Nukleus Office Solutions Limited
CIN NO -L70101DL2019PLC355618
|PH: +91-9667049487| Email: cs@nukleus.work| Website: www.nukleus.work|

Date: November 09, 2026

To,
The Manager – Listing Compliance
Department of Corporate Services
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 – Investor Presentation on the Un-audited Financial Results for the Half Year ended September 30, 2026

Dear Sir/Madam,

Pursuant to Regulation 30 read with Para B of Part A of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed the Investor / Analyst Presentation on the Un-audited Financial Results of the Company for the half year ended September 30, 2026.

The said presentation is also being made available on the Company's website at **www.nukleus.work**.

You are requested to kindly take the above information on record.

Yours faithfully,

For **Nukleus Office Solutions Limited**

VINAY RATHORE
Digitally signed by VINAY RATHORE
Date: 2026.11.09 13:17:37 +05'30'

Vinay Rathore
Company Secretary & Compliance Officer
Membership No. 75848

Encl.: Investor / Analyst Presentation – Half Year ended September 30, 2026



nukleus

Co-Working & Managed Offices

H1 FY27 Investor Presentation

Disclaimer

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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



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 Operational Centers**	**~85% Occupancy**	**4+ Cities Presence**	**12 Centers Added in FY26**
4,373 Total Seats	**17 Coworking Centres**	**8 Managed Office Centres**	**~7.39 Lakh Sq ft Portfolio Under management**	**~3.06 Lakh Sq ft Operational Area**

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 con 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.

Growth Journey

2019

- Incorporation of **Nukleus Office Solutions**
- Entry into the flexible workspace segment in Delhi NCR

2020-21

- Establishment of initial co-working centres
- Strengthening of operational capabilities during early growth phase

2022

- Expansion of workspace portfolio across key micro-markets in Delhi NCR
- Increasing adoption by startups and SMEs

2023

- Diversification into managed office solutions for enterprise clients
- Scaling of seat capacity and service offerings

2024

- Conversion into Public Limited Company
- Expansion to 7 flexible workspace centres and 4 managed offices
- Achieved total capacity of ~2,796 seats with strong occupancy levels

2025

- Continued revenue growth and improvement in profitability
- Strengthening market position in Delhi NCR

2026

- Continued expansion of workspace portfolio across Delhi NCR
- Increased focus on managed office solutions and enterprise clients
- Ongoing investments in brand building and operational capabilities

Recognition for operational excellence, innovation, and business growth



Dubai - Tolerance & Humanitarian Awards



Most Promising Enterprise Of The Year



Times Business Award 2024

Demonstrating commitment to operational standards and service excellence


Certificate of Registration

This is to Certify that
Quality Management System of

NUKLEUS OFFICE SOLUTIONS PRIVATE LIMITED

PLOT NO 29, SECTOR 142, NEAR SECTOR - 142 METRO STATION ,
NOIDA - 201305, UTTAR PARDESH, INDIA

has been assessed and found to conform to the requirements of
ISO 9001:2015
for the following scope :

PROVIDE CO-WORKING, SHARED, CUSTOMIZED AND MANAGED OFFICE SOLUTIONS

Certificate No : 23EQJC72
Initial Registration Date : 02/03/2023 Issuance Date : 02/03/2023
Date of Expiry : 01/03/2026
1st Surve. Due : 02/02/2024 2nd Surve. Due : 02/02/2025

Director

Magnitude Management Services Pvt. Ltd.
B-55, Lower Ground Floor, Sector 02, Noida-201301, U.P. India


Certificate of Registration

This is to Certify that
Quality Management System of

NUKLEUS OFFICE SOLUTIONS PRIVATE LIMITED

REGAL BUILDING,69, CONNAUGHT CIR, HANUMAN ROAD AREA ,
CONNAUGHT PLACE, NEW DELHI- 110001, INDIA

has been assessed and found to conform to the requirements of
ISO 9001:2015
for the following scope :

PROVIDE CO-WORKING, SHARED, CUSTOMIZED AND MANAGED OFFICE SOLUTIONS.

Certificate No : 23EQJA69
Initial Registration Date : 02/03/2023 Issuance Date : 02/03/2023
Date of Expiry : 01/03/2026
1st Surve. Due : 02/02/2024 2nd Surve. Due : 02/02/2025

Director

Magnitude Management Services Pvt. Ltd.
B-55, Lower Ground Floor, Sector 02, Noida-201301, U.P. India


Certificate of Registration

This is to Certify that
Quality Management System of

NUKLEUS OFFICE SOLUTIONS PRIVATE LIMITED

WTT , 8 TH FLOOR, 819 -820 ,SECTOR-16 , NOIDA - 201301,
UTTAR PARDESH, INDIA

has been assessed and found to conform to the requirements of
ISO 9001:2015
for the following scope :

PROVIDE CO-WORKING, SHARED, CUSTOMIZED AND MANAGED OFFICE SOLUTIONS.

Certificate No : 23EQJG78
Initial Registration Date : 02/03/2023 Issuance Date : 02/03/2023
Date of Expiry : 01/03/2026
1st Surve. Due : 02/02/2024 2nd Surve. Due : 02/02/2025

Director

Magnitude Management Services Pvt. Ltd.
B-55, Lower Ground Floor, Sector 02, Noida-201301, U.P. India


Certificate of Registration

This is to Certify that
Quality Management System of

NUKLEUS OFFICE SOLUTIONS PRIVATE LIMITED

SALCON RASVILAS,501, DISTRICT CENTRE, SAKET,
NEW DELHI-110017, INDIA

has been assessed and found to conform to the requirements of
ISO 9001:2015
for the following scope :

PROVIDE CO-WORKING, SHARED, CUSTOMIZED AND MANAGED OFFICE SOLUTIONS.

Certificate No : 23EQJE67
Initial Registration Date : 02/03/2023 Issuance Date : 02/03/2023
Date of Expiry : 01/03/2026
1st Surve. Due : 02/02/2024 2nd Surve. Due : 02/02/2025

Director

Magnitude Management Services Pvt. Ltd.
B-55, Lower Ground Floor, Sector 02, Noida-201301, U.P. India


Certificate of Registration

This is to Certify that
Quality Management System of

NUKLEUS OFFICE SOLUTIONS PRIVATE LIMITED

THAPAR HOUSE, 2 ND FLOOR, JANPATH,
NEW DELHI -110001 INDIA

has been assessed and found to conform to the requirements of
ISO 9001:2015
for the following scope :

PROVIDE CO-WORKING, SHARED, CUSTOMIZED AND MANAGED OFFICE SOLUTIONS.

