



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 18, 2026**

To

**BSE Limited**

Phiroze Jeejeebhoy Towers

Dalal Street, Mumbai – 400 001

**Scrip Code: 544370**

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

**Dear Sir/Ma'am,**

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, investor / analyst presentation for the Earnings' Conference Call scheduled for today i.e. May 18, 2026 at 04:00 P.M. (IST) on the Audited Financial Results of the Company for half-year and year ended March 31, 2026 is enclosed herewith.

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



 **nukleus**  
Co-Working & Managed Offices

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## H2 FY26

Total Income

₹ 1,888.35 Lakhs

30.12%  
YoY

EBITDA

₹ 507.87 Lakhs

35.16%  
YoY

PAT

₹ 97.20 Lakhs

## FY26

Total Income

₹ 3,619.41 Lakhs

25.49%  
YoY

EBITDA

₹ 917.34 Lakhs

38.12%  
YoY

PAT

₹ 213.53 Lakhs

\*Comparative Figures For H2 FY25 & FY25



**Mr. Nipun Gupta**  
Managing Director

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

“FY26 marked an important phase of growth and consolidation for Nukleus Office Solutions as we continued to scale our workspace portfolio and strengthen our presence across key commercial hubs. During the year, Total Income increased by 25.49% YoY to ₹3,619.41 Lakhs, while EBITDA grew by 38.12% YoY to ₹917.34 Lakhs, reflecting improved operating leverage and execution efficiencies. Profit After Tax for FY26 stood at ₹213.53 Lakhs.

Our performance during H2 FY26 remained encouraging, with Total Income rising by 30.12% YoY to ₹1,888.35 Lakhs and EBITDA increasing by 35.16% YoY to ₹507.87 Lakhs. This growth was primarily supported by healthy occupancy trends, increasing demand for managed office solutions, and expansion across flexible workspace formats.

During the year, Fixed assets grew by 160.71% YoY to ₹3,525.36 Lakhs, driven by continued investments in workspace infrastructure, technology platforms, and managed office expansion initiatives aimed at strengthening long-term operational capabilities.

India’s office real estate market continues to benefit from strong enterprise demand, GCC expansion, and the growing adoption of hybrid work models. In this environment, we believe our asset-light business model, diversified workspace offerings, and technology-led operational approach position us well to capture emerging opportunities in the sector.

As we move ahead, our focus remains on scaling enterprise-led managed office solutions, improving operational productivity, expanding into strategic micro-markets, and enhancing customer experience through technology integration. Nearly a year after listing on the BSE SME platform, we believe Nukleus is steadily strengthening its operational and financial foundation while remaining well-positioned to capitalize on long-term opportunities in the evolving flexible workspace industry.”



