

Date: February 12, 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: Integrated Filing (Financial) for the quarter and nine months ended on December 31, 2024

Dear Sir/Ma'am,

Pursuant to SEBI Circular No. SEBI/HO/CFD/CFD-PoD-2/CIR/P/2024/185 dated December 31, 2024, read with BSE Circular no. 20250102-4 dated January 2, 2025, and NSE Circular no. NSE/CML/2025/02 dated January 2, 2025, please find attached herewith the Integrated Filing (Financial) for the quarter and nine months ended December 31, 2024

The above information is being made available on the website of the Company <https://www.awfis.com/investor-relations>

Thanking You,

For Awfis Space Solutions Limited

Amit Kumar
Company Secretary and Compliance Officer
M. No. A31237
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
www.awfis.com | Email: info@awfis.com | Phone: 011- 69000657

CIN: L74999DL2014PLC274236



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
F +91 124 4628001

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

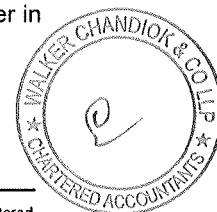
To the Board of Directors of Awfis Space Solutions Limited (Formerly known as Awfis Space Solutions Private Limited)

1. We have reviewed the accompanying statement of standalone unaudited financial results ('the Statement') of Awfis Space Solutions Limited (Formerly known as Awfis Space Solutions Private Limited) ('the Company') for the quarter ended 31 December 2024 and the year to date results for the period 01 April 2024 to 31 December 2024, 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'). Attention is drawn to the fact that the figures for the corresponding quarter ended 31 December 2023 have been approved by the Company's Board of Directors, but have not been subjected to audit or review.
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.

Chartered Accountants

Offices in Bengaluru, Chandigarh, Chennai, Gurugram, Hyderabad, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune

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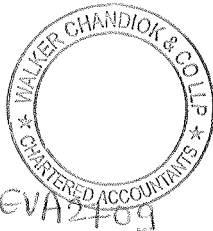
Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results and Year to Date Financial Results of the Company pursuant to the Regulation 33 of the Listing Regulations (Cont'd)

5. The audit of standalone financial results for the period from 01 April 2023 to 31 December 2023 and for the year ended 31 March 2024 included in the Statement was carried out and reported by S.R. Batliboi & Associates LLP who has expressed unmodified opinion vide their audit report dated 02 May 2024 and 19 June 2024, respectively, whose reports have been furnished to us and which have been relied upon by us for the purpose of our review of the Statement. Our conclusion is not modified in respect of this matter.

For Walker ChandioK & Co LLP
Chartered Accountants
Firm Registration No: 001076N/N500013



Nitin Toshniwal
Partner
Membership No. 507568



UDIN: 25507560BMIEVA2709

Place: New Delhi
Date: 11 February 2025

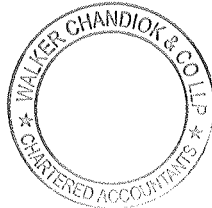
Awfis Space Solutions Limited
(Formerly known as Awfis Space Solutions Private Limited)

