



UNISYNC
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NEWSLETTER
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**SPECIAL EDITION:
CO-WORKING BUSINESS OPPORTUNITY**

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Did You Know



THE COWORKING REVOLUTION

Welcome to the December 2024 edition of the Unisync Newsletter, where we explore a transformative force in today's workspace ecosystem: **coworking**.

As investors, you are well aware that coworking has evolved from a niche option to a core part of the global office market. It's now a dynamic landscape driven by the demand for flexibility, community, and operational efficiency, especially in the post-pandemic era.

Coworking spaces are more than just physical locations; they are hubs of innovation, attracting startups, remote teams, and freelancers alike. This model allows businesses to scale up or down without the long-term commitment of traditional leases, aligning perfectly with the agility that modern businesses seek. With companies increasingly adopting hybrid work models, the coworking market is poised for sustained growth, drawing interest from both startups and established corporations. For investors, this presents opportunities not only in coworking providers but also in tech-enabled services like scheduling platforms, digital security, and virtual collaboration tools.

Coworking spaces are becoming crucial to community building and networking, often hosting events, workshops, and mentorship programs that add value to tenants.



CA MAYANK DESAI

Co-Founder, Unisync Angels
Partner, Y.B. Desai & Associates

This ecosystem nurtures productivity and innovation and provides early-stage investors with a front-row seat to promising startups and tech solutions

Our December issue explores key players reshaping coworking, from flexible giants to niche players targeting specific industries. You'll gain insights into trends like green building designs, AI-enhanced resource management, and how coworking is helping reshape the urban landscape by revitalizing underused properties.

Coworking is no longer just a workspace trend; it's a structural shift in how we work, connect, and build businesses. For investors, the time is ripe to embrace the coworking revolution as it redefines the future of workspaces.

Best Regards
CA Mayank Desai





THE FUTURE OF COWORKING: WHERE WORK MEETS FLEXIBILITY AND INNOVATION

Once upon a time, office spaces symbolized stability and permanence. Owning or leasing a dedicated office was a milestone - a physical anchor that embodied a business's roots and aspirations. But times have changed. The traditional office, with its hefty costs, long-term commitments, and rigid boundaries, is no longer the only option. Enter the coworking revolution: a flexible, cost-effective, and dynamic alternative that has reshaped how we think about work. Coworking spaces have gone beyond merely providing desks and Wi-Fi. They have become hubs of collaboration, innovation, and community. Fully furnished spaces with utilities, high-speed internet, networking opportunities, and even wellness programs have made them a magnet for freelancers, startups, and even large corporations. The coworking model is evolving, ushering in new formats and innovative business models.

COWORKING AND HOSPITALITY: A PARALLEL IN BUSINESS MODELS

The coworking industry is increasingly mirroring the hospitality sector in its approach to catering to diverse audiences. Consider the Marriott Group of Hotels: a single umbrella that spans luxurious resorts, business hotels, and budget accommodations, each designed for a distinct customer segment. Similarly, the coworking sector is diversifying its offerings to address varied needs, creating formats that range from premium coworking spaces for enterprises to budget-friendly hubs for freelancers and startups.



Written by,

MR. KASHYAP PANDYA

Co-Founder, Unisync Angels
Director, Syncoro Ventures

This hospitality-like approach enables coworking operators to create tailored experiences. Just as a five-star resort differs from an airport business hotel, coworking spaces are being designed to serve niches—be it industry-specific needs, regional preferences, or demographic demands. This segmentation enhances customer satisfaction and builds loyalty, setting the stage for sustainable growth in the coworking ecosystem.

EMERGING TRENDS IN COWORKING MODELS

As coworking spaces evolve, they are diversifying to cater to unique audience needs and aspirations. Here are some of the most promising trends shaping the future of coworking:

1. Hybrid Hubs for Distributed Teams:

With hybrid work becoming the norm, coworking spaces are evolving to support distributed teams. Networks of interconnected hubs across cities allow companies to maintain a cohesive culture while offering flexibility to employees, particularly in Tier II and III cities.

2. **Industry-Specific Coworking Spaces:** The "one-size-fits-all" model is giving way to specialized coworking spaces tailored to specific industries. Examples include healthcare-focused spaces with telemedicine facilities, media studios for creative professionals, or tech hubs with advanced IT infrastructure. These bespoke environments provide tailored resources, networking opportunities, and compliance support.
3. **Female-Only Coworking Spaces:** A growing number of coworking spaces are designed exclusively for women, providing safe, inclusive environments that foster collaboration and empowerment. These spaces often include amenities such as childcare, mentorship programs, and networking opportunities specifically curated for female entrepreneurs and professionals.
4. **Coworking Spaces with Wellness as a Core Feature:** Recognizing the importance of holistic well-being, coworking spaces are integrating wellness as a key offering. Features like yoga studios, meditation rooms, nutrition workshops, and mental health counseling are becoming part of the coworking experience, creating environments where professionals can thrive both personally and professionally.
5. **Eco-Friendly Coworking Spaces:** Sustainability is no longer optional. Coworking spaces with ESG (Environmental, Social, and Governance) and sustainability at their core are on the rise. These spaces focus on green building designs, energy-efficient operations, waste reduction, and promoting sustainable practices among members. Such spaces are particularly appealing to businesses committed to corporate social responsibility (CSR).
6. **Coworking Spaces with Co-living Options:** For digital nomads and traveling professionals, coworking spaces integrated with co-living facilities offer an ideal solution. These setups combine professional workspaces with modern living accommodations, creating a seamless blend of work and life, particularly for those who thrive in community-oriented environments.
7. **Coworking in Residential Complexes:** To meet the demands of remote workers, residential complexes are incorporating coworking spaces as an added amenity. This integration allows residents to enjoy professional-grade work environments without leaving their homes, saving time and adding convenience.
8. **Coworking Spaces for the Workation Audience:** Work + vacation, or "workation," is an emerging lifestyle trend where professionals combine work with leisure. Coworking spaces catering to this segment are emerging in scenic locations like beaches, mountains, and countryside areas, offering robust work infrastructure along with opportunities for relaxation and recreation.
9. **Pay-As-You-Grow' Leasing Models:** For startups and growing businesses, scalability is a critical factor. Coworking spaces are adopting dynamic leasing models, allowing members to expand their workspace as needed without long-term commitments. This flexibility ensures businesses can grow without the disruption of relocating.
10. **Subscription-Based Flexibility:** Membership models are evolving to provide even greater flexibility, akin to gym or streaming subscriptions. Professionals can access coworking spaces on-demand across multiple locations, cities, or countries. These packages cater to diverse needs, from daily passes to annual corporate memberships.

