



Date: 10th February 2026

To,

BSE Limited,
20th Floor, P.J. Towers,
Dalal Street,
Mumbai - 400001
BSE Scrip Code: 544454

National Stock Exchange of India Limited,
Exchange Plaza, C-1, Block G,
Bandra Kurla Complex, Bandra (E),
Mumbai – 400 051
NSE Scrip Symbol: INDIQUBE

Subject: Outcome of the Board Meeting of Indiqube Spaces Limited (“the Company”) held on 10th February 2026

Ref.: Disclosure under Regulation 33 and Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/ Ma'am,

With reference to the captioned subject, we would like to inform you that pursuant to Regulation 33 and Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”), the Board of Directors of the Company at their meeting held today, i.e., Tuesday, 10th February 2026 which commenced at 03:15 PM and concluded at 05:30 PM have inter-alia:

1. Approved the unaudited financial statements for the quarter and nine months ended 31st December 2025 along with Limited Review Report with unmodified opinion issued by the Statutory Auditors of Company. Copies of the same are enclosed herewith.

This information will also be made available on the Company's website at: <https://indiqube.com/investor/>.

You are requested to take the information on record and kindly acknowledge receipt of the same.

Thanking You.

For Indiqube Spaces Limited

Pranav Ayanath Kuttayat
Company Secretary and Compliance Officer
Membership No. A57351

Walker Chandio & Co LLP

Walker Chandio & Co LLP
5th Floor, No.65/2, Block "A",
Bagmane Tridib, Bagmane
Tech Park, C V Raman Nagar,
Bengaluru
560093
T +91 80 4243 0700
F +91 80 4126 1228

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

To the Board of Directors of Indiqube Spaces Limited (formerly known as Indiqube Spaces Private Limited, Innovent Spaces Private Limited)

1. We have reviewed the accompanying statement of unaudited financial results ('the Statement') of Indiqube Spaces Limited (formerly known as Indiqube Spaces Private Limited, Innovent Spaces Private Limited) ('the Company') for the quarter ended 31 December 2025 and the year to date results for the period 01 April 2025 to 31 December 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'). Attention is drawn to the fact that the figures for the corresponding quarter ended 31 December 2024 and year-to-date period 01 April 2024 to 31 December 2024 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.

Walker Chandiook & Co LLP

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 Chandiook & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013

LOKESH

KHEMKA

Digitally signed by
LOKESH KHEMKA
Date: 2026.02.10
18:21:43 +05'30'

Lokesh Khemka

Partner

Membership No. 067878

UDIN: 26067878SJTYUI5458

Bengaluru

10 February 2026

Indiqube Spaces Limited
(formerly known as Indiqube Spaces Private Limited, Innovent Spaces Private Limited)
Registered office: Plot # 53, Careernet Campus, Kariyammanna Agrahara Road, Devarabisanahalli, Outer Ring Road, Bengaluru – 560 103, Karnataka, India
Website : www.indiqube.com, Email ID : info@indiqube.com, CIN: L45400KA2015PLC133523, PH No. +91 9900092210

(Amount in Rs. millions, unless otherwise stated)

Statement of financial results for quarter and nine months ended 31 December 2025

Sl. No	Particulars	Quarter ended			Nine months ended		Year ended
		31 December 2025 (Unaudited)	30 September 2025 (Unaudited)	31 December 2024 (Unaudited) <i>Refer note 3</i>	31 December 2025 (Unaudited)	31 December 2024 (Unaudited) <i>Refer note 3</i>	31 March 2025 (Audited)
1	Income						
	Revenue from operations	3,899.36	3,501.36	2,678.91	10,493.65	7,623.42	10,592.86
	Other income	211.55	164.54	125.90	524.41	334.55	436.45
	Total income	4,110.91	3,665.90	2,804.81	11,018.06	7,957.97	11,029.31
2	Expenses						
	Purchases of traded goods	341.43	264.83	109.60	706.79	350.17	519.53
	Changes in inventories of stock-in-trade	(7.12)	(4.48)	-	(11.60)	-	-
	Employee benefits expense	235.06	248.98	175.87	683.75	527.88	758.26
	Finance costs	1,123.31	1,067.94	862.70	3,290.56	2,392.06	3,303.51
	Depreciation and amortisation expense	1,691.91	1,562.29	1,168.66	4,684.04	3,567.54	4,871.39
	Other expenses	957.33	913.21	815.90	2,782.03	2,279.54	3,149.65
	Total expenses	4,341.92	4,052.77	3,132.73	12,135.57	9,117.19	12,602.34
3	Loss before tax for the period / year	(231.01)	(386.87)	(327.92)	(1,117.51)	(1,159.22)	(1,573.03)
4	Tax expense / (credit)						
	-Current tax	60.96	30.24	6.30	129.92	31.94	76.77
	-Deferred tax	(121.30)	(118.44)	(196.97)	(410.54)	(108.31)	(253.63)
	Total tax expense	(60.34)	(88.20)	(190.67)	(280.62)	(76.37)	(176.86)
5	Loss after tax for the period / year	(170.67)	(298.67)	(137.25)	(836.89)	(1,082.85)	(1,396.17)
6	Other comprehensive income/ (loss)						
	<i>Items that will not be reclassified subsequently to profit or loss</i>						
	Re-measurement gain/ (loss) on defined benefit plans	17.26	(4.78)	(0.73)	7.70	(0.49)	(19.10)
	Income tax effect on above	(4.34)	1.20	0.12	(1.94)	0.12	4.81
	Total other comprehensive income/ (loss), net of tax	12.92	(3.58)	(0.61)	5.76	(0.37)	(14.29)
7	Total comprehensive loss for the period / year	(157.75)	(302.25)	(137.86)	(831.13)	(1,083.22)	(1,410.46)
8	Paid-up equity share capital (face value of Re. 1 per share)	211.97	210.01	130.18	211.97	130.18	130.18
9	Other equity						(232.98)
10	Earnings per equity share in Rs.						
	<i>(not annualised for quarters and nine months)</i>						
	a) Basic	(0.81)	(1.48)	(0.75)	(4.22)	(5.93)	(7.65)
	b) Diluted	(0.81)	(1.48)	(0.75)	(4.22)	(5.93)	(7.65)

