allied services	20,715.94	20,210.68	14,242.97	20,715.94	14,242.97	19,364.72
ii.	Construction and fit-out projects	879.58	658.34	633.79	879.58	633.79	716.44
iii.	Others	9.88	9.83	62.27	9.88	62.27	21.28
	Total	21,605.40	20,878.85	14,939.03	21,605.40	14,939.03	20,102.44
iv.	Unallocable liabilities	357.08	204.67	353.53	357.08	353.53	375.21
	Total segment liabilities	21,962.48	21,083.52	15,292.56	21,962.48	15,292.56	20,477.65

Notes:

- Co-Working space and allied services refer to our space solutions, mobility and allied services.
- Construction and fit-out projects refers to Awfis Transform.
- Others includes facility management services and other services. Our facility management services are branded Awfis care.



Awfis Space Solutions Limited
CIN No: L74999DL2014PLC274236
Registered office: C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi,
Delhi, India, 110016

Explanatory notes to the statement of unaudited consolidated financial results for the quarter and six months period ended 30 September 2025:

1. The above unaudited consolidated financial results of the Awfis Space Solutions Limited ("the Holding Company") have been prepared in accordance with the recognition and measurement principle laid down in Indian Accounting Standards ("Ind AS") as prescribed under Section 133 of the Companies Act 2013, as amended, read with relevant rules thereunder and in terms of Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 (as amended) ("the Regulations").
2. These unaudited consolidated financial results have been reviewed by the Audit Committee at its meeting held on 11 November 2025 and have been approved by the Board of Directors at its meeting held on 11 November 2025. A limited review of the financial results for the quarter and six months period ended 30 September 2025 has been carried out by the statutory auditors.
3. Certain amounts that are required to be disclosed and do not appear due to rounding off are expressed as "0.00".
4. During the quarter ended 30 September 2025, the Holding Company has allotted 214,497 equity shares upon exercise of Employee Stock Option by eligible employees under the Awfis Space Solutions Limited - Employee and Director Stock Option Plan 2015" ('EDSOP 2015').
5. During the quarter ended 30 September 2025, the Holding Company has granted 755,777 Employee Stock Option to the eligible employees under the Awfis Space Solutions Employee Stock Option Scheme - 2024, as approved by the Board of Directors.
6. The results for the quarter and six months period ended 30 September 2025 are available on the Bombay Stock Exchange of India Limited website (URL: <https://www.bseindia.com/corporates>), the National Stock Exchange of India Limited website (URL: <https://www.nseindia.com/corporates>) and on the Holding Company's website (URL: <https://www.awfis.com/investor-relations>).
7. Previous year/periods figures have been regrouped/reclassified, wherever necessary to confirm to this year/periods classification. Such regroupings/reclassifications are not material to the consolidated financial results.



Place: New Delhi
Date: 11 November 2025



**For and on behalf of the Board of Directors of
Awfis Space Solutions Limited**

**AMIT
RAMANI**

Digitally signed
by AMIT RAMANI
Date: 2025.11.11
15:05:37 +05'30'

Amit Ramani
Chairman and Managing Director
DIN: 00549918

Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Sr. no.	Particulars	Details
a.	name(s) of parties with whom the agreement is entered	The Agreement proposed to be entered between Awfis Space Solutions Limited (“Awfis”) and ICICI Bank Limited (“ICICI”)
b.	purpose of entering into the agreement	Refer point no. (i) below
c.	size of agreement	Refer point no. (i) below
d.	shareholding, if any, in the entity with whom the agreement is executed	Not Applicable
e.	significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc.	Refer point no. (i) below
f.	whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship	No
g.	whether the transaction would fall within related party transactions? If yes, whether the same is done at “arm’s length”	No
h.	in case of issuance of shares to the parties, details of issue price, class of shares issued	Not Applicable
i.	in case of loan agreements, details of lender/borrower, nature of the loan, total amount of loan granted/taken, total amount outstanding, date of execution of the loan agreement/sanction letter, details of the security provided to the lenders / by the borrowers for such loan or in case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis	The Company currently maintains a low gearing ratio and demonstrates strong growth potential. In line with our expansion strategy, we seek an enhancement of INR 500.00 million to the existing Term Loan facility from ICICI Bank Limited. The Company has currently a sanctioned Rupee Term Loan facility of INR 800.00 million, which includes a dropline overdraft sub-limit of INR 300.00 million. The enhanced facility is proposed to be utilized towards financing capital expenditures for existing centres, establishing new centres, and reimbursing eligible capital expenditures already incurred.

