



Co-Working & Managed Offices

Nukleus Office Solutions Limited

(Formerly known as Nukleus Office Solutions Private Limited)

CIN NO -L70101DL2019PLC355618

| PH: +91-9667049487 | Email: cs@nukleus.work | Website: www.nukleus.work |

Date: May 22, 2026

To

BSE Limited

Phiroze Jeejeebhoy Towers

Dalal Street, Mumbai – 400 001

Scrip Code: 544370

Sub.: Updated Investor Presentation on Audited Financial Results for the Half Year and Year ended March 31, 2026.

Dear Sir/Ma'am,

This has reference to our earlier intimation dated 18/05/2026, With respect to the captioned subject matter, we wish to inform you that we have noticed some inadvertent errors that have crept in the said presentation.

The revised Presentation after carrying out the changes is enclosed below.

We request you to kindly take the above information on record.

Thanking You,

For Nukleus Office Solutions Limited

(formerly known as Nukleus Office Solutions Private Limited)

Vinay Rathore

Membership No. 75848

(Company Secretary & Compliance Officer)

Regd. Office: 1102, Barakhamba Tower, 22 Barakhamba Road, Connaught Place, New Delhi, Central
Delhi- 110001, Delhi

Corporate Office: Plot No 29, Sector -142, Noida, UP – 201305



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These risks and uncertainties include, but are not limited to, the performance of the Indian economy and of the economies of various international markets, the performance of the industry in India and worldwide, competition, the Company’s ability to successfully implement its strategy, the Company’s future levels of growth and expansion, technological implementation, changes and advancements, changes in revenue, income or cash flows, the Company’s market preferences and its exposure to market risks, as well as other risks.

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COMPANY OVERVIEW

The image is a composite of two photographs. The top photograph shows a bright, airy office space with a ceiling of exposed wooden beams. There are arched windows letting in natural light. The walls are white, and there are some framed abstract art pieces. The bottom photograph shows a different part of the office, featuring several workstations. Each workstation has a white desk with a green base. There are yellow ergonomic office chairs. The floor is made of light-colored wood. A small yellow trash bin is visible under one of the desks.

Delivering Flexible & Managed Workspace Solutions

- **Nukleus Office Solutions Limited** is a co-working and managed office space provider offering a wide range of fully furnished and flexible workspace solutions across the Delhi NCR region.
- The Company's offerings include dedicated desks, private cabins, meeting rooms, innovative workspaces, startup zones, and virtual office services, catering to a diverse customer base comprising startups, SMEs, large enterprises, professionals, and entrepreneurs.
- Nukleus provides fully serviced and managed office solutions for enterprises, with capacities ranging from **50 to 500 seats**, enabling scalability and operational flexibility.



**6+ Years
in Business**

**25
Total Centers**

**~85%
Occupancy**

**4+ Cities
Presence**

**17
Coworking Centres**

**8
Managed Office
Centres**

**~7.39 L
Portfolio Sq Ft
Under management**

**~3.06 L
Operational Area
Sq ft**

Company's Mission & Vision



Mission

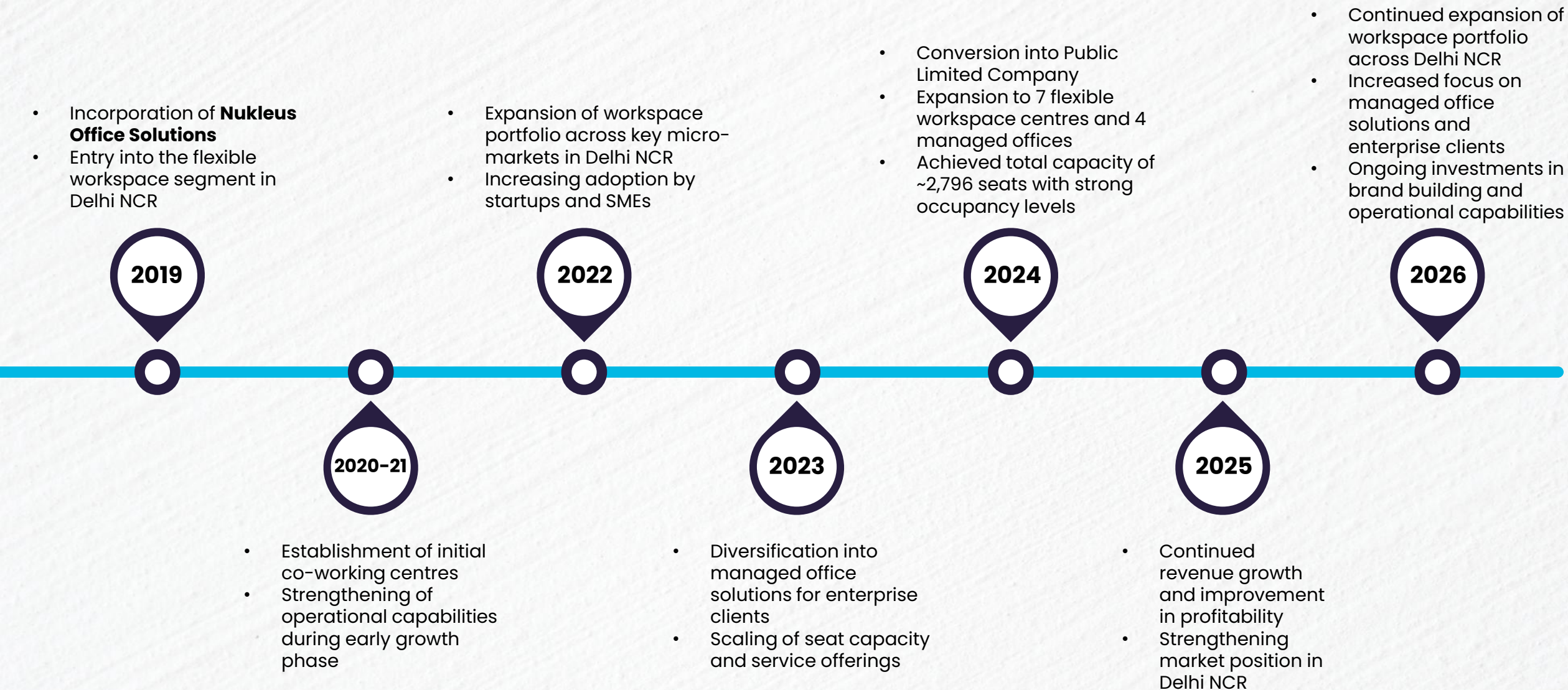
To revolutionize the way people, experience work by designing smart, scalable, and service-driven office environments that inspire creativity, productivity, and collaboration. We aim to offer a platform where individuals and businesses can thrive – not just operate.

