

November 10, 2025

Listing Department
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex,
Bandra (East), Mumbai – 400 051

Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers, Dalal Street,
Fort, Mumbai – 400 001

Symbol: WEWORK

Scrip Code: 544570

Dear Sir/ Madam,

Subject: Outcome of the Board Meeting

Further to our intimation dated November 3, 2025, we wish to inform you that the Board of Directors at their meeting held today, i.e., November 10, 2025, have *inter-alia*, considered and approved the Unaudited Standalone and Consolidated Financial Results for the quarter and half year ended September 30, 2025.

Pursuant to Regulation 30 and 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose herewith the Unaudited Standalone and Consolidated Financial Results of the Company for the quarter and half year ended September 30, 2025, accompanied by the Limited Review Reports thereon issued by the Statutory Auditors of the Company.

The Board meeting commenced at 09:20 a.m. (IST) and concluded at 11:55 a.m. (IST).

The financial results are also being hosted on the Company's website at <https://wework.co.in/investors-relations/financial-information/#results>.

You are requested to kindly take the above information on record.

Yours faithfully,

For **WeWork India Management Limited**

Udayan Shukla
Company Secretary & Compliance Officer
Membership No.: F11744

Encl.: As above

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**Review Report to
The Board of Directors
WeWork India Management Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of WeWork India Management Limited (the "Company") for the quarter ended September 30, 2025 and year to date from April 01, 2025 to September 30, 2025 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, ("Ind AS 34") Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. 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 Standards on Auditing 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 the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.



S.R. BATLIBOI & ASSOCIATES LLP

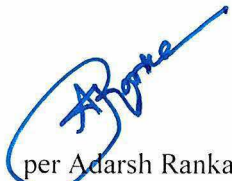
Chartered Accountants

5. The Statement includes the results for the quarter ended September 30, 2024 which have not been subject to review or audit by us or by any other auditor and are approved by the company's Board of Directors.

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004


per Adarsh Ranka

Partner

Membership No.: 209567



UDIN: 25209567BMOLYZ9742

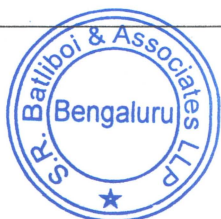
Place: Bengaluru

Date: November 10, 2025

Statement of unaudited Standalone Financial Results for the quarter and six months ended September 30, 2025

(Rs. in Million)

Sl.No	Particulars	Quarter ended			Six months ended		Year Ended
		September 30, 2025	June 30, 2025	September 30, 2024	September 30, 2025	September 30, 2024	March 31, 2025
		Unaudited	Audited	Unaudited (Refer Note 3)	Unaudited	Audited	Audited
	Income						
1	Revenue from operations	5,730.30	5,339.54	4,687.01	11,069.84	9,161.20	19,418.10
2	Other income	5.23	5.91	183.33	11.14	212.46	282.52
3	Finance income	102.67	97.48	115.92	200.15	212.91	463.31
	Total income	5,838.20	5,442.93	4,986.26	11,281.13	9,586.57	20,163.93
	Expenses						
4	Sub-contracting cost	-	36.02	-	36.02	-	144.07
5	Employee benefits expense	473.25	463.40	373.86	936.65	737.47	1,521.70
6	Impairment loss	-	-	7.55	-	7.55	9.99
7	Finance costs	1,531.78	1,364.14	1,571.62	2,895.92	2,900.77	5,978.56
8	Depreciation and amortisation expense	2,309.24	2,232.65	2,021.01	4,541.89	3,935.96	8,226.71
9	Operating expenses	1,275.71	1,311.84	1,164.66	2,587.55	2,284.66	4,681.25
10	Other expenses	174.35	180.96	160.30	355.31	305.07	691.38
	Total expenses	5,764.33	5,589.01	5,299.00	11,353.34	10,171.48	21,253.66
	Profit / (Loss) before exceptional item and tax for the period / year	73.87	(146.08)	(312.74)	(72.21)	(584.91)	(1,089.73)
	Exceptional item (Refer Note 5)	-	-	-	-	-	459.06
	Profit / (Loss) before tax for the period / year	73.87	(146.08)	(312.74)	(72.21)	(584.91)	(1,548.79)
11	Tax expense						
	Current tax charge	-	-	-	-	-	-
	Deferred tax (credit) / charge	-	-	(2,351.63)	-	(2,351.63)	(2,853.82)
	Total tax expense/(credit)	-	-	(2,351.63)	-	(2,351.63)	(2,853.82)
12	Profit / (Loss) for the period / year	73.87	(146.08)	2,038.89	(72.21)	1,766.72	1,305.03
13	Other comprehensive income/(loss) (OCI)						
	Items that will not be reclassified to profit or loss in subsequent periods/years:						
	Re-measurement (loss) / gain on defined benefit plans	0.89	(4.31)	(1.68)	(3.42)	(4.09)	(7.82)
	Income tax effect on above credit / (charge)	(1.08)	1.08	-	-	-	1.97
	OCI for the period/year (net of tax)	(0.19)	(3.23)	(1.68)	(3.42)	(4.09)	(5.85)
14	Total comprehensive income / (Loss) for the period / year	73.68	(149.31)	2,037.21	(75.63)	1,762.63	1,299.18
15	Paid-up equity share capital (Face Value of Rs.10/- per share)	1,340.23	1,340.23	548.06	1,340.23	548.06	1,340.23
	Earnings/(Loss) per equity share						
	[Nominal value of share Rs. 10/- per share] (Not Annualised for the period)						
	Basic (Rs. per share)	0.55	(1.09)	16.10	(0.54)	13.96	10.18
	Diluted (Rs. per share)	0.55	(1.09)	16.06	(0.54)	13.91	10.11