# 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 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

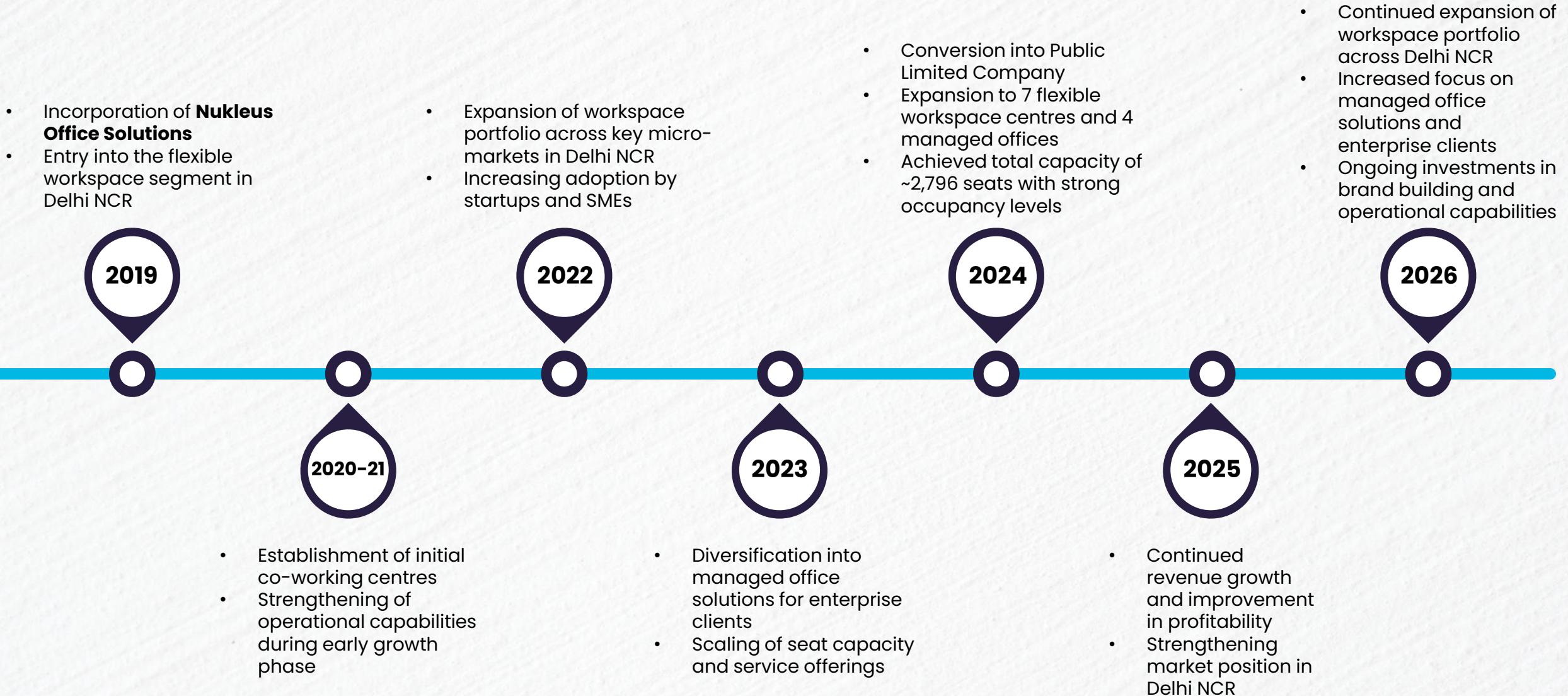
To revolutionize the way people, experience work by designing smart, scalable, and service-driven office environments that inspire creativity, productivity, and collaboration. We aim to offer a platform where individuals and businesses can thrive - not just operate.

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

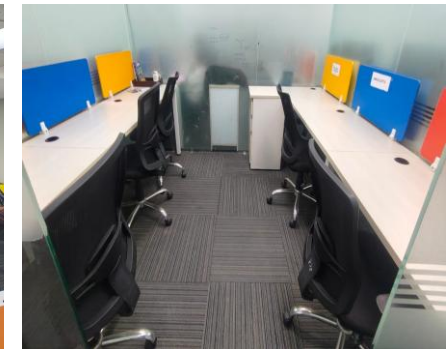


- Technology-enabled workspace management
- Client support and service assistance
- Workspace customization and branding solutions
- Smart seat utilization and operational optimization
- Community engagement and networking initiatives
- Integrated operational and facility support systems

# Workspace Infrastructure



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

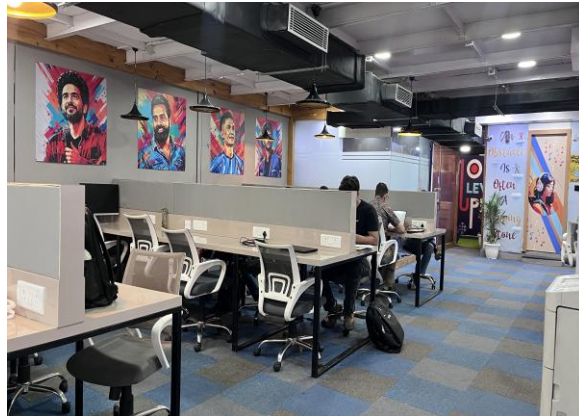
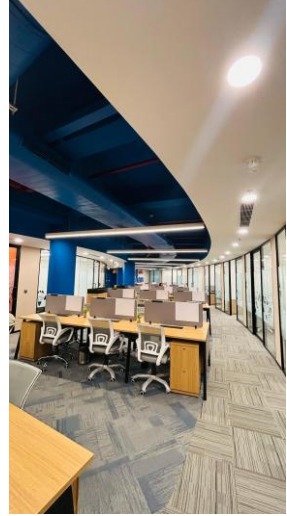


**LOGIX CYBER PARK**  
Location: Noida Sec- 62,  
Area : 28,717 sqft,  
Capacity : 641 Seats



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

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



## 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

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

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

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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