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 NINE MONTHS ENDED 31 DECEMBER 2024							
Sr. No.	Particulars	Quarter ended			Nine months ended		Year ended
		31 December 2024	30 September 2024	31 December 2023	31 December 2024	31 December 2023	31 March 2024
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)	(Audited)
			Refer note 4		Refer note 3		
1	Income						
	Revenue from operations	3,164.71	2,914.44	2,201.45	8,647.93	6,149.92	8,468.61
	Other income	137.05	95.68	51.30	334.04	171.90	259.77
	Total income	3,301.76	3,010.12	2,252.75	8,981.97	6,321.82	8,728.38
2	Expenses						
	Sub-contracting cost	604.22	561.38	450.03	1,717.20	1,242.92	1,709.09
	Purchases of stock in trade	108.80	96.81	75.15	285.32	178.81	246.83
	Changes in inventories of stock in trade	0.05	0.00	1.45	0.22	2.08	2.36
	Employee benefits expense	279.36	393.30	369.78	1,063.52	990.04	1,353.07
	Finance costs	349.39	304.08	252.40	934.32	691.54	929.63
	Depreciation and amortisation expense	717.66	646.42	535.75	1,946.85	1,452.35	1,959.25
	Other expenses	1,105.82	871.36	631.01	2,741.34	1,956.30	2,708.61
	Total expenses	3,165.30	2,873.35	2,315.57	8,688.77	6,514.04	8,908.84
3	Profit/(loss) before exceptional items and tax (1-2)	136.46	136.77	(62.82)	293.20	(192.22)	(180.46)
4	Exceptional item (refer note 5)	8.97	240.13	-	249.10	-	-
5	Profit/(loss) before tax (3+4)	145.43	376.90	(62.82)	542.30	(192.22)	(180.46)
6	Tax expense						
	Current tax	-	-	-	-	-	-
	Deferred tax	-	-	-	-	-	-
7	Profit/(loss) for the periods/ year (5-6)	145.43	376.90	(62.82)	542.30	(192.22)	(180.46)
8	Other comprehensive income						
	Items that will not be reclassified to profit or loss in subsequent periods:						
	Remeasurements (losses)/ gains on the defined benefit plans	(2.46)	(1.56)	(0.53)	(3.40)	(3.12)	(3.05)
	Income tax effect	-	-	-	-	-	-
	Other comprehensive (loss)/ income net of income tax	(2.46)	(1.56)	(0.53)	(3.40)	(3.12)	(3.05)
9	Total comprehensive income/ (loss) for the periods / year (7+8)	142.97	375.34	(63.35)	538.90	(195.34)	(183.51)
10	Paid-up equity share capital (Face value of ₹ 10 each, fully paid)	708.28	702.12	191.52	708.28	191.52	193.27
11	Other equity						2,320.72
	Earnings per equity share (Face value of ₹ 10 each) (Not annualised for quarters)						
	Basic (in ₹)	2.06	5.41	(0.96)	7.84	(3.09)	(2.86)
	Diluted (in ₹)	2.04	5.31	(0.96)	7.76	(3.09)	(2.86)



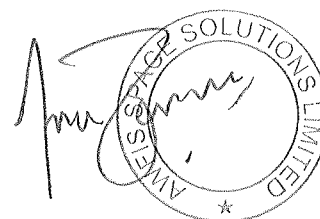
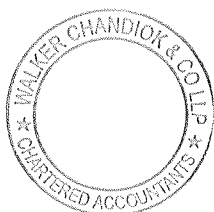
Awfis Space Solutions Limited
(Formerly known as Awfis Space Solutions Private Limited)
CIN No: L74999DL2014PLC274236
Registered office: C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi,
Delhi, India, 110016

Explanatory notes to the statement of unaudited standalone financial results for the quarter and nine months ended 31 December 2024:

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 ("the Regulations").
2. These standalone financial results have been reviewed by the Audit Committee at its meeting held on 11 February 2025 and have been approved by the Board of Directors at its meeting held on 11 February 2025. A limited review of the financial results for the quarter and nine months ended 31 December 2024 has been carried out by the Statutory Auditors.
3. The figures for the nine months ended 31 December 2023 have been extracted from the Company's audited standalone financial statements which were audited by S.R. Batliboi & Associates LLP.
4. The figures for the quarter ended 31 December 2023 are the balancing figures between the audited figures in respect of nine months ended 31 December 2023 as approved by the board of directors and the management certified figures in respect of the six months ended 30 September 2023 which were neither subjected to review nor audit.
5. Pursuant to approval of the Board of Directors of the Company at their meeting held on 09 September 2024, the Company has entered into a Business Transfer Agreement ("BTA") with SMS Integrated Facility Services Private Limited ("Acquirer") for divestiture of its facility management division namely AWFIS Care, as a going concern and on a slump sale basis for cash consideration of ₹ 275 million, out of which ₹ 255 million was received and recognized during the quarter ended 30 September 2024. Further, the cash consideration of ₹275 million also included a consideration of ₹ 20 million, being the Holdback amount, out of which ₹ 17.21 million has been recognized upon fulfilment of the terms and conditions as specified in the BTA during the current quarter ended 31 December 2024. The Company has recognized an exceptional gain amounting to ₹ 8.97 million and ₹ 240.13 million during the quarter ended 31 December 2024 and 30 September 2024 respectively on account of this BTA.
6. During the quarter ended 30 June 2024, the Company completed its Initial Public Offer (IPO) where 15,639,638 equity shares of face value of ₹ 10 each have been issued at a price of ₹ 383 per share. The issue comprised of 21.38% fresh issue aggregating to ₹ 1,280 million and 78.62% offer for sale aggregating to ₹ 4,709.30 million. Pursuant to IPO, the equity shares of the Company were listed on BSE Limited and National Stock Exchange of India Limited on 30 May 2024.

