

Innov8 Workspaces India Limited

Unlisted Share Financial Report - ISIN INE1DBW01022

Company Overview

Innov8 Workspaces India Limited operates managed offices and coworking spaces designed for startups, SMEs and enterprise teams. Properties feature furnished private cabins, open desks, meeting rooms, community zones and amenities. The brand focuses on design-led interiors, flexible contracts and centralized services covering IT, housekeeping and security. Innov8 engages tenants through events and community programs. Public materials note locations across major Indian cities and integration with digital booking and support channels. The company positions itself as a premium coworking provider offering productivity-focused, well-located workspaces. Information is summarised from the company's official website and credible profiles.

Market Snapshot

CURRENT PRICE / SHARE Rs 63.8	MARKET CAP 1.62K Cr	P/E RATIO 1160.00	P/B RATIO 23.97
BOOK VALUE / SHARE Rs 2.42	FACE VALUE Rs 1	52 WEEK HIGH Rs 63.8	52 WEEK LOW Rs 57.2
DEBT TO EQUITY 0.61	RETURN ON EQUITY 1.89%	LOT SIZE 1,000 shares	TOTAL SHARES 25,43,43,610

Prices are indicative over-the-counter levels as of 07 July 2026. Actual deal prices may vary.

Corporate Details

ISIN	INE1DBW01022
CIN	U70100DL2019PLC351211
PAN	AACCO9563F
Registrar (RTA)	Skyline Fin.Serv
Depository	NSDL & CDSL
Sector	Real Estate
Industry	Flexible Workspaces

Income Statement (Rs Crore)

Particulars	2022	2023	2024	2025
Revenue	2,157	3,687	5,268	11,445
Cost of Material Consumed	0	0	0	0
Change in Inventory	0	0	0	0
Gross Margins	100%	100%	100%	100%
Employee Benefit Expenses	209	209	230	389
Other Expenses	1,300	1,955	2,416	4,450
EBITDA	648	1,523	2,622	6,606
OPM	30.04%	41.31%	49.77%	57.72%
Other Income	712	344	1,755	391
Finance Cost	617	663	1,276	3,072
Depreciation & Amortisation	762	1,084	2,039	4,241
EBIT	-114	439	583	2,365
EBIT Margins	-5.29%	11.91%	11.07%	20.66%
Profit Before Tax	-19	119	1,062	-316
PBT Margins	-0.88%	3.23%	20.16%	-2.76%
Tax	0	0	-2,708	-432
Profit After Tax	-19	119	3,770	116
Net Profit Margin	-0.88%	3.23%	71.56%	1.01%
EPS	Rs -0.19	Rs 1.19	Rs 37.7	Rs 0.05

Balance Sheet - Assets (Rs Crore)

Particulars	2022	2023	2024	2025
Fixed Assets	1,609	5,075	13,371	4,771
Capital Work in Progress	0	0	111	3,115
Investments	0	0	0	2,709
Trade Receivables	179	383	486	2,418
Inventory	0	0	0	0
Other Assets	4,719	5,270	9,283	51,419
Total Assets	6,507	10,728	23,251	64,432

Balance Sheet - Liabilities (Rs Crore)

Particulars	2022	2023	2024	2025
Share Capital	100	100	100	2,543.4
Face Value	Rs 1	Rs 1	Rs 1	Rs 1
Reserves	-12,887	-12,712	-8,946	3,609
Borrowings	202	0	0	3,739
Trade Payables	6,813	6,855	10,627	6,887
Other Liabilities	12,279	16,485	21,470	47,653.6
Total Liabilities	6,507	10,728	23,251	64,432

Cash Flow Statement (Rs Crore)

Particulars	2022	2023	2024	2025
Profit Before Tax	-19	119	1,061	-316
Operating Profit Before Working Capital	936	2,005	2,088	6,744
Change in Receivables	-9	-340	-241	-1,634
Change in Inventories	0	0	0	0
Change in Payables	157	55	-101	-5,088
Other Changes	-411	46	821	-6,512
Working Capital Change	-263	-239	479	-13,234
Cash Generated From Operations	673	1,766	2,567	-6,490
Tax	-81	-128	-517	-12
Cash Flow From Operations	592	1,638	2,050	-6,502
Purchase of PPE	0	0	-172	-2,472
Sale of PPE	0	0	0	0
Cash Flow From Investment	0.6	0	-172	-6,196
Borrowing	200	-202	0	3,739
Dividend	0	0	0	0
Equity	0	0	0	15,100
Others From Financing	-906	-1,202	-2,034	-6,123
Cash Flow from Financing	-706	-1,404	-2,034	12,716
Net Cash Generated	-113.4	234	-156	18
Cash at the Start	168	54	289	132
Cash at the End	54.6	288	133	150

Key Ratios

Particulars	2022	2023	2024	2025
Operating Profit Margin	30.04%	41.31%	49.77%	57.72%
Net Profit Margin	-0.88%	3.23%	71.56%	1.01%
Earning Per Share (Diluted)	Rs -0.19	Rs 1.19	Rs 37.7	Rs 0.05

Source: Compiled by Neoma Capital research. Data as of FY2025. Figures may be restated in subsequent filings.