COWORKING'S NEXT CHAPTER: ENDLESS OPPORTUNITIES AHEAD

The coworking landscape is transforming into a diverse ecosystem designed to accommodate every professional's unique requirement. As work culture evolves, coworking spaces will continue to adapt, offering innovative solutions that redefine the modern workplace. From startups and freelancers to global enterprises, coworking will become the default choice for businesses of all sizes. The coworking model is here to stay and in this shared economy, where collaboration and community take center stage, coworking spaces will drive innovation & foster connections. The age of coworking is not just a trend - it's the foundation of the future of work.



REIMAGINING WORKSPACES: THE CO-WORKING REVOLUTION IN INDIA

THE STORY OF THE NEW-AGE OFFICE

Once upon a time, offices were defined by cubicles, rigid hours, and long leases. Then came the disruptors—bold startups, agile corporates, and creative freelancers—who challenged the status quo. They needed more than desks; they needed freedom, flexibility, and a sense of community.

Enter co-working spaces, where coffee machines hum alongside idea pitches, and collaboration thrives at every corner. This is not just the story of a workspace; it's the rise of a movement that's reshaping how we work, connect, and succeed.

INDIA'S ECONOMY: FUELING THE CO-WORKING BOOM

In 2023, India became the world's fastest-growing economy with a 7.8% GDP growth. With a vibrant workforce, resilient industries, and a booming startup ecosystem, the demand for smart, flexible, and scalable offices has never been higher.

The services sector, a key pillar of the economy, contributes 53% to India's GDP, driving the need for agile workplaces. It's no surprise that co-working spaces are now the preferred choice for tech giants, startups, and SMEs alike.

PEOPLE POWER: A DEMOGRAPHIC GOLDMINE

India is home to 1.42 billion people, the largest and youngest workforce in the world. By 2030, urban areas will contribute a staggering 75% to GDP, and the middle class will double, creating a massive demand for affordable and quality office spaces..

THE CO-WORKING EVOLUTION: WHAT'S BEHIND THE NUMBERS?

The flexible workspace market has expanded to over 30 million square feet, with a projected compound annual growth rate (CAGR) of 28% over the next five years. Bengaluru leads the market with 18.4 million square feet, while Delhi NCR and Hyderabad contribute significantly with 11.4 million and 8 million square feet, respectively.

Tier 2 cities, such as Ahmedabad, Jaipur, and Indore, are rapidly catching up by taking advantage of lower costs and a growing workforce.



Dedicated Desk:

An assigned desk within a shared office space. Unlike a hot desk, this desk is reserved for one specific person

There is a notable shift towards Tier 2 and Tier 3 cities, with coworking spaces gaining popularity in locations like:

- Surat
- Jaipur
- Chandigarh
- Indore
- Nagpur

This expansion is driven by economic growth, technological advancements, and the increasing presence of startups and remote workers in these regions.

BREAKING BOUNDARIES: WHO OWNS THESE SPACES?

India's office stock is a mix of institutional (26%) and non-institutional (74%) ownership. Co-working operators like WeWork, Awfis, and Smartworks are capitalizing on non-institutional spaces, transforming underutilized properties into buzzing ecosystems of collaboration and creativity.

In fact, 41% of non-institutional stock has been strata sold, creating untapped opportunities for co-working to thrive in fragmented real estate markets.

DRIVERS OF CHANGE: WHY CO-WORKING IS HERE TO STAY

Cost Efficiency: Businesses save up to 40% by choosing co-working over traditional offices.

- **Tech Sector Demand:** In 2023, technology alone accounted for 22% of workspace demand, with co-working offering the agility needed for fast-changing tech teams.



- **Hybrid Work Models:** Companies are embracing the flexibility of co-working spaces to support their hybrid workforce, ensuring seamless collaboration while cutting costs.
- **Global Capability Centers (GCCs):** Growing at 10% CAGR, GCCs prefer co-working for its scalability and ready-to-use infrastructure.

THE PLAYERS: GIANTS OF THE CO-WORKING ARENA

From WeWork's global reach to Awfis' hyperlocal approach and Smartworks' tech-driven solutions, the competitive landscape is thriving.

- **Premium Amenities:** High-speed internet, meeting rooms, and wellness zones.
- **Flexible Models:** Pay-as-you-go plans, dedicated desks, and even private offices.
- **Technology:** Seamless booking systems and analytics for space optimization.

THE FUTURE OF CO-WORKING: BIGGER, BETTER, AND EVERYWHERE

The flexible workspace segment is set to dominate, thanks to:

- Increasing adoption of hybrid work models by corporates.
- Expanding into Tier 2 and Tier 3 cities, where demand is surging.
- Leveraging technology and sustainability to create smarter, greener workspaces.

"The workspace of the future isn't just a place; it's a platform—for ideas, for growth, for success."