By focusing on quality, optimization, and effortless service, Nukleus delivers bespoke workspace solutions that make work more agile, more human, and more impactful.

Vision

To become India's most trusted workspace enabler by offering innovative, flexible, and sustainable office solutions that empower businesses to unlock their full potential and succeed in a rapidly changing world.







Dubai – Tolerance and Humanitarian Awards



Most Promising Enterprise Of The Year



Times Business Award 2024





Mr. Nipun Gupta
Managing Director



Ms. Puja Gupta
Director



Mr. Ajai Kumar
Non-Executive
Independent Director



Mr. Paresh Nath Sharma
Independent Director

Key Managerial Personnel



Mr. Ajay Singhal
Chief Executive Officer



CA Praveen Jain
Chief Financial Officer



Mr. Abhimanyu Singh
Chief Business Officer



BUSINESS OVERVIEW



Flexible Workspace Solutions Designed for Evolving Business Needs

◆ Coworking Desks

Flexible and fully serviced coworking spaces designed for startups, freelancers, and growing teams, with access to modern workplace amenities.

◆ Managed Offices

Fully managed and customized office solutions for enterprises, offering scalable workspace configurations ranging from **50 to 500 seats**.

◆ Dedicated Desks

Reserved workstations within shared office environments, providing consistency, convenience, and operational flexibility.

◆ Private Offices

Fully furnished and enclosed office spaces designed for teams requiring enhanced privacy, collaboration, and dedicated infrastructure.

◆ Meeting & Conference Rooms

Technology-enabled meeting and conference facilities available for client meetings, team discussions, presentations, and corporate events.

◆ Virtual Offices

Business address solutions with support services including mail handling, documentation assistance, and business correspondence management.

◆ Furnished Offices

Ready-to-move office spaces with professionally designed interiors, modern infrastructure, and optimized workspace layouts.

◆ Build-to-Suit Solutions

Customized enterprise workspace solutions tailored to client-specific operational, branding, and infrastructure requirements.



STANDARD SERVICES



- 24×7 secure access and surveillance
- High-speed internet connectivity
- Front-desk and reception support
- Meeting room booking assistance
- Housekeeping and facility management
- Centralized power backup and HVAC support

VALUE-ADDED SERVICES



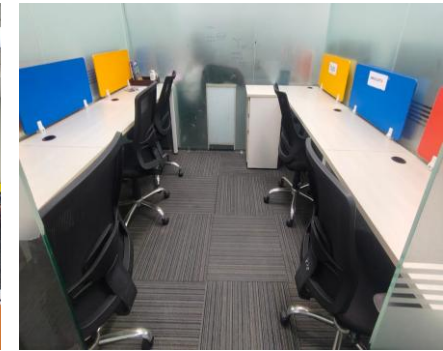
- Technology-enabled workspace management
- Client support and service assistance
- Workspace customization and branding solutions
- Smart seat utilization and operational optimization
- Community engagement and networking initiatives
- Integrated operational and facility support systems

Workspace Infrastructure



FLAGSHIP CENTER

Location: Noida Sec- 142,
Area : 95,085 sqft,
Capacity : 1,300 Seats



LOGIX CYBER PARK

Location: Noida Sec- 62,
Area : 28,717 sqft,
Capacity : 641 Seats

Workspace Infrastructure



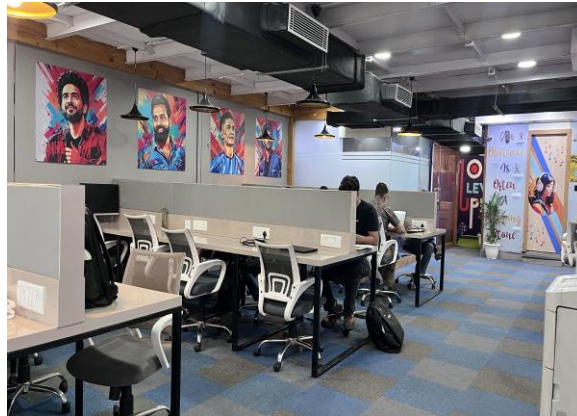
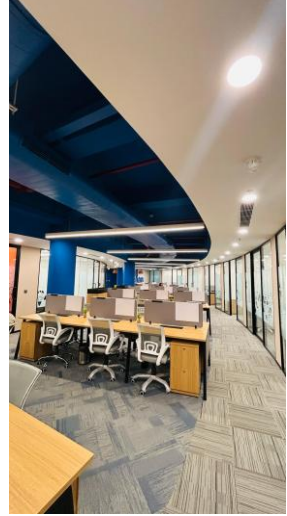
NSL

