

CONSENT LETTER FROM NON-INDEPENDENT DIRECTOR

Date: December 21, 2023

To

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

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

Axis Capital Limited
1st Floor, Axis House
C-2 Wadia International Centre
Pandurang Budhkar Marg
Worli, Mumbai 400 025
Maharashtra, India

Emkay Global Financial Services Limited
7th Floor, The Ruby
Senapati Bapat Marg, Dadar (W)
Mumbai 400 028
Maharashtra, India

IIFL Securities Limited
10th Floor, IIFL Centre, Kamala City
Senapati Bapat Marg
Lower Parel (W)
Mumbai 400013
Maharashtra, India

(ICICI Securities Limited, Axis Capital Limited, Emkay Global Financial Services Limited and IIFL Securities Limited collectively with any other book running lead managers that may be appointed in connection with the Offer, is referred to as the “**Book Running Lead Managers**” or “**BRLMs**”)

Sub: Proposed initial public offering of equity shares (the “Equity Shares”) of Awfis Space Solutions Limited (the “Company” and such offer, the “Offer”)

Dear Madam(s) and Sir(s),

I hereby give my consent to my name being included as Non-executive Director of the Company, in the draft red herring prospectus (“**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 of the Company are proposed to be listed (the “**Stock Exchanges**”), the red herring prospectus (“**RHP**”) and the prospectus (“**Prospectus**”) which the Company intends to file with Registrar of Companies, Delhi (“**RoC**”), the SEBI and any relevant Stock Exchanges in respect of the Offer (collectively, the “**Offer Documents**”), and in any other Offer related material.

I also authorise you to deliver a copy of this letter of consent to the RoC, pursuant to the provisions of Section 26 and 32 of the Companies Act, 2013, the Stock Exchanges or any other regulatory authority required by law.

I confirm that the information set out in this letter is true, correct, accurate, and not misleading in any material respect.

I confirm that I will immediately communicate any changes to the above information in writing to the Company and the BRLMs until the date when the Equity Shares commence trading on the Stock Exchanges. In the absence of any such communication from me, the BRLMs, the Company and the legal advisors to each of the Company and BRLMs can assume that there is no change to the above information until the date when the Equity Shares are listed and commence trading on the Stock Exchanges pursuant to the Offer.

This letter may be relied upon by the Company, the BRLMs and the legal advisors to each of the Company and the BRLMs. I hereby consent to the aforementioned details being included in the Offer Documents and the submission and disclosure of this certificate 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 capitalised terms used herein but not defined shall have the same meaning as ascribed to them in the Offer Documents.

(Signature Page follows)

Sincerely,



Non-Executive Director

Name: Arjun Shanker Bhartia

Designation: Non-Executive Director

Date: 21-12-23

Cc:

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

International Legal Counsel to the Book Running Lead Managers

White & Case Pte. Ltd.

#41-01, 88 Market Street

Capita Spring

Singapore 048 948

Domestic Legal Counsel to the Company

Khaitan & Co.

7th & 8th Floor, Max Towers

Sector 16B, Noida

Gautam Buddha Nagar 201 301

Uttar Pradesh, India