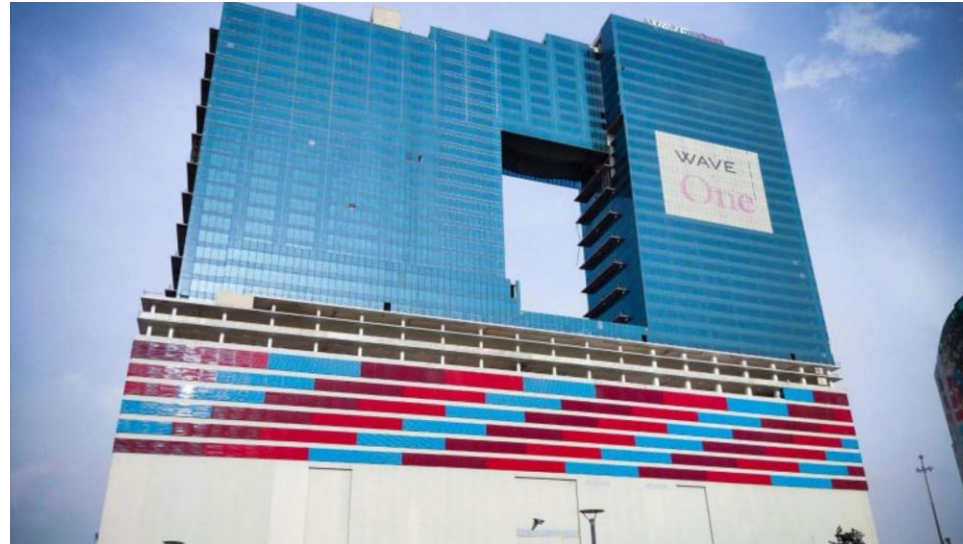


**SKYMARK ONE**  
Location: Noida, UP  
Area: 32,000 Sqft



## 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***

- 24x7 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

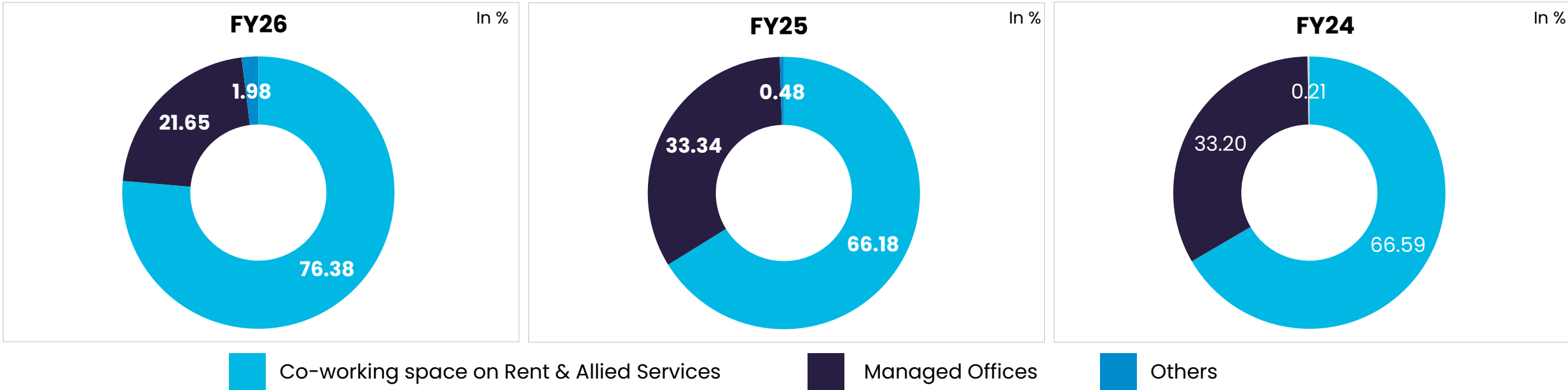


### **Real-Time Dashboards & SOP Framework**

#### ***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	2,764.35	1,908.91	1,142.98
Managed Offices	783.50	961.60	569.78
Others	71.56	13.72	3.65
<b>Total Income</b>	<b>3,619.41</b>	<b>2,884.24</b>	<b>1,716.41</b>



