

DEV ACCELERATOR LTD.

'SUBSCRIBE'

10-09-2025 TO 12-09-2025

Industry: Workspace solutions / Co-working spaces
Recommendation: Subscribe for long term

Price Band: ₹56 to ₹61
Post Implied Market Cap: ₹505 Cr - ₹550 Cr

Key Data

Issue Size (₹ Cr)	₹143.35
Fresh (₹ Cr)	₹143.35
OFS (₹ Cr)	-
No of shares offered (total issue)	2,35,00,000
Face Value (₹ /share)	2
Bid Lot	235 Shares

Indicative Timetable

IPO Open Date	Wed, Sep 10, 2025
IPO Close Date	Fri, Sep 12, 2025
Tentative Allotment	Mon, Sep 15, 2025
Initiation of Refunds	Tue, Sep 16, 2025
Credit of Shares to Demat	Tue, Sep 16, 2025
Tentative Listing Date	Wed, Sep 17, 2025
Cut-off time for UPI mandate confirmation	5 PM on September 12, 2025

Shareholding (No. of shares)

Pre-Issue	6,66,87,515
Post-Issue	9,01,87,515

Issue Breakup

QIB	75%
NII	15%
Retail	10%

Shareholding Pattern

	Promoter	Public
Pre-Issue	49.80%	50.20%
Post-Issue	36.80%	63.20%

Other Details

BRLMs: Pantomath Capital Advisors Private Limited
Registrar: KFIN Technologies Limited
Listing: BSE & NSE

Research Analyst

Anshul Jain
Anshul.Jain@lakshmishree.com
8767231444

About the company

Dev Accelerator Ltd., operating under the brand name DevX, is a company in the flexible workspace and co-working space sector in India. The company is set to launch its Initial Public Offering (IPO) on September 10, 2025. This book-built issue is entirely a fresh issuance of equity shares, meaning the funds raised will be used for the company's growth, including capital expenditures for new centers and debt repayment. The IPO has a price band of ₹56 to ₹61 per share and aims to raise up to ₹143 crore. The company has a strong presence in both Tier-1 and Tier-2 cities across India and has shown significant financial growth in recent years. Its public listing on the BSE and NSE is scheduled for September 17, 2025.

Investment Rationales

Strong Financial Growth: The company has shown impressive financial results, with a 62% increase in revenue and a 303% surge in profit after tax (PAT) for the fiscal year ending March 2025.

Strategic Market Expansion: Dev Accelerator Ltd. is strategically using the IPO funds to expand its co-working and managed office spaces into new cities, including Tier-2 markets in India and its first international center in Sydney.

Favorable Industry Trends: The post-pandemic shift towards hybrid work models is driving strong demand for flexible workspaces. As a major player in this growing market, Dev Accelerator Ltd. is well-positioned to capitalize on this industry-wide tailwind.

Resilient Business Model: The company offers a diverse range of workspace solutions, from co-working desks to managed offices for large corporations. This integrated approach, with long-term anchor tenants and a diversified client base, provides stable and predictable revenue streams.

Clear Use of IPO Proceeds: The IPO is a fresh issue, meaning all the raised capital will go directly to the company. The funds are earmarked for strategic purposes like funding new center fit-outs and repaying debt, which directly supports the company's growth and improves its financial health.

Risk

The company doesn't own any land and buildings: In case of termination or non renewal of lease agreements, the company will have to incur significant relocation costs, etc.

Company has experienced high attrition rate in the past and can find it difficult to retain good employees

Our views

Dev Accelerator Ltd. (DevX) offers a compelling long-term investment opportunity in India's growing flexible workspace sector. Founded in 2017, the company operates 28 centers across 11 cities, serving 14,000+ seats with an asset-light, scalable model. Its ₹143.35 Cr IPO is entirely a fresh issue, aimed at funding expansion—including new centers in Surat and Sydney. Backed by Dev Information Technology Ltd., DevX benefits from strong operational support and a diversified client base. While competition and real estate dependencies pose risks, the company's growth trajectory and sector momentum support a 'Subscribe' rating for investors seeking exposure to the future of hybrid work model in India.

