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: Compliance under Regulation 30 and 33 of SEBI LODR Regulations

Dear Sir/Ma'am,

In compliance with Regulations 30 and Regulations 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**, has, inter alia, considered and approved the unaudited Financial Results (Standalone and Consolidated) of the Company for the quarter and half year ended September 30 2025.

Pursuant to Regulation 33 and other applicable provisions of the said LODR Regulations, please find enclosed as **Annexure – A**, unaudited Financial Results (Standalone and Consolidated) of the Company for the quarter and half year ended September 30 2025.

The Statutory Auditors have issued the Limited Review Report on the Standalone and Consolidated Financial Results for the quarter and half year ended September 30, 2025, with an unmodified opinion. This declaration is being made pursuant to Regulation 33(3)(d) of the LODR Regulations.

The meeting of the Board of Directors commenced at 02:40 p.m. and concluded at 03:35 p.m.

The above information is 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

SHWETA GUPTA

Digitally signed by SHWETA GUPTA
Date: 2025.11.11 15:45:32 +05'30'

Shweta Gupta
Company Secretary and Compliance Officer
M. No. F8573
Address: C-28 and 29 Kissan Bhawan, Qutub Institutional Area New Delhi 110016

Walker Chandiok & Co LLP
21st Floor, DLF Square
Jacaranda Marg, DLF Phase II
Gurugram – 122 002
India

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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 Chandiok & Co LLP**
Chartered Accountants
Firm Registration No: 001076N/N500013

Nitin Toshniwal
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Date: 2025.11.11 15:29:29 +05'30'

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

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		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	**Income**						
	Revenue from operations	3,651.88	3,332.07	2,914.44	6,983.95	5,483.22	12,031.47
	Other income	261.09	183.36	95.68	444.45	196.99	531.74
	Total income	**3,912.97**	**3,515.43**	**3,010.12**	**7,428.40**	**5,680.21**	**12,563.21**
2	**Expenses**						
	Sub-contracting cost	562.82	469.12	561.38	1,031.94	1,112.98	2,293.84
	Purchases of stock in trade	70.74	79.52	83.75	150.26	138.80	295.42
	Changes in inventories of stock in trade	(0.99)	(4.49)	0.00	(5.48)	0.17	0.72
	Employee benefits expense	331.80	295.78	393.30	627.58	784.16	1,358.53
	Finance costs	469.45	459.67	304.08	929.12	584.93	1,360.82
	Depreciation and amortisation expense	951.09	884.98	646.42	1,836.07	1,229.19	2,757.53
	Other expenses	1,377.59	1,241.42	884.42	2,619.01	1,673.24	4,091.76
	Total expenses	**3,762.50**	**3,426.00**	**2,873.35**	**7,188.50**	**5,523.47**	**12,158.62**
3	**Profit before exceptional items and tax (1-2)**	**150.47**	**89.43**	**136.77**	**239.90**	**156.74**	**404.59**
4	**Exceptional item**	-	-	240.13	-	240.13	251.02
5	**Profit before tax (3+4)**	**150.47**	**89.43**	**376.90**	**239.90**	**396.87**	**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**	**396.87**	**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)	(0.94)	(5.23)
	Income tax effect	-	-	-	-	-	-
	Other comprehensive (loss)/ income net of income tax	**(2.73)**	**0.57**	**(1.56)**	**(2.16)**	**(0.94)**	**(5.23)**
9	**Total comprehensive income for the periods / year (7+8)**	**147.74**	**90.00**	**375.34**	**237.74**	**395.93**	**650.38**
10	**Paid-up equity share capital (Face value of ₹ 10 each, fully paid)**	715.09	712.95	702.12	715.09	702.12	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	5.80	9.42
	Diluted (in ₹)	2.08	1.25	5.31	3.32	5.69	9.34

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

AWFIS SPACE SOLUTIONS LIMITED DELHI

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**

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

AWFIS SPACE SOLUTIONS LIMITED DELHI

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
Provison 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 prinicipal 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'.