# INDUSTRY OVERVIEW



## 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%**

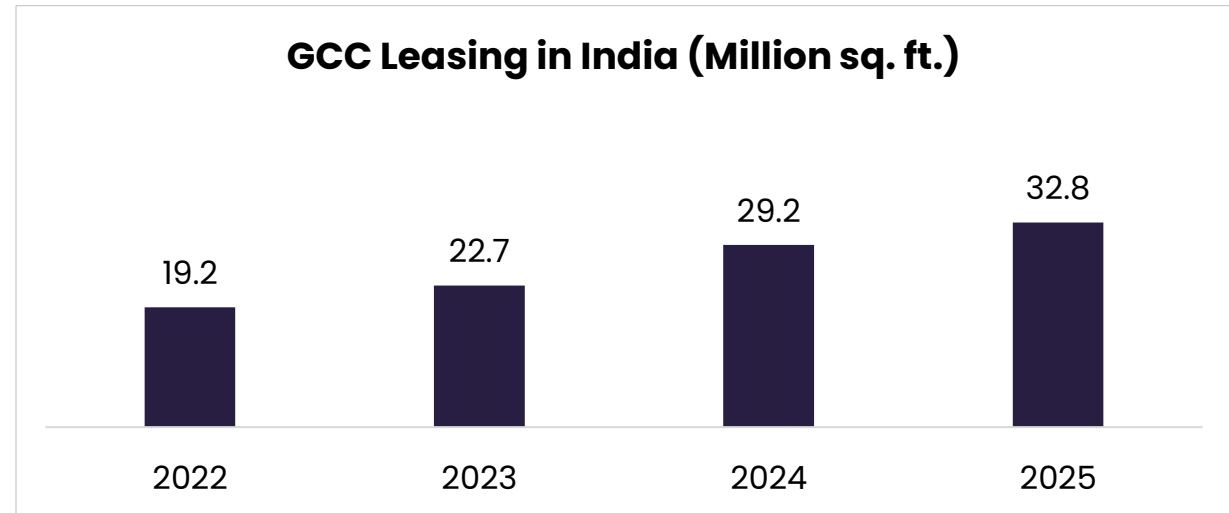
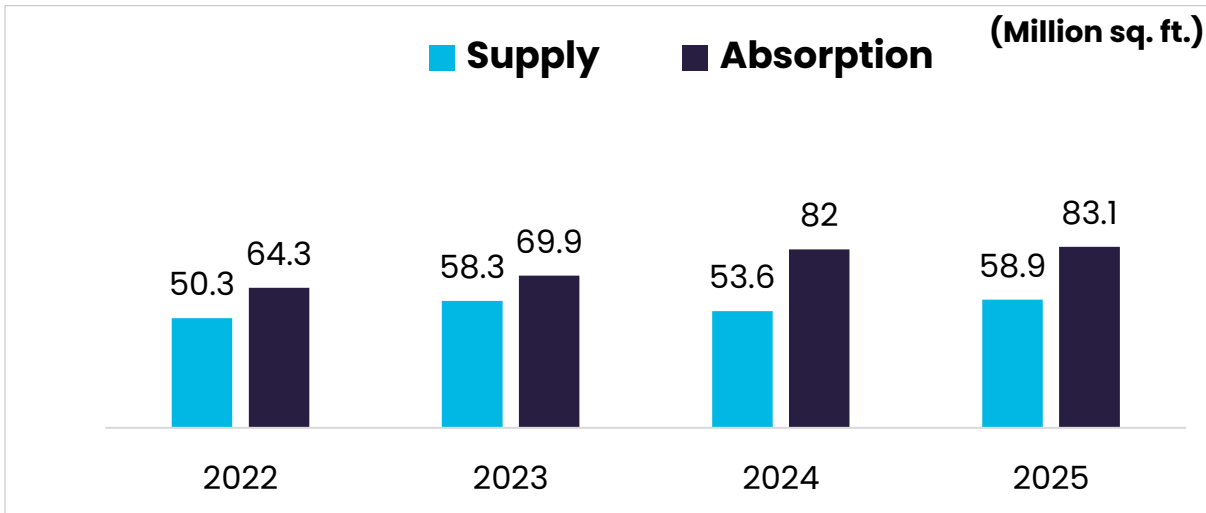
BFSI