WeWork India Management Limited
(formerly known as WeWork India Management Private Limited)

CIN: U74999KA2016PLC093227

Regd Office: 6th Floor, Prestige Central

36, Infantry Road, Shivaji Nagar Bengaluru 560 001, Karnataka, India

Statement of unaudited standalone Financial Results for the quarter and six months ended September 30, 2025

Notes to financial results:

1) Standalone Statement of Assets and Liabilities

Notes	Particulars	(Rs. in Million)	
		As at	As at
		September 30, 2025	March 31, 2025
		Unaudited	Audited
A	ASSETS		
I	Non-current assets		
	(a) Property, plant and equipment	9,409.72	9,090.62
	(b) Capital work-in-progress	424.22	342.29
	(c) Right-of-use assets	37,910.76	33,946.73
	(d) Intangible assets	43.82	53.99
	(e) Financial assets		
	(i) Investments	298.88	298.88
	(ii) Other financial assets	2,551.04	2,153.45
	(f) Deferred tax assets (net)	2,855.79	2,855.79
	(g) Income tax assets (net)	776.62	570.81
	(h) Other non-current assets	518.99	134.11
	Total non-current assets	54,789.84	49,446.67
II	Current assets		
	(a) Financial assets		
	(i) Investments	316.77	306.73
	(ii) Trade receivables	1,213.25	798.01
	(iii) Cash and cash equivalents	78.52	207.01
	(iv) Loans	1,000.00	1,000.00
	(v) Other financial assets	1,681.40	1,401.98
	(b) Other current assets	632.27	793.55
	Total current assets	4,922.21	4,507.28
	Total assets	59,712.05	53,953.95
B	EQUITY AND LIABILITIES		
I	Equity		
	(a) Equity share capital	1,340.23	1,340.23
	(b) Other equity	768.72	752.31
	Total equity	2,108.95	2,092.54
II	Non-current liabilities		
	(a) Financial liabilities		
	(i) Borrowings	2,335.32	2,090.44
	(ii) Lease liabilities	37,605.44	33,989.90
	(iii) Other financial liabilities	1,143.42	1,618.66
	(b) Provisions	93.04	86.83
	(c) Other non-current liabilities	180.03	194.26
	Total non - current liabilities	41,357.25	37,980.09
III	Current liabilities		
	(a) Financial liabilities		
	(i) Borrowings	1,754.17	1,006.56
	(ii) Lease liabilities	6,241.70	5,636.90
	(iii) Trade payables		
	-Total outstanding dues of micro enterprises and small enterprises	32.76	43.75
	-Total outstanding dues of creditors other than micro enterprises and small enterprises	426.65	471.13
	(iv) Other financial liabilities	6,846.02	5,694.82
	(b) Other current liabilities	631.32	739.25
	(c) Provisions	313.23	288.91
	Total current liabilities	16,245.85	13,881.32
	Total equity and liabilities	59,712.05	53,953.95



