



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: July 16, 2026

To

BSE Limited

Phiroze Jeejeebhoy Towers

Dalal Street, Mumbai – 400001

Scrip Code: 544370

Sub: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Execution of Lease Deed

Dear Sir/Madam,

Pursuant to Regulation 30 read with Schedule III 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 **Lease Deed** for taking commercial office space on lease at **First India Place, Gurugram, Haryana**, for expansion of its managed office and co-working business.

The details pursuant to Regulation 30 of the Listing Regulations are as under:

Particulars	Details
Name of the party with whom the agreement is entered	Vahana Asset Management Services Private Limited (Lessor) & Vatika Limited is the (Confirming Party & Developer – Respectively).
Purpose of entering into the agreement	To take on lease commercial office space for expansion of the Company's managed office and co-working operations.
Shareholding, if any, in the entity with whom the agreement is executed	Nil
Significant terms and conditions (in brief)	Commercial office space situated on the 4th Floor (i.e. entire 4th Floor), Block C, First India Place, Mehrauli-Gurgaon Road, Sector-28, Gurugram, Haryana.
Whether the acquisition/agreement would fall within related party transactions and whether the promoter/promoter group/group companies have any interest in the entity	No
Industry to which the entity belongs	Real Estate – Leasing of Commercial Office Space
Brief details of any governmental or regulatory approvals required	Not Applicable
Indicative time period for completion of the agreement	Lease Deed has been executed and shall become effective from the Lease Commencement Date as specified therein.

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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Nature of consideration and details	Monthly lease rentals together with refundable security deposit, maintenance charges and other applicable charges as per the Lease Deed.
Whether the parties are related to the promoter/promoter group/group companies in any manner	No

The said lease is in line with the Company's expansion strategy to strengthen its presence in key commercial markets and enhance its managed workspace portfolio.

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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