**9%**

Engineering & Manufacturing



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



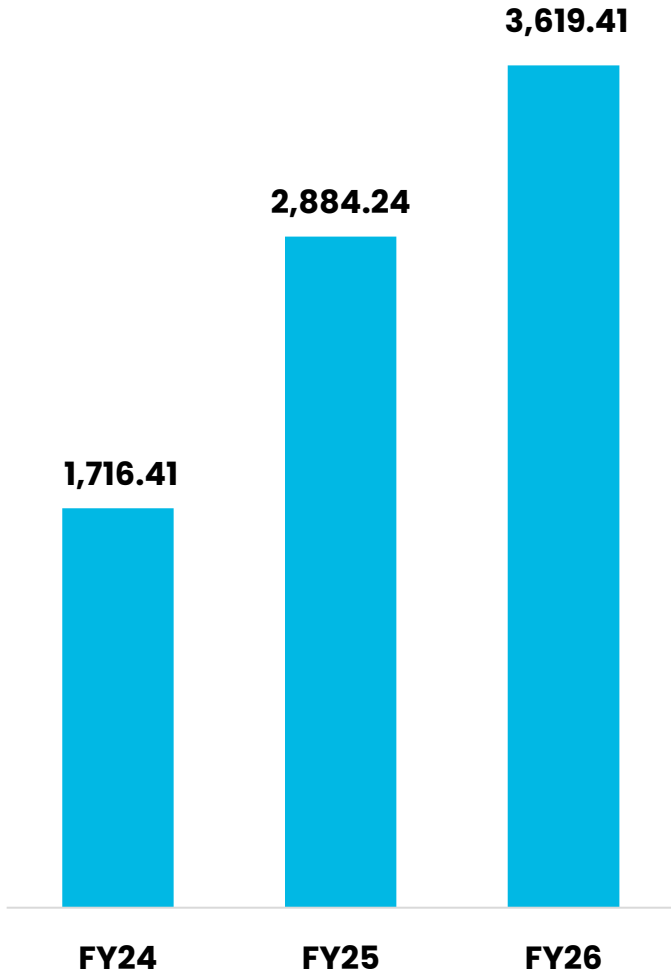


# FINANCIAL OVERVIEW

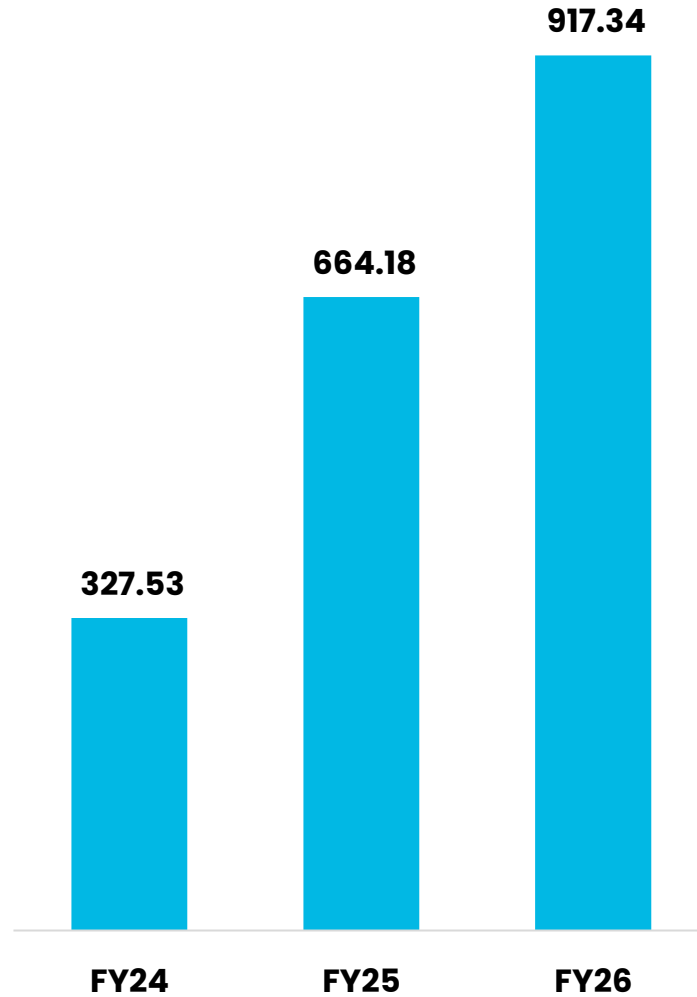