Certificate No : 23EQJD90
Initial Registration Date : 02/03/2023 Issuance Date : 02/03/2023
Date of Expiry : 01/03/2026
1st Surve. Due : 02/02/2024 2nd Surve. Due : 02/02/2025

Director

Magnitude Management Services Pvt. Ltd.
B-55, Lower Ground Floor, Sector 02, Noida-201301, U.P. India

Experienced professionals driving operational growth and strategic expansion



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



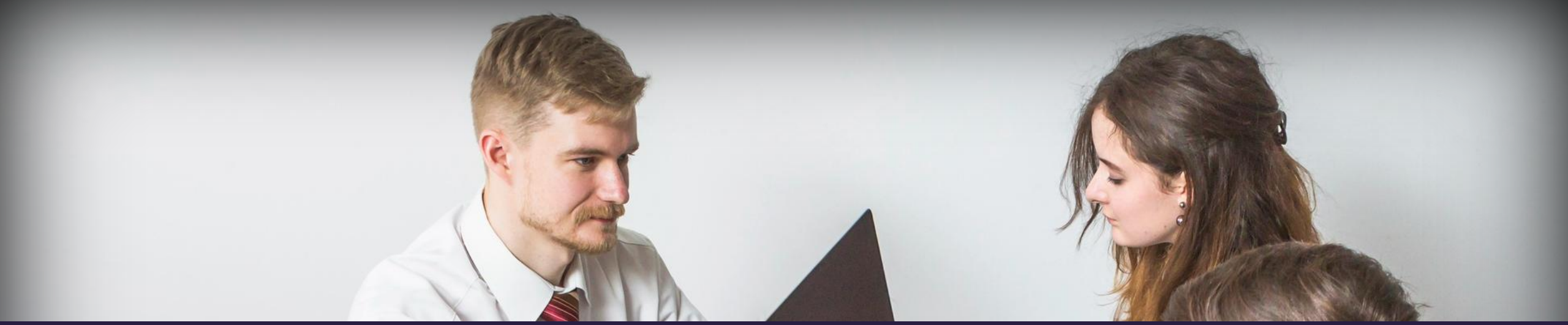
Mr. Ajay Singhal
Chief Executive Officer



CA Praveen Jain
Chief Financial Officer



Mr. Abhimanyu Singh
Chief Business Officer



BUSINESS OVERVIEW



Flexible Workspace Solutions Designed for Evolving Business Needs

nukleus
Co-Working & Managed Offices

- **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.



Comprehensive Service Ecosystem

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

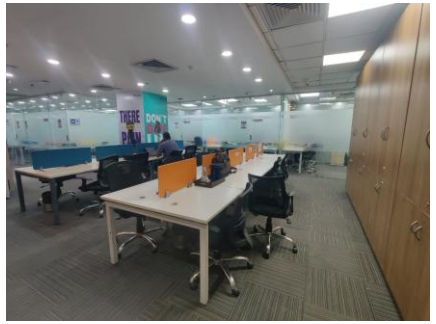






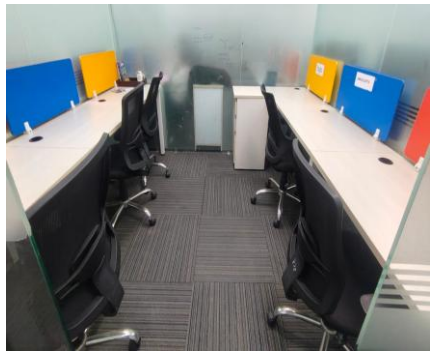
FLAGSHIP CENTER
Location: Sec- 142, Noida, UP
Area : 95,085 sqft,
Capacity : 1,400 Seats











LOGIX CYBER PARK
Location: Sec- 62, Noida, UP
Area : 28,717 sqft,
Capacity : 641 Seats

Workspace Infrastructure











NSL
Location: Sec - 144, Noida, UP
Area: 44,000 Sqft,
Capacity: 800 Seats







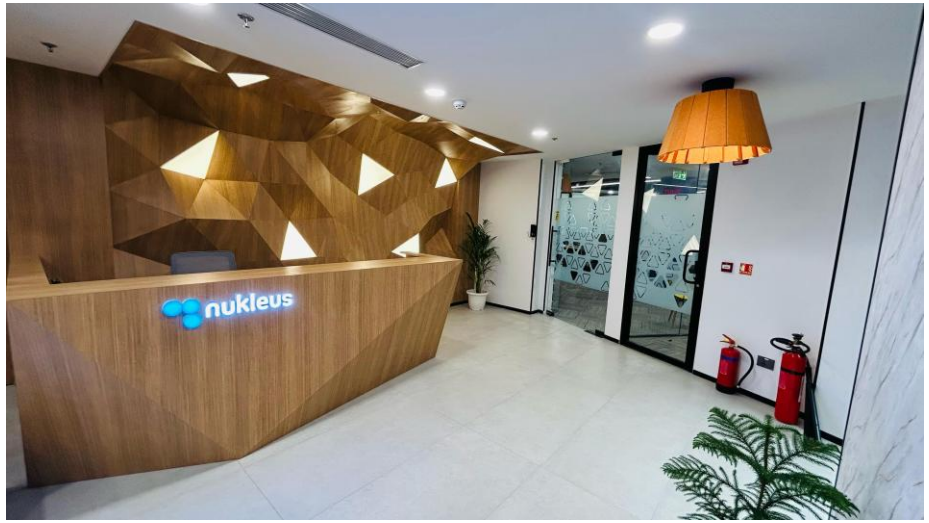


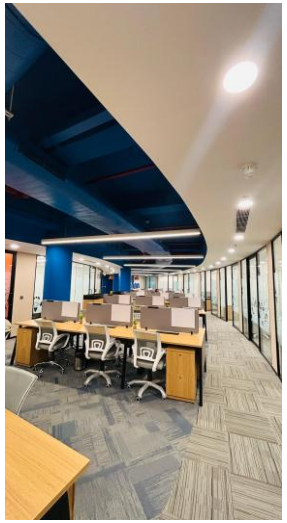
SALCON RASVILAS
Location: Saket, Delhi
Area: 10,665 Sqft,
Capacity: 172 Seats