[Handwritten signature]



WeWork India Management Limited
(formerly known as WeWork India Management Private Limited)

CIN: U74999KA2016PLC093227

Regd Office: 6th Floor, Prestige Central

36, Infantry Road, Shivaji Nagar Bengaluru 560 001, Karnataka, India

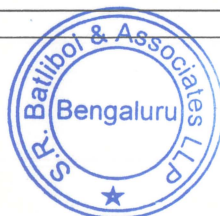
Statement of unaudited standalone Financial Results for the quarter and six months ended September 30, 2025

2) Standalone Statement of cash flows

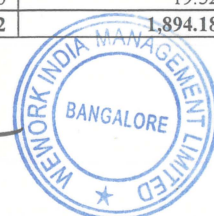
(Rs. in Million)

Particulars	Six months ended	
	September 30, 2025	September 30, 2024
	Unaudited	Audited
Cash flows from operating activities		
Profit / (loss) before tax	(72.21)	(584.91)
Adjustments for:		
Depreciation and amortisation expense	4,541.89	3,935.96
Share based payment expense	92.04	38.76
Provision for doubtful debts (net of reversals)	35.26	12.10
Profit on sale of investments in mutual funds (net)	-	(32.89)
Gain on financial instruments at fair value through profit and loss	(10.04)	(12.84)
(Profit) / Loss on sale of property plant and equipment (net)	1.24	1.19
Finance income	(200.15)	(212.91)
Impairment Loss	-	7.55
Gain on termination /modification of lease (net)	-	(159.39)
Finance costs	2,895.92	2,900.77
Operating profit before working capital changes	7,283.95	5,893.39
Working capital adjustments:		
(Increase) / Decrease in trade receivables	(450.50)	(224.34)
Decrease / (Increase) in other assets	161.28	191.49
Decrease / (Increase) in other financial assets	(596.56)	(298.99)
(Decrease) / Increase in trade payables	(57.64)	(177.28)
Increase / (Decrease) in provisions	27.10	43.30
Increase / (Decrease) in other liabilities	(122.16)	31.64
Increase / (Decrease) in other financial liabilities	929.44	520.34
Cash generated from operations	7,174.91	5,979.55
Income taxes paid (net of refunds)	(205.81)	(285.64)
Net cash generated from operating activities (A)	6,969.10	5,693.91
Cash flows from investing activities		
Acquisition of property, plant and equipment and intangible assets	(2,073.12)	(1,872.86)
Proceeds from sale of property, plant and equipment	1.91	2.81
Payment for acquiring right of use asset (stamp duty and brokerage)	(679.53)	(284.71)
Investment/ (Redemption) made in bank deposits (having original maturity of more than three months)	(156.46)	(1.77)
Investment in equity instruments of a subsidiary and associate	-	(51.55)
Proceeds from sale of current investments	-	1,323.51
Interest received	-	15.16
Net cash generated / (used) in investing activities (B)	(2,907.20)	(869.41)
Cash flows from financing activities		
Proceeds from borrowings	1,465.24	1,897.46
Repayment of borrowings	(492.79)	(376.08)
Interest, bank charges and processing charges paid	(200.97)	(418.83)
Interest paid on vehicle loan	(3.92)	(2.18)
Payment of principal portion of lease liabilities	(2,460.85)	(2,159.75)
Interest paid on lease liabilities	(2,497.10)	(2,079.16)
Net cash generated from / (used in) financing activities (C)	(4,190.39)	(3,138.54)
Net increase/ (decrease) in cash and cash equivalents (A+B+C)	(128.49)	1,685.96
Cash and cash equivalents at the beginning of the period	207.01	208.22
Cash and cash equivalents at the end of the period	78.52	1,894.18

Break up of cash and cash equivalents at the end of the period	September 30, 2025	September 30, 2024
Cash and cash equivalents at the end of the period including bank balance		
- in current accounts	75.52	1,874.66
- in escrow accounts	3.00	19.52
Cash and cash equivalents at the end of the period	78.52	1,894.18



Handwritten signature





WeWork India Management Limited
(formerly known as WeWork India Management Private Limited)

CIN: U74999KA2016PLC093227

Regd Office: 6th Floor, Prestige Central

36, Infantry Road, Shivaji Nagar Bengaluru 560 001, Karnataka, India

Statement of unaudited standalone Financial Results for the quarter and six months ended September 30, 2025

Notes to the standalone financial results (continued):

- 3 Pursuant to Initial Public Offering "IPO" as explained in note 6 below, the Statement of unaudited standalone financial results of WeWork India Management Limited (the "Company") for the quarter and six months ended September 30, 2025, is drawn up for the first time in accordance with the Regulation 33 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, which was reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on November 10, 2025 and were subjected to limited review by the Statutory Auditors of the Company.