# Key Financial Highlights

All Amount In ₹ Lakhs

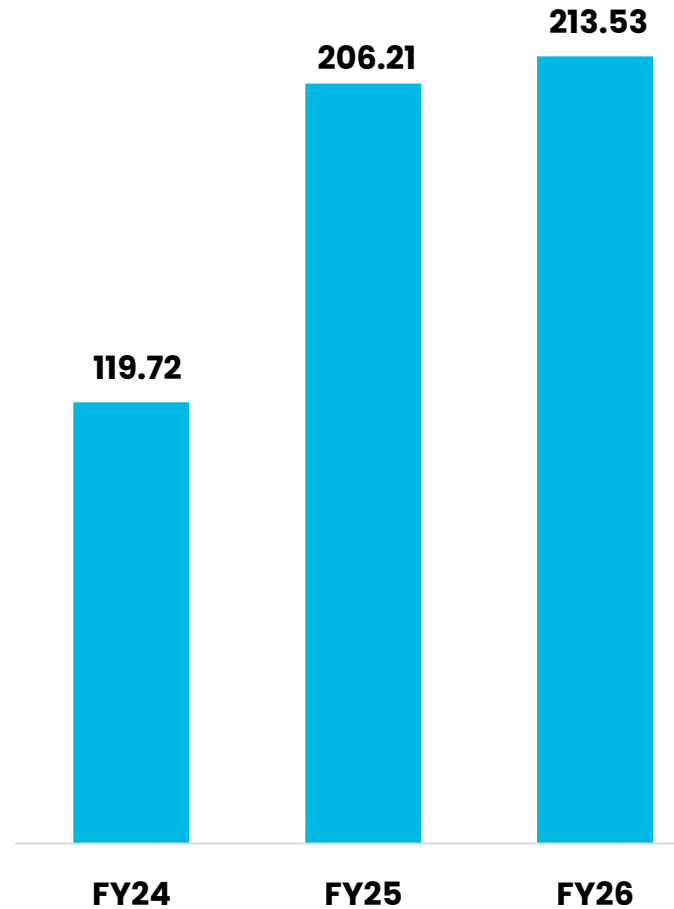
### Total Income



### EBITDA



### PAT



# Profit & Loss Statement

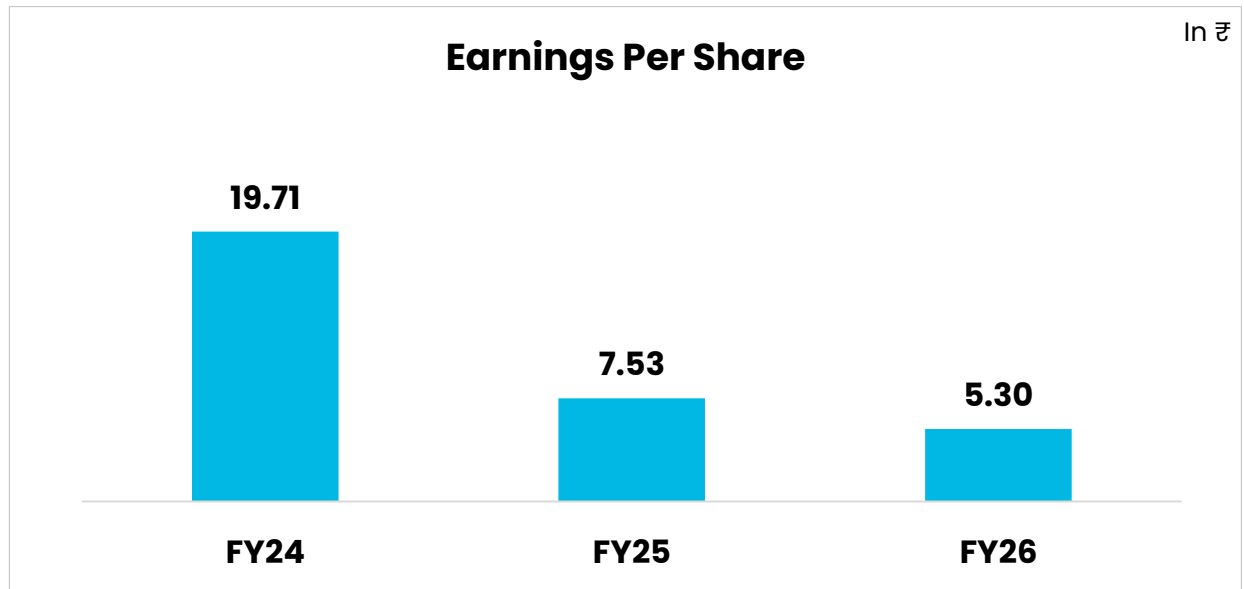