Indiqube Spaces Limited

(formerly known as Indiqube Spaces Private Limited, Innovent Spaces Private Limited)

Registered office: Plot # 53, Careernet Campus, Kariyammanna Agrahara Road, Devarabisanahalli, Outer Ring Road, Bengaluru – 560 103, Karnataka, India

Website : www.indiqube.com, Email ID : info@indiqube.com, CIN: L45400KA2015PLC133523, PH No. +91 9900092210

Notes :

- 1 The unaudited financial results of the Company for the quarter and nine months ended 31 December 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 10 February 2026 and have been reviewed by the Statutory Auditors.
- 2 These results have been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34, 'Interim Financial Reporting' prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
- 3 The figures for the quarter and nine months ended 31 December 2024 have been extracted from the Company's unaudited financial statements as approved by the Board of Directors, which were neither subjected to review nor audit by the Statutory Auditors. However, the management has exercised necessary due diligence to ensure that the financial results for such periods provide a true and fair view of Company's affairs.
- 4 During the quarter ended 30 September 2025, the Company has completed the Initial Public Offering ('IPO') of 29,542,340 equity shares of face value of Re.1 each at an issue price of Rs. 237 per equity share (including share premium of Rs. 236 per equity share), (includes 69,767 equity shares - Employee Reservation Portion with a face value of Re.1 each at an issue price of Rs. 215 per share), comprising of offer for sale of 2,109,704 equity shares by selling shareholders and fresh issue of 27,432,636 equity shares. The equity shares of the Company were listed on the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE) on 30 July 2025.

The utilisation of the IPO proceeds is summarized below: -

(Amount in Rs. Millions)

Objects of the issue as per the prospectus	Utilisation planned as per prospectus*	Utilised up to 31 December 2025	Unutilised as at 31 December 2025 #
Funding capital expenditure towards establishment of new centers	4,626.49	313.54	4,312.95
Repayment/pre-payment, in full or in part, of certain borrowings availed	930.35	913.40	16.95
General corporate purposes	487.75	483.71	4.04
Total	6,044.59	1,710.65	4,333.94

* net of share issue expenses of Rs. 455.41 millions.

the above mentioned unutilised proceeds is temporarily held in deposits/accounts with scheduled banks.

- 5 During the quarter ended 31 December 2025, the paid-up capital has increased by Rs. 1.95 millions pursuant to the allotment of 1,953,646 equity shares of Re.1 each, on exercise of options by eligible employees, under the Company's Employee Stock Option Scheme.
- 6 Effective November 21, 2025, the Government of India has consolidated multiple existing labour legislations into a unified framework comprising four Labour Codes collectively referred to as the 'New Labour Codes'. The corresponding rules under these codes are yet to be notified by state / central authorities.

The Company has assessed the financial implications of the New Labour Codes and has recognised an incremental expense of Rs. 45.12 millions, during the quarter ended and nine months ended 31 December 2025.

The Company continues to monitor the finalisation of Central / State Rules and clarifications from the government on other aspects of the Labour Code and would provide appropriate accounting impact, if any, based on such developments.

- 7 The Company primarily operates in a single reportable segment - leasing of managed commercial workspaces of equipped premises. Accordingly, there are no reportable segments as per Ind AS 108.
- 8 On 16 May 2025, the Company has allotted 41,467,436 equity shares having face value of Re.1 each pursuant to conversion of 60,761,232 0.001% Series A Compulsorily Convertible Preference Shares (CCPS) in the conversion ratio of 1:0.6824.
- 9 On 16 May 2025, the Company has allotted 10,927,823 equity shares having face value of Re.1 each pursuant to conversion of 10,927,823 0.001% Series B Compulsorily Convertible Preference Shares (CCPS) in the conversion ratio of 1:1.
- 10 The results for the quarter and nine months ended 31 December 2025 are available on the National Stock Exchange of India Limited (NSE) website (URL: <https://www.nseindia.com/corporates>), BSE Limited (BSE) website (URL: <https://www.bseindia.com/corporates>), and on the Company's website (URL: <https://indiqube.com/investor>).

For and on behalf of Board of Directors of Indiqube Spaces Limited

Digitally signed by RISHI DAS
Date: 2026.02.10 18:14:49 +05'30'

Rishi Das

Chairman, Executive Director and Chief Executive Officer

DIN: 00420103

Place: Bengaluru
10 February 2026