CONSOLIDATED FINANCIALS – BASIC FINANCIAL DETAILS

Financial Performance Indicators	Units	Fiscal 2023	Fiscal 2024	Fiscal 2025
Revenue from Operations	In ₹ Cr	69.91	108.09	158.88
Revenue CAGR (Fiscal 2023 to 2025)	%	50.75%		
EBITDA	In ₹ Cr	29.88	64.74	80.46
EBITDA Margin	%	42.74%	59.90%	50.64%
Restated Profit/ (Loss) for the year	In ₹ Cr	-12.83	0.44	1.77
Restated Profit/ (Loss) for the year as a % of total income	%	-17.98%	0.39%	1%
Total Equity	In ₹ Cr	1.22	28.79	54.79
Capital Employed	In ₹ Cr	33.88	129.30	182.10
Total Assets	In ₹ Cr	282.42	411.09	540.38
ROCE	%	3.65%	17.31%	25.95%
Debt / Equity	times	27.17	3.51	2.39
Operating Performance Indicators	Units	Fiscal 2023	Fiscal 2024	Fiscal 2025
Operational Cities	Number	9	11	11
Operational Centers	Number	17	25	26
Operational Super Built-up Area	Million square feet	0.63	0.81	0.84
Number of Capacity Seats in Operational Centers	Number	10165	12543	13759
Number of Occupied Seats in Operational Centers	Number	8218	10422	12054
Occupancy rate in Operational Centers	%	80.85%	83.09%	87.61%

Source: Company RHP

Dev Accelerator Ltd. IPO Peer Comparison

(As on March 31, 2025)

Company Name	EPS (Basic)	EPS (Diluted)	NAV (per share) (Rs)	P/E (x)	RoNW (%)	P/BV Ratio	Financial state-ments
Dev Accelerator Ltd.	0.27	0.27	7.68		3.24		Consolidated
Awfis Space Solutions Ltd.	9.75	9.67	64.71	60.95	14.78	9.2	Consolidated
Smartworks Coworking Spaces Ltd.	-6.18	-6.18	10.45	-74.04	-58.56	45.7	Consolidated
Indiquebe Spaces Ltd.	-7.65	-7.65	-0.24	-28.69			Consolidated

Notes:

All the financial information for the listed industry peer mentioned above is on a consolidated basis and is sourced from the annual reports/ financial statements prospectus and investor presentations of the respective company for the year ended March 31, 2025 submitted to stock exchanges.

P/E ratio has been computed based on the closing market price of equity shares on NSE on August 13, 2025 divided by the Diluted EPS for the year ended March 31, 2025.

Revenue from operation means revenue from operations as per the Consolidated Financial Information.

Net Asset Value per Equity Share (₹) = Net Asset Value per Equity Share is calculated as total of equity share capital and other reserves as of the end of relevant year divided by the number of equity shares outstanding at the end of the year. The Net Asset Value per equity share disclosed above is after considering the impact of bonus and subdivision of the issued equity shares.

Return on net worth is calculated as profit/ (loss) for the year divided by the Net Worth:

Net Worth means the aggregate value of the paid up share capital and all reserves created out of the profits and securities premium account and debit or credit balance of profit and loss account, after deducting the aggregate value of the accumulated losses, deferred expenditure and miscellaneous expenditure not written off, but does not include reserves created out of revaluation of assets, write back of depreciation and amalgamation, in accordance with Regulation 2(1)(hh) of the SEBI ICDR Regulations.

Net worth for peer represents the Total Equity as mentioned in their annual reports for the relevant year submitted to the Stock Exchanges.

Objects of the issue

Objects	Amount (₹ Cr)
Capital expenditure for fit-outs in the Proposed Centers	73.12
Repayment and/or pre-payment, in full or part, of certain borrowings availed by our Company including redemption of non-convertible debentures	35.00
General corporate purposes	[•]
Total Net Proceeds	[•]

Source: Company RHP

Disclaimer & Disclosure

This Report is published by Lakshmishree Investment & Securities Limited (hereinafter referred to as "LISL") for registered client circulation only. LISL is a registered Research Analyst under SEBI (Research Analyst) Regulations, 2014 having Registration no. INH00014395. LISL is a registered broker with the Securities & Exchange Board of India (SEBI) and registered with National Stock Exchange of India Limited and BSE Limited in cash and derivatives segments, Multi Commodity Exchange of India (MCX), and is Depository participant with Central Depository Services Limited (CDSL), and also member of Association of Mutual Funds of India (AMFI) for distribution of financial products. LISL a "Research Entity" under SEBI (Research Analyst) Regulations 2014 has independent research teams working with a Chinese wall rule with other business divisions of LISL as mentioned above.