The utilization of the IPO proceeds from fresh issue of ₹ 1,170.29 Million (net of offer expenses of ₹ 109.71 Million in relation to fresh issue of shares) is summarized below: -

Particulars	Amount to be utilized as per prospectus (₹ Million)	Amount utilized upto 31 December 2024 (₹ Million)	Amount unutilized as at 31 December 2024 (₹ Million)
Funding capital expenditure towards establishment of new centers	420.30	292.90	127.40
Working capital requirements	543.70	515.18	28.52
General corporate purposes	206.29	-	206.29
Total	1,170.29	808.08	362.21



Awfis Space Solutions Limited
(Formerly known as Awfis Space Solutions Private Limited)
CIN No: L74999DL2014PLC274236

**Registered office: C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi,
Delhi, India, 110016**

7. Certain amounts that are required to be disclosed and do not appear due to rounding off are expressed as "0.00".
8. Segment information has been provided under the notes forming part of the consolidated unaudited financial results for the quarter and nine months ended 31 December 2024 as per para 4 of Indian Accounting Standard (Ind AS) 108 "Operating Segments", specified under Section 133 of the Companies Act, 2013.
9. During the quarter ended 31 December 2024, the Company has allotted 616,133 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).
10. The results for the quarter and nine months ended 31 December 2024 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>).



Place: New Delhi
Date: 11 February 2025

For and on behalf of the Board of Directors
For Awfis Space Solutions Limited
(Formerly known as Awfis Space Solutions Private Limited)



A handwritten signature in black ink, appearing to read "Amit Ramani".

Amit Ramani
Chairman and Managing Director
DIN: 00549918

Walker Chandiook & Co LLP

Walker Chandiook & Co LLP
21st Floor, DLF Square
Jacaranda Marg, DLF Phase II
Gurugram – 122 002
India
T +91 124 4628099
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 (Formerly known as Awfis Space Solutions Private 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 (Formerly known as Awfis Space Solutions Private Limited)

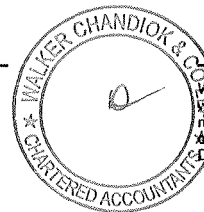
1. We have reviewed the accompanying statement of unaudited consolidated financial results ('the Statement') of Awfis Space Solutions Limited (Formerly known as Awfis Space Solutions Private Limited) ('the Holding Company') and its subsidiary (the Holding Company and its subsidiary together referred to as 'the Group'), (refer Annexure 1 for the subsidiary included in the Statement) for the quarter ended 31 December 2024 and the consolidated year to date results for the period 01 April 2024 to 31 December 2024, 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'). Attention is drawn to the fact that the consolidated figures for the corresponding quarter ended 31 December 2023 as reported in the Statement have been approved by the Holding Company's Board of Directors but have not been subjected to audit or review.
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.

Chartered Accountants

Offices in Bengaluru, Chandigarh, Chennai, Gurugram, Hyderabad, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune



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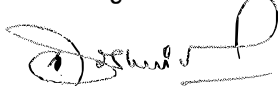
Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Results of the Company pursuant to the Regulation 33 of the Listing Regulations (Cont'd)

5. We did not review the interim financial information of 1 subsidiary included in the Statement, whose financial information reflect total revenues of ₹ 44.40 million and ₹ 125.00 million, total net profit after tax of ₹ 6.37 million and ₹ 24.09 million, total comprehensive income of ₹ 6.37 million and ₹ 24.09 million, for the quarter and nine-month period ended on 31 December 2024, respectively, as considered in the Statement. These interim financial information have 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.

