






"IMPORTANT"

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<div>  <div> <h1>VLS FINANCE LIMITED</h1> <p>CIN: L65910DL1986PLC023129</p> <p>Registered Office: Ground Floor, 90, Okhla Industrial Estate, Phase III, New Delhi – 110020,</p> <p>Tel: +91-11-46656666; E-mail: vls@vlsfinance.com; Website: www.vlsfinance.com</p> <p>Contact Person: H. Consul, Company Secretary & Compliance Officer; E-mail: hconsul@vlsfinance.com</p> </div> </div>		<div> <h2>POST BUYBACK PUBLIC ANNOUNCEMENT FOR THE ATTENTION OF EQUITY SHAREHOLDERS / BENEFICIAL OWNERS OF EQUITY SHARES OF VLS FINANCE LIMITED</h2> <p>This Post Buyback public announcement (the “Post Buyback Public Announcement”) is being made in compliance with Regulation 24(vi) of the Securities and Exchange Board of India (Buy-Back of Securities) Regulations, 2018 as amended from time to time (“SEBI Buyback Regulations”). This Post Buyback Public Announcement should be read in conjunction with the Public Announcement dated August 12, 2024 published on August 13, 2024 (“Public Announcement”) and the Letter of Offer dated August 28, 2024 (“Letter of Offer”).</p> <p>Unless specifically defined herein, capitalised terms and abbreviations used herein have the same meaning as ascribed to them in the Public Announcement and the Letter of Offer.</p> </div>																																								
1.	THE BUYBACK																																									
1.1.	VLS Finance Limited (“ Company ”) had announced a buyback of upto 33,00,000 (Thirty Three Lakhs only) fully paid-up equity shares of face value of Rs.10/- each (“ Equity Shares ”) at a price of Rs.380/- (Rupees Three Hundred and Eighty only) per Equity Share (“ Buyback Price ”), payable in cash, for an aggregate amount of Rs.125,40,00,000/- (Rupees One Hundred Twenty Five Crores and Forty Lakhs only) (“ Buyback Offer Size ”) from the Eligible Shareholders holding Equity Shares as on August 26, 2024 (“ Record Date ”) excluding the Transaction Costs from all the existing shareholders / beneficial owners of Equity Shares, on a proportionate basis, through the Tender Offer method (“ Buyback ” or “ Buyback Offer ”).																																									
1.2.	The Buyback Offer Size constituted 8.21% and 8.04% of the aggregate of Company's fully paid-up Equity share capital and free reserves as per the latest audited standalone and consolidated financial statements as on March 31, 2024, respectively, in accordance with section 68(2)(b) of the Companies Act, 2013 and the SEBI Buyback Regulations. The number of Equity Shares proposed to be bought back constituted 9.48% of the Pre-Buyback Equity Shares of the Company as on March 31, 2024.																																									
1.3.	The Company adopted the “tender offer” method for the purpose of Buyback. The Buyback was implemented using the “Mechanism for acquisition of shares through Stock Exchange” notified by the Securities and Exchange Board of India vide its circular no. CIR/CFD/POLICYCELL/1/2015 dated April 13, 2015 read with circular no. CFD/DCR2/CIR/P/2016/131 dated December 09, 2016, circular no. SEBI/HO/CFD/DCR-III/CIR/P/2021/615 dated August 13, 2021 and circular no. SEBI/HO/CFD/PoD-2/P/CIR/2023/35 dated March 08, 2023, including any amendments or statutory modifications for the time being in force. For the purposes of the Buyback, NSE was the designated stock exchange (“ DSE ”).																																									
1.4.	The Tendering Period for the Buyback Offer started on Friday, August 30, 2024 and ended on Thursday, September 05, 2024.																																									
2.	DETAILS OF BUYBACK																																									
2.1.	The total number of Equity Shares bought back by the Company in the Buyback were 7,85,751 (Seven Lakh Eighty Five Thousand Seven Hundred and Fifty One only) at the price of ₹380/- (Rupees Three Hundred and Eighty only) per Equity Share.																																									