Further, the figures for quarter ended September 30, 2024 as reported in these unaudited standalone financial results have been approved by the Board of Directors but have not been subjected to review or audit of the statutory auditors.

- 4 These unaudited standalone financial results has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33, Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
- 5 During the year ended March 31, 2025, the Company has prepaid outstanding Non-Convertible Debentures before the term of the Debentures. On prepayment of Debentures, the differential value between the books and the amount prepaid amounting to Rs. 459.06 million is accounted through the standalone statement of profit and loss. The Company has considered such expense as exceptional item and disclosed separately in the standalone statements of profit and loss.
- 6 Subsequent to the quarter ended September 30, 2025:
The Company has completed its IPO comprising offer for sale of 46,296,296 equity shares of face value of Rs. 10 each aggregating to Rs. 29,996.43 million (which comprises of 59,523 number of equity shares offered to employees at premium of Rs. 578 per equity share and balance 46,236,773 number of equity shares offered at premium of Rs. 638 per equity share). The total proceeds on account of offer for sale is Rs. 29,996.43 million. The Company's equity shares were listed on the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE) on October 10, 2025.
- 7 During the quarter and six months ended September 30, 2025, the Company has granted 561,324 and 575,561 Employee Stock Options respectively to eligible employees under the Employee Stock Option Plan 2018 ("ESOP 2018"), as approved by Nomination and Remuneration Committee.
- 8 The Company is primarily engaged in the business of managed workspace provider and provision for allied services which falls within a single reportable segment as the Board of Directors being the Chief Operating Decision Maker ("CODM") of the Company views the entire business activities as managed workspace provider. Accordingly, there are no additional disclosures to be furnished in accordance with the requirements of Ind AS 108- Operating Segments with respect to single reportable segment. Further, the operations of the Company are domiciled in India and therefore there are no reportable geographical segment. The Company does not have any single external customer contributing to 10% or more of the Company's revenue.

For and on behalf of Board of Directors

WeWork India Management Limited (formerly known as WeWork India Management Private Limited)

Karan Virwani
Managing Director and Chief Executive Officer
DIN: 03071954



Place : Bengaluru
Date : November 10, 2025

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**Review Report to
The Board of Directors
WeWork India Management Limited**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of WeWork India Management Limited (the "Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its associate for the quarter ended September 30, 2025 and year to date from April 01, 2025 to September 30, 2025 (the "Statement") attached herewith, 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 (the "Listing Regulations").
2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, ("Ind AS 34") "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors. 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. 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 Standards on Auditing 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 Master Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.



S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

4. The Statement includes the results of the following entities:

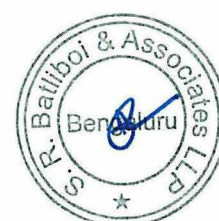
Sl.No	Name of Entities
A)	Holding Company
1	WeWork India Management Limited
B)	Subsidiaries
1	WW Tech Solutions India Private Limited
2	Zoapi Innovations Private Limited
C)	Associate
1	MyHQ Anarock Private Limited

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. The Statement includes the results for the quarter ended September 30, 2024 which have not been subject to review or audit by us or by any other auditor and are approved by the company's Board of Directors.

7. Other Matters

The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of:

- 2 subsidiaries, whose unaudited interim financial results include total assets of Rs. 255.54 million as at September 30, 2025, total revenues of Rs. 21.52 million and Rs. 36.81 million, total net profit/(loss) after tax of Rs. 2.46 million and Rs. 1.41 million, total comprehensive income/(loss) of Rs. 2.53 million and Rs. 1.40 million, for the quarter ended September 30, 2025 and for the period ended on that date respectively, and net cash (outflows)/inflows of Rs. 14.30 million for the period from April 1, 2025 to September 30, 2025, as considered in the Statement which have been reviewed by their respective independent auditors.
- 1 associate, whose unaudited interim financial results include Group's share of net profit/(loss) of Rs. (2.74) million and Rs. (6.19) million and Group's share of total comprehensive income/(loss) of Rs. (2.89) million and Rs. (6.49) million for the quarter ended September 30, 2025 and for the period from April 1, 2025 to September 30, 2025 respectively, as considered in the Statement whose interim financial results, other financial information have been reviewed by its respective independent auditor.



