

CONSENT FROM THE INDUSTRY DATA PROVIDER

Date: May 6, 2024

To

The Board of Directors
Awfis Space Solutions Limited
C-28-29, Kissan Bhawan
Qutab Institutional Area
South Delhi, New Delhi 110016
India

Sub: Proposed initial public offering of equity shares (the "Equity Shares") of Awfis Space Solutions Private Limited (the "Company" and such offer, the "Offer") in accordance with the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended ("SEBI ICDR Regulations")

Dear Madam(s) and Sir(s),

With reference to the captioned matter, we, CBRE South Asia Private Limited, hereby accord our no-objection and consent to be named as an "expert" in terms of Section 2(38) and Section 26 the Companies Act, 2013, as amended, and to our name, CBRE South Asia Private Limited, our report titled Industry Report on Flexible Workspaces Segment in India dated April 29, 2024 (the "**Report**") and its contents or any extract thereof, and to the information contained in this certificate (in part or full) being included in any documents issued by the Company in connection with the Offer, including the red herring prospectus and the prospectus intended to be filed by the Company with the Securities and Exchange Board of India (the "**SEBI**") and the stock exchanges where the Equity Shares of the Company are proposed to be listed (the "**Stock Exchanges**") registered with the Registrar of Companies, Delhi at New Delhi ("**RoC**"), in respect of the Offer, and in any other documents and material in relation to the Offer including international supplements of the foregoing for distribution to investors outside India, publicity or other materials, presentations or press releases or research reports or media releases prepared by the Company or its advisers (collectively, the "**Offer Documents**").

This letter does not impose any obligation on the Company to include in any Offer Documents all or any part of the information with respect to which consent for disclosure is being granted pursuant to this letter.

We confirm that we have reviewed the section titled "Industry Overview" included in the red herring prospectus, and to be included in the other Offer Documents, and confirm that the contents of this section have been accurately and adequately reproduced from the Report.

We further confirm that we have, wherever required, obtained requisite consent that may be required from any governmental authority or other person in relation to any information used by us in our Report. We confirm that information contained in the Report has been obtained or derived from publicly available sources and interaction with industry participants, which we consider as reliable and after exercise of reasonable care and diligence by us.

Further, we consent to the Report being uploaded on the Company's website and include the Report, the weblink where the Report is available and this letter as a "*Material Contract and Documents for Inspection*" in the Offer Documents, as required and make the Report available for inspection in accordance with applicable law. We also authorize you to deliver this letter of consent to SEBI, the Stock Exchanges, the RoC or any other governmental or statutory or regulatory authority as may be required.

We confirm that we are an independent agency, and are not related to the Company, its directors or promoters, key managerial personnel or senior management or the book running lead managers to the Offer ("**Book Running Lead Managers**"), in any manner.

We represent that our execution, delivery and performance of this consent have been duly authorised by all necessary actions (corporate or otherwise).

We agree to keep the information regarding the Offer, and this consent strictly confidential.

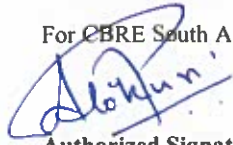
We confirm that the information in this certificate is true, correct, accurate and adequate, and not misleading in any material respect.

This consent letter may be relied upon by the Company, the Book Running Lead Managers and the legal advisors to each of the Company and the Book Running Lead Managers. We hereby consent to the submission and disclosure of this consent letter as may be necessary to the SEBI, the RoC, the Stock Exchanges and any other regulatory or judicial authorities and/or for any other litigation purposes and/or for the records to be maintained by the Book Running Lead Managers and in accordance with applicable law.

All capitalized terms used herein and not specifically defined shall have the same meaning as ascribed to them in the Offer Documents, as the case may be.

Yours faithfully,

For CBRE South Asia Pvt. Ltd.



Authorized Signatory

Name: Mr. Alok Puri

Designation: Head of Business Development & Alternate Assets

Cc:

ICICI Securities Limited

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

Axis Capital Limited

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Worli, Mumbai 400 025
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IIFL Securities Limited

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Mumbai 400013
Maharashtra, India

Emkay Global Financial Services Limited

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Maharashtra, India

Domestic Legal Counsel to the Book Running Lead Managers

Cyril Amarchand Mangaldas

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Gautam Buddha Nagar
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International Legal Counsel to the Book Running Lead Managers

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