2.2.	The total amount utilized in the Buyback is ₹29,85,85,380/- (Rupees Twenty-Nine Crores Eighty Five Lakhs Eighty Five Thousand Three Hundred and Eighty only) excluding the transaction cost.																																									
2.3.	The Registrar to the Buyback, RCMC Share Registry Private Limited, considered a total of 2,102 valid bids for 7,85,751 Equity Shares in response to the Buyback, which is approximately 0.24 times the maximum number of Equity Shares proposed to be bought back. The details of bids received/considered by the Registrar to the Buyback are set out below.																																									
<table> <tr> <th rowspan="2">Category of Shareholders</th><th rowspan="2">No. of Equity Shares reserved in Buyback</th><th colspan="2">Total No. of Bids</th><th colspan="2">Total Equity Shares Tendered</th><th rowspan="2">% Response (Valid Bids)</th></tr> <tr> <th>No. of Valid Bids</th><th>No. of Invalid Bids</th><th>Equity Shares Validly Tendered</th><th>Equity Shares Invalidly Tendered</th></tr> <tr> <td>Reserved category for Small Shareholders</td><td>5,65,316</td><td>1,940</td><td>13</td><td>1,19,677</td><td>197</td><td>21.17%</td></tr> <tr> <td>General category of other Eligible Shareholders</td><td>27,34,684</td><td>162</td><td>0</td><td>6,66,074</td><td>1,517*</td><td>24.36%</td></tr> <tr> <td>Total</td><td>33,00,000</td><td>2,102</td><td>13</td><td>7,85,751</td><td>1,714</td><td>23.81%</td></tr> <tr> <td colspan="2"></td><td colspan="2" rowspan="9">2,115</td><td colspan="2">7,87,465</td><td></td></tr> </table>				Category of Shareholders	No. of Equity Shares reserved in Buyback	Total No. of Bids		Total Equity Shares Tendered		% Response (Valid Bids)	No. of Valid Bids	No. of Invalid Bids	Equity Shares Validly Tendered	Equity Shares Invalidly Tendered	Reserved category for Small Shareholders	5,65,316	1,940	13	1,19,677	197	21.17%	General category of other Eligible Shareholders	27,34,684	162	0	6,66,074	1,517*	24.36%	Total	33,00,000	2,102	13	7,85,751	1,714	23.81%			2,115		7,87,465		
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<i>*In one case, a total of 50,607 shares were tendered which were in excess by 1,517 shares as on record date. Hence, such 1,517 excess shares were returned and the holding of 49,090 shares as on record date was accepted.</i>																																										
2.4.	All valid bids were considered for the purpose of Acceptance in accordance with the SEBI Buyback Regulations and the Letter of Offer. The communication of acceptance/ rejection was sent by Registrar to the Buyback to the Eligible Shareholders, on Wednesday, September 11, 2024.																																									
2.5.	The settlement of all valid bids was completed by the NSE Clearing Limited (“ Clearing Corporation ”) on Tuesday, September 10, 2024. Clearing Corporation has made direct funds payout to Eligible Shareholders whose Equity Shares have been accepted under the Buyback. If any Eligible Shareholders' bank account details were not available or if the funds transfer instruction was rejected by Reserve Bank of India or relevant bank, due to any reason, then such funds were transferred to the concerned Seller Members for onward transfer to such Eligible Shareholder holding Equity Shares in dematerialized form.																																									
2.6.	Demat Equity Shares accepted under the Buyback were transferred to the Company's demat escrow account on Tuesday, September 10, 2024. The unaccepted dematerialized Equity Shares were also released from lien by the Clearing Corporation on Tuesday, September 10, 2024. No valid bid for Equity Shares in physical form was received in the Offer.																																									