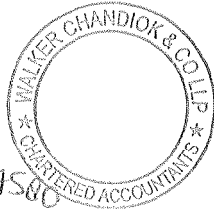
Our conclusion is not modified in respect of this matter with respect to our reliance on the work done by and the report of the other auditor.

6. The audit of consolidated financial results for the period from 01 April 2023 to 31 December 2023 and for the year ended 31 March 2024 included in the Statement was carried out and reported by S.R. Batliboi & Associates LLP who have expressed unmodified opinion vide their audit report dated 02 May 2024 and 19 June 2024, respectively, whose reports have been furnished to us and which have been relied upon by us for the purpose of our review of the Statement. Our conclusion is not modified in respect of this matter.

For Walker ChandioK & Co LLP
Chartered Accountants
Firm Registration No: 001076N/N500013



Nitin Toshniwal
Partner
Membership No. 507568



UDIN: 255075608M1EV8-7580

Place: New Delhi
Date: 11 February 2025

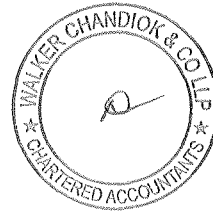
Walker ChandioK &Co LLP

Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Results of the Company 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)



Awfis Space Solutions Limited
(Formerly known as Awfis Space Solutions Private 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 NINE MONTHS ENDED 31 DECEMBER 2024							
Sr. No.	Particulars	Quarter ended			Nine months ended		Year ended
		31 December 2024	30 September 2024	31 December 2023	31 December 2024	31 December 2023	31 March 2024
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)	(Audited)
			Refer note 4		Refer note 3		
1	Income						
	Revenue from operations	3,177.21	2,923.84	2,206.43	8,678.48	6,164.99	8,488.19
	Other income	137.45	95.68	51.33	334.45	171.95	259.84
	Total income	3,314.66	3,019.52	2,257.76	9,012.93	6,336.94	8,748.03
2	Expenses						
	Sub-contracting cost	604.22	561.38	450.03	1,717.20	1,242.92	1,709.09
	Purchases of stock in trade	108.80	96.81	75.15	285.32	178.80	246.83
	Changes in inventories of stock in trade	0.05	0.00	1.45	0.22	2.09	2.36
	Employee benefits expense	279.69	393.83	370.32	1,064.73	991.98	1,356.14
	Finance costs	349.39	304.09	252.40	934.33	691.58	929.67
	Depreciation and amortisation expense	717.91	646.64	536.15	1,947.53	1,452.83	1,959.94
	Other expenses	1,111.78	870.19	635.15	2,746.32	1,966.16	2,719.67
	Total expenses	3,171.84	2,872.94	2,320.65	8,695.65	6,526.36	8,923.70
3	Profit/(loss) before exceptional items and tax (1-2)	142.82	146.58	(62.89)	317.28	(189.42)	(175.67)
4	Exceptional item (refer note 5)	8.97	240.13	-	249.10	-	-
5	Profit/(loss) before tax (3+4)	151.79	386.71	(62.89)	566.38	(189.42)	(175.67)
6	Tax expense						
	Current tax	-	-	-	-	-	-
	Deferred tax	-	-	-	-	-	-
7	Profit/(loss) for the periods/ year (5-6)	151.79	386.71	(62.89)	566.38	(189.42)	(175.67)
8	Other comprehensive income						
	Items that will not be reclassified to profit or loss in subsequent periods:						
	Remeasurements (losses)/ gains on the defined benefit plans	(2.46)	(1.56)	(0.53)	(3.40)	(3.12)	(3.05)
	Income tax effect	-	-	-	-	-	-
	Other comprehensive (loss)/ income net of income tax	(2.46)	(1.56)	(0.53)	(3.40)	(3.12)	(3.05)
9	Total comprehensive income/(loss) for the periods / year (7+8)	149.33	385.15	(63.42)	562.98	(192.54)	(178.72)
10	Paid-up equity share capital (Face value of ₹ 10 each, fully paid)	708.28	702.12	191.52	708.28	191.52	193.27
11	Other equity						2,321.04
	Earnings per equity share (Face value of ₹ 10 each) (Not annualised for quarters)						
	Basic (in ₹)	2.15	5.55	(0.96)	8.19	(3.05)	(2.79)
	Diluted (in ₹)	2.13	5.45	(0.96)	8.10	(3.05)	(2.79)



