



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: November 06, 2025

To,

The Manager,
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400 001.

Scrip Code: 544370

Sub.: Intimation under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Execution of Letter of Intent for New Centre.

Dear Sir/Ma'am,

In compliance with Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we wish to inform you that Nukleus Office Solutions Limited ("the Company") has executed a Letter of Intent (LOI) with Qdesq Realtech Private Limited ("Operator") for the operation of a new co-working centre under the "Nukleus" brand at Plot No. C-7-8-9, Udyog Vihar, Phase V, Gurgaon, Haryana ("the Premises").

The premises comprise a total built-up area of 22,075 sq. ft. (covering Basement to Third Floor along with Terrace) on 689.91 sq. mtrs. of land area, designated for I.T. / I.T.E.S.-related activities.

This upcoming centre represents the fourth addition to the expanding Nukleus network, reinforcing the Company's strong presence in the flexible workspace and managed office solutions segment. The new facility is strategically located in a prime business hub and is expected to further enhance Nukleus's growth momentum and brand visibility among enterprise and start-up clients.

The key details of the proposed arrangement are as follows:

Disclosure Details	Information
Name of the party with whom the agreement is entered	Qdesq Realtech Private Limited
Purpose of entering into the agreement	To establish and operate a new co-working centre at the identified premises under the "Nukleus" brand pursuant to a Revenue Sharing and Brand Licensing arrangement.
Shareholding, if any, in the entity with whom the agreement is executed	Nil

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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Disclosure Details	Information
Significant terms and conditions (in brief)	The Operator shall manage and operate the premises under the “Nukleus” brand name. This centre represents the fourth addition to the Nukleus network, further strengthening its presence in the flexible workspace segment.
Whether the acquisition would fall within related party transactions and whether the promoter/promoter group/group companies have any interest in the entity being acquired	No
Industry to which the entity being associated belongs	Real Estate – Co-working and Managed Office Space Solutions
Brief details of any governmental or regulatory approvals required for the transaction	Not applicable
Indicative time period for completion of the agreement	The arrangement shall come into effect from the date of signing of the Revenue Sharing and Brand Licensing Agreement and shall remain in force for a period of 5 years.
Nature of consideration and details	Brand licensing model supported by an adjustable working capital advance.
Whether the parties are related to the promoter/promoter group/group companies in any manner	No

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)

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