Corporate and Regd. Office

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www.awfis.com | **Email:** info@awfis.com | **Phone:** 011- 69000657
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	This enhancement aligns with our long-term growth strategy and reinforces our commitment to sustained value creation for all stakeholders. The principal amount of the facility shall be repaid with in maximum 48 equal monthly instalments, commencing from the date of disbursement of first tranche. The rate of Interest on the enhanced facility shall be same as per the previous agreement i.e. sum of I-MCLR-1Y+ spread per annum, subject to minimum of I-MCLR1Y, plus applicable statutory levy, if any. Requisite details are as below: (i) Details of Lender/ Borrower: ICICI Bank Limited (ii) nature of the loan: Term Loan (iii) total amount of loan granted/taken: 1300.00 Million (incl. 500.00 Million enhancement requested) (iv) total amount outstanding: 146.90 Million (as on 30-09-2025) (v) date of execution of the loan agreement/sanction letter: To be executed (vi) details of the security provided to the lenders / by the borrowers for such loan: First Pari-Passu Charge, by way of hypothecation, on the entire current assets of the Company (other than the assets provided as exclusive security to other lenders), both present and future together with cash in hand, bank accounts and receivables. Exclusive Charge on movable fixed assets of the identified centres.
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		Exclusive Charge on cash flows of the identified centres. (vii) in case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis: as above
j.	any other disclosures related to such agreements, viz., details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc.	Not Applicable
k.	in case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s): i. name of parties to the agreement; ii. nature of the agreement; iii. date of execution of the agreement; iv. details of amendment and impact thereof or reasons of termination and impact thereof.	Refer point no.(i) above

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Information as required under Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015

Sr. No.	Particulars	Details
1.	the amount and percentage of the turnover or revenue or income and net worth contributed by such unit or division or undertaking or subsidiary or associate company of the listed entity during the last financial year	Design and Build business (Business Undertaking) Amount and percentage of the turnover or revenue or Income: INR 2782.58 Millions and 23.13% for the financial year 2024-25 Net assets: INR712.68 Millions for the financial year 2024-25
2.	date on which the agreement for sale has been entered into	The transfer of Business Undertaking will be through a business transfer agreement (BTA) to be executed between the Company and wholly owned subsidiary (private company under incorporation process) of the Company ("WOS"). BTA will be executed after getting necessary approvals as required under law.
3.	the expected date of completion of sale/disposal	To be determined post approval of Audit Committee, Board and Shareholders
4	consideration received from such sale/disposal	The consideration shall be determined based on the valuation report under the Income Tax Act, 1961 and rules made thereunder.
5	brief details of buyers and whether any of the buyers belong to the promoter/ promoter group/group companies. If yes, details thereof	The buyer will be a WOS of the Company
6	whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length	Yes
7	whether the sale, lease or disposal of the undertaking is outside Scheme of Arrangement? If yes, details of the same including compliance with regulation 37A of LODR Regulations	The transfer of Business Undertaking will be through BTA to be executed between the Company and the WOS.

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8	additionally, in case of a slump sale, indicative disclosures provided for amalgamation/merger, shall be disclosed by the listed entity with respect to such slump sale	The transfer of Business Undertaking will be through BTA to be executed between the Company and the WOS. Since, there is no underlying amalgamation or merger in the transaction, this disclosure under point (8) is not applicable
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