Private Office:

A fully enclosed space that offers more privacy, suitable for teams or individuals who need a dedicated area.

KEY PLAYERS:



LEADING CO-WORKING PLAYERS IN INDIA:

India's coworking sector has experienced significant growth, with several key players offering diverse workspace solutions. Here's an overview of some leading coworking companies in India:

WeWork India



2017
 54
 90,000+
 ₹ 1,420 Cr

- **Founders:** Adam Neumann and Miguel McKelvey (WeWork Inc.); Indian operations in partnership with Embassy Group.
- As a part of the global WeWork brand, WeWork India offers flexible workspaces in major cities, catering to freelancers, startups, and large enterprises.

Regus



1989
 30,000+
 350 Avg. Desk
 ₹ 31,540 Cr

- **Founders:** Mark Dixon
- As a member of the IWG group, Regus provides a diverse array of office solutions, including coworking spaces, virtual offices, and meeting rooms, across multiple cities in India.



Founding Date



Location



Desk



Revenue

Co Wrks



2016
22
500+
₹ 286 Cr

- **Founders:** Sidharth Menda
- CoWrks operates in cities such as Bangalore, Mumbai, and Delhi NCR, providing premium workspaces, custom-built offices, private studios, and flexible workspaces for teams of all sizes.

Smartworks



2016
41
150,000+
₹ 744 Cr

- **Founders:** Neetish Sarma.
- As a leading Workspace as a Service (WaaS) provider, Smartworks delivers technology-enabled, customized workspaces designed to enhance productivity, featuring amenities like gaming zones and gyms.

TableSpace



2017
20
500+
₹ 769 Cr

- **Founders:** Kunal Mehra and Shashank Agarwal
- TableSpace specializes in managed office spaces, offering comprehensive solutions such as design, construction, and management services to ensure a seamless experience for businesses.

DevX



2017
19
10,000+
₹ 62.2Cr

- **Founders:** Parth Shah, Umesh Prajapati, and Rushit Patel
- DevX is a premium coworking space provider that offers technologically driven solutions and amenities such as startup accelerators, makerspaces, and 24/7 access. They cater to entrepreneurs, consultants, freelancers, startups, SMEs, and corporates.

91Springboard



2012
23
20,000+
₹ 175 Cr

- **Founders:** Pranay Gupta, Anand Vemuri, Deepak Sharma, and Varun Chawla
- 91Springboard provides spacious coworking solutions for startups, freelancers, and corporates, featuring amenities like board games, power backup, seamless internet, and conference rooms.

BHIVE Workspace



2014
21
40,000
₹ 106 Cr

- **Founders:** Shesh Paplikar
- BHIVE, located in Bangalore, is one of India's largest coworking spaces. It offers a variety of options, from hot desks to private offices, with an emphasis on building a collaborative community.

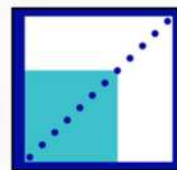
Incuspaze



2017
44
20,000+
₹ 94.9 Cr

- **Founders:** Sanjay Choudhary
- IncuSpaze is a leading office space provider with over 35 locations across more than 14 cities, offering premium coworking spaces that foster a sustainable ecosystem for young innovators and businesses.