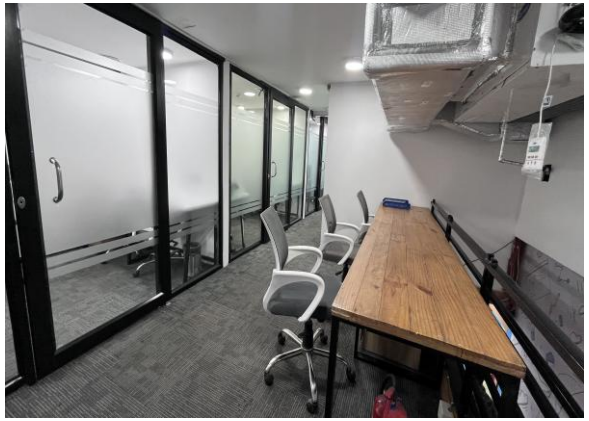
Workspace Infrastructure

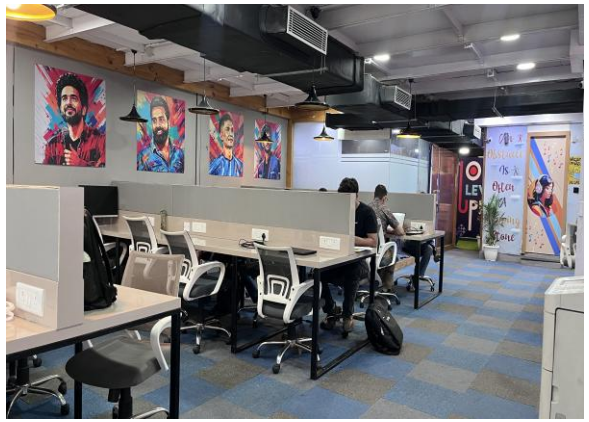
















REGAL BUILDING
Location: CP, Delhi
Area: 3,094 Sqft,
Capacity: 97 Seats

IFFCO TOWER
Location: Gurugram, Haryana
Area: 24,563 sqft
Capacity: 378 Seats

Workspace Infrastructure







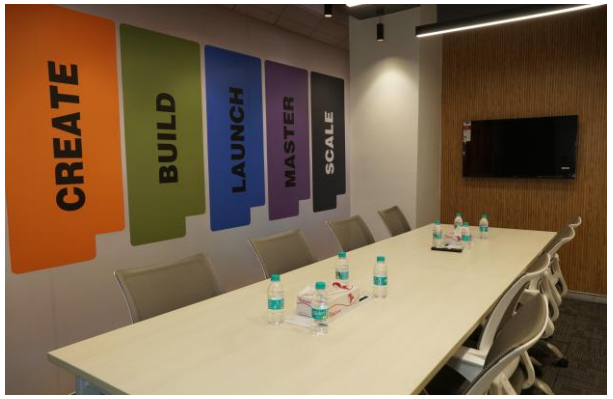


PRESTIGE BLUE CHIP SOFTWARE PARK

Location: Bengaluru, Karnataka
Area: 20,246 Sqft
Capacity: 350+ Seats

Workspace Infrastructure – Managed Office











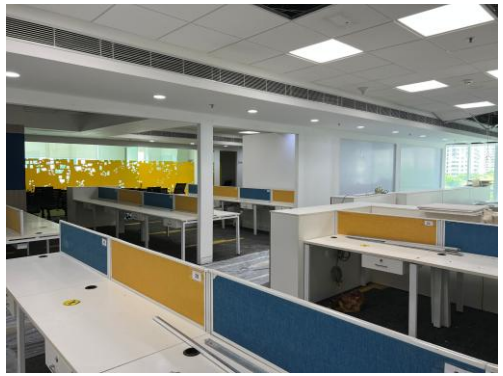
Location: BARAKHAMBA TOWER, CP, 4TH FLOOR, 5TH FLOOR, 9TH FLOOR, 11TH FLOOR

Area : 25,582 sqft
Capacity: 486 Seats

Workspace Infrastructure – Managed Office

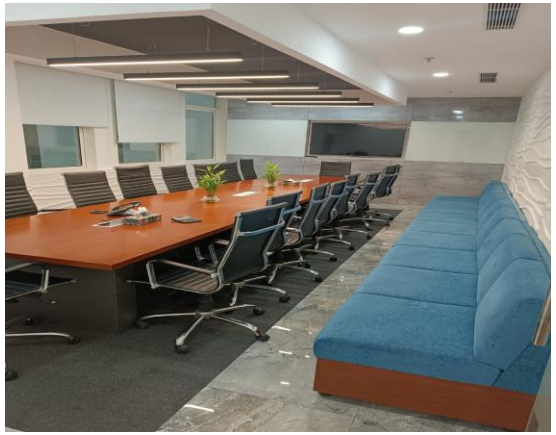


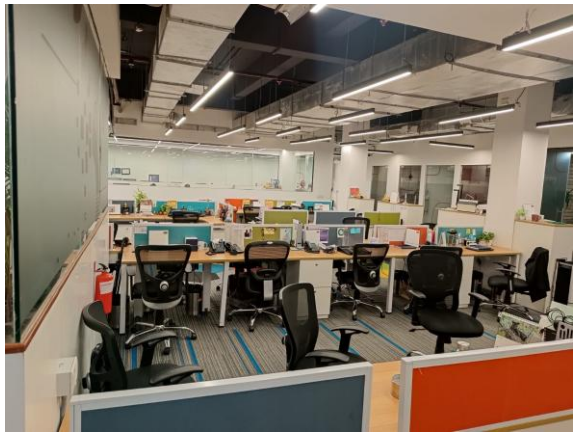






PEGASUS ONE
Location: Gurugram, Haryana
Area : 10,973 sqft
Capacity: 170 Seats





THAPAR HOUSE
Location: CP Janpath, Delhi
Area : 5,522 sqft, Capacity: 111 Seats



SKYMARK ONE
Location: Skymark, Sector 98, Noida, UP
Area: 32,000 Sqft
Capacity: 450 Seats

Expanding Footprint



C3
Location: Sector 62, Noida, UP
Area: 75,000 Sqft
Capacity: 2,091 Seats



WAVE ONE
Location: Sector 18, Noida, UP
Area: 57,455 Sqft
Capacity: 1,045 Seats



SHIVAJI STADIUM METRO STATION
Location: Connaught Place, New Delhi
Area: 42,407 Sqft
Capacity: 850 Seats

Expanding Footprint



VATIKA FIRST INDIA PLACE

Location: Gurugram, Haryana
Area: 12,373 Sqft
Capacity: 225 Seats



OKAYA CENTRE

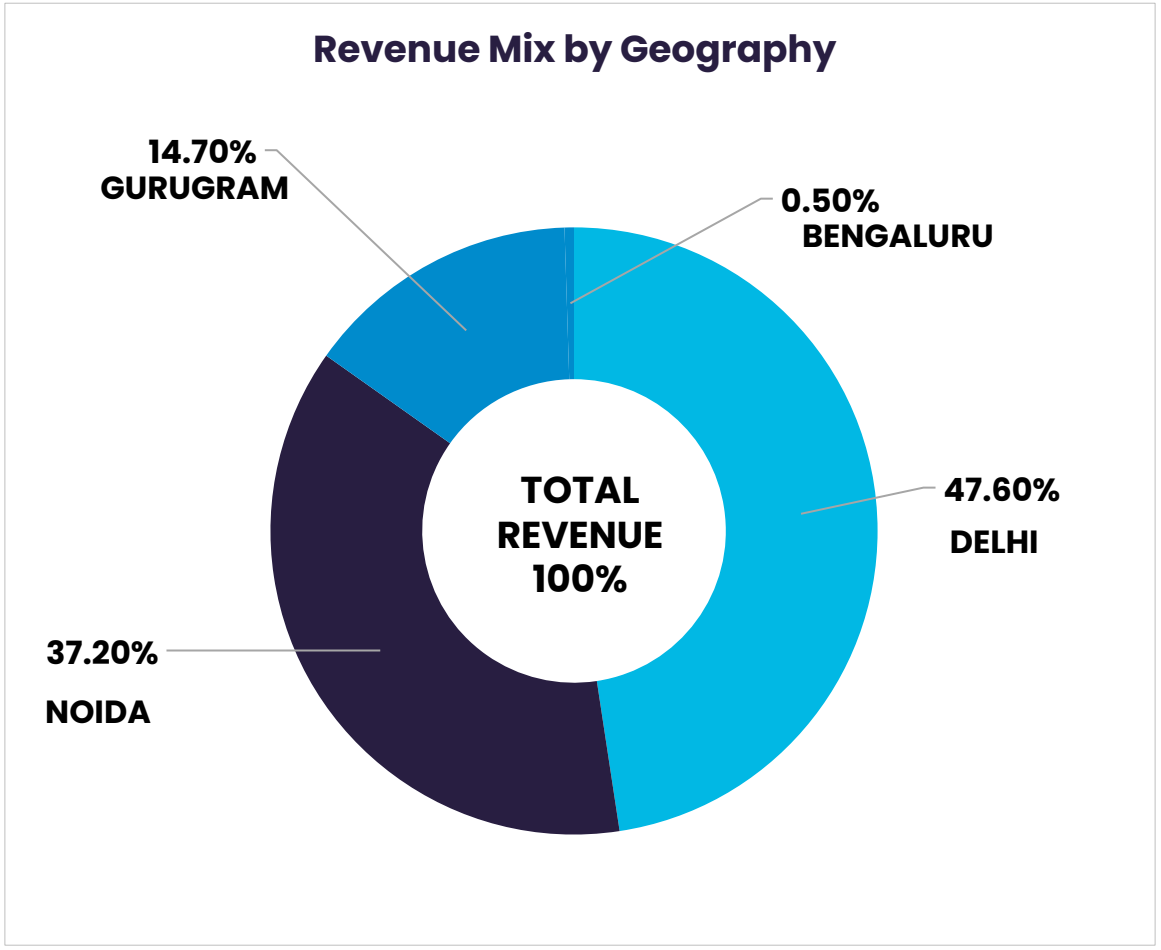
Location: Sector 62 Noida, UP
Area: 75,000 Sqft
Capacity: 1,464 Seats