Location: Noida Sec - 144,
Area: 44,000 Sqft,
Capacity: 545 Seats

SALCON RASVILAS

Location: Saket,
Area: 10,665 Sqft,
Capacity: 172 Seats

Workspace Infrastructure



REGAL BUILDING

Location: CP,
Area: 3,094 Sqft,
Capacity: 97 Seats

IFFCO TOWER

Location: GURUGRAM
Area: 24,563 sqft
Capacity: 378 Seats



PRESTIGE BLUE CHIP SOFTWARE PARK

Location: Bengaluru

Area: 20,246 Sqft

Capacity: 350+ Seats

Workspace Infrastructure – Managed Office



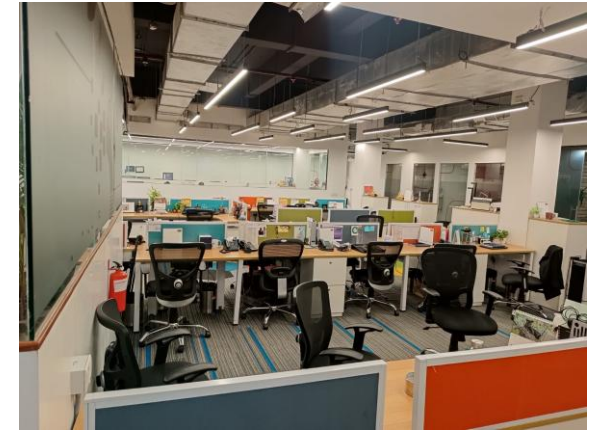
Location: BARAKHAMBA TOWER, CP, 4TH FLOOR
Area : 9,904 sqft
Capacity: 108+ Seats

Location: BARAKHAMBA TOWER, CP, 5TH FLOOR
Area : 1,915 sqft
Capacity: 40+ Seats

Location: BARAKHAMBA TOWER, CP, 9TH FLOOR
Area : 6,977 sqft
Capacity: 100+ Seats

Location: BARAKHAMBA TOWER, CP, 11TH FLOOR
Area : 6,516 sqft
Capacity: 140+ Seats

Workspace Infrastructure – Managed Office



THAPAR HOUSE

Location: CP Janpath,
Area : 5,522 sqft,



PEGASUS ONE

Location: GURUGRAM
Area : 10,973 sqft
Capacity: 170 Seats



SKYMARK ONE

Location: Noida, UP
Area: 32,000 Sqft



C3

Location: Noida, UP
Area: 1,15,000 Sqft



WAVE ONE

Location: Noida, UP
Area: 57,455 Sqft



**SHIVAJI
STADIUM
METRO STATION**

Location: Connaught
Place, New Delhi
Area: 23,169 Sqft

CLIENT ENGAGEMENT SOLUTIONS



AI-Powered Voice Assistance

Enhancing Lead Management & Customer Interaction

- 24×7 automated enquiry handling and lead capture
- Intelligent lead qualification and routing support
- Automated verification, call logging, and follow-ups
- Faster response times improving lead conversion efficiency



Client Mobile Application

Integrated Booking & Service Management Platform

- Real-time workspace availability and instant booking access
- In-app support requests, billing, and service management
- Live inventory visibility across workspace locations
- Seamless digital experience across the Nukleus network



360° Virtual Walkthrough

Immersive Workspace Discovery Experience

- Integrated virtual tours across Nukleus centers
- Accessible digital walkthrough interfaces
- Enables remote workspace evaluation and visualization
- Enhances customer engagement and pre-sales experience

OPERATIONS & AUTOMATION



Smart Inventory Management

Real-Time Operational Visibility & Revenue Optimization

- Live seat-level tracking across operational centers
- Intelligent allocation reducing idle inventory
- Dynamic pricing based on demand trends
- Occupancy analytics supporting proactive decision-making



Asset Management Automation

Technology-Driven Infrastructure & Asset Monitoring

- Digital asset tagging across furniture, IT, and infrastructure
- Full asset lifecycle tracking and preventive maintenance alerts
- Compliance monitoring and operational governance support
- Reduced downtime and improved operational efficiency

INTELLIGENCE & INTERNAL PRODUCTIVITY



AI-Powered Productivity Assistant

Digital Workflow & Workforce Productivity Platform

- Proprietary mobile application for internal teams
- Task management, tracking, and intelligent reminders
- Cross-functional workflow coordination support
- Improved employee productivity and reduced manual intervention



Executive Information System (EIS)

Integrated Leadership Monitoring & Decision Support Platform

- Unified CRM, finance, and operational integration
- Real-time dashboards for leadership visibility
- Predictive analytics supporting expansion planning
- Centre-wise portfolio monitoring and performance benchmarking

