

Peak XV Partners Investments V

Apex House, Bank Street, TwentyEight Cybercity, Ebene 72201, Mauritius

Tel: (230) 467 3000 Fax: (230) 467 4000

Date: May 7, 2024

To,

Awfis Space Solutions Limited

C-28/29, Kissan Bhawan,
Qutab Institutional Area,
New Delhi 110 016

Dear Sirs,

Re: Proposed initial public offering of equity shares of face value of ₹ 10 each (“Equity Shares”) by Awfis Space Solutions Limited (the “Company”) and such offering (the “Offer”)

Corporate Information

We, Peak XV Partners Investments V, a body corporate incorporated under the laws of Mauritius, having our principal office at Apex House, Bank Street, TwentyEight Cybercity, Ebene 72201, Mauritius., do confirm that we hold 15,281,319 Equity Shares, representing 22.86% of the pre-Offer Equity Share capital of the Company as on the date of this consent letter.

We have been informed by the Company that it is proposing to undertake the Offer through an offer for sale of Equity Shares in accordance with the provisions of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended (“**SEBI ICDR Regulations**”), the Companies Act, 2013, as amended and rules made thereunder and other applicable laws.

The certified true copy of resolutions of our board of directors dated May 6, 2024, authorizing the sale of up to 7,640,659 Equity Shares in the Offer is attached as **Exhibit I**.

Consents

We hereby consent to the inclusion of up to 6,615,586 Equity Shares (the “**Offered Shares**”) representing 9.90% of the pre-Offer Equity Share capital held by us in the Company, as on date of this consent letter, as part of the Offer, subject to the terms of the Offer, as mentioned in the draft red herring prospectus (the “**DRHP**”), the red herring prospectus (the “**RHP**”), the prospectus (the “**Prospectus**”) and together with the DRHP and RHP, the “**Offer Documents**”) and transaction agreements executed in relation to the Offer and the approval of any other regulatory or statutory authority, if required.

We hereby consent to the inclusion of our name as a selling shareholder in the DRHP to be filed by the Company with the Securities and Exchange Board of India (“**SEBI**”) and any relevant stock exchange(s) where the Equity Shares are proposed to be listed (the “**Stock Exchanges**”), the RHP and the Prospectus which the Company intends to file with the Registrar of Companies, Delhi, at New Delhi (the “**RoC**”) and thereafter file with SEBI and the Stock Exchanges.

We authorize the Company to deliver a copy of this letter of consent to the RoC, pursuant to Section 26 of the Companies Act, 2013, and the rules and regulations thereunder, each as amended, SEBI, the Stock Exchanges and any other regulatory or statutory authority as may be required. We also consent to the inclusion of this letter as a part of “*Material Contracts and Documents for Inspection*” in connection with the Offer, which will be available to the public for inspection from the date of the filing of the RHP until the Bid/ Offer Closing Date.

We confirm that we will immediately communicate any changes in writing in the above information to the Company and the book running lead managers (the “**BRLMs**”) until the date when the Equity Shares sold pursuant to the Offer are listed and commence trading on the Stock Exchanges. In the absence of any such communication it may be assumed that there is no change to the above information until the Equity Shares sold pursuant to the Offer commence trading on the Stock Exchanges.

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This consent letter may be relied upon by the Company, BRLMs, and the legal advisors to each of the Company and the BRLMs in respect of the Offer.

The terms capitalized but not defined herein, shall have the meaning ascribed to them in the Offer Documents.

Yours faithfully

Signed by

For and on behalf of

Peak XV Partners Investments V (formerly known as SCI Investments V)



Name: **Hemant Parsenora**

Designation: Director

CC:

Book Running Lead Managers

ICICI Securities Limited

ICICI Venture House,
Appasaheb Marathe Marg,
Prabhadevi, Mumbai 400 025

Axis Capital Limited

1st Floor, Axis House
C-2, Wadia International Centre
P.B. Marg, Worli
Mumbai 400 025

IIFL Securities Limited

24th Floor, One Lodha Place
Senapati Bapat Marg
Lower Parel (W)
Mumbai 400 013

Emkay Global Financial Services Limited

7th Floor, The Ruby
Senapati Bapat Marg, Dadar (W)
Mumbai 400 028
Maharashtra, India

Domestic Legal Counsel to the Book Running Lead Managers

Cyril Amarchand Mangaldas

Level 1 & 2, Max Towers
Plot No. C-001/A/1
Sector 16B, Noida 201 301
Gautam Buddha Nagar
Uttar Pradesh, India

Domestic Legal Counsel to the Company

Peak XV Partners Investments V

Apex House, Bank Street, TwentyEight Cybercity, Ebene 72201, Mauritius

Tel: (230) 467 3000 Fax: (230) 467 4000

Khaitan & Co.

7th & 8th Floor, Max Towers
Sector 16B, Noida
Gautam Buddh Nagar 201 301
Uttar Pradesh, India

International Legal Counsel to the Book Running Lead Managers

White & Case Pte. Ltd.

#41-01, 88 Market Street,
Capita Spring
Singapore 048 948

Exhibit I