Geographical Revenue Mix & Expansion Capacity

Expanding Capacity

Company's expansion during FY26 has been complemented by a pipeline of 10 upcoming centers, representing approximately **4,549 additional seats**. This planned capacity provides a foundation for the Company's next phase of expansion and its ability to address increasing demand for flexible and managed workspace solutions.





Technology Platform — Customer Experience & Operational Efficiency

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

Technology Platform — Customer Experience & Operational Efficiency

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

Technology Platform — Customer Experience & 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

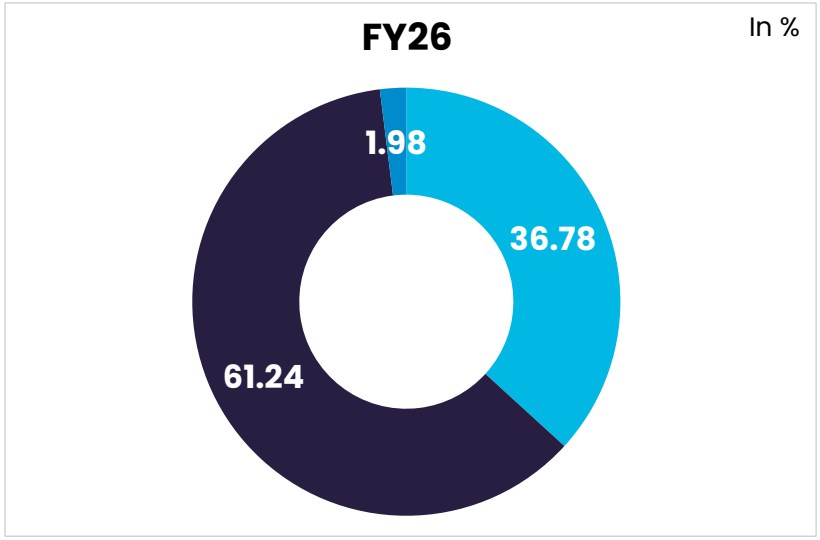
- Unified CRM, finance, and operational integration
- Real-time dashboards for leadership visibility
- Predictive analytics supporting expansion planning
- Centre-wise portfolio monitoring and performance benchmarking

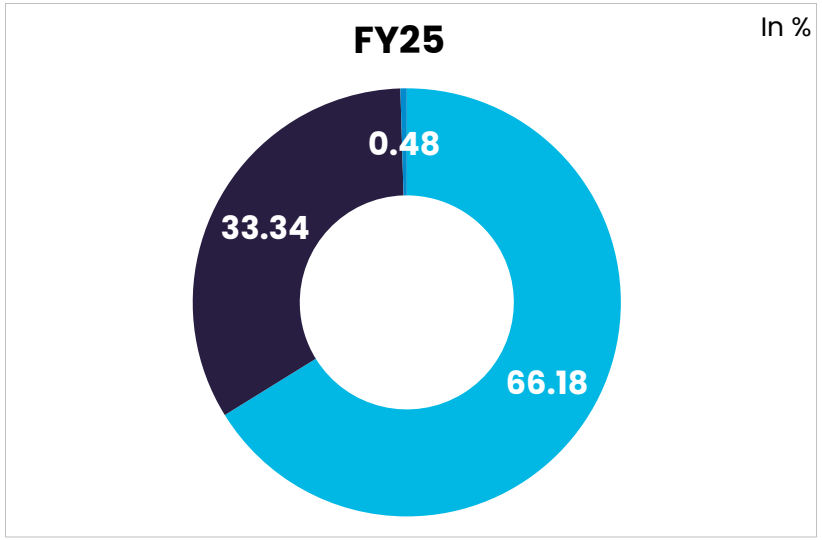
Real-Time Dashboards & SOP Framework

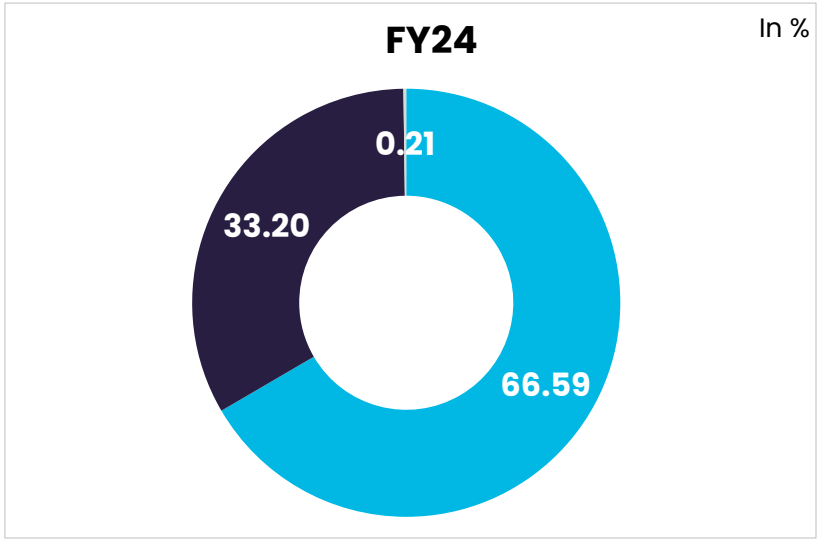
Operational Visibility & Standardized Service Delivery

- 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







Co-working space on Rent & Allied Services | Managed Offices | Others

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)

nukleus
Co-Working & Managed Offices

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.

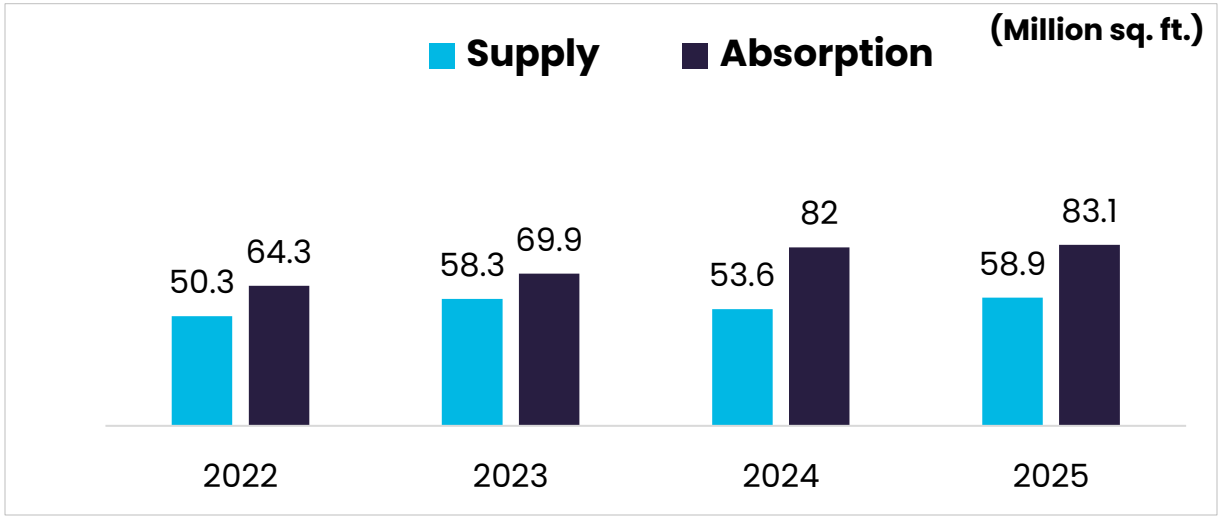
Indian Office Market & GCC Opportunity (2/2)