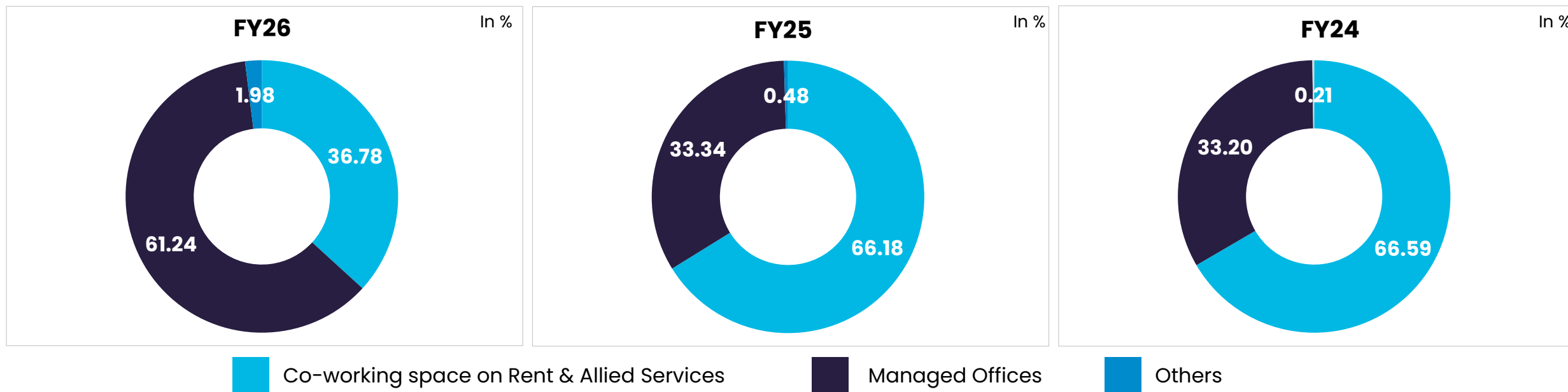


Real-Time Dashboards & SOP Framework

Operational Visibility & Standardized Service Delivery

- Lead conversion and revenue tracking dashboards
- Daily occupancy monitoring across centers
- Digital SOP repository across operational functions
- ISO-aligned training and quality benchmarking initiatives

Revenue Mix by Business Segment



Particulars (In ₹ Lakhs)	FY26	FY25	FY24
Co-working space on Rent & Allied Services	1,331.20	1,908.91	1,142.98
Managed Offices	2,216.66	961.60	569.78
Other Income	71.56	13.72	3.65
Total Income	3,619.41	2,884.24	1,716.41



INDUSTRY OVERVIEW



Indian Office Market & GCC Opportunity (1/2)

India Emerging as a Global Commercial Real Estate Powerhouse

Market Highlights

India office stock expected to surpass
1 billion sq. ft. by 2026

Bengaluru, Mumbai, Delhi-NCR & Hyderabad
contribute nearly
65–70% of total leasing activity

GCCs leased **9.1 mn sq. ft. in Q1 2026**,
contributing **44% of total absorption**

Bengaluru led GCC leasing with
~48% share, followed by
Hyderabad & Delhi-NCR,
highlighting strong technology-led demand.

Source: CBRE

Key Highlights

India Office Leasing Hits Record
82.6 Mn Sq. Ft. in CY2025

22.2 Mn sq. ft.
Absorption in Q4 CY25

19.9 Mn sq. ft.
Absorption in Q3 CY25

20.7 Mn sq. ft.
Absorption in Q1 CY25

New office supply reached a record
58.9 Mn sq. ft. in 2025, up 10% YoY.

Prominent sectors driving office absorption in 2025

23%

Technology

20%

Flexible space operators

15%

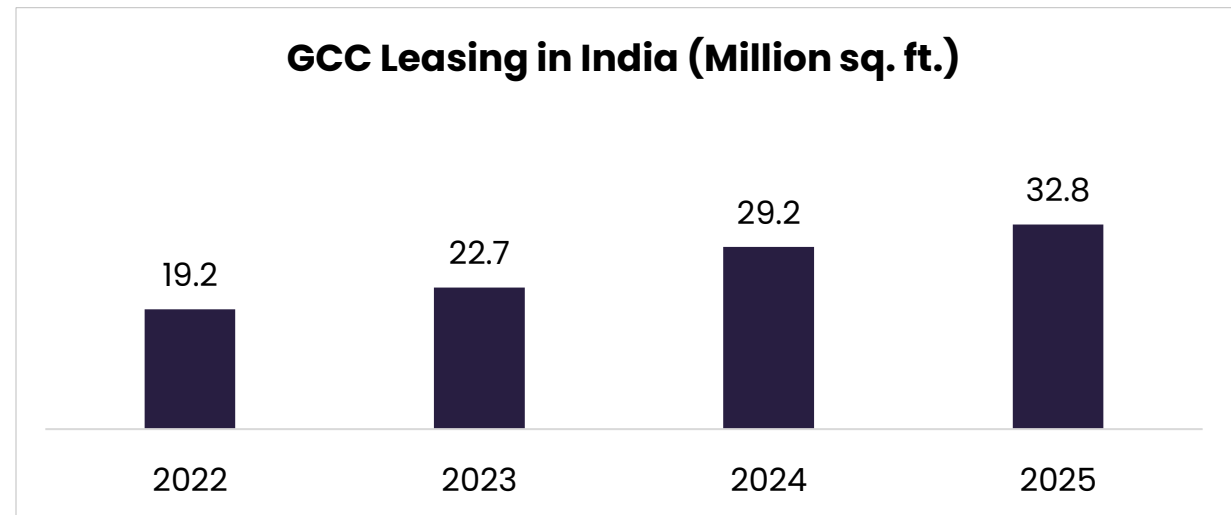
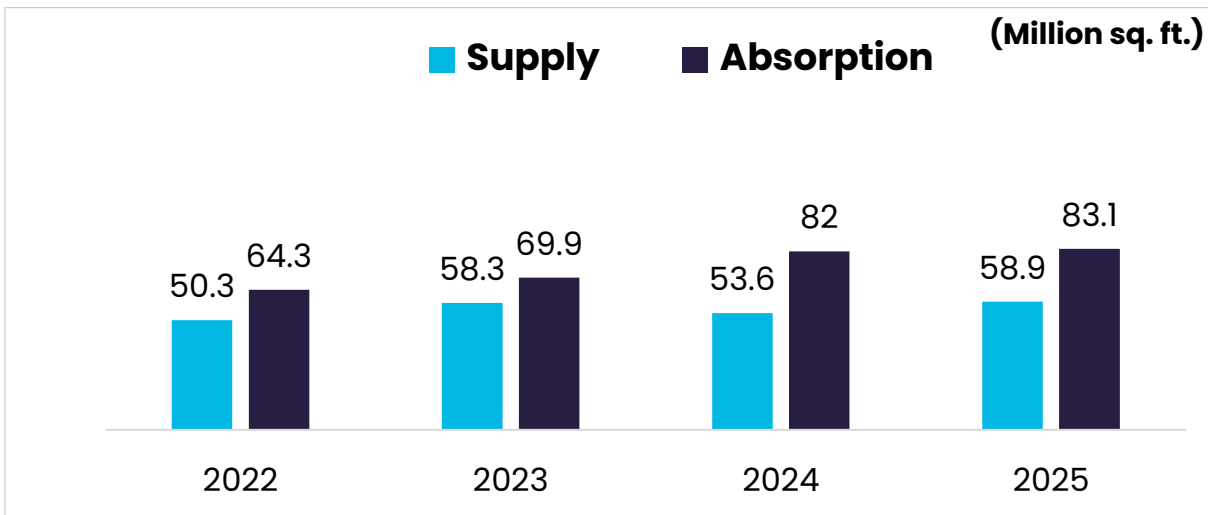
BFSI