IndiQube

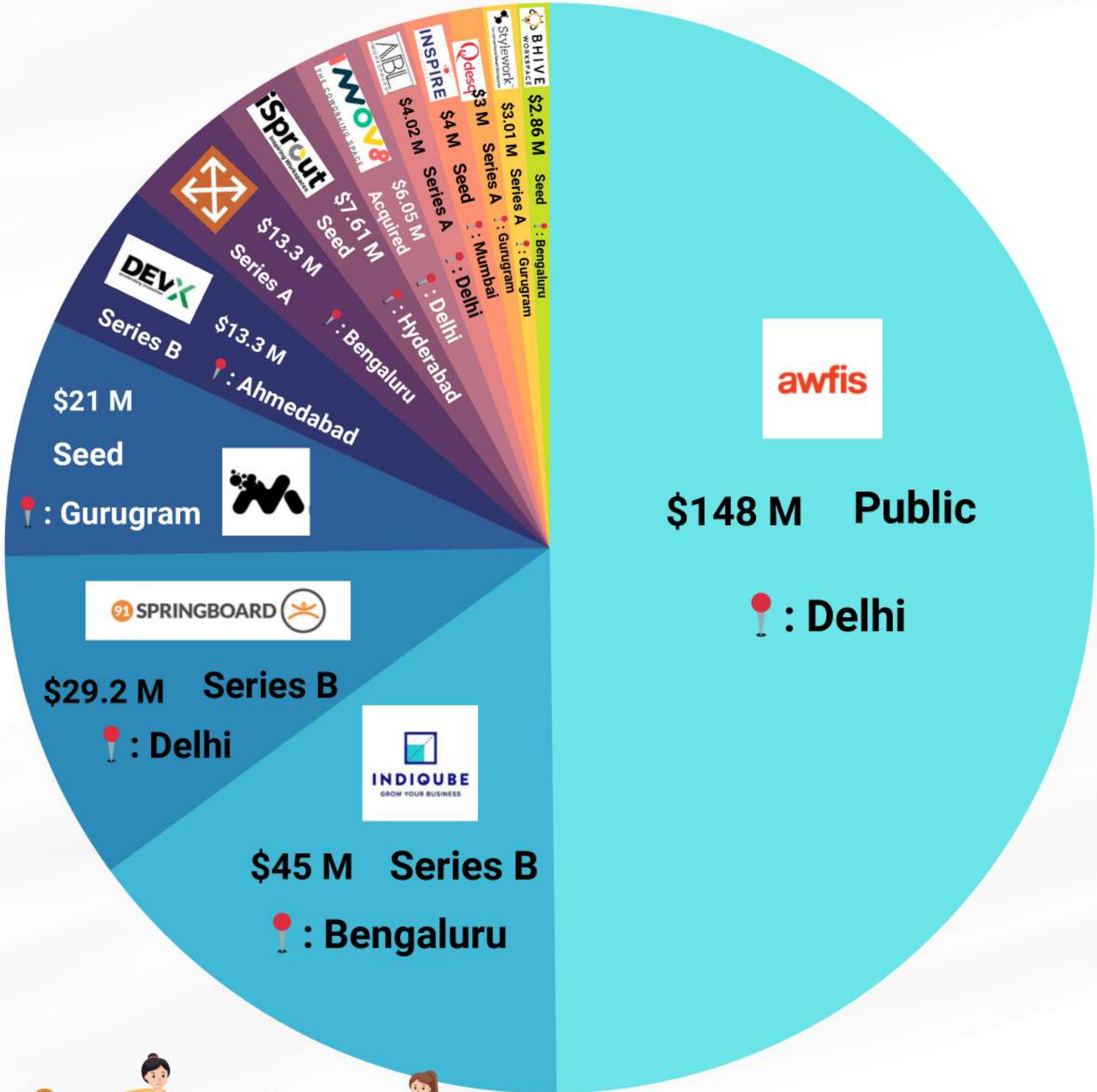


2015
101
50,000+
₹ 595 Cr

- **Founders:** Rishi Das and Meghna Agarwal
- IndiQube specializes in creating growth-oriented environments for companies, offering scalable workspace solutions that focus on providing a hassle-free work experience. Their services include power backup, high-speed internet, and access to conference rooms.

SNAPSHOT OF FUNDING ROUNDS IN INDIA'S CO-WORKING SECTOR

The co-working sector in India has experienced substantial growth, making it an attractive avenue for investors. Over the years, leading co-working startups have garnered significant funding, driving innovation and expansion across the industry. Here's an overview of the most notable funding rounds for top-funded co-working startups in India:



Virtual Office:

A service where users have a business address, mail handling, and sometimes even phone answering services without a physical workspace.



THE JOURNEY OF AWFIS: FROM A DESK TO DOMINATING THE IPO STAGE

In 2015, a single desk in a shared workspace sparked a vision. Amit Ramani, the founder of Awfis Space Solutions Ltd., imagined a future where workspaces weren't just offices, but ecosystems—designed to inspire, connect, and grow. What began as an idea to provide flexible, affordable desks for startups soon transformed into a movement that reshaped India's workspace industry.

A BOLD BEGINNING

Awfis wasn't just about providing a place to work; it was about creating spaces where ideas could thrive. The company catered to startups, SMEs, and large corporations, offering:

- Co-working spaces for collaboration.
- Enterprise solutions for customization.
- Design and build services to inspire innovation.

Over the years, Awfis became synonymous with adaptability, addressing the needs of modern businesses seeking flexibility, community, and scalability.

FROM DESKS TO DREAMS: THE EXPANSION

Awfis's rise was nothing short of phenomenal. By 2023, the company had established:

- 100+ centers across major Indian cities.
- 62,000+ desks, each one a launchpad for ideas and opportunities.

This meteoric growth was fueled by \$154 million in funding from investors like Sequoia Capital India, who believed in the power of its vision.

THE IPO: A MILESTONE MOMENT

December 2023 marked a turning point.

Awfis filed its draft red herring prospectus with SEBI, embarking on the path to a historic IPO.

IPO Details

Fresh Issue	₹ 128 Crore
Offer for Sale	₹ 470.93 Crore
Total Issue Size	₹ 598.93 Crore
Price Band	₹ 364-383 per share
Opening Date	May 22, 2024

Emotions ran high as Awfis saw its IPO being fully subscribed on the first day, signaling immense investor trust. By the close, the IPO was oversubscribed by an incredible 108.17 times.