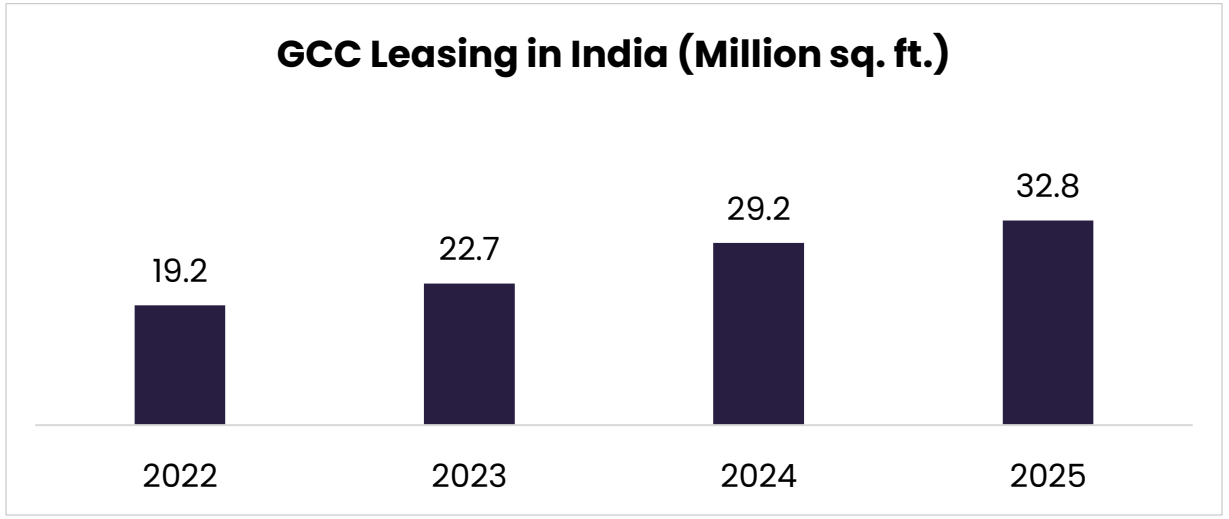
Prominent sectors driving office absorption in 2025

23% Technology	**20%** Flexible space operators
15% BFSI	**9%** Engineering & Manufacturing



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







FINANCIAL OVERVIEW

H1 FY27 Performance Scorecard

Particulars	H1 FY 2026-27 (Rs. in Lakhs)	FY 2025-26 (Rs. in Lakhs)	YoY Change
Revenue from Operations	2,299.19	1,691.49	35.93%
EBITDA	412.32	409.38	0.69%
Profit Before Tax	191.89	151.42	26.73%
Profit After Tax	143.98	116.33	23.77%
Total Assets	10,764.19	7,664.77	40.44%
Depreciation & Amortisation Expenses	171.22	221.42	(22.67%)

Management Commentary



Mr. Nipun Gupta
Managing Director

Commenting on the performance, Mr. Nipun Gupta, Managing Director of Nukleus Office Solutions Limited, said:

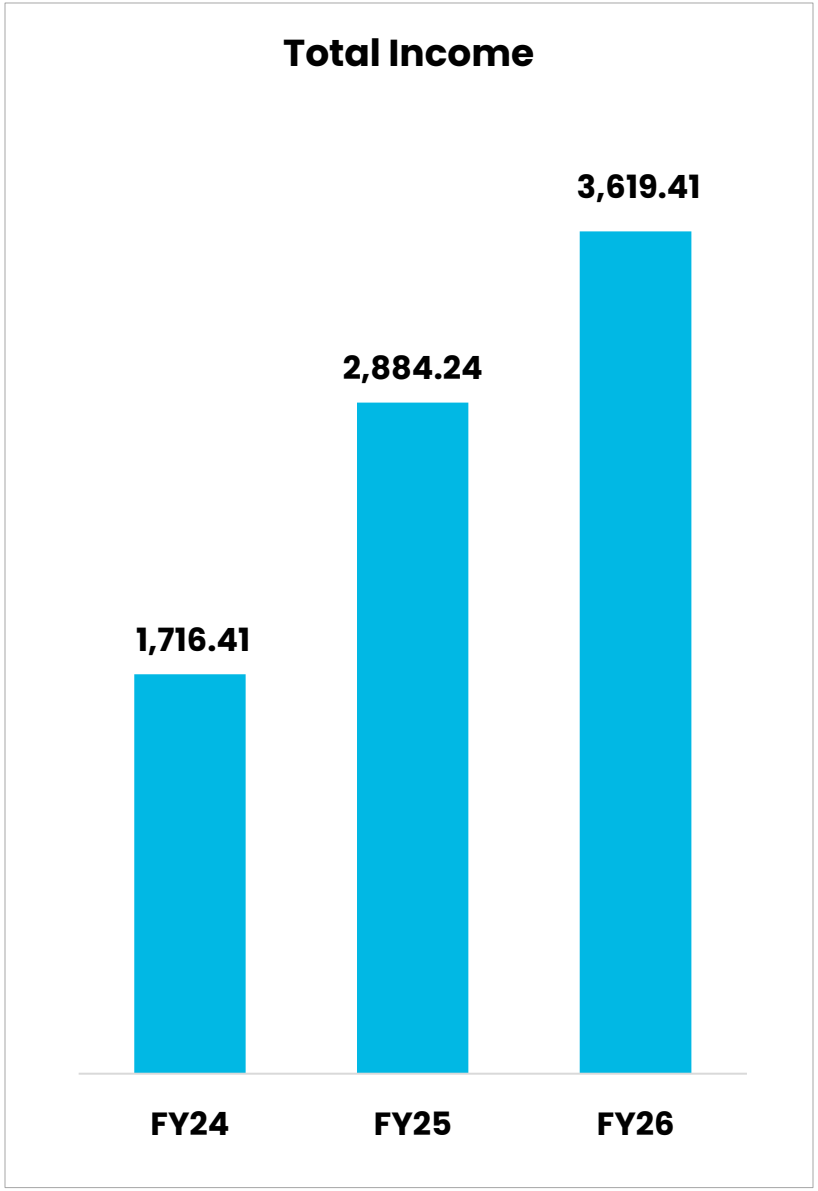
"During H1 FY27, Nukleus Office Solutions Limited continued to strengthen its business, recording a 33.86% YoY growth in Total Income to ₹2,317.25 Lakhs, compared with ₹1,731.06 Lakhs in H1 FY26. Profit After Tax increased by 23.77% to ₹143.98 Lakhs, reflecting the Company's continued business growth and focus on operational efficiency. Our focus remains on building a scalable workspace platform that addresses the evolving requirements of enterprises, startups, and businesses seeking flexible and managed office solutions.