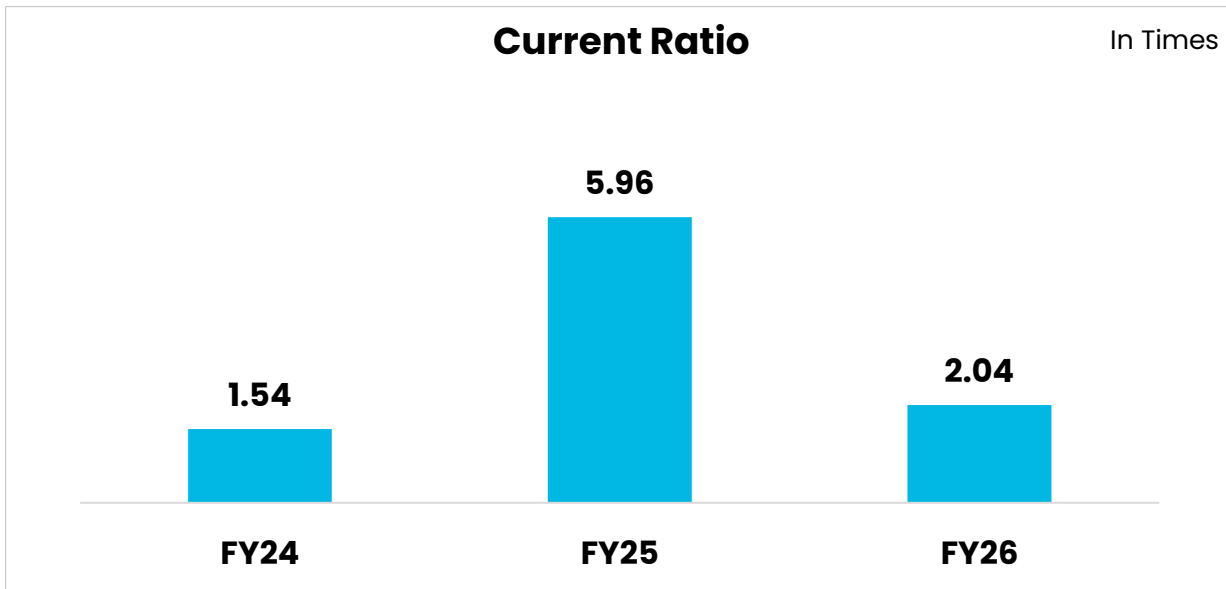
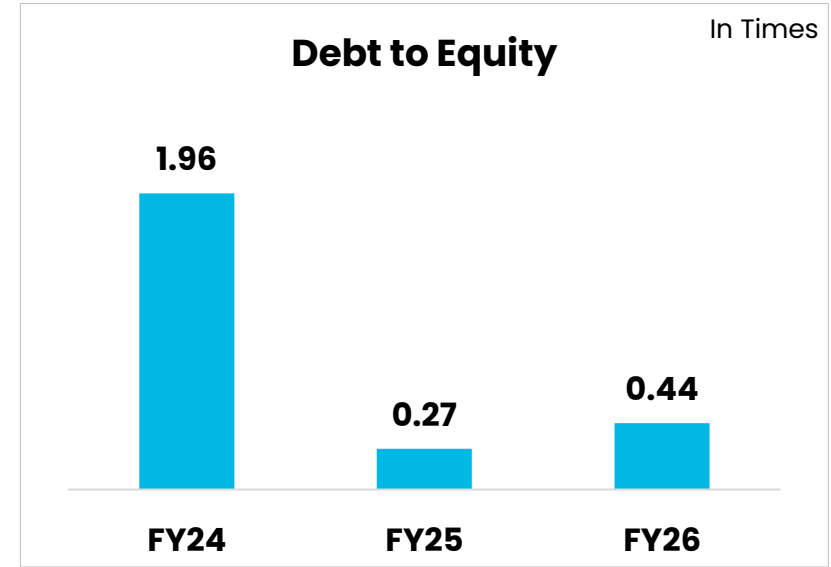
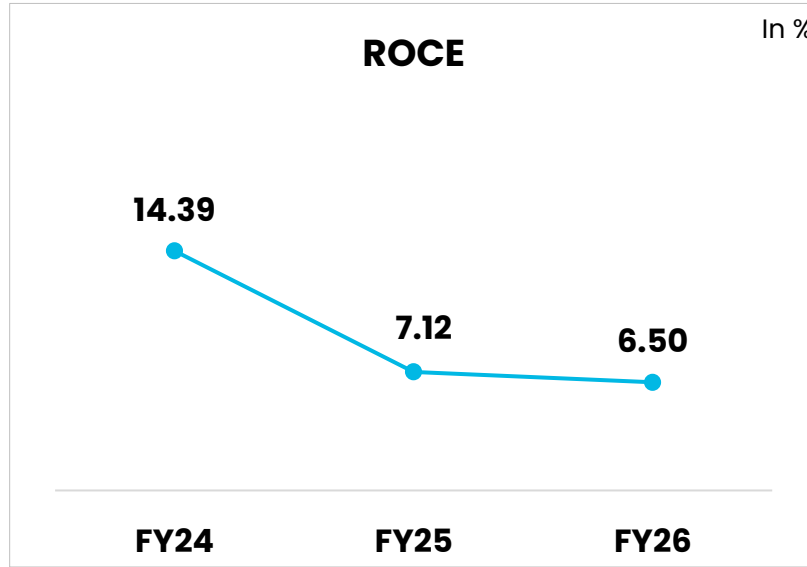
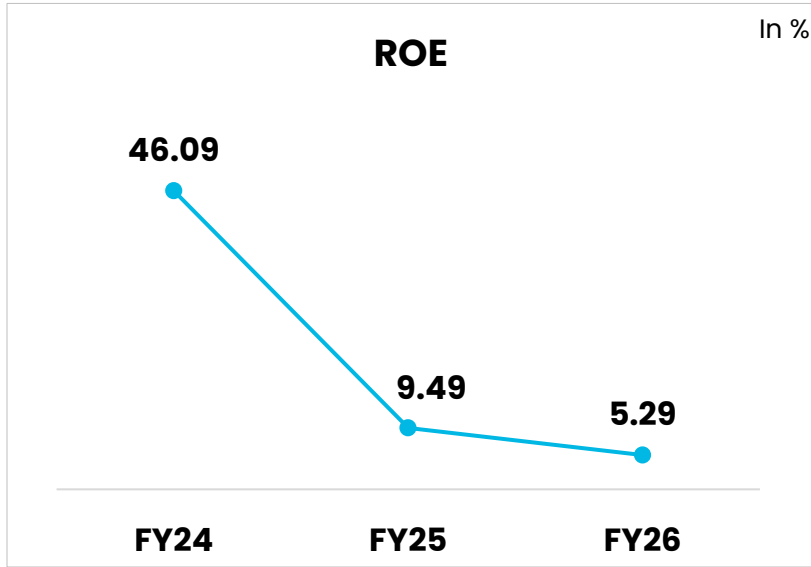
All Amount In ₹ Lakhs