S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

The independent auditor's reports on interim financial information/ financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of these subsidiaries and associate is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.

Our conclusion on the Statement in respect of matters stated in para above is not modified with respect to our reliance on the work done and the reports of the other auditors.

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

per Adarsh Ranka

Partner

Membership No.: 209567



UDIN: 25209567 BMOL Y YG056

Place: Bengaluru

Date: November 10, 2025



WeWork India Management Limited
(formerly known as WeWork India Management Private Limited)
CIN: U74999KA2016PLC093227
Regd Office: 6th Floor, Prestige Central
36, Infantry Road, Shivaji Nagar Bengaluru 560 001, Karnataka, India

Statement of unaudited Consolidated Financial Results for the quarter and six months ended September 30, 2025

(Rs. in Million)

SL No	Particulars	Quarter ended			Six months ended		Year Ended
		September 30, 2025	June 30, 2025	September 30, 2024	September 30, 2025	September 30, 2024	March 31, 2025
		Unaudited	Audited	Unaudited (Refer Note 3)	Unaudited	Audited	Audited
	Income						
1	Revenue from operations	5,747.02	5,353.10	4,695.35	11,100.12	9,181.86	19,492.11
2	Other income	5.24	5.91	183.33	11.15	212.46	282.52
3	Finance income	103.16	98.12	116.07	201.28	213.28	465.38
	Total income	5,855.42	5,457.13	4,994.75	11,312.55	9,607.60	20,240.01
	Expenses						
4	Sub-contracting cost	-	36.02	-	36.02	-	144.07
5	Cost of materials consumed	4.05	3.77	3.93	7.82	12.88	27.44
6	Employee benefits expense	483.53	473.27	379.06	956.80	747.28	1,550.06
7	Finance costs	1,531.92	1,364.28	1,571.69	2,896.20	2,900.93	5,978.94
8	Depreciation and amortisation expense	2,312.12	2,234.92	2,024.08	4,547.04	3,941.81	8,237.30
9	Operating expenses	1,281.53	1,299.98	1,160.53	2,581.51	2,280.53	4,677.12
10	Other expenses	177.14	182.42	164.56	359.56	311.04	714.00
	Total expenses	5,790.29	5,594.66	5,303.85	11,384.95	10,194.47	21,328.93
	Profit/(Loss) before share of loss in associate, exceptional item and tax for the period/ year	65.13	(137.53)	(309.10)	(72.40)	(586.87)	(1,088.92)
	Share of loss in associate	(2.74)	(3.45)	(5.48)	(6.19)	(17.10)	(19.91)
	Profit/(Loss) before exceptional item and tax for the period/ year	62.39	(140.98)	(314.58)	(78.59)	(603.97)	(1,108.83)
	Exceptional item (Refer Note 5)	-	-	-	-	-	(459.06)
	Profit/(Loss) before tax for the period / year	62.39	(140.98)	(314.58)	(78.59)	(603.97)	(1,567.89)
11	Tax expense						
	Current tax charge	0.56	-	1.25	0.56	3.67	7.64
	Deferred tax (credit) / charge	(2.23)	0.49	(2,353.27)	(1.74)	(2,353.36)	(2,857.38)
	Total tax expense/(credit)	(1.67)	0.49	(2,352.02)	(1.18)	(2,349.69)	(2,849.74)
12	Profit / (Loss) for the period / year	64.06	(141.47)	2,037.44	(77.41)	1,745.72	1,281.85
13	Other comprehensive income/(loss) (OCI)						
	Items that will not be reclassified to profit or loss in subsequent periods/years:						
	Re-measurement (loss) / gain on defined benefit plans	0.98	(4.42)	(2.31)	(3.44)	(4.14)	(7.89)
	Income tax effect on above credit / (charge)	(1.11)	1.11	-	-	-	1.99
	Share of other comprehensive loss of an associate	(0.15)	(0.15)	(0.12)	(0.30)	(0.23)	(0.26)
	OCI for the period/year(net of tax)	(0.28)	(3.46)	(2.43)	(3.74)	(4.37)	(6.16)
14	Total comprehensive Income / (Loss) for the period/year	63.78	(144.93)	2,035.01	(81.15)	1,741.35	1,275.69
15	Profit / (Loss) for the period/year attributable to:						
	Owners of the Parent	62.91	(141.04)	2,036.34	(78.13)	1,741.32	1,273.98
	Non-controlling interests	1.15	(0.43)	1.10	0.72	4.40	7.87
16	Other comprehensive income/(loss) for the period/year attributable to:						
	Owners of the Parent	(0.32)	(3.41)	(2.44)	(3.73)	(4.37)	(6.13)
	Non-controlling interests	0.04	(0.05)	0.01	(0.01)	-	(0.03)
17	Total comprehensive Income/(loss) for the period/year attributable to:						
	Owners of the Parent	62.59	(144.45)	2,033.90	(81.86)	1,736.95	1,267.83
	Non-controlling interests	1.19	(0.48)	1.11	0.71	4.40	7.87
18	Paid up Equity Share Capital(Face Value Rs.10/- per share)	1,340.23	1,340.23	548.06	1,340.23	548.06	1,340.23
	Earnings/(Loss) per equity share						
	[Nominal value of share Rs. 10/- per share] (Not Annualised for the period)						
	Basic (Rs. per share)	0.47	(1.05)	16.08	(0.58)	13.75	9.93
	Diluted (Rs. per share)	0.47	(1.05)	16.04	(0.58)	13.71	9.87