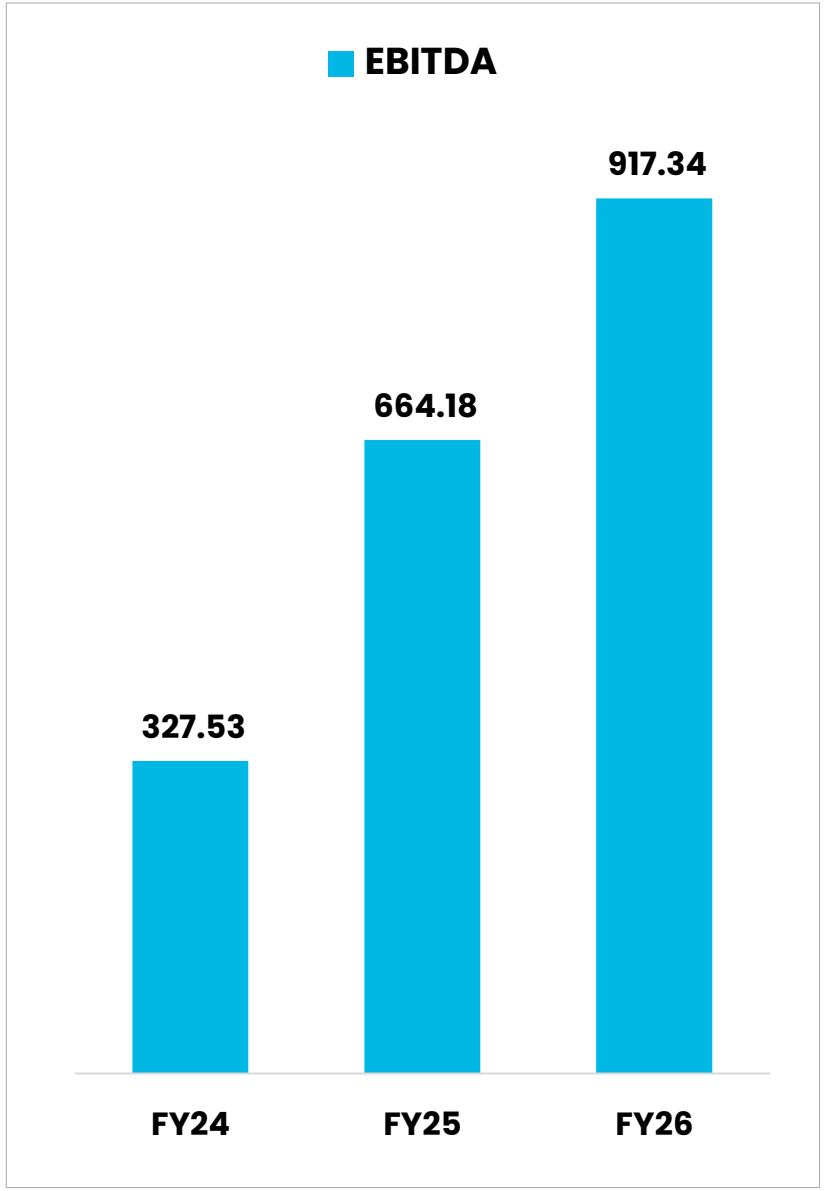
Our expansion initiatives at First India Place in Gurugram and Okaya Centre in Noida reflect our continued focus on strategically located commercial properties. These developments are aligned with our objective of broadening our workspace portfolio and enhancing our ability to serve customers across important business districts.

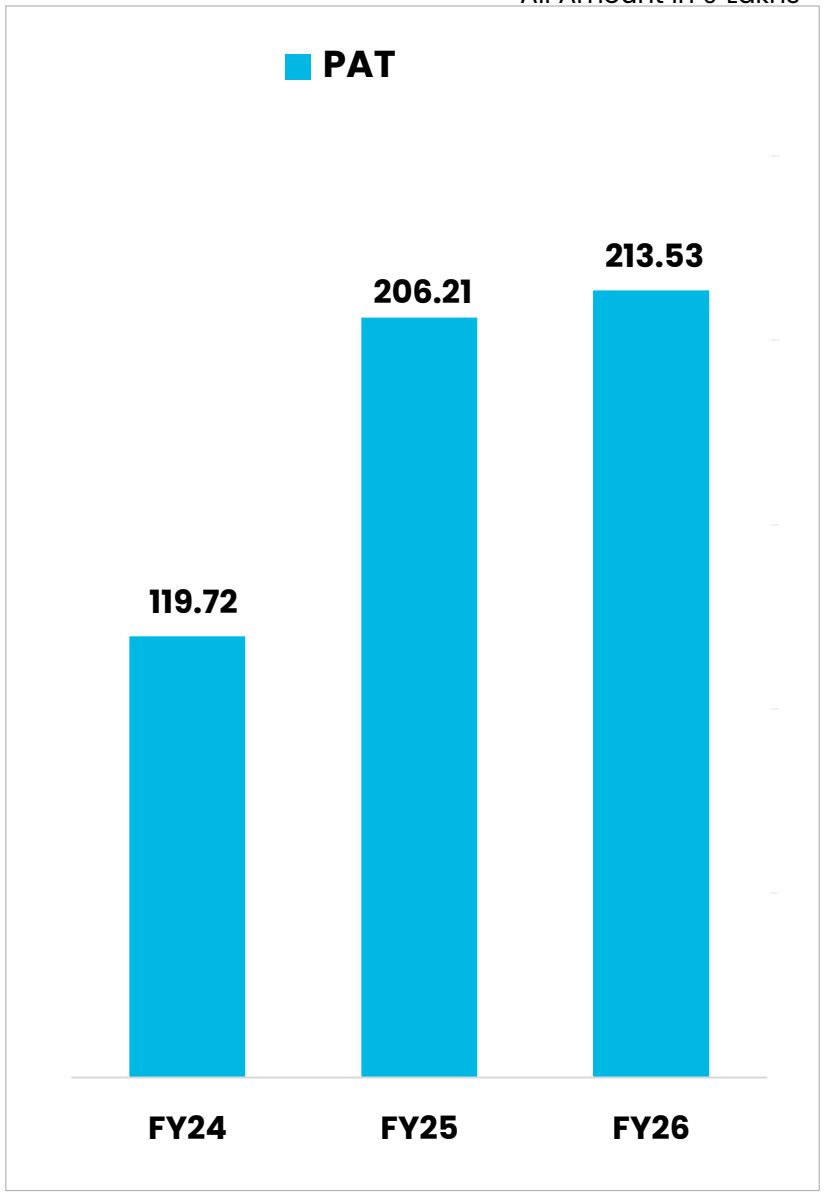
We also remain focused on technology integration, operational efficiency, and customer experience as we continue to develop our business. Going forward, our priorities will include expanding our managed office offerings, improving workspace utilisation, strengthening our presence across strategic micro-markets, and pursuing sustainable growth in India's evolving flexible workspace industry."