TRIUMPH ON LISTING DAY

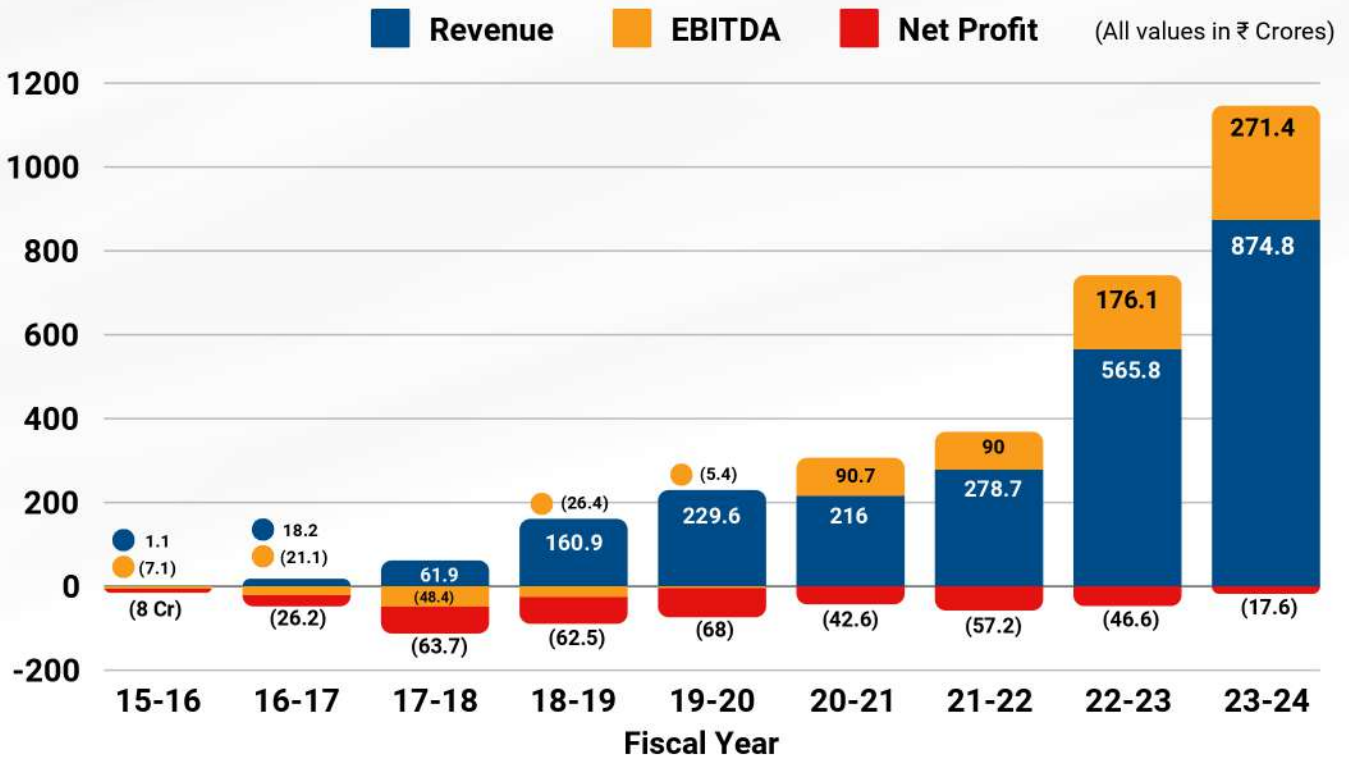
On May 30, 2024, the dream became a reality. Awfis debuted on the stock exchanges at ₹435 per share, delivering a 13.5% premium over its issue price. Investors celebrated, and the company stood proud - a beacon of success in India's startup ecosystem.

PERFORMANCE SNAPSHOT

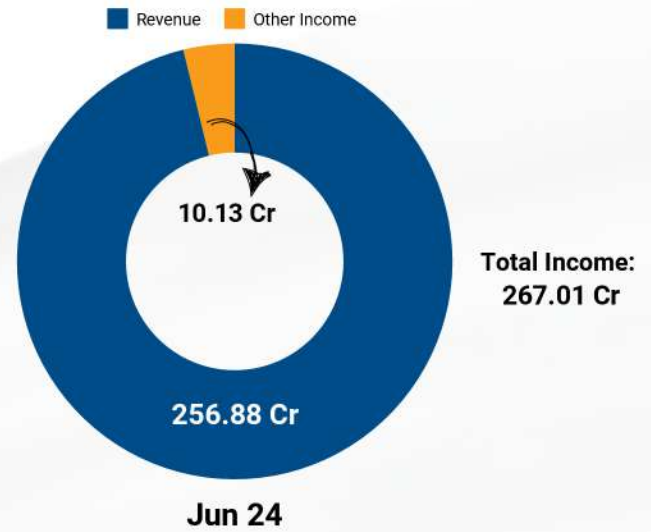
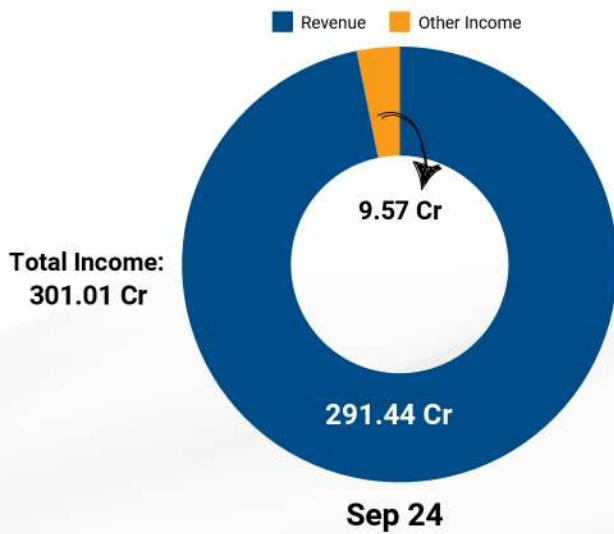
Issue Price	₹ 383
Listing Price	₹ 435 (+13.5% debut gain)
Current Market Price	₹ 670 (+74.8% from issue price)
52 - Week High	₹ 945.70
52 - Week Low	₹ 371.75
Market Cap	₹ 4,677.51 crore

Market Return: Track Awfis's journey on the stock market, showcasing its resilience and appeal to investors.

REVENUE AND P AND L CHART



LATEST REVENUE QUARTERLY



THE HEART OF AWFIS: EMOTION AND VISION

Awfis's journey from a single desk to an IPO success story is a testament to the power of adaptability, vision, and a relentless focus on customer needs. Each desk represents a story—a startup launching its dream, a freelancer chasing their passion, or a corporation expanding its reach.

"Awfis isn't just a space; it's where ideas meet execution, and dreams meet success."

LOOKING AHEAD

With its successful listing, Awfis is poised for even greater heights. The funds raised will power its expansion into new cities, the development of next-gen workspaces, and the introduction of cutting-edge technologies to further enhance the flexible workspace experience.

Awfis is no longer just a company; it's a movement. Its IPO is a milestone not just for the company but for the thousands of businesses that call its desks home.



PIONEERING THE COWORKING MOVEMENT IN SURAT

Coworking has transformed how businesses operate, especially in emerging business hubs like Surat. Once a city primarily recognized for its diamond and textile industries, Surat is now evolving into a vibrant hub for innovation, entrepreneurship, and technology. At the forefront of this coworking revolution stands Provyz Coworking, a visionary workspace that has become synonymous with flexibility, collaboration, and growth.