2.7.	The extinguishment of 7,85,751 Equity Shares accepted under the Buyback Offer is currently under process and will be completed in accordance with the SEBI Buyback Regulations on or before Thursday, September 19, 2024.																																									
3.	CAPITAL STRUCTURE AND SHAREHOLDING PATTERN:																																									
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<i>*Equity share capital amount includes ₹ 12.22 Lakhs being the amount forfeited on 4,67,500 equity shares.</i>																																										
<i>*Subject to extinguishment of 7,85,751 Equity Shares accepted in the Buyback.</i>																																										
3.2.	There are no Eligible Shareholders from whom Equity Shares exceeding 1% of the total Equity Shares have been bought back under the Buyback.																																									
3.3.	The shareholding pattern of the Company, prior to the Buyback (as of the Record Date, being August 26, 2024) and post the completion of the Buyback is as follows:																																									
<table> <tr> <th rowspan="2">Particulars</th><th colspan="2">Pre-Buyback</th><th colspan="2">Post –Buyback^f</th></tr> <tr> <th>Number of Shares</th><th>% to the existing Equity Share Capital</th><th>Number of Shares</th><th>% to the Post Buyback Equity Share Capital</th></tr> <tr> <td>Promoters and persons acting in concert (Collectively “the Promoter & Promoter Group”)</td><td>1,76,91,936</td><td>50.84%</td><td>1,76,91,936</td><td>52.02%</td></tr> <tr> <td>Foreign Investors (Including Non- Resident Indians, FIIs)</td><td>7,55,219</td><td>2.17%</td><td></td><td></td></tr> <tr> <td>Financial Institutions/Banks & Mutual Funds promoted by Banks/Institutions and Insurance Companies</td><td>11,426</td><td>0.03%</td><td>1,63,18,305</td><td>47</td></tr></table>	Particulars	Pre-Buyback		Post –Buyback ^f		Number of Shares	% to the existing Equity Share Capital	Number of Shares	% to the Post Buyback Equity Share Capital	Promoters and persons acting in concert (Collectively “the Promoter & Promoter Group”)	1,76,91,936	50.84%	1,76,91,936	52.02%	Foreign Investors (Including Non- Resident Indians, FIIs)	7,55,219	2.17%			Financial Institutions/Banks & Mutual Funds promoted by Banks/Institutions and Insurance Companies	11,426	0.03%	1,63,18,305	47																		
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<p>THIS IS A PUBLIC INVITATION TO ACQUIRE, PURCHASE OR SUBSCRIBE TO SECURITIES. NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION DIRECTLY OR INDIRECTLY OUTSIDE INDIA.</p> <p>INITIAL PUBLIC OFFERING OF EQUITY SHARES ON THE MAIN BOARD OF THE STOCK EXCHANGES IN COMPLIANCE WITH CHAPTER II OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE OF CAPITAL AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2018, AS AMENDED ("SEBI ICDR REGULATIONS").</p>																																																										
<div> <div> <div>PUBLIC ANNOUNCEMENT</div> <div>SMARTWORKS</div> <div>SMARTWORKS COWORKING SPACES LIMITED</div> </div> <div>  <div>(Please scan the QR code to view the DRHP)</div> </div> </div>																																																										
<p>Our Company was originally incorporated as "Smart Work Business Centre Private Limited" at Kolkata as a private limited company under the Companies Act, 2013, pursuant to a certificate of incorporation dated December 17, 2015, issued by the Registrar of Companies, West Bengal at Kolkata ("RoC"). Pursuant to a special resolution dated October 29, 2018 passed by the Shareholders of our Company, the name of our Company was changed from "Smart Work Business Centre Private Limited" to "Smartworks Coworking Spaces Private Limited" to reflect the nature of business and activities of our Company and a fresh certificate of incorporation dated December 20, 