Particulars	FY26	FY25	FY24
Revenue from Operations	3,547.85	2,870.52	1,712.76
Other Income	71.56	13.72	3.65
<b>Total Income</b>	<b>3,619.41</b>	<b>2,884.24</b>	<b>1,716.41</b>
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
<b>PBT</b>	<b>285.67</b>	<b>274.43</b>	<b>159.98</b>
Less: Tax	72.14	68.21	40.27
<b>PAT</b>	<b>213.53</b>	<b>206.21</b>	<b>119.72</b>

Equities & Liabilities	FY26	FY25	FY24
Equity Share Capital	403.20	403.20	251.76
Reserves & Surplus	3,737.32	3,523.79	167.76
<b>Net Worth</b>	<b>4,140.52</b>	<b>3,926.99</b>	<b>419.52</b>
<b>Non Current Liabilities</b>			
Non Current Borrowings	1,572.91	1,018.61	558.33
Other Long Term Liabilities	828.85	439.94	371.01
<b>Total Non Current Liabilities</b>	<b>2,401.76</b>	<b>1,458.55</b>	<b>929.34</b>
<b>Current Liabilities</b>			
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
<b>Total Current Liabilities</b>	<b>1,122.50</b>	<b>567.58</b>	<b>587.00</b>
<b>Total Equities &amp; Liabilities</b>	<b>7,664.77</b>	<b>5,953.13</b>	<b>1,935.86</b>

Assets	FY26	FY25	FY24
<b>Non Current Assets</b>			
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
<b>Total Non Current Assets</b>	<b>5,376.08</b>	<b>2,571.11</b>	<b>1,034.58</b>
<b>Current Assets</b>			
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
<b>Total Current Assets</b>	<b>2,288.69</b>	<b>3,382.01</b>	<b>901.27</b>
<b>Total Assets</b>	<b>7,664.77</b>	<b>5,953.13</b>	<b>1,935.86</b>

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





# THE PATH AHEAD





## 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**  
Plot No 29, Sector 142, Noida, 201305,  
Uttar Pradesh, India.

**Phone:** +91 93113 40643

**Email:** [info@nukleus.work](mailto:info@nukleus.work)

**Website:** [www.nukleus.work](http://www.nukleus.work)



**AKMIL Strategic Advisors Private Limited**  
Office No. 1011, 10th Floor, Opal Square,  
Road No. 16, Wagle Estate, Thane (w)-400 604.

**Phone:** +91 98209 41925

**Email:** [info@akmiladvisors.com](mailto:info@akmiladvisors.com)

**Website:** [www.akmiladvisors.com](http://www.akmiladvisors.com)