Awfis Space Solutions Limited
(Formerly known as Awfis Space Solutions Private Limited)
CIN No. L74999DL2014PLC274236

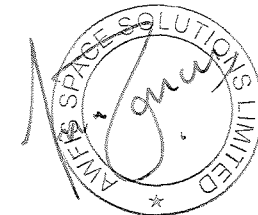
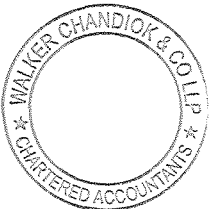
REGD.OFFICE : C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi, India, 110016

(Rs. In millions)

UNAUDITED CONSOLIDATED SEGMENT WISE REVENUE, RESULTS, ASSETS AND LIABILITIES FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2024							
Sr No.	Particulars	Quarter ended			Nine Months ended		Year ended
		31 December 2024 (Unaudited)	30 September 2024 (Unaudited)	31 December 2023 (Unaudited) Refer note 4	31 December 2024 (Unaudited)	31 December 2023 (Audited) Refer note 3	31 March 2024 (Audited)
1	Segment Revenue						
	Revenue from operations						
i.	Co-working space on rent and allied services	2,433.94	2,183.18	1,597.55	6,467.20	4,511.10	6,189.25
ii.	Construction and fit-out projects	732.19	681.52	542.32	2,083.35	1,472.94	2,049.18
iii.	Others	11.08	59.14	66.56	127.93	180.95	249.76
	Total Revenue from operations	3,177.21	2,923.84	2,206.43	8,678.48	6,164.99	8,488.19
	Less: Inter Segment Revenue	-	-	-	-	-	-
	Net Segment Revenue	3,177.21	2,923.84	2,206.43	8,678.48	6,164.99	8,488.19
2	Segment Results						
i.	Co-working space on rent and allied services	166.31	144.12	23.32	319.90	53.26	109.35
ii.	Construction and fit-out projects	52.63	64.76	24.65	185.93	49.87	103.61
iii.	Others	(6.27)	(0.53)	(27.30)	(21.92)	(104.25)	(126.57)
iv.	Total	212.67	208.35	20.67	483.91	(1.12)	86.39
v.	Add: Un-allocable Income	32.53	26.43	13.05	95.50	29.19	39.53
vi.	Less: Un-allocable Expenses	93.41	77.28	81.00	231.78	185.52	260.24
	Less: Finance cost(Un-allocable)	8.97	10.92	15.61	30.35	31.97	41.35
	Profit/(Loss) before Exceptional Items and Tax	142.82	146.58	(62.89)	317.28	(189.42)	(175.67)
	Exceptional income (refer note 5)	8.97	240.13	-	249.10	-	-
	Profit/(Loss) before Tax	151.79	386.71	(62.89)	566.38	(189.42)	(175.67)
3	Segment Assets						
i.	Co-working space on rent and allied services	19,654.26	15,458.23	11,051.11	19,654.26	11,051.11	11,546.32
ii.	Construction and fit-out projects	1,326.75	1,170.21	891.34	1,326.75	891.34	1,019.78
iii.	Others	32.48	79.23	85.65	32.48	85.65	100.62
	Total	21,013.49	16,707.67	12,028.10	21,013.49	12,028.10	12,666.72
iv.	Un-allocable assets	2,316.97	2,827.52	1,494.36	2,316.97	1,494.36	1,314.07
	Total Segment Assets	23,330.46	19,535.19	13,522.46	23,330.46	13,522.46	13,980.79
4	Segment Liabilities						
i.	Co-working space on rent and allied services	17,777.77	14,242.97	10,047.42	17,777.77	10,047.42	10,323.62
ii.	Construction and fit-out projects	702.75	633.79	597.44	702.75	597.44	622.53
iii.	Others	49.61	62.27	78.78	49.61	78.78	75.08
	Total	18,530.13	14,939.03	10,723.64	18,530.13	10,723.64	11,021.23
iv.	Unallocable liabilities	356.16	353.53	326.96	356.16	326.96	445.25
	Total Segment Liabilities	18,886.29	15,292.56	11,050.60	18,886.29	11,050.60	11,466.48

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. Also refer note 5.