A VISIONARY START

Provyz Coworking began its journey in August 2021 under the leadership of Kashyap Pandya, a seasoned entrepreneur and founder of Syncoro Ventures. Over the past three years, Provyz has established itself as a reliable partner for startups, SMEs, regional corporate offices, independent professionals, freelancers, and work-from-home employees. Its first center in Surat, spread across 7,000+ sq. ft. and equipped with 111 desks, has been instrumental in fostering a thriving ecosystem of innovation and collaboration. The fully equipped workspace offers a comprehensive range of amenities, including centrally air-conditioned offices, high-speed internet, printing and scanning facilities, meeting and seminar rooms, and support staff. The center is designed to cater to the diverse needs of modern businesses, providing everything from flexi desks to private cabins and custom office solutions.

PROVYZ DIFFERENTIATORS

What sets Provyz apart is its unique suite of value-added services that enhance the coworking experience. Pro Desks offers a business concierge service to address all kinds of business support needs, ensuring that members can focus on growth while leaving the operational hassles behind. Pro Connect fosters a vibrant community of startup founders, creative professionals, and corporate teams, providing unparalleled networking and collaboration opportunities. Additionally, Provyz Startup Studio, powered by Syncoro Ventures and Unisync Angels, supports startups with incubation, mentorship, and funding access, making Provyz a complete ecosystem for entrepreneurial success.

PROVYZ EVENTORIUM: MORE THAN A WORKSPACE

Provyz is not just about coworking; it's also about creating spaces where ideas and collaboration thrive. Provyz Eventorium, with its state-of-the-art facilities like 48-seater Seminar Hall, 24 to 48 seater Conference Rooms, and 10-seater Meeting Rooms, has become a preferred venue for corporate events, training programs, conferences, and meetings. Additionally, Provyz organises various events & programs at Provyz Eventorium, such as Beyond The Pitch, Ideas Open House, etc. which cater primarily to startups and the entrepreneurial community.

Breakout Area:

A casual area for informal meetings, brainstorming, or relaxation

EXPANSION: FUELING THE FUTURE

With a strong foundation in Surat, Provyz is embarking on an ambitious growth journey. A second center in Surat is set to open in December 2024, further solidifying its presence in the city. This expansion is just the beginning, as Provyz plans to launch four additional centers in 2025 in Ahmedabad, Vadodara, Indore, and Mumbai. Provyz is also diversifying its offerings by introducing different formats of coworking spaces to cater to the varied demands of the market, ensuring it meets the needs of startups, SMEs, and large enterprises alike. Additionally, Provyz will provide managed-office solutions tailored to leading Indian and international corporate clients, offering end-to-end workspace management with customized setups. This strategic approach is designed to drive sustainable and profitable growth, solidifying Provyz's position as a leader in the evolving coworking industry. The company's long-term vision is bold and inspiring: to establish a presence in 40+ cities across India with over 10,000+ desks, positioning Provyz as a leader in the coworking industry with focus on Tier II Cities in India

COLLABORATION AND LEADERSHIP

Provyz's growth story is not just about spaces; it's about building a thriving ecosystem of innovation and collaboration. At Provyz, creativity and entrepreneurial spirit are celebrated, making it an ideal space for forging connections, sharing ideas, and driving excellence. Leading this mission are Kashyap Pandya (Founder - Syncoro Ventures), and CA Mayank Desai (Partner - Y B Desai & Associates) who has joined as a Co-founder & Director of Provyz Lifespaces Private Limited, bringing his expertise to drive Provyz's expansion and operational excellence.

Provyz's journey is further strengthened by the support of Unisync Angels, a global network of angel investors, and Uniserve Advisors, a trusted startup advisory service provider.

This powerful ecosystem of strategic partners enables Provyz to offer unparalleled value to its members, from access to funding and mentorship to tailored business support services. Moreover, as a portfolio company of Syncoro Ventures, Provyz benefits from a solid foundation of strategic insights and visionary leadership, positioning it as a key player in shaping the future of coworking in India

UNLOCKING POSSIBILITIES

The coworking industry in India is poised for unprecedented growth, driven by evolving work cultures, the rise of startups, and the increasing demand for flexible, cost-effective office solutions. As businesses and professionals seek environments that foster collaboration, creativity, and convenience, coworking spaces are becoming the go-to solution for the future of work. Provyz Coworking is well-positioned to lead this transformation. With its visionary leadership, robust ecosystem support, and commitment to building vibrant, value-driven communities, Provyz is set to play a pivotal role in shaping the coworking landscape. By blending world-class infrastructure with tailored services and a thriving entrepreneurial network, Provyz is not just creating workspaces but enabling growth, innovation, and success for businesses across India. As it expands into new cities and scales its operations, Provyz is defining what it means to work in a truly collaborative and inspiring environment. The future of coworking is here, and Provyz is at the forefront, unlocking possibilities and empowering professionals to achieve their best.



Incubator Space:

A type of coworking environment focused on helping startups grow by providing resources, mentorship, and sometimes funding.



THE FUTURE OF WORK: A WORLD OF INNOVATIVE CO-WORKING SPACES

The traditional office cubicle is a relic of the past. Today, the world of work is undergoing a radical transformation, with innovative and unusual co-working spaces emerging across the globe. These spaces are more than just places to work; they are hubs of creativity, collaboration, and community. From lush jungles to futuristic tech havens, these co-working spaces are redefining the very concept of work itself.