Key Financial Highlights

All Amount In ₹ Lakhs







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**

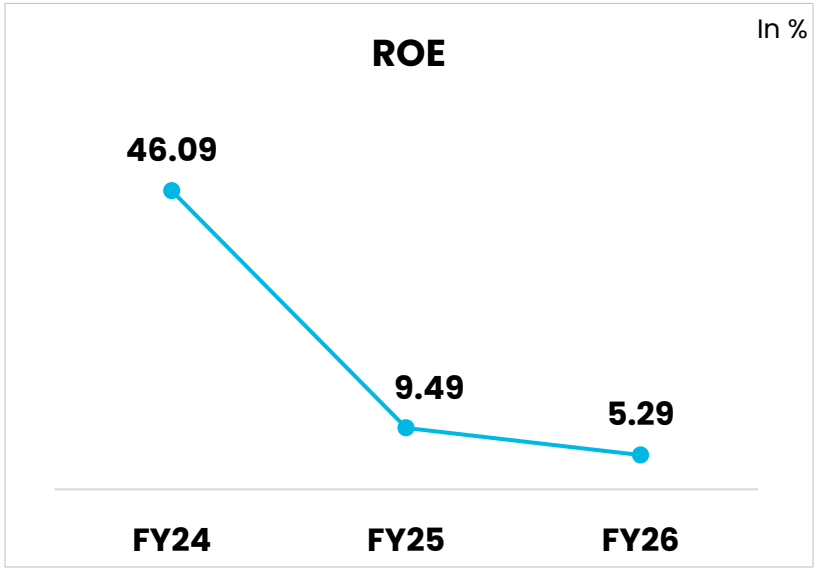
Assets	FY26	FY25	FY24
Non Current Assets			
Fixed Assets	3,525.36	1,352.23	747.63
Deferred Tax Assets (Net)	132.27	69.09	28.02
Other Non Current Assets	1,718.45	1,149.79	258.93
Total Non Current Assets	**5,376.08**	**2,571.11**	**1,034.58**
Current Assets			
Trade Receivables	213.55	215.30	99.93
Cash & 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**

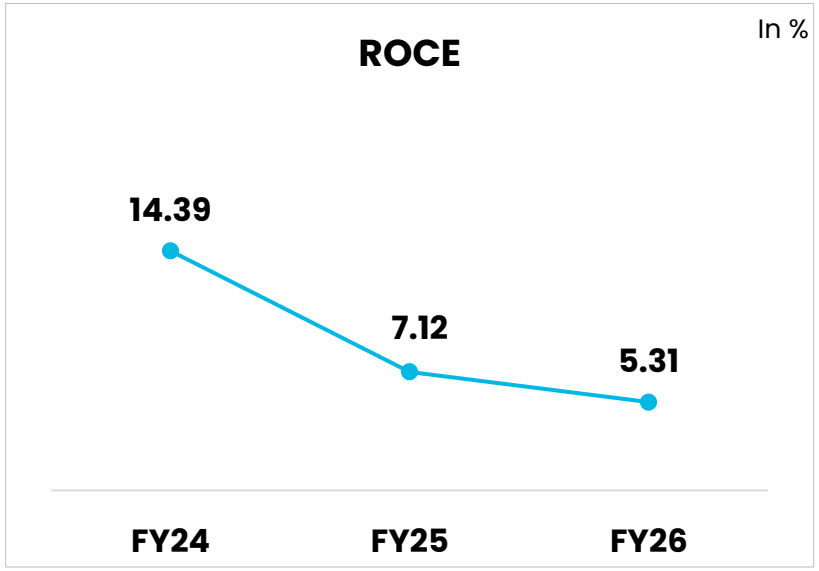
Cash Flow Statement

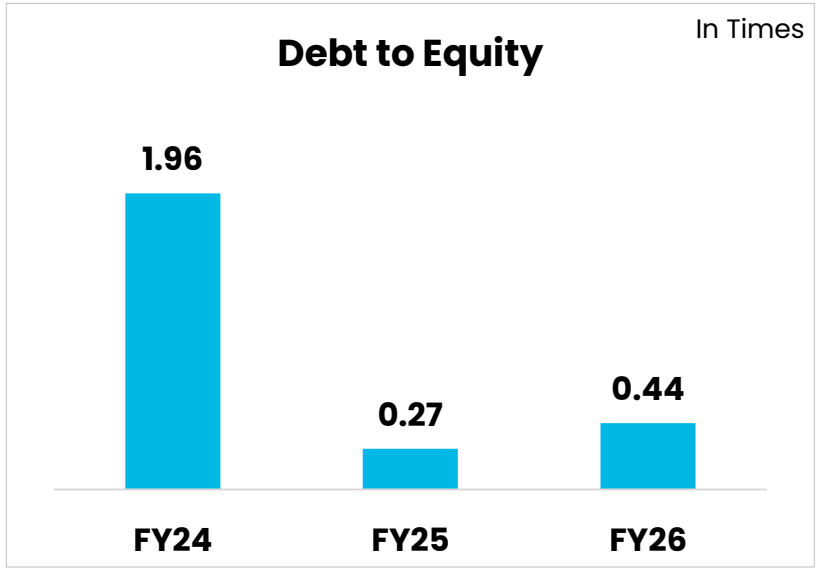
All Amount In ₹ Lakhs

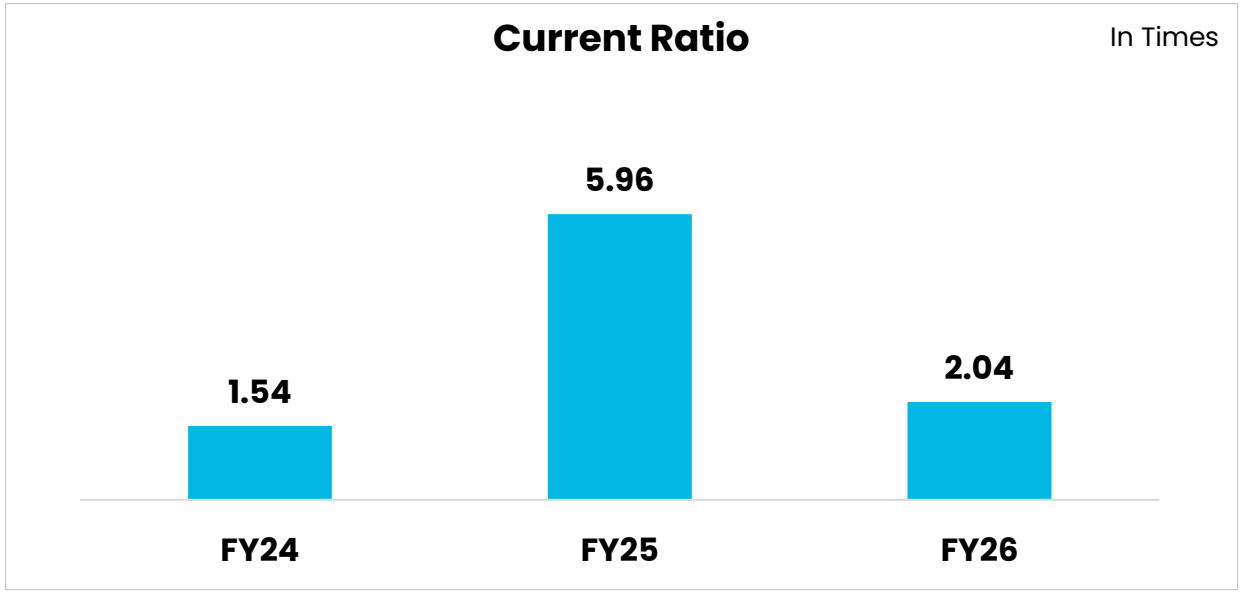
Particulars	FY26	FY25	FY24
Cash flow from operating activities			
Operating profit before working capital changes	**853.72**	**653.25**	**323.89**
Adjustment for (decrease)/ increase in operating liabilities		-	
Cash generated from/ (used in) operations	**498.01**	**(634.74)**	**485.52**
Income tax (paid)/ 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**