9%

Engineering & Manufacturing



India's Office Supply & Gross Absorption Trends (2022-2025)



A modern office interior with white desks, black ergonomic chairs, and large windows. The ceiling has a grid pattern with recessed lights. A dark blue horizontal band across the middle of the image contains the text "FINANCIAL OVERVIEW" in white.

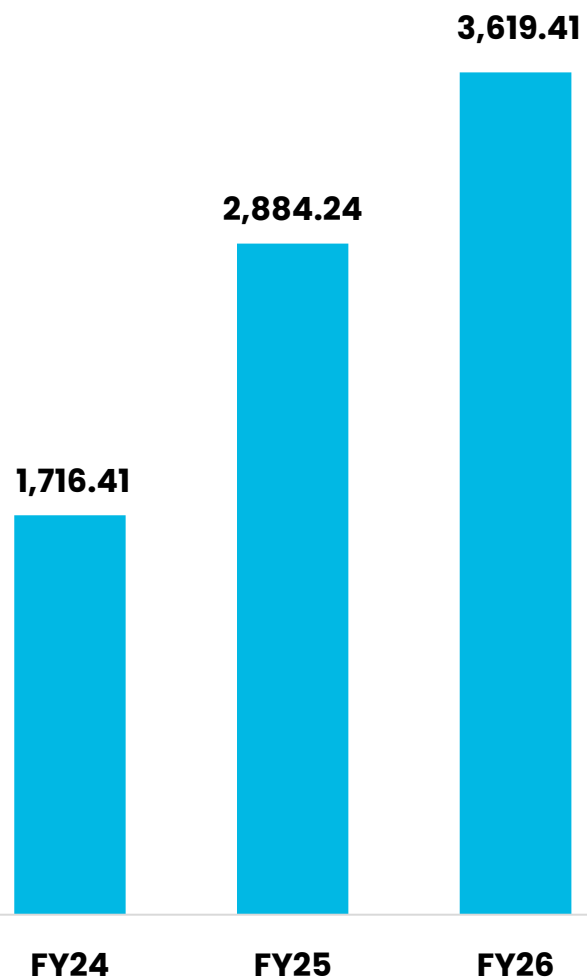
FINANCIAL OVERVIEW

Particulars	FY 2025-26 (Rs. in Lakhs)	FY 2024-25 (Rs. in Lakhs)	YoY Change
Revenue from Operations	3,547.85	2,870.52	23.60%
EBITDA	917.34	664.18	38.10%
EBITDA Margin	25.90%	23.10%	2.80%
Profit Before Tax	285.67	274.43	4.10%
Profit After Tax	213.53	206.21	3.50%
Operating Cash Flow	362.69	-744.03	Turned Positive
Depreciation	531.17	297.00	78.85%