LISL or its associates have not been debarred / suspended by SEBI or any other regulatory authority for accessing / dealing in securities Market. LISL, its associates or Research analyst or his relatives do not hold any financial interest in the subject company. LISL or its associates or Research analysts do not have any conflict or material conflict of interest at the time of publication of the research report with the subject company. LISL or its associates or Research Analyst or his relatives do not hold beneficial ownership of 1% or more in the subject company at the end of the month immediately preceding the date of publication of this research report.

LISL or its associates or Research analyst has not received any compensation / managed or co-managed public offering of securities of the company covered by Research analyst during the past twelve months. LISL or its associates have not received any compensation or other benefits from the company covered by Research analyst or third party in connection with the research report. Research Analyst has not served as an officer, director or employee of Subject Company and LISL / Research analyst has not been engaged in market making activity of the subject company.

This report is for the personal information of the authorized recipient and does not construe to be any investment, legal or taxation advice to you. LISL is not soliciting any action based upon it. Nothing in this research shall be construed as a solicitation to buy or sell any security or product, or to engage in or refrain from engaging in any such transaction. In preparing this research, we did not take into account the investment objectives, financial situation and particular needs of the reader. This research has been prepared for the general use of the clients of LISL and must not be copied, either in whole or in part, or distributed or redistributed to any other person in any form. If you are not the intended recipient you must not use or disclose the information in this research in any way. Though disseminated to all the customers simultaneously, not all customers may receive this report at the same time. LISL will not treat recipients as customers by virtue of their receiving this report. This report is not directed or intended for distribution to or use by any person or entity resident in a state, country or any jurisdiction, where such distribution, publication, availability or use would be contrary to law, regulation or which would subject LISL & its group companies to registration or licensing requirements within such jurisdictions.

The report is based on the information obtained from sources believed to be reliable, but we do not make any representation or warranty that it is accurate, complete or up-to date and it should not be relied upon as such. We accept no obligation to correct or update the information or opinions in it. LISL or any of its affiliates or employees shall not be in any way responsible for any loss or damage that may arise to any person from any inadvertent error in the information contained in this report. LISL or any of its affiliates or employees do not provide, at any time, any express or implied warranty of any kind, regarding any matter pertaining to this report, including without limitation the implied warranties of merchantability, fitness for a particular purpose, and non-infringement. The recipients of this report should rely on their own investigations.

This information is subject to change without any prior notice. LISL reserves its absolute discretion and right to make or refrain from making modifications and alterations to this statement from time to time. Nevertheless, LISL is committed to providing independent and transparent recommendations to its clients, and would be happy to provide information in response to specific client queries.

Before making an investment decision on the basis of this research, the reader needs to consider, with or without the assistance of an adviser, whether the advice is appropriate in light of their particular investment needs, objectives and financial circumstances. There are risks involved in securities trading. The price of securities can and does fluctuate, and an individual security may even become valueless. Opinions expressed are subject to change without any notice. Neither the company nor the director or the employees of LISL accept any liability whatsoever for any direct, indirect, consequential or other loss arising from any use of this research and/or further communication in relation to this research. Here it may be noted that neither LISL, nor its directors, employees, or representatives shall be liable for any damages whether direct or indirect, incidental, special or consequential including lost revenue or lost profit that may arise from or in connection with the use of the information contained in this report.

Analyst Certification: Research Analyst the author of this report, hereby certify that the views expressed in this research report accurately reflects my personal views about the subject securities, issuers, products, sectors or industries. It is also certified that no part of the compensation of the Research Analyst was, is, or will be directly or indirectly related to the inclusion of specific recommendations or views in this research. The Research Analyst is principally be responsible for the preparation of this research report and has taken reasonable care to achieve and maintain independence and objectivity in making any recommendations.

Registration granted by SEBI and certification from NISM in no way guarantee performance of the intermediary or provide any assurance of returns to investors

CIN No U74110MH2005PLC157942 | BSE-3281 | NSE-12817 | MCX-55910 | DP:IN-DP-CDSL-490-2008 | DPID:12059100 |

SEBI Regn. No.: INZ000170330 | Mutual Fund: ARN-77739 | Research Analyst: INH000014395

Registered Office:

Unit No 407, IV Floor, Marathon Icon, Ganpat Rao Kadam Marg, Lower Parel West, Mumbai 400013

Contact No: (022) 43431818

Corporate Office:

Shree House C-29/61-5 Teliyabag Varanasi, UP 221002

Contact No: (0542) 6600000

Email: info@lakshmishree.com, Website: www.lakshmishree.com

Compliance Officer: Abhishek Sharma

Email Id: compliance@lakshmishree.com

Phone No +91 92353 95868