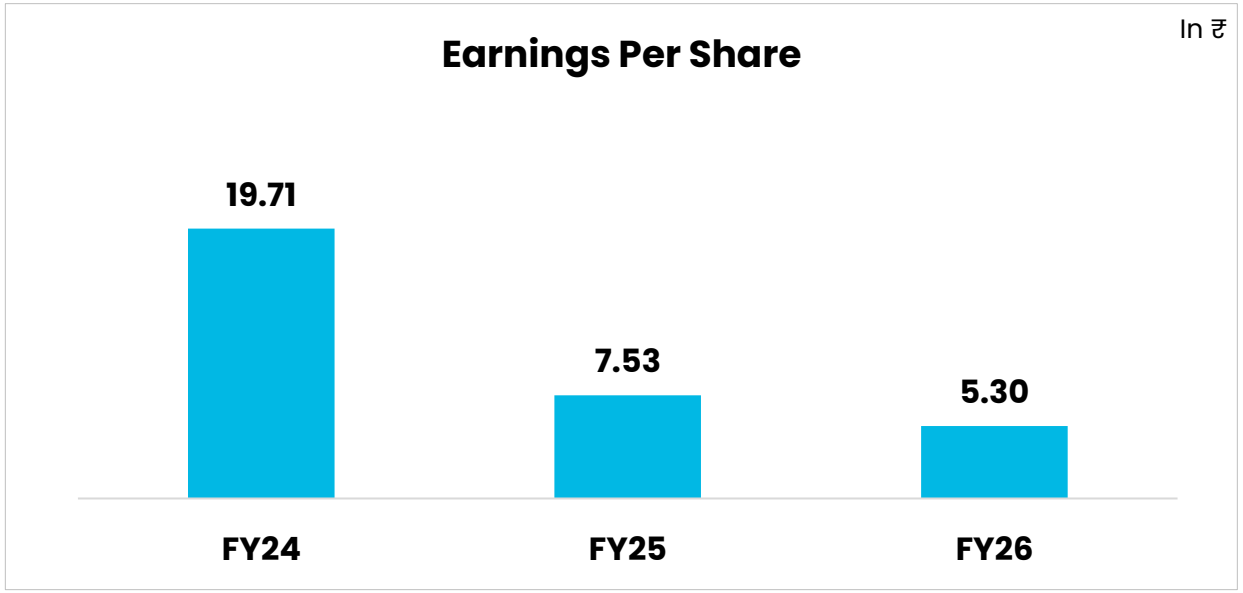
Key Ratios


ROE
In %
46.09
9.49
5.29
FY24
FY25
FY26


ROCE
In %
14.39
7.12
5.31
FY24
FY25
FY26


Debt to Equity
In Times
1.96
0.27
0.44
FY24
FY25
FY26


Current Ratio
In Times
1.54
5.96
2.04
FY24
FY25
FY26


Earnings Per Share
In ₹
19.71
7.53
5.30
FY24
FY25
FY26



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.

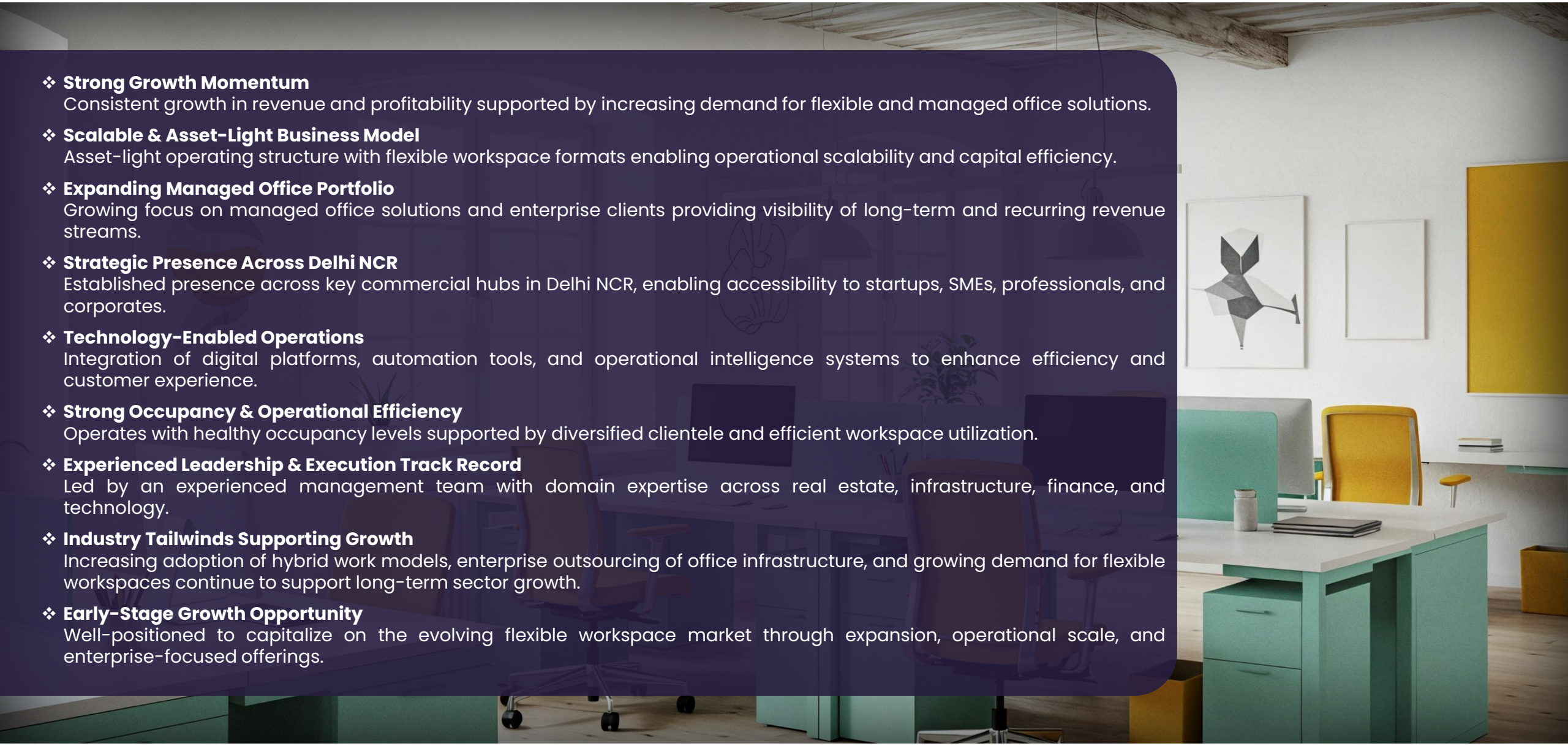
Technology-Driven Operations
Integration of smart technologies, digital operational tools, automated systems, and high-speed connectivity to enhance customer experience and operational efficiency.

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.



Investment Rationale



- **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



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