



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 05, 2026

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 Letters of Intent (LOIs).

Dear Sir/Ma'am,

Pursuant to 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 the following Letters of Intent (LOIs) for leasing of commercial office spaces at Okaya Centre, Sector 62, Noida, Uttar Pradesh:

1. Binding LOI dated May 04, 2026 for leasing approximately 25,000 sq. ft. super area on 4th Floor, Tower 1; and
2. Binding LOI dated May 05, 2026 for leasing approximately 50,000 sq. ft. super area on 3rd & 4th Floors, Tower 3.

The key details of the agreement are as follows:

Name of the party with whom the agreement is entered	OESPL Private Limited
Purpose of entering into the agreement	To take on lease commercial office spaces aggregating approximately 75,000 sq. ft. at Okaya Centre, Sector 62, Noida, Uttar Pradesh, for expansion of the Company's managed office/co-working operations.
Shareholding, if any, in the entity with whom the agreement is executed	Nil
Significant terms and conditions (in brief)	<ul style="list-style-type: none">• Total Area: Approximately 75,000 sq. ft. (25,000 sq. ft. at Tower 1 and 50,000 sq. ft. at Tower 3);• Lease Tenure: 5 years with renewal option;• Parking Facilities: Specified car parking spaces along with additional parking rights subject to agreed terms.

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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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 acquired belongs	Real Estate – Leasing of commercial office space
Brief details of any governmental or regulatory approvals required for the acquisition	Not applicable
Indicative time period for completion of the agreement	Definitive Lease Deeds to be executed subsequently based on agreed terms.
Nature of consideration and details	Monthly lease rentals along with refundable security deposits, maintenance charges and other applicable charges.
Whether the parties are related to the promoter/promotergroup/group companies in any manner	No

This expansion is aligned with the Company's strategy to strengthen its presence in prime commercial locations and scale its co-working and managed office business.

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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