WeWork India Management Limited
(formerly known as WeWork India Management Private Limited)

CIN: U74999KA2016PLC093227

Regd Office: 6th Floor, Prestige Central
36, Infantry Road, Shivaji Nagar Bengaluru 560 001, Karnataka, India

Statement of unaudited Consolidated Financial Results for the quarter and six months ended September 30, 2025

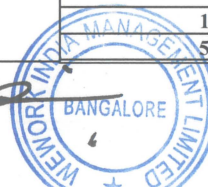
Notes to financial results:

1) Consolidated Statement of Assets and Liabilities

		(Rs. in Million)	
SL No	Particulars	As at September 30, 2025	As at March 31, 2025
		Unaudited	Audited
A	ASSETS		
I	Non-current assets		
	(a) Property, plant and equipment	9,401.73	9,084.68
	(b) Capital work-in-progress	424.22	336.70
	(c) Right-of-use assets	37,910.76	33,946.73
	(d) Goodwill	22.21	22.21
	(e) Other intangible assets	57.38	74.00
	(f) Investments accounted for using equity method	100.04	106.53
	(g) Financial assets		
	(i) Investments	42.59	20.87
	(ii) Other financial assets	2,551.04	2,153.46
	(h) Deferred tax assets (net)	2,851.71	2,849.96
	(i) Income tax assets (net)	781.00	574.84
	(j) Other non-current assets	519.06	134.11
	Total non-current assets	54,661.74	49,304.09
II	Current assets		
	(a) Inventories	5.59	6.63
	(b) Financial assets		
	(i) Investments	316.77	306.73
	(ii) Trade receivables	1,237.10	831.57
	(iii) Cash and cash equivalents	89.68	235.55
	(iv) Bank balances other than cash and cash equivalents	36.72	31.71
	(v) Loans	1,000.00	1,000.00
	(vi) Other financial assets	1,681.33	1,403.19
	(c) Other current assets	631.28	797.25
	Total current assets	4,998.47	4,612.63
	Total assets	59,660.21	53,916.72
B	EQUITY AND LIABILITIES		
I	Equity		
	(a) Equity share capital	1,340.23	1,340.23
	(b) Other equity	666.93	656.75
	Equity attributable to owners of the parent	2,007.16	1,996.98
	Non-controlling interest	8.32	7.61
	Total equity	2,015.48	2,004.59
II	Non-current liabilities		
	(a) Financial liabilities		
	(i) Borrowings	2,340.38	2,094.57
	(ii) Lease liabilities	37,605.44	33,989.90
	(iii) Other financial liabilities	1,143.42	1,618.66
	(b) Provisions	93.82	87.45
	(c) Other non-current liabilities	180.03	194.26
	Total non - current liabilities	41,363.09	37,984.84
III	Current liabilities		
	(a) Financial liabilities		
	(i) Borrowings	1,755.55	1,007.59
	(ii) Lease liabilities	6,241.70	5,636.90
	(iii) Trade payables		
	-Total outstanding dues of micro enterprises and small enterprises	27.95	43.92
	-Total outstanding dues of creditors other than micro enterprises and small enterprises	427.20	472.09
	(iv) Other current financial liabilities	6,864.08	5,713.15
	(b) Other current liabilities	644.79	755.89
	(c) Provisions	314.06	289.58
	(d) Current tax liabilities (net)	6.31	8.17
	Total current liabilities	16,281.64	13,927.29
	Total equity and liabilities	59,660.21	53,916.72