2018, was issued by the RoC. Thereafter, our Company was converted into a public limited company pursuant to a special resolution dated June 28, 2024, passed in the extraordinary general meeting of the Shareholders of our Company, and consequently the name of our Company was changed to its present name i.e., "Smartworks Coworking Spaces Limited" and a fresh certificate of incorporation dated July 25, 2024 was issued by the RoC. For details in relation to changes in the registered office of our Company, see "History and Certain Corporate Matters" on page 271 of the Draft Red Herring Prospectus ("DRHP") dated August 14, 2024 filed with the Securities and Exchange Board of India ("SEBI") on August 14, 2024.</p>																																																										
<p>Corporate Identity Number: U74900DL2015PLC310656</p> <p>Registered Office: Unit No. 305-310, Plot No 9, 10 and 11, Vardhman Trade Centre, Nehru Place, South Delhi, Delhi – 110 019, India</p> <p>Corporate Office: Golf View Tower, Tower – B, Sector 42, Gurugram – 122 002, Haryana, India Contact Person: Punam Dargar – Company Secretary and Compliance Officer; Tel: +91 83840 62876 E-mail: companysecretary@sworks.co.in; Website: www.smartworksoffice.com</p>																																																										
<div> <div>NOTICE TO INVESTORS</div> <div> <div>OUR PROMOTERS: NEETISH SARDA, HARSH BINANI, SAUMYA BINANI, NS NIKETAN LLP, SNS INFRAREALTY LLP</div> <div>AND ARYADEEP REALTEASATES PRIVATE LIMITED</div> </div> </div>																																																										
<p>INITIAL PUBLIC OFFERING OF UP TO [●] EQUITY SHARES OF FACE VALUE OF ₹ 10 EACH ("EQUITY SHARES") OF SMARTWORKS COWORKING SPACES LIMITED ("COMPANY") FOR CASH AT A PRICE OF ₹ [●] PER EQUITY SHARE (INCLUDING A PREMIUM OF ₹ [●] PER EQUITY SHARE) ("OFFER PRICE") AGGREGATING UP TO ₹ [●] MILLION (THE "OFFER") COMPRISING A FRESH ISSUE OF UP TO [●] EQUITY SHARES OF FACE VALUE OF ₹ 10 EACH AGGREGATING UP TO ₹ 5,500.00 MILLION (THE "FRESH ISSUE") AND AN OFFER FOR SALE OF UP TO 6,759,480 EQUITY SHARES OF FACE VALUE OF ₹ 10 EACH AGGREGATING UP TO ₹ [●] MILLION (THE "OFFER FOR SALE"), CONSISTING OF AN OFFER FOR SALE OF UP TO 980,000 EQUITY SHARES OF FACE VALUE OF ₹ 10 EACH AGGREGATING UP TO ₹ [●] MILLION BY NS NIKETAN LLP, UP TO 620,000 EQUITY SHARES OF FACE VALUE OF ₹ 10 EACH AGGREGATING UP TO ₹ [●] MILLION BY SNS INFRAREALTY LLP AND UP TO 5,159,480 EQUITY SHARES OF FACE VALUE OF ₹ 10 EACH AGGREGATING UP TO ₹ [●] MILLION BY SPACE SOLUTIONS INDIA PTE. LTD. (COLLECTIVELY, THE "SELLING SHAREHOLDERS" AND SUCH EQUITY SHARES, THE "OFFERED SHARES"). THE OFFER INCLUDES A RESERVATION OF UP TO [●] EQUITY SHARES AGGREGATING UP TO ₹ [●] MILLION, FOR SUBSCRIPTION BY ELIGIBLE EMPLOYEES (AS DEFINED HEREINAFTER) (THE "EMPLOYEE RESERVATION PORTION"). THE OFFER LESS THE EMPLOYEE RESERVATION PORTION IS HEREINAFTER REFERRED TO AS THE "NET OFFER". THE OFFER AND THE NET OFFER WILL CONSTITUTE [●] AND [●] OF OUR POST OFFER PAID-UP EQUITY SHARE CAPITAL, RESPECTIVELY. OUR COMPANY, IN CONSULTATION WITH THE BOOK RUNNING LEAD MANAGERS, MAY OFFER A DISCOUNT OF UP TO [●] (EQUIVALENT OF ₹ [●] PER EQUITY SHARE) TO THE OFFER PRICE TO ELIGIBLE EMPLOYEES BIDDING UNDER THE EMPLOYEE RESERVATION PORTION ("EMPLOYEE DISCOUNT").</p> <p>Details of transfers:</p> <p>Pursuant to the information received from NS Niketan LLP and SNS Infraarealty LLP, the potential bidders may take note of the details of the following transfers:</p>																																																										