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

AWFIS SPACE SOLUTIONS LIMITED DELHI *

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.

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

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

AWFIS SPACE SOLUTIONS LIMITED DELHI

AMIT RAMANI
Digitally signed by AMIT RAMANI
Date: 2025.11.11 15:04:46 +05'30'

Amit Ramani
Chairman and Managing Director
DIN: 00549918

Place: New Delhi
Date: 11 November 2025

Walker Chandiok & Co LLP

Walker Chandiok & Co LLP
21st Floor, DLF Square
Jacaranda Marg, DLF Phase II
Gurugram – 122 002
India

T +91 124 4628099
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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 * CHARTERED ACCOUNTANTS *

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 Toshniwal
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Date: 2025.11.11 15:28:06 +05'30'

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

Nitin Toshniwal
Partner
Membership No. 507568

UDIN: 25507568BMIEYS7243

Place: New Delhi
Date: 11 November 2025

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		Year ended
		30 September 2025	30 June 2025	30 September 2024	30 September 2025	30 September 2024	31 March 2025
		(Unaudited)	(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	12,075.35
	Other income	261.12	183.38	95.68	444.50	197.00	532.11
	Total income	**3,929.72**	**3,530.42**	**3,019.52**	**7,460.14**	**5,698.27**	**12,607.46**
2	**Expenses**						
	Sub-contracting cost	562.82	469.12	561.38	1,031.94	1,112.98	2,293.84
	Purchases of stock in trade	70.74	79.52	83.75	150.26	138.80	295.42
	Changes in inventories of stock in trade	(0.99)	(4.49)	0.00	(5.48)	0.17	0.72
	Employee benefits expense	332.42	296.32	393.83	628.74	785.04	1,360.07
	Finance costs	469.45	459.67	304.09	929.12	584.94	1,360.83
	Depreciation and amortisation expense	951.36	885.23	646.64	1,836.59	1,229.62	2,758.48
	Other expenses	1,380.62	1,241.29	883.25	2,621.91	1,672.26	4,101.52
	Total expenses	**3,766.42**	**3,426.66**	**2,872.94**	**7,193.08**	**5,523.81**	**12,170.88**
3	**Profit before exceptional items and tax (1-2)**	**163.30**	**103.76**	**146.58**	**267.06**	**174.46**	**436.58**
4	**Exceptional item**	-	-	240.13	-	240.13	251.02
5	**Profit before tax (3+4)**	**163.30**	**103.76**	**386.71**	**267.06**	**414.59**	**687.60**
6	**Tax expense**						
	Current tax	3.57	3.99	-	7.56	-	8.90
	Deferred tax	-	-	-	-	-	-
7	**Profit for the periods/ year (5-6)**	**159.73**	**99.77**	**386.71**	**259.50**	**414.59**	**678.70**
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)	(5.23)
	Income tax effect	-	-	-	-	-	-
	Other comprehensive (loss)/ income net of income tax	**(2.73)**	**0.57**	**(1.56)**	**(2.16)**	**(0.94)**	**(5.23)**
9	**Total comprehensive income for the periods / year (7+8)**	**157.00**	**100.34**	**385.15**	**257.34**	**413.65**	**673.47**
10	**Paid-up equity share capital (Face value of ₹ 10 each, fully paid)**	715.09	712.95	702.12	715.09	702.12	709.63
11	**Other equity**						3,882.56
	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	9.75
	Diluted (in ₹)	2.21	1.40	5.45	3.59	5.95	9.67

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

AWFIS SPACE SOLUTIONS LIMITED DELHI

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**

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

AWFIS SPACE SOLUTIONS LIMITED DELHI

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 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
Provison 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 prinicipal 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'.

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(₹ 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:

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

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AWFIS SPACE SOLUTIONS LIMITED DELHI

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.

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

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS

AWFIS SPACE SOLUTIONS LIMITED DELHI

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

Place: New Delhi
Date: 11 November 2025

Amit Ramani
Chairman and Managing Director
DIN: 00549918