Handwritten signature





WeWork India Management Limited
(formerly known as WeWork India Management Private Limited)

CIN: U74999KA2016PLC093227

Regd Office: 6th Floor, Prestige Central
36, Infantry Road, Shivaji Nagar Bengaluru 560 001, Karnataka, India

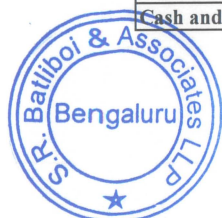
Statement of unaudited Consolidated Financial Results for the quarter and six months ended 30 September 2025

2) Consolidated Statement of cash flows

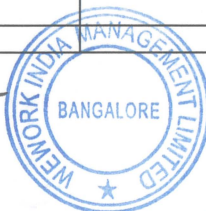
(Rs. in Million)

Particulars	Six months ended	
	September 30, 2025	September 30, 2024
	Unaudited	Audited
Cash flows from operating activities		
Profit / (loss) before tax	(72.40)	(586.87)
Adjustments for:		
Depreciation and amortisation expense	4,547.04	3,941.81
Share based payment expense	92.04	38.76
Provision for doubtful debts (net of reversals)	35.26	12.10
Profit on sale of investments in mutual funds (net)	-	(32.89)
Gain on financial instruments at fair value through profit and loss	(10.04)	(12.84)
(Profit) / Loss on sale of property plant and equipment (net)	1.24	1.19
Finance income	(201.28)	(214.88)
Gain on termination /modification of lease (net)	-	(159.39)
Finance costs	2,896.20	2,900.93
Operating profit before working capital changes	7,288.06	5,887.92
Working capital adjustments:		
Decrease / (Increase) in inventories	1.04	(2.65)
(Increase) / Decrease in trade receivables	(440.79)	(239.08)
Decrease / (Increase) in other assets	165.97	190.11
Decrease / (Increase) in other financial assets	(595.26)	(299.06)
(Decrease) / Increase in trade payables	(63.02)	(179.05)
Increase / (Decrease) in provisions	27.41	43.58
Increase / (Decrease) in other liabilities	(125.36)	38.69
Increase / (Decrease) in other financial liabilities	929.18	520.57
Cash generated from operations	7,187.23	5,961.03
Income taxes paid (net of refunds)	(208.02)	(286.48)
Net cash generated from operating activities (A)	6,979.21	5,674.55
Cash flows from investing activities		
Acquisition of property, plant and equipment and intangible assets	(2,076.94)	(1,861.81)
Proceeds from sale of property, plant and equipment	1.91	2.81
Payment for acquiring right of use asset (stamp duty and brokerage)	(679.53)	(284.71)
Investment/ (Redemption) made in bank deposits (having original maturity of more than three months)	(161.46)	0.93
Proceeds from sale of current investments	-	1,323.51
Purchase of non-current investments	(21.72)	(20.87)
Interest received	1.13	17.14
Net cash generated / (used) in investing activities (B)	(2,936.61)	(823.00)
Cash flows from financing activities		
Proceeds from borrowings	1,466.17	1,897.08
Repayment of borrowings	(491.51)	(376.08)
Interest, bank charges and processing charges paid	(201.00)	(419.01)
Interest paid on vehicle loan	(4.18)	(2.18)
Payment of principal portion of lease liabilities	(2,460.85)	(2,159.75)
Interest paid on lease liabilities	(2,497.10)	(2,079.16)
Net cash generated from / (used in) financing activities (C)	(4,188.47)	(3,139.10)
Net increase/ (decrease) in cash and cash equivalents (A+B+C)	(145.87)	1,712.45
Cash and cash equivalents at the beginning of the period	235.55	210.58
Cash and cash equivalents at the end of the period	89.68	1,923.03