<table> <tr> <th>Sr. No.</th><th>Name and category of the Transferor</th><th>Number of Equity Shares transferred</th><th>Transfer consideration (at the price of ₹ 430 per Equity Share)</th><th>Name of the transferee</th><th>Date of transfer</th><th>Whether the transferee is connected with the Company, the Promoters/ Promoter Group/ the Company's Directors or KMPs, Subsidiaries and Group Companies and their directors and key managerial personnel</th></tr> <tr> <td>1.</td><td>NS Niketan LLP (Promoter)</td><td>965,000</td><td>414,950,000</td><td>Jagdish Naresh Master</td><td>10 September 2024</td><td>No</td></tr> <tr> <td>2.</td><td>SNS Infraarealty LLP (Promoter)</td><td>697,674</td><td>299,999,820</td><td>Pivotal Enterprises Private Limited</td><td>10 September 2024</td><td>No</td></tr> <tr> <td>3.</td><td>SNS Infraarealty LLP (Promoter)</td><td>581,396</td><td>250,000,280</td><td>Ananta Capital Ventures Fund 1</td><td>10 September 2024</td><td>See note below</td></tr> <tr> <td>4.</td><td>SNS Infraarealty LLP (Promoter)</td><td>197,791</td><td>85,050,130</td><td>Jagdish Naresh Master</td><td>10 September 2024</td><td>No</td></tr> </table> <p>Note: Ananta Capital Ventures Fund 1 is an existing Shareholder of the Company and is not otherwise connected with the Company, the Promoters/ Promoter Group/ the Company's Directors or KMPs, Subsidiaries and Group Companies, in any manner.</p> <p>Shareholding of the Promoters in the Company, prior to and subsequent to the Transfer:</p> <table> <tr> <th rowspan="2">Date of the transaction</th><th rowspan="2">Name</th><th colspan="2">Pre-Transfer shareholding</th><th colspan="2">Post- Transfer shareholding</th></tr> <tr> <th>Number of Equity Shares</th><th>Percentage of pre-Offer share capital of the Company (%)</th><th>Number of Equity Shares</th><th>Percentage of pre-Offer share capital of the Company (%)</th></tr> <tr> <td>September 10, 2024</td><td>NS Niketan LLP</td><td>43,769,998</td><td>42.42%</td><td>42,804,998</td><td>41.48%</td></tr> <tr> <td>September 10, 2024</td><td>SNS Infraarealty LLP</td><td>27,585,016</td><td>26.73%</td><td>26,108,155</td><td>25.30%</td></tr> </table>		Sr. No.	Name and category of the Transferor	Number of Equity Shares transferred	Transfer consideration (at the price of ₹ 430 per Equity Share)	Name of the transferee	Date of transfer	Whether the transferee is connected with the Company, the Promoters/ Promoter Group/ the Company's Directors or KMPs, Subsidiaries and Group Companies and their directors and key managerial personnel	1.	NS Niketan LLP (Promoter)	965,000	414,950,000	Jagdish Naresh Master	10 September 2024	No	2.	SNS Infraarealty LLP (Promoter)	697,674	299,999,820	Pivotal Enterprises Private Limited	10 September 2024	No	3.	SNS Infraarealty LLP (Promoter)	581,396	250,000,280	Ananta Capital Ventures Fund 1	10 September 2024	See note below	4.	SNS Infraarealty LLP (Promoter)	197,791	85,050,130	Jagdish Naresh Master	10 September 2024	No	Date of the transaction	Name	Pre-Transfer shareholding		Post- Transfer shareholding		Number of Equity Shares	Percentage of pre-Offer share capital of the Company (%)	Number of Equity Shares	Percentage of pre-Offer share capital of the Company (%)	September 10, 2024	NS Niketan LLP	43,769,998	42.42%	42,804,998	41.48%	September 10, 2024	SNS Infraarealty LLP	27,585,016	26.73%	26,108,155	25.30%
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<div> <div>BOOK RUNNING LEAD MANAGERS</div> <div> <div>  <div>JM FINANCIAL</div> </div> <div>  <div>BOBCAPS</div> </div> <div>  <div>IIFL SECURITIES</div> </div> <div>  <div>KOTAK</div> </div> </div> </div>																																																										