A GLIMPSE INTO THE FUTURE OF WORK

As technology continues to evolve and remote work becomes the norm, we can expect to see even more groundbreaking co-working spaces emerge. Imagine co-working spaces on the moon, where astronauts can collaborate on intergalactic projects while enjoying zero-gravity yoga. Or perhaps underwater co-working spaces, where marine biologists and ocean engineers can work side-by-side with schools of fish. The possibilities are truly limitless. These innovative co-working spaces are not just about providing a physical workspace; they are about fostering a new way of working and living. They are about creating communities, inspiring creativity, and driving innovation. As we move forward, we can expect to see more and more of these unique spaces popping up around the world, shaping the future of work and redefining what it means to be productive.

HERE ARE SOME OF THE MOST UNUSUAL AND INNOVATIVE CO-WORKING SPACES AROUND THE WORLD:



HUBud (Ubud, Bali, Indonesia): Located in the scenic rice terraces of Bali, HUBud combines co-working with a jungle vibe. Designed with bamboo and open-air spaces, it attracts digital nomads looking to work in paradise. Members can take breaks to explore yoga, organic cafes, and Balinese art right outside.



Impact Hub (Global Network): Impact Hub is a global network of co-working spaces focused on social innovation, with locations in cities like Amsterdam, Kyoto, and Johannesburg. Each Impact Hub space is unique, with localized designs that reflect local cultures and values, and members are connected globally through a mission to drive social impact.

Hub-and-Spoke Model:

A layout where a central office serves as the “hub,” and smaller satellite offices (the “spokes”) offer convenience for remote work closer to where employees live.



Betahaus (Barcelona, Spain): Housed in a former factory, Betahaus in Barcelona is known for its open-concept design and creative vibe. Its interiors reflect an industrial style with modern amenities, including creative workshops, rooftop areas, and even a woodworking studio.



The Wing (New York, USA): The Wing offers a co-working space specifically designed for women. Featuring pastel colors, books by female authors, and spaces designed for networking, The Wing's multiple New York locations prioritize inclusivity and empowerment, providing a strong community vibe.



Nest City Lab (Barcelona, Spain): Located in an urban eco-community, this green, sustainable co-working space offers members not only desk space but access to permaculture gardens, green workshops, and environmentally focused projects. The space itself is eco-friendly, with an emphasis on sustainable practices and a green lifestyle.



Selina CoLive (Various Locations): Selina CoLive combines co-working with co-living in exotic destinations like Costa Rica, Panama, and Mexico. Offering workspaces, accommodation, wellness activities, and adventure trips, it's perfect for digital nomads wanting to work remotely while exploring the world.



Green Spaces (Denver, USA): A nature-inspired co-working space with solar power and an eco-friendly design, Green Spaces in Denver offers a mix of indoor and outdoor areas, complete with lush plants and community gardens. It's designed for sustainability-focused entrepreneurs.



NeueHouse (Hollywood, USA): Located in a former CBS recording studio, NeueHouse is an upscale co-working space with a focus on creative industries. It offers luxury furnishings, art installations, and even hosts events featuring Hollywood insiders and thought leaders.



The Work Project (Hong Kong & Singapore): Known for its chic, hotel-like ambiance, The Work Project combines hospitality with office functionality. It offers high-end furnishings, custom lighting, and spaces designed to feel like luxury hotel lounges, providing an inspiring and elegant work environment.



Village Underground (Lisbon, Portugal): Built from refurbished shipping containers and double-decker buses, this artsy co-working space in Lisbon offers creative workspaces with an industrial edge. It also functions as a cultural center with live performances, exhibitions, and a rooftop café.



Amity (Tokyo, Japan): Amity offers a futuristic and tech-savvy co-working space in Tokyo with robot assistants. This high-tech space caters to tech enthusiasts and startups in AI, robotics, and software development, providing an immersive experience where you may even interact with robots on a daily basis.



Second Home (London, UK & Los Angeles, USA): Known for its unique architecture, Second Home combines co-working with nature, featuring a “greenhouse” design with numerous plants, glass walls, and outdoor areas. It’s designed to feel like a blend between an office and a nature reserve, promoting a sense of calm and creativity



Coboat (Mediterranean Sea): Coboat takes co-working to the sea. This floating workspace is a sailing catamaran that travels the Mediterranean, offering digital nomads a chance to work on board with beautiful ocean views. The boat stops at ports across Europe, giving members time to explore new places between work sessions



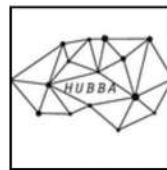
Zoku (Amsterdam, Netherlands): Blending hotel and co-working space, Zoku Amsterdam offers co-working spaces within a hotel designed for “global nomads.” The concept encourages collaboration among travelers and locals alike, providing workspaces along with cozy loft-style rooms for extended stays



Hacker Paradise (Various Locations): This nomadic co-working program takes participants to different global locations, setting up temporary co-working hubs in places like Thailand, South Africa, and Colombia. It’s ideal for digital nomads seeking a structured yet flexible work environment while traveling the world



No18 (Stockholm, Sweden): Located in an 1800s mansion in Stockholm, No18 offers a luxurious co-working experience with sophisticated interiors and decor inspired by private members' clubs. It features antique furniture, high ceilings, and an atmosphere of exclusivity, appealing to professionals in need of a polished workspace



Hubba Ekkamai (Bangkok, Thailand): Known for its chic, hotel-like ambiance, The Work Project combines hospitality with office functionality. It offers high-end furnishings, custom lighting, and spaces designed to feel like luxury hotel lounges, providing an inspiring and elegant work environment.



Work Club (Sydney, Australia): Designed as a blend of workspace and private members' club, Work Club has a sophisticated design with Scandinavian-inspired interiors and a tranquil atmosphere. It’s designed for professionals looking for a serene, exclusive place to work in the heart of Sydney

These unique co-working spaces are just a glimpse into the future of work. As technology continues to evolve and our understanding of work-life balance deepens, we can expect to see even more innovative and inspiring spaces emerge.