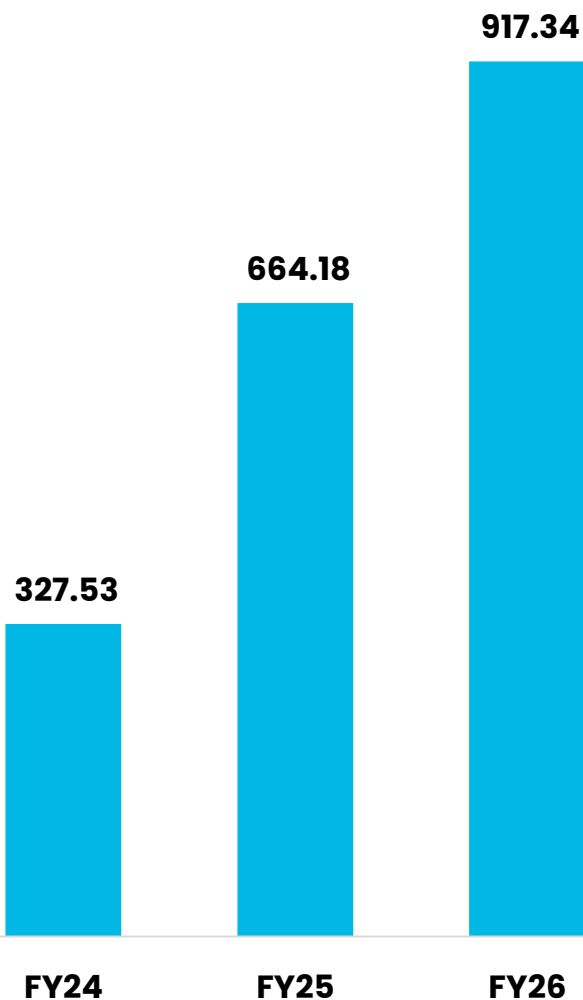
Key Financial Highlights

All Amount In ₹ Lakhs

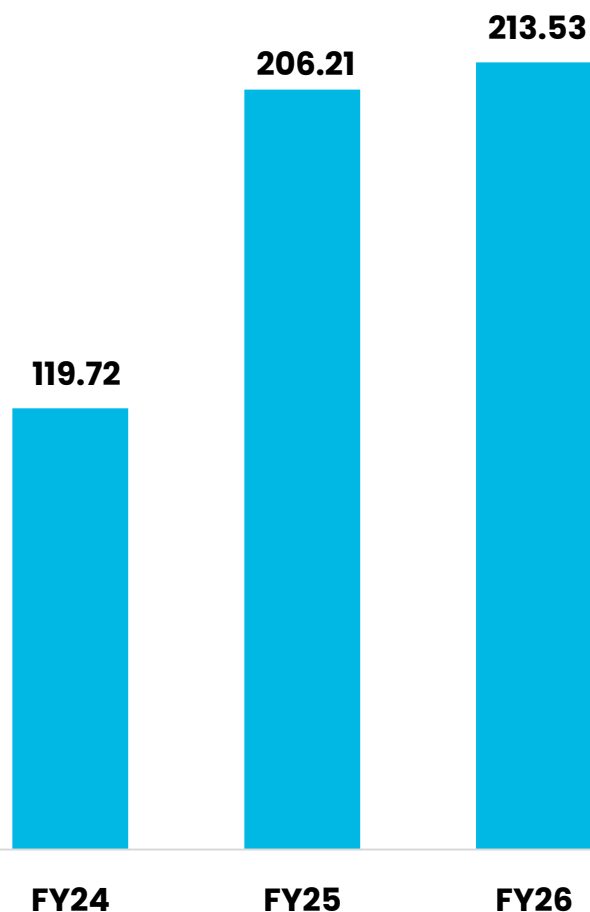
Total Income



EBITDA



PAT



Profit & Loss Statement

All Amount In ₹ Lakhs

Particulars	FY26	FY25	FY24
Revenue from Operations	3,547.85	2,870.52	1,712.76
Other Income	71.56	13.72	3.65
Total Income	3,619.41	2,884.24	1,716.41
Direct Cost	1,847.26	1,422.78	949.15
Employee Benefit Expense	355.14	320.22	155.47
Finance Cost	100.50	92.75	19.16
Depreciation & Amortisation Expenses	531.17	297.00	148.39
Other Expenses	499.66	477.06	283.95
Total Expenditure	3,333.74	2,609.81	1,556.42
PBT	285.67	274.43	159.98
Less: Tax	72.14	68.21	40.27
PAT	213.53	206.21	119.72