Break up of cash and cash equivalents at the end of the period	September 30, 2025	September 30, 2024
Cash and cash equivalents at the end of the period including bank balance		
- in current accounts	86.68	1,903.51
- in escrow accounts	3.00	19.52
Cash and cash equivalents at the end of the period	89.68	1,923.03



[Handwritten signature]





WeWork India Management Limited
(formerly known as WeWork India Management Private Limited)

CIN: U74999KA2016PLC093227

Regd Office: 6th Floor, Prestige Central

36, Infantry Road, Shivaji Nagar Bengaluru 560 001, Karnataka, India

Statement of unaudited Consolidated Financial Results for the quarter and six months ended September 30, 2025

Notes to the Consolidated financial results (continued):

3 Pursuant to Initial Public Offering "IPO" as explained in note 6 below, the Statement of unaudited consolidated financial results of WeWork India Management Limited (the "Company" or the "Holding Company") and its subsidiaries (the Company and its subsidiaries together referred to as "the Group") for the quarter and six months ended September 30, 2025, is drawn up for the first time in accordance with the Regulation 33 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, which was reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on November 10, 2025 and were subjected to limited review by the Statutory Auditors of the Company.

Further, the figures for quarter ended September 30, 2024 as reported in these unaudited consolidated financial results have been approved by the Board of Directors but have not been subjected to review or audit of the statutory auditors.

4 These unaudited consolidated financial results has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33, Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

5 During the year ended March 31, 2025, the Holding Company has prepaid outstanding Non-Convertible Debentures before the term of the Debentures. On prepayment of Debentures, the differential value between the books and the amount prepaid amounting to Rs. 459.06 million is accounted through the consolidated statement of profit and loss. The Group has considered such expense as exceptional item and disclosed separately in the consolidated statement of profit and loss.

6 Subsequent to the quarter ended September 30, 2025:

The Company has completed its "IPO" comprising offer for sale of 46,296,296 equity shares of face value of Rs. 10 each aggregating to Rs. 29,996.43 million (which comprises of 59,523 number of equity shares offered to employees at premium of Rs. 578 per equity share and balance 46,236,773 number of equity shares offered at premium of Rs. 638 per equity share). The total proceeds on account of offer for sale is Rs. 29,996.43 million.

The Company's equity shares were listed on the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE) on October 10, 2025.

7 During the quarter and six months ended September 30, 2025, the Holding Company has granted 561,324 and 575,561 Employee Stock Options respectively to eligible employees under the Employee Stock Option Plan 2018 ("ESOP 2018"), as approved by Nomination and Remuneration Committee.

8 The Group is primarily engaged in the business of managed workspace provider and provision for allied services which falls within a single reportable segment as the Board of Directors being the Chief Operating Decision Maker ('CODM') of the Holding Company views the entire business activities as managed workspace provider. Accordingly, there are no additional disclosures to be furnished in accordance with the requirements of Ind AS 108- Operating Segments with respect to single reportable segment. Further, the operations of the Group are domiciled in India and therefore there are no reportable geographical segment. The Group does not have any single external customer contributing to 10% or more of the Group's revenue.

9 Figures for unaudited standalone financial results of the Company for the quarter and six months ended September 30, 2025 are as follows:

Particulars	Quarter ended			Six months ended		(Rs. in Million)
	September 30, 2025	June 30, 2025	September 30, 2024	September 30, 2025	September 30, 2024	Year Ended March 31, 2025
	Unaudited	Audited	Unaudited (Refer Note 3)	Unaudited	Audited	Audited
Revenue from operations	5,730.30	5,339.54	4,687.01	11,069.84	9,161.20	19,418.10
Profit / (Loss) before tax for the period / year	73.87	(146.08)	(312.74)	(72.21)	(584.91)	(1,548.79)
Profit / (Loss) for the period / year	73.87	(146.08)	2,038.89	(72.21)	1,766.72	1,305.03

For and on behalf of Board of Directors

WeWork India Management Limited (formerly known as WeWork India Management Private Limited)

Karan Virwani
Managing Director and Chief Executive Officer
DIN: 03071954
Place : Bengaluru
Date : November 10, 2025