STARTUP UPDATES & FUNDINGS:



Awfis income crosses Rs 300 Cr in Q2 FY25, posts Rs 38 Cr PAT: Co-working solutions provider Awfis saw significant growth in revenue while maintaining profitability in Q2 FY25. Revenue from operations increased by 40.5% year-on-year to Rs 292.38 crore, up from Rs 208.15 crore last year. With an additional Rs 9.56 crore in other income, total income reached Rs 301.95 crore. Quarter-on-quarter, revenue rose by 13.46% from Rs 258 crore in Q1 FY25.



Coworking startup Innov8 to raise Rs 100 crore funding at Rs 1,200 crore valuation: Coworking startup Innov8 is currently in discussions with potential investors to raise ₹100 crore in a primary funding round, aiming for a valuation of ₹1,200 crore. This investment will support the company's plans to double its coworking centers in India, targeting 100 locations by 2025. Additionally, the funds will be utilized for acquisitions to foster inorganic growth, upgrade technology, establish partnerships, and expand into niche segments.



DRA Homes bags contract for managing TN gov't coworking space in Chennai: DRA Homes, based in Chennai, has secured the facilities management contract for the Tamil Nadu government's coworking space, Mudhalvar Padaippagam, located in the Kolathur constituency. The coworking space was recently inaugurated by Chief Minister M.K. Stalin. DRA Homes' Managing Director, Ranjeeth Rathod, received the contract certificate from Stalin on Tuesday. The contract is for a one-year term, during which the company is responsible for ensuring that the facilities are managed effectively for smooth operations.



JustCo Redefines Luxury Coworking with The Collective: Asia's leading provider of flexible workspace solutions has announced the launch of The Collective, a new luxury coworking experience designed for discerning professionals. Owned and operated by JustCo, this brand aims to meet the increasing demand for premium coworking spaces in Asia. The Collective redefines the workspace experience by combining people-centric environments with refined hospitality, world-class amenities, and curated programming. Each location is thoughtfully inspired by its surroundings in some of the world's most prestigious business districts.

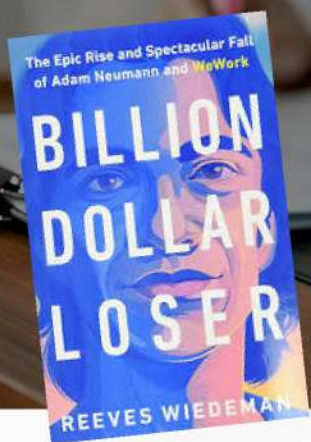


Global capability centres lease nearly 23,000 coworking desks between Jan - Sep period: Report: According to a report by property consultancy Knight Frank India, global capability centres (GCCs) occupied nearly 23,000 seats in coworking spaces across India during the first nine months of the current calendar year. The data gathered by Knight Frank Research shows that the number of flex seats occupied by GCCs in eight key markets in India increased to 22,881 in the first nine months of 2024, up from 17,380 in 2023. Bengaluru leads the market with a 41% share, while Kolkata accounts for just 1%, as noted in the report.



Event Space:

An area within a coworking space used for hosting workshops, panels, networking events, or seminars.



BILLION DOLLAR LOSER: THE EPIC RISE AND SPECTACULAR FALL OF ADAM NEUMANN AND WEWORK (WRITTEN BY: REEVES WIEDEMAN)

Billion Dollar Loser is a gripping chronicle of one of the most fascinating business implosions of the 21st century. Reeves Wiedeman masterfully captures the rise and fall of Adam Neumann, the charismatic yet controversial co-founder of WeWork, whose vision to “elevate the world’s consciousness” led to the company’s meteoric ascent—and its equally dramatic collapse.

This gripping narrative unravels the story of a company that promised to redefine workspaces and culture but tumbled into one of the most infamous collapses in startup history.

Wiedeman delves deep into Neumann’s charismatic leadership, visionary pitch, and the relentless pursuit of growth that propelled WeWork to a valuation of nearly \$47 billion at its peak. The book doesn’t shy away from exploring the cracks in the facade—questionable financial practices, a cult-like company culture, and a hubristic disregard for sustainable growth.

What makes *Billion Dollar Loser* compelling is its ability to balance the drama of Neumann’s larger-than-life persona with incisive commentary on the venture capital ecosystem that enabled his unchecked ambition.

Wiedeman paints a vivid picture of Silicon Valley’s obsession with disruption, often at the cost of profitability and practicality.

This is not just a cautionary tale of one man’s hubris but a broader critique of the “move fast and break things” ethos that dominates modern entrepreneurship. The book leaves readers questioning the sustainability of the startup world’s fascination with unicorns and the blurred lines between vision and vanity.

WHY READ IT?

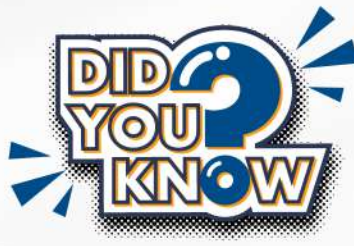
Whether you’re an entrepreneur, an investor, or someone intrigued by the highs and lows of the business world, *Billion Dollar Loser* offers invaluable lessons. It is both a cautionary tale and a riveting drama that sheds light on the fine line between visionary leadership and reckless ambition.



Networking Events:

Organized events within coworking spaces aimed at helping members connect, collaborate, and share ideas.





CO WORKING

The term "**Co-working**" came from **Brad Neuberg**, who setup the first coworking space in **San Francisco** in **2005**.



FLEXIBLE WORKSPACES

There are approximately over **35,000 flexible workspaces** in the entire world, which represents 521 million square feet of flexible space. By 2030, the flexible workspace market is expected to represent **30% of U.S.** office stock.



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