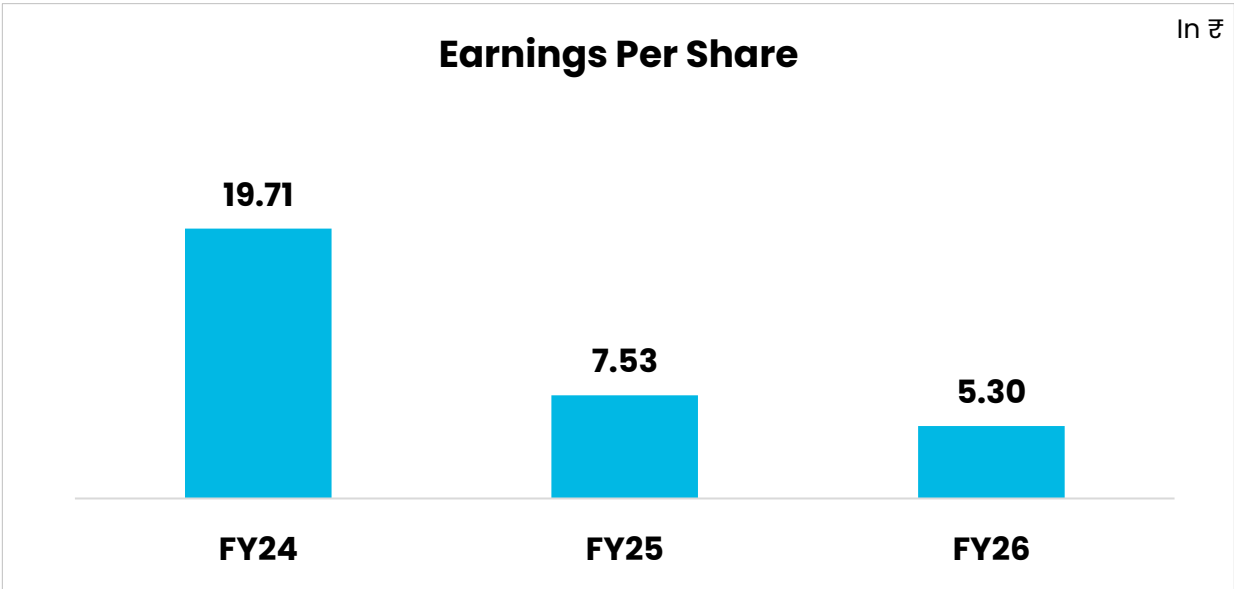
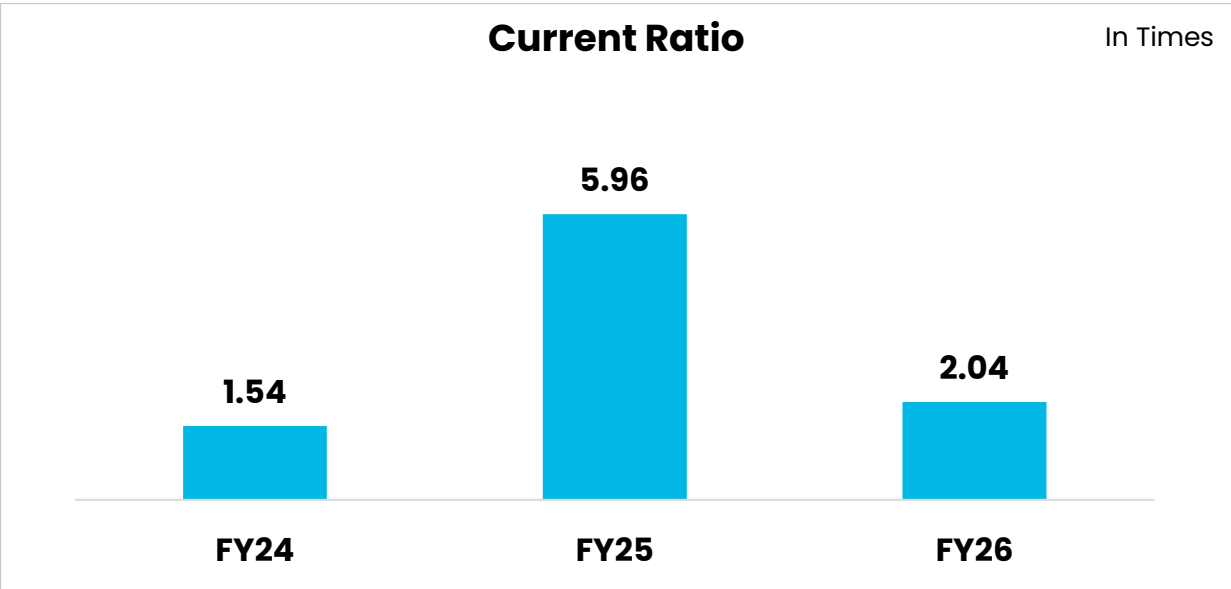
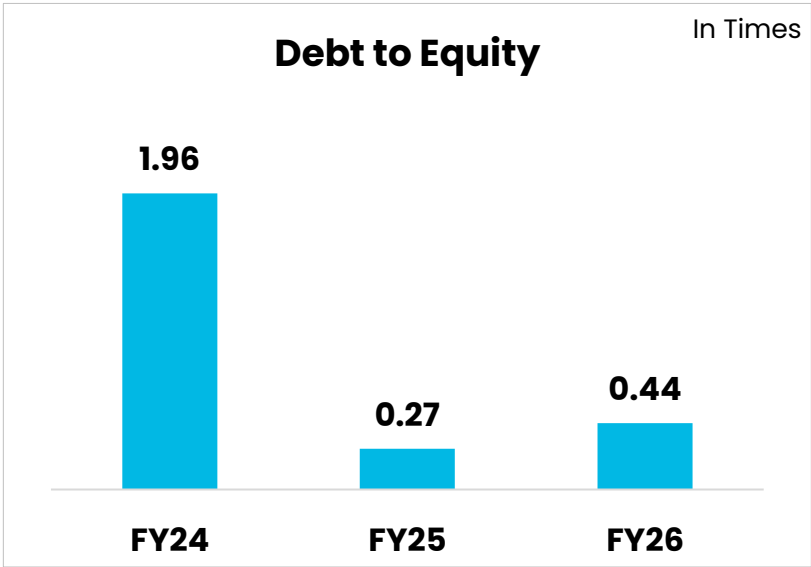
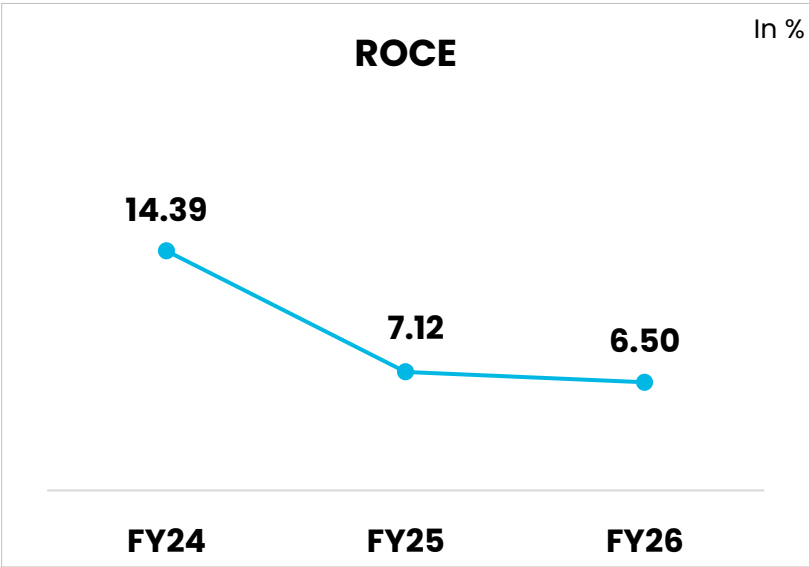
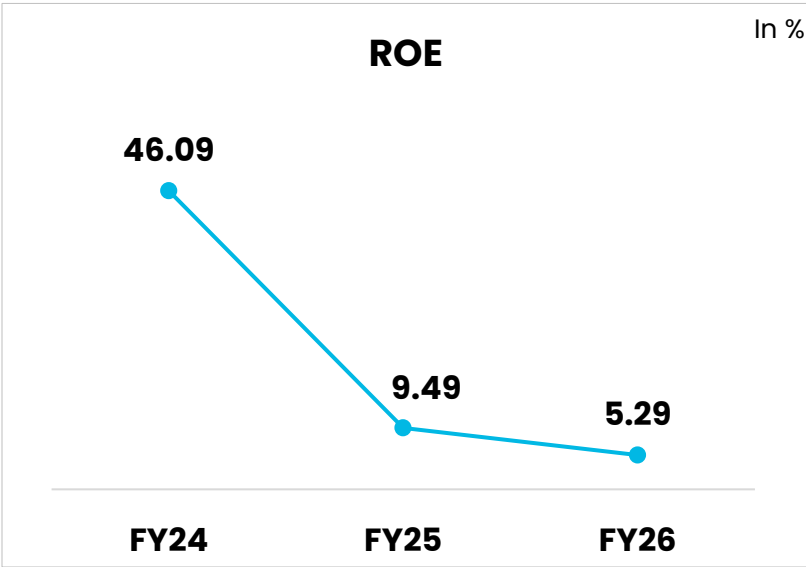
Balance Sheet

