

Dev Accelerator Limited

(Formerly known as Dev Accelerator Private Limited)

C-01, The First Commercial Complex, B/h Keshavbaug Party Plot,
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CIN: L74999GJ2020PLC115984



February 12, 2026

To, BSE Limited Phiroze Jeejeebhoy Towers Dalal Street Mumbai 400 001	To National Stock Exchange of India Limited Exchange Plaza, Plot No. C/1, G Block, Bandra Kurla Complex, Bandra (East) Mumbai 400 051
Script Code: 544513	Trading Symbol: DEVX

Dear Sir/ Madam,

Sub: Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Press Release

Pursuant to the provisions of Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended from time to time), please find enclosed Press Release titled “**DevX Signs India’s Single Largest ‘Development Management’ Deal of 8 Lakh Sq. Ft. in Ahmedabad, Targeting INR 120 Cr Revenue**”

The above information will also be available on the website of the Company viz.
<https://www.devx.work/investor-relations>

We request you to kindly take the same on record.

Thanking you

Yours faithfully,

For **Dev Accelerator Limited**

(Formerly Known as Dev Accelerator Private Limited)

Anjan Trivedi

Company Secretary & Compliance Officer

Encl: As above



PRESS RELEASE

Ahmedabad (Gujarat), 12th February, 2026:

DevX Signs India's Single Largest 'Development Management' Deal of 8 Lakh Sq. Ft. in Ahmedabad, Targeting INR 120 Cr Revenue

The partnership to add 8,500 seats in a Grade A+ green campus, reinforcing Ahmedabad's emergence as a global GCC and enterprise hub

Dev Accelerator Limited (NSE: DEVX; BSE: 544513), one of India's leading enterprise-focused managed office space provider, **has announced the signing of a landmark 27-storey commercial office tower spread over 8 lakh sq ft in Ahmedabad in a deal valued at over ₹850 crore of total rentals, executed under the company's innovative Development Management (DM) model.** This stands as India's single largest managed office transaction of its kind. The deal reinforces the company's dominance in Tier II markets and is projected to generate an annual revenue of INR 120 Crores upon completion.

Strategically located in the high-demand Ambli-Bopal micro-market, the new campus will be developed into a Grade A+ Green building to cater to the surging requirements of GCCs. **With an investment of INR 100 Crores slated over the next four years, this massive expansion will add 8,500 seats to the city's commercial ecosystem,** capitalizing on the infrastructure boom driven by Ahmedabad's future growth prospects and the upcoming Commonwealth Games.

Unlike traditional lease models, this project is structured under the Development Management model, where DevX partners with non-institutional landowners to unlock the value of their prime real estate. DevX will manage the entire lifecycle—from planning and development to leasing and operations—delivering institutional-grade assets that meet global standards. The project is currently under construction and is expected to be ready in about 2.5 to 3 years.

Speaking on this milestone, **Mr. Umesh Uttamchandani, Managing Director, Dev Accelerator Limited, said, "This milestone reflects the shifting centre of gravity in India's commercial real estate landscape towards high-growth Tier II cities. Through our Development Management model, we are enabling non-institutional landowners to create world-class, Grade A+ assets that global occupiers increasingly seek. As Ahmedabad prepares for large-scale global events and GCCs explore alternatives to saturated metro markets, this campus is positioned to play a defining role in the city's economic trajectory."**

DevX will manage the complete lifecycle of the asset, from planning and development to leasing and operations, in partnership with the landowner, under the arrangement. The agreement will be for 15 years, while the developer is locked in for the entire term, with DevX having a four-year lock-in period.

This record-breaking deal builds upon DevX's proven dominance in the Ambli-Bopal micro-market, where the company recently delivered a successful 3.15 lakh sq. ft. managed office campus. That facility, which added 3,200 seats and currently books a revenue of INR 36 Crores, has already achieved 95% occupancy. It houses marquee clients such as **Manubhai & Shah, Openxcell, Tatvic Digital Analytics, Walter P Moore, and Suzlon,** validating the region's appetite for premium, managed workspaces.

By consolidating such a vast inventory in a single prime location, DevX is effectively creating a self-sustaining business ecosystem that rivals established hubs in Tier I metros. This expansion underscores the company's strategy of leveraging the Development Management model to aggregate fragmented land parcels into high-value institutional assets, driving value for landowners, enterprises, and the city's economy alike.

About Dev Accelerator Limited

Dev Accelerator Limited is an enterprise-focused, full-solution managed workspace platform. We design, build, and operate custom offices end-to-end covering site selection, bespoke fit-outs, technology integration, and facility management under a single SLA.

With one of India's largest Tier-2 footprints by operational flex stock, DevX serves enterprises, startups, and global corporations with collaborative, customizable work environments across the country. The company operates 28 centres across multiple Indian cities with over 14,000 seats and 8.6 lakh sq. ft. under management. This is complemented by design-and-build and allied services that ensure fast handovers and consistent standards.

For more information, please visit www.devx.work

For further information, please contact:

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