



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: April 09, 2025**

To

**BSE Limited**

Phiroze Jeejeebhoy Towers

Dalal Street, Mumbai – 400 001

**Scrip Code: 544370**

**Sub.:** Intimation Under Regulation 30 Of Sebi (LODR) Regulations, 2015 – Execution Of Letter of Intent (LOI) For Phase–2 Expansion

**Dear Sir/Ma'am,**

In continuation to our earlier disclosure dated July 03, 2025, and 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 has executed a Letter of Intent (LOI) for additional space (Phase–2) with the same parties (i.e. R Cube Projects Private Limited (Lead Member) and Spirit Infrastructure Private Limited (Participant Member)).

**The key details of the agreement are as follows:**

<b>Name of the party with whom the agreement is entered</b>	R Cube Projects Private Limited (Lead Member) and Spirit Infrastructure Private Limited (Participant Member)
<b>Purpose of entering into the agreement</b>	To sub-license additional space admeasuring approximately 13,075 sq. ft. (covered area) (20,115 sq. ft. super area) for expansion of managed/co-working office operations at PB Area, R Cube Place, Shivaji Stadium Metro Station, Delhi (Phase–2).
<b>Shareholding, if any, in the entity with whom the agreement is executed</b>	Nil
<b>Significant terms and conditions (in brief)</b>	<ul style="list-style-type: none"><li>• <b>Tenure:</b> 9 years</li><li>• <b>Lock-in:</b> 4 years + notice period</li><li>• <b>Fit-out Period:</b> 75 days from possession</li><li>• <b>Possession:</b> On or before June 01, 2026 (or earlier as mutually agreed)</li></ul>
<b>Whether the acquisition would fall within related party transactions and whether the</b>	No

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



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<b>promoter/promotergroup/group companies have any interest in the entity being acquired</b>	
<b>Industry to which the entity being acquired belongs</b>	Real Estate – Licensing of commercial office space
<b>Brief details of any governmental or regulatory approvals required for the acquisition</b>	Not applicable
<b>Indicative time period for completion of the agreement</b>	Agreement to be executed within 30 days from confirmation of intent.
<b>Nature of consideration and details</b>	Monthly sub-license fee along with refundable security deposit and other applicable charges
<b>Whether the parties are related to the promoter/promotergroup/group companies in any manner</b>	No

This expansion is in line with the Company's strategy to scale its co-working and managed office operations in prime locations.

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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