All Amount In ₹ Lakhs

Equities & Liabilities	FY26	FY25	FY24
Equity Share Capital	403.20	403.20	251.76
Reserves & Surplus	3,737.32	3,523.79	167.76
Net Worth	4,140.52	3,926.99	419.52
Non Current Liabilities			
Non Current Borrowings	1,572.91	1,018.61	558.33
Other Long Term Liabilities	828.85	439.94	371.01
Total Non Current Liabilities	2,401.76	1,458.55	929.34
Current Liabilities			
Short Term Borrowings	228.77	44.09	263.99
Trade Payables	578.84	281.76	180.80
Other Current Liabilities	150.41	122.18	58.99
Short Term Provisions	164.48	119.55	83.22
Total Current Liabilities	1,122.50	567.58	587.00
Total Equities & Liabilities	7,664.77	5,953.13	1,935.86

Assets	FY26	FY25	FY24
Non Current Assets			
Fixed Assets	3,525.36	1,352.23	747.63
Deferred Tax Assets (Net)	132.27	69.09	28.02
Other Non Current Assets	1,718.45	1,149.79	258.93
Total Non Current Assets	5,376.08	2,571.11	1,034.58
Current Assets			
Trade Receivables	213.55	215.30	99.93
Cash & Cash Equivalents	756.86	2,396.37	582.18
Short Term Loans & Advances	2.72	0.22	0.00
Other Current Assets	1,315.56	770.12	219.16
Total Current Assets	2,288.69	3,382.01	901.27
Total Assets	7,664.77	5,953.13	1,935.86

Particulars	FY26	FY25	FY24
Cash flow from operating activities			
Operating profit before working capital changes	853.72	653.25	323.89
Adjustment for (decrease)/ increase in operating liabilities		-	
Cash generated from/ (used in) operations	498.01	(634.74)	485.52
Income tax (paid)/ refund (net)	(135.32)	(109.29)	(61.64)
Net cash flow from/ (used in) operating activities (A)	362.69	(744.03)	423.88
Net cash flow from/ (used in) investing activities (B)	(2,640.67)	(890.67)	(665.74)
Net cash used in financing activities (C)	638.47	3,448.89	819.45
Total cash & cash bank balances at end of the year	756.86	2,396.37	582.18





THE PATH AHEAD



Competitive Advantage



Strategic NCR Presence

Strong operational presence across key commercial hubs in Delhi NCR, enabling accessibility, visibility, and proximity to major business districts.



Diversified Workspace Portfolio

Comprehensive offerings including co-working spaces, managed offices, private offices, virtual offices, and customized enterprise solutions catering to startups, SMEs, professionals, and corporates.



Scalable Hybrid Operating Model

Flexible workspace formats comprising shared spaces, private offices, and hybrid solutions designed to address evolving client requirements while enhancing operational scalability.



Customizable & Flexible Solutions

Ability to provide tailored workspace layouts and flexible membership structures, enabling clients to optimize operational efficiency and reduce upfront infrastructure costs.



Technology-Driven Operations

Integration of smart technologies, digital operational tools, automated systems, and high-speed connectivity to enhance customer experience and operational efficiency.



Experienced Leadership Team

Led by experienced promoters and a qualified management team with expertise across infrastructure, real estate, finance, technology, and business operations.



Cost-Efficient Business Model

Focus on delivering competitively priced workspace solutions across strategic business locations through an asset-light and scalable operating model.

- ❖ **Strong Growth Momentum**
Consistent growth in revenue and profitability supported by increasing demand for flexible and managed office solutions.
- ❖ **Scalable & Asset-Light Business Model**
Asset-light operating structure with flexible workspace formats enabling operational scalability and capital efficiency.
- ❖ **Expanding Managed Office Portfolio**
Growing focus on managed office solutions and enterprise clients providing visibility of long-term and recurring revenue streams.
- ❖ **Strategic Presence Across Delhi NCR**
Established presence across key commercial hubs in Delhi NCR, enabling accessibility to startups, SMEs, professionals, and corporates.
- ❖ **Technology-Enabled Operations**
Integration of digital platforms, automation tools, and operational intelligence systems to enhance efficiency and customer experience.
- ❖ **Strong Occupancy & Operational Efficiency**
Operates with healthy occupancy levels supported by diversified clientele and efficient workspace utilization.
- ❖ **Experienced Leadership & Execution Track Record**
Led by an experienced management team with domain expertise across real estate, infrastructure, finance, and technology.
- ❖ **Industry Tailwinds Supporting Growth**
Increasing adoption of hybrid work models, enterprise outsourcing of office infrastructure, and growing demand for flexible workspaces continue to support long-term sector growth.
- ❖ **Early-Stage Growth Opportunity**
Well-positioned to capitalize on the evolving flexible workspace market through expansion, operational scale, and enterprise-focused offerings.

Thank You



Nukleus Office Solutions Limited

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Uttar Pradesh, India.

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