Awfis Space Solutions Limited
(Formerly known as Awfis Space Solutions Private Limited)
CIN No: L74999DL2014PLC274236

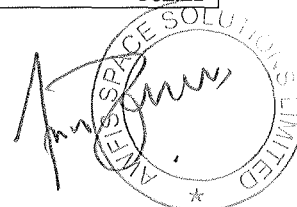
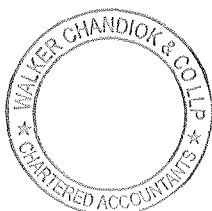
Registered office: C-28-29, Kissan Bhawan, Qutab Institutional Area, South Delhi, New Delhi,
Delhi, India, 110016

Explanatory notes to the statement of unaudited consolidated financial results for the quarter and nine months ended 31 December 2024:

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 ("the Regulations").
2. These consolidated financial results have been reviewed by the Audit Committee at its meeting held on 11 February 2025 and have been approved by the Board of Directors at its meeting held on 11 February 2025. A limited review of the financial results for the quarter and nine months ended 31 December 2024 has been carried out by the Statutory Auditors.
3. The figures for the nine months ended 31 December 2023 have been extracted from the Holding Company's audited consolidated financial statements which were audited by S.R. Batliboi & Associates LLP.
4. The figures for the quarter ended 31 December 2023 are the balancing figures between the audited figures in respect of nine months ended 31 December 2023 as approved by the board of directors and the management certified figures in respect of the six months ended 30 September 2023 which were neither subjected to review nor audit.
5. Pursuant to approval of the Board of Directors of the Holding Company at their meeting held on 09 September 2024, the Holding Company has entered into a Business Transfer Agreement ("BTA") with SMS Integrated Facility Services Private Limited ('Acquirer') for divestiture of its facility management division namely AWFIS Care, as a going concern and on a slump sale basis for cash consideration of ₹ 275 million, out of which ₹ 255 million was received and recognized during the quarter ended 30 September 2024. Further, the cash consideration of ₹275 million also included a consideration of ₹ 20 million, being the Holdback amount, out of which ₹ 17.21 million has been recognized upon fulfilment of the terms and conditions as specified in the BTA during the current quarter ended 31 December 2024. The Holding Company has recognized an exceptional gain amounting to ₹ 8.97 million and ₹ 240.13 million during the quarter ended 31 December 2024 and 30 September 2024 respectively on account of this BTA.
6. During the previous quarter ended 30 June 2024, the Holding Company completed its Initial Public Offer (IPO) where 15,639,638 equity shares of face value of ₹ 10 each have been issued at a price of ₹ 383 per share. The issue comprised of 21.38% fresh issue aggregating to ₹ 1,280 million and 78.62% offer for sale aggregating to ₹ 4,709.30 million. Pursuant to IPO, the equity shares of the Holding Company were listed on BSE Limited and National Stock Exchange of India Limited on 30 May 2024.

The utilization of the IPO proceeds from fresh issue of ₹ 1,170.29 Million (net of offer expenses of ₹ 109.71 Million in relation to fresh issue of shares) is summarized below: -

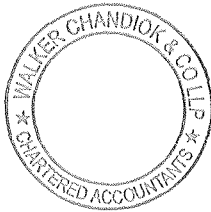
Particulars	Amount to be utilized as per prospectus (₹ Million)	Amount utilized upto 31 December 2024 (₹ Million)	Amount unutilized as at 31 December 2024 (₹ Million)
Funding capital expenditure towards establishment of new centers	420.30	292.90	127.40
Funding working capital requirements	543.70	515.18	28.52
General corporate purposes	206.29	-	206.29
Total	1,170.29	808.08	362.21



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7. Certain amounts that are required to be disclosed and do not appear due to rounding off are expressed as "0.00".
8. During the quarter ended 31 December 2024, the Holding Company has allotted 616,133 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').
9. The results for the quarter and nine months ended 31 December 2024 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>).
10. Previous period figures have been regrouped/reclassified, wherever necessary to confirm to this period's classification. Such regroupings/reclassifications are not material to the consolidated financial results.



