EMBASSY BUILDCON LLP
LLPIN: AAG – 2031
Registered Office: 1st Floor, Embassy Point. 150 Infantry Road, Bangalore – 560001
Tel. No: 080-47222333 Email: secretarialteam@embassyindia.com

March 12, 2026

WeWork India Management Limited 6th Floor, Prestige Central, 36 Infantry Road Shivaji Nagar Bengaluru, Karnataka, 560001	**National Stock Exchange of India Ltd.** Exchange Plaza, Plot No. C/1, G Block, Bandra –Kurla Complex Bandra (E), Mumbai 400 051 Symbol: WEWORK	**BSE Limited** Corporate Relationship Dept. Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai 400001 Maharashtra Scrip Code: 544570

Subject: **Disclosure of reasons for encumbrance of shares**

Dear Sir/Madam,

Pursuant to SEBI Circular No. SEBI/HO/CFD/DCR-3/P/CIR/2022/27 dated March 07, 2022 read with SEBI, we are submitting herewith the disclosure in Annexure II regarding the reasons for encumbrance of equity shares of WeWork India Management Limited by Embassy Buildcon LLP, promoter of the Company.

Kindly take the same on record.

You are requested to kindly take the same on record.

Sincerely,
For and on behalf of **Embassy Buildcon LLP**
(Promoter of WeWork India Management Limited)

KARAN VIRWANI
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Date: 2026.03.12 17:23:41 +05'30'

Mr. Karan Virwani

Place: Bangalore
Date: March 12, 2026

Encl.: As above.

Annexure-II
Disclosure of reasons for encumbrance

Name of the Listed Company	**WEWORK INDIA MANAGEMENT LIMITED**
Names of the recognized stock exchanges where the shares of the company are listed	a) The National Stock Exchange of India Limited b) The BSE Limited
Name of the promoter(s) / PACs whose shares have been encumbered	**Embassy Buildcon LLP**
Total promoter shareholding in the listed company	6,67,39,898 (49.797%)
Encumbered shares as a % of promoter shareholding	20.67
Whether encumbered share is 50% or more of promoter shareholding	No
Whether encumbered share is 20% or more of total share capital	Yes

Details of all the existing events/ agreements pertaining to encumbrance:

		Encumbrance No. 1 Dated: 26.02.2026	Encumbrance No. 2 Dated: 10.03.2026
Type of encumbrance (pledge, lien, negative lien, non-disposal undertaking etc. or any other covenant, transaction, condition or arrangement in the nature of encumbrance)		Pledge	Pledge
No. and % of shares encumbered		No. of shares: 2,41,03,489 % of total share capital: 17.98	No. of shares: 36,00,000 % of total share capital: 2.69
Specific details about the encumbrance	Name of the entity in whose favour shares encumbered (X)	Catalyst Trusteeship Limited	Catalyst Trusteeship Limited
	Whether the entity X is a scheduled commercial bank, public financial institution, NBFC or housing finance company? If No, provide the nature of the business of the entity.	No Nature of Business: Trusteeship services	No Nature of Business: Trusteeship services
	Names of all other entities in the agreement Listed Company and its group Company (if any) other entities (if any)	**NA**	**NA**
	Whether the encumbrance is relating to any debt instruments viz. debenture, commercial paper, certificate of deposit etc.? If yes, provide details about the instrument, including credit rating: 1. Name of the issuer 2. Details of the debt instrument 3. Whether the debt instrument is listed on stock exchanges? 4. Credit Rating of the debt instrument 5. ISIN of the instrument	The encumbrance is relating to Debentures: (i) Name of issuer: Serenesummit Realty Private Limited (ii) Details of the Debt Instrument: Secured, unrated, redeemable, unlisted non-convertible debentures of face value of ₹ 10 lakh each (iii) Whether the instrument is listed on stock exchanges: No. (iv) Credit Rating of the debt instrument: Not applicable (v) ISIN of the instruments: Series A-INE11G507018, Series B1-INE11G507026, Series B2-INE11G507034, Series B3-INE11G507042,Series B4-INE11G507083, Series C1-INE11G507059,Series C2-INE11G507067,Series C3-INE11G507075,Series 2-INE11G507091,Series 3-INE11G507109	The encumbrance is relating to Debentures: (i) Name of issuer: Serenesummit Realty Private Limited (ii) Details of the Debt Instrument: Secured, redeemable, unrated, unlisted non-convertible debentures of face value of ₹ 10 lakh each (iii) Whether the instrument is listed on stock exchanges: No. (iv) Credit Rating of the debt instrument: Not applicable (v) ISIN of the instruments: Series A-INE11G507018, Series B1-INE11G507026, Series B2-INE11G507034, Series B3-INE11G507042,Series B4-INE11G507083, Series C1-INE11G507059,Series C2-INE11G507067,Series C3-INE11G507075,Series 2-INE11G507091,Series 3-INE11G507109
Security Cover / Asset Cover	Value of shares on the date of event / agreement (A)	Rs. 521.25 * 2,41,03,489 i.e. Rs. 12,56,39,43,641.25/-	Rs.440.90 * 36,00,000 i.e. Rs. 1,58,72,40,000/-
	Amount involved (against which shares have been encumbered) (B)	Rs. 577,50,00,000 (Rupees Five Hundred Seventy-Seven Crore and Fifty Lakh)	Rs. 577,50,00,000 (Rupees Five Hundred Seventy-Seven Crore and Fifty Lakh)
	Ratio of A / B	2.17	0.2784
End use of money	Borrowed amount to be utilized for what purpose –(a) Personal use by promoters and PACs(b) For the benefit of listed company Provide details including amount, purpose of raising money by listed company, schedule for utilization of amount, repayment schedule etc.(a) Any other reason (please specify)	General corporate purposes; and payment of costs, fees and expenses in connection with the issue of the Debentures,	General corporate purposes; and payment of costs, fees and expenses in connection with the issue of the Debentures,

on behalf of For Embassy Buildcon LLP
(Promoter)

KARAN VIRWANI
Digitally signed by KARAN VIRWANI
Date: 2026.03.12 17:24:09 +05'30'

Mr. Karan Virwani
Designated Partner
DPIN: 03071954
Date: 12-03-2026
Place: Bangalore