<table> <tr> <td> JM Financial Limited 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai - 400 025, Maharashtra, India Telephone: +91 22 6630 3030/3632 E-mail: smartworks.ip@jmf.com Investor Grievance E-mail: grievance.ibd@jmf.com Website: www.jmf.com Contact person: Prachee Dhuri SEBI Registration No.: INM000010361 </td><td> BOB Capital Markets Limited 1704, B Wing, 17th Floor, Parinee Crescendo, Plot No. C – 38/39, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051, Maharashtra, India Telephone: +91 22 6138 9353 E-mail: smartworks.ip@bobcaps.in Investor Grievance E-mail: investor.grievance@bobcaps.in Website: www.bobcaps.in Contact person: Nivedita Chavan SEBI Registration No.: INM0000009926 </td><td> IIFL Securities Limited 24th Floor, One Lodha Place, Senapati Bapat Marg, Lower Parel (West) Mumbai - 400 013, Maharashtra, India Telephone: +91 22 4646 4728 E-mail: smartworks.ip@iiflcap.com Investor Grievance E-mail: ig_ib@iiflcap.com Website: www.iiflcap.com Contact person: Pawan Jain / Yogesh Malpani SEBI Registration No.: INM000010940 </td><td> Kotak Mahindra Capital Company Limited 1st Floor, 27 BKC, Plot No. 27, G Block Bandra Kurla Complex, Bandra (East), Mumbai - 400 051, Maharashtra, India Telephone: +91 22 4336 0000 E-mail: smartworks.ip@kotak.com Investor Grievance E-mail: kmcaddress@kotak.com Website: https://investmentbank.kotak.com Contact person: Ganesh Rane SEBI Registration No.: INM000008704 </td></tr> </table>		JM Financial Limited 7 th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai - 400 025, Maharashtra, India Telephone: +91 22 6630 3030/3632 E-mail: smartworks.ip@jmf.com Investor Grievance E-mail: grievance.ibd@jmf.com Website: www.jmf.com Contact person: Prachee Dhuri SEBI Registration No.: INM000010361	BOB Capital Markets Limited 1704, B Wing, 17 th Floor, Parinee Crescendo, Plot No. C – 38/39, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051, Maharashtra, India Telephone: +91 22 6138 9353 E-mail: smartworks.ip@bobcaps.in Investor Grievance E-mail: investor.grievance@bobcaps.in Website: www.bobcaps.in Contact person: Nivedita Chavan SEBI Registration No.: INM0000009926	IIFL Securities Limited 24 th Floor, One Lodha Place, Senapati Bapat Marg, Lower Parel (West) Mumbai - 400 013, Maharashtra, India Telephone: +91 22 4646 4728 E-mail: smartworks.ip@iiflcap.com Investor Grievance E-mail: ig_ib@iiflcap.com Website: www.iiflcap.com Contact person: Pawan Jain / Yogesh Malpani SEBI Registration No.: INM000010940	Kotak Mahindra Capital Company Limited 1 st Floor, 27 BKC, Plot No. 27, G Block Bandra Kurla Complex, Bandra (East), Mumbai - 400 051, Maharashtra, India Telephone: +91 22 4336 0000 E-mail: smartworks.ip@kotak.com Investor Grievance E-mail: kmcaddress@kotak.com Website: https://investmentbank.kotak.com Contact person: Ganesh Rane SEBI Registration No.: INM000008704																																																					
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<div> <div>REGISTRAR TO THE OFFER</div> <div> <div>Link Intime India Private Limited</div> <div> <div>C-101, 1st Floor, 247 Park, L.B.S. Marg, Vikhroli (West), Mumbai – 400 083, Maharashtra, India, Telephone: +91 8108114949,</div> <div>E-mail: smartwork.ip@linkintime.co.in, Website: www.linkintime.co.in, Investor Grievance E-mail: smartwork.ip@linkintime.co.in,</div> <div>Contact Person: Shanti Gopalkrishnan, SEBI Registration No.: INR000004058</div> </div> </div> </div>																																																										
<p>All capitalized terms used herein and not specifically defined shall have the same meaning as ascribed to them in the DRHP.</p>																																																										
<p>For Smartworks Coworking Spaces Limited On behalf of the Board of Directors S/- Punam Dargar Company Secretary and Compliance Officer</p>																																																										
<p>Place: New Delhi Date: September 11, 2024</p> <p>Smartworks Coworking Spaces Limited proposing, subject to, receipt of requisite approvals, market conditions and other considerations, to make an initial public offering of its Equity Shares and has filed the DRHP with SEBI on August 14, 2024. The DRHP is available on the website of the Company at </p>																																																										