Place: New Delhi
Date: 11 February 2025

For and on behalf of the Board of Directors
For Awfis Space Solutions Limited
(Formerly known as Awfis Space Solutions Private Limited)



A handwritten signature in black ink, appearing to read "Amit Ramani".

Amit Ramani
Chairman and Managing Director
DIN: 00549918

B. STATEMENT OF DEVIATION OR VARIATION FOR PROCEEDS OF PUBLIC ISSUE, RIGHTS ISSUE, PREFERENTIAL ISSUE, QUALIFIED INSTITUTIONS PLACEMENT ETC.

Date: February 12, 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: Integrated Filing (Financial) for the quarter and nine months ended on December 31, 2024

Dear Sir/Ma'am,

Pursuant to Regulation 32 of 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 and Circular no. SEBI/HO/CFD/CFD-PoD-2/CIR/P/2024/185 dated December 31, 2024, we hereby attach a statement confirming that there is no deviation/variation in utilisation of funds raised through public issue by the Company for the quarter ended December 31, 2024.

The above information is being made available on the website of the Company <https://www.awfis.com/investor-relations>

Thanking You,

For Awfis Space Solutions Limited

Amit Kumar
Company Secretary and Compliance Officer
M. No. A31237
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
www.awfis.com | Email: info@awfis.com | Phone: 011- 69000657

CIN: L74999DL2014PLC274236

STATEMENT OF DEVIATION/ VARIATION IN UTILISATION OF FUNDS RAISED

Scrip Code	544181
NSE Symbol	AWFIS
MSEI Symbol	NOTLISTED
ISIN	INE108V01019
Name of the listed entity	Awfis Space Solutions Limited
No. of times funds raised	1
Mode of Fund Raising	Public Issues
Date of Raising Funds	29-05-2024
Amount Raised (in Rs. Crores)	128.000
Report filed for Quarter ended	31-12-2024
Monitoring Agency	Applicable
Monitoring Agency Name, if applicable	CARE Ratings Limited
Is there a Deviation / Variation in use of funds raised	No
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the shareholders	Not Applicable
If Yes, Date of shareholder Approval	Not Applicable
Explanation for the Deviation / Variation	Not Applicable
Comments of the Audit Committee after review	No Comments
Comments of the auditors, if any	No Comments

Objects for which funds have been raised and where there has been a deviation, in the following table:
(in Rs. Crores)

Sr.	Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds Utilised	Amount of Deviation/Variation for the quarter according to applicable object
1	Working Capital Requirements	NA	54.370	0.000	51.520	NIL

Corporate and Regd. Office

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www.awfis.com | **Email:** info@awfis.com | **Phone:** 011- 69000657

2	General Corporate Purpose	NA	20.630	0.000	0.000	NIL
3	Issue related expenses	NA	10.970	0.000	7.830	NIL
4	Funding capital expenditure towards establishment of new centers	NA	42.030	0.000	29.290	NIL
	Total		128.000		88.640	

"Deviation or variation could mean:

- (a) Deviation in the objects or purposes for which the funds have been raised or
- (b) Deviation in the amount of funds actually utilized as against what was originally disclosed or
- (c) Change in terms of a contract referred to in the fund raising document i.e. prospectus, letter of offer, etc"

Thanking You,

For Awfis Space Solutions Limited

Amit Kumar

Company Secretary and Compliance Officer

M. No. A31237

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- C. **FORMAT FOR DISCLOSING OUTSTANDING DEFAULT ON LOANS AND DEBT SECURITIES** - Not Applicable
- D. **FORMAT FOR DISCLOSURE OF RELATED PARTY TRANSACTIONS** (applicable only for half yearly filings i.e., 2nd and 4th quarter) – Not Applicable for this quarter.
- E. **STATEMENT ON IMPACT OF AUDIT QUALIFICATIONS (FOR AUDIT REPORT WITH MODIFIED OPINION) SUBMITTED ALONG WITH ANNUAL AUDITED FINANCIAL RESULTS** (Standalone and Consolidated separately) (applicable only for Annual Filing i.e., 4th quarter) – Not Applicable for this quarter

Thanking You,

For Awfis Space Solutions Limited

Amit Kumar

Company Secretary and Compliance Officer

M. No. A31237

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