



WeWork India Management Ltd. IPO

Issue Date: 03 Oct 25 – 07 Oct 25 Price Range: Rs 615 to Rs 648 Market Lot: 23 Face Value: 10	Sector: Workspace Operator Location: Bengaluru Issue Size: 3000 Cr
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Incorporated in 2016, WeWork India Management Limited is a flexible workspace operator in India. The organisation provides a comprehensive array of flexible workspace solutions, encompassing custom-designed buildings, floors and offices, enterprise office suites, tailored managed offices, private offices, co-working spaces, and hybrid digital solutions.

The company provides flexible, high-quality workspaces for clients or members. The company's clientele includes large enterprises, small businesses, startups, and professionals. As at June 30, 2025, we had 68 Operational Centres with 114,077 Desks Capacity in Operational Centres across eight cities in India, of which Bengaluru and Mumbai contributed a significant portion of our Net Membership Fees in these periods/years.

The company's clients include Amazon Web Services India Private 227 Limited, JP Morgan Services India Private Limited, Discovery Communications India, Deutsche Telekom Digital Labs Private Limited, CBA Services Private Limited and Grant Thornton Bharat LLP. As of June 30, 2025, the company has 583 employees.

Competitive Strength

- Category-defining, aspirational brand, with strong international branding.
- Leadership in a rapidly growing market.
- Backed by the Embassy Group, one of India's top developers, and relationship with WeWork Global, a global flexible workspaces operator.
- Presence in Grade A properties in top-tier micro markets and strong relationships with top developers.
- Extensive range of products and services in the industry.

Objects of the Issue

The Company will not receive any proceeds from the Offer. All Offer Proceeds shall be received by the Selling Shareholder subsequent to the deduction of Offer-related expenses and applicable taxes, which shall be the responsibility of the Selling Shareholders.

WeWork India Management Ltd Financial Information

WeWork India Management Ltd.'s revenue increased by 17% and profit after tax (PAT) rose by 194% between the financial year ending with March 31, 2025 and March 31, 2024.

Period Ended	31-Mar-25	31-Mar-24	31-Mar-23
Assets	5391.67	4482.76	4414.02
Total Income	2024	1737.16	1422.77
Profit After Tax	128.19	-135.77	-146.81
EBITDA	1235.95	1043.79	795.61
NET Worth	199.7	-437.45	-292.11
Reserves and Surplus	65.68	-634.75	-346.92
Total Borrowing	310.22	625.83	485.61

Our Rating: 18 (Good)**Rating Procedure**

	Criteria for giving points	Points	Out Off
Business Risk	Lesser risk higher points	3	5
Financial Risk	Lesser risk higher points	3	5
Market Risk	Lesser risk higher points	3	5
Objective of IPO	Growth & expansion gets more points	3	5
Price	Fair price will get more points	6	10
Total		18	30

A	21 & Above 21	Best to apply
B	18 to 20	Good
C	15 to 17	Average

D	11 to 14	Poor
E	10 & Below 10	Very Poor

Note: The issue is aggressively priced. So, investors with risk appetite and long term view can subscribe WeWork India Management Ltd IPO.

You can apply through Capstocks website EIPO link: <https://kyc.capstocks.com/ipo>

You can also apply by ASBA internet banking of your bank account.

Contact: Anil Kumar 0471-4093333, 9847060019, email: helpdesk@capstocks.com

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