TRACK RECORD OF THE PUBLIC ISSUES MANAGED BY THE MERCHANT BANKER

NUKLEUS OFFICE SOLUTIONS LIMITED

1. Issue Type

Initial Public Offer and equity shares listed on BSE SME.

2. Issue Size

Initial public offer of up to 13,54,800 equity shares of face value of ₹ 10 each ("Equity Shares") of Nukleus Office Solutions Limited ("Company" / "Issuer") for cash at a price of ₹ 234 per Equity Shares (including a share premium of ₹ 224 per Equity Shares) ("Issue Price") aggregating up to ₹ 3,170.23 lakhs.

The Issue includes Promoters' Contribution of 2,89,800 equity shares aggregating up to ₹ 678.13 lakhs by the Promoters ("Promoters' Contribution") and a reservation of up to 53,400 equity shares aggregating up to ₹ 124.96 lakhs for subscription by Market Maker ("Market Maker Reservation Portion"). The Issue less the Promoters' Contribution and Market Maker Reservation Portion is hereinafter referred to as the "Net Issue". The Issue (excluding Promoters Contribution) and the Net Issue constituted 26.41% and 25.09%, respectively, of the post-issue paid up equity share capital of the Company.

3. Grade of Issue alongwith the name of the rating agency

Being issue of equity shares, rating is not required.

4. Subscription level (number of times)

The details of subscription for the Issue is as under:

Cateogry	No. of times
Retail Individual Investors	1.28 x
Non-Individual Investors	1.28 x
Market Maker Portion	1.00 x
Promoter Contribution	1.00 x
Total	1.26 x

(After eliminating applications rejected on technical grounds; source: Post Issue report)

5. QIB Holding (as a %age of outstanding capital) as disclosed to the stock Exchange

Particulars	%age
(i) allotment in the Issue #	2.36%
(ii) at the end of 1st FY (March 31, 2025)	2.36%
(iii) at the end of 2nd FY (March 31, 2026)	2.38%
(iv) at the end of 3rd FY (March 31, 2027)*	-

Basis of allotment

* QIB Holding not disclosed as reporting for the relevant financial year has not been completed / filing not made upto the date of updation of the report.

6. Financials of the Issuer (as per the annual audited financial statements submitted with stock exchange(s) in accordance with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

(₹ in lakhs)

Particulars	March 31, 2025 #	March 31, 2026 #	March 31, 2027 *
Total Income for the period	2,884.24	3.619.41	-
Net Profit for the period	206.21	213.53	-
Paid up equity share capital	403.20	403.20	-
Reserves excluding revaluation reserve	3,523.79	3,737.32	-

* Financial summary not disclosed as reporting for the relevant financial years has not been completed / filing not made upto the date of updation of the report.

Consolidated

7. Trading status in the scrip (whether traded, delisted, suspended by any stock exchange, etc) #

Particulars	Equity Shares
As at the end of the financial year (i.e. March 31, 2025)	Traded
As at the end of the financial year (i.e. March 31, 2026)	Traded
As at the end of the financial year (i.e. March 31, 2027) *	-

Equity Shares are listed on the BSE w.e.f. March 04, 2025. The shares are traded as on the date of updation of this report.

* Trading status not disclosed as reporting for the relevant financial years has not been completed

8. Change, if any, in the directors of the Issuer from the disclosure made in the offer document

Particulars	Name of Director	Date of appointment / resignation	Appointment / Resignation
As at the end of the financial year (i.e. March 31, 2025)	Nil	-	-
As at the end of the financial year (i.e. March 31, 2026)	Nil	-	-
As at the end of the financial year (i.e. March 31, 2027) *	-	-	-

* the relevant financial years has not been completed. Further, no change till the date of updation of this disclosure.

9. Status of implementation of project / commencement of commercial production

The Company has not undertaken implementation of any project under the IPO.

10. Status of utilisation of issue proceeds

As disclosed in the offer document	The Net Proceeds from the Issue was proposed to be utilized for following activities: I. ₹ 2,296.24 lakhs towards Capital expenditure and security deposit towards establishment of new centre II. ₹ 34.22 lakhs towards Building up technology platform, integration of all centres, online client interaction and mobile application III. ₹ 49.56 lakhs towards Advertisement expenses towards enhancing the visibility of our brand IV. ₹ 588.02 lakhs towards general corporate purpose
Actual utilisation *	The funds have been utilised as under, as of the end of Quarter ended September 30, 2025. I. ₹ 2,197.68 lakhs towards Capital expenditure and security deposit towards establishment of new centre II. ₹ 34.22 towards funding Building up technology platform, integration of all centres, online client interaction and mobile application III. ₹ 49.56 towards Advertisement expenses towards enhancing the visibility of our brand IV. ₹ 588.02 lakhs towards general corporate purpose The company has not made any deviation in the use of proceeds from the objects stated in the offer documents filed in connection with the IPO of the Company. The balance amount is to be utilised by the Company.
Reasons for deviation, if any	NA

* Source: Disclosure made by the Company on May 16, 2026 under the yearly result for Financial Year 2025-2026.

11. Comments on monitoring agency

The appointment of monitoring agency was not required under the Issue

12. Pricing data

Issue Price : ₹ 234 per Equity Share
Stock Exchange on which listed : BSE SME
Listing Date : March 04, 2025

Price Parameters [6]	At close of listing date (March 04, 2025)	At close of 30th calendar day from listing day (April 03, 2025) [1]	At close of 90th calendar day from listing day (June 01, 2025) [2]	As at the end of 1st financial year after the listing of the equity shares (March 03, 2026) [3]		
				Closing Price	High (during the FY)	Low (during the FY)
Market price on BSE Emerge	196.55	172.00	178.20	196.00	234.00	143.10
BSE Sensex [4]	72,989.93	76,295.36	81451.01	80,238.85	86,159.02	71,425.01
Sectoral Index [5]	NA	NA	NA	Not available	Not available	Not available

Source: BSE website
Note:
(1) 30th calendar day shall be taken as listing date plus 29 calendar days and likewise.
(2) 90th calendar day shall be taken as listing date plus 89 calendar days and likewise.
(3) High and Low based on intra day prices
(4) Being index of BSE, where the Equity Shares of the Company are listed
(5) Comparable Sectoral index is not available
(6) In case of any reporting day falling on a holiday, previous trading day prices has been disclosed.
* the relevant financial years has not been completed

13. Basis for Issue Price

Accounting Ratio		As disclosed in the Offer Document [1]	As at the end of the 1st financial year (March 31, 2025)	As at the end of the 2nd financial year (March 31, 2026) [2]	As at the end of the 3rd financial year (March 31, 2027) [2]
EPS	***Issuer***				
	Standalone (Basic & Diluted)	19.71	7.53	5.30	Not available
	Peer Group (Diluted)				
	Awfis Space Solutions Limited	Negative	9.67	9.92	Not available
	Kontor Space Limited	4.02	6.67	3.67	Not available
	EFC (India) Limited	14.06	14.14	16.37	Not available
	Industry Average	NA	NA	NA	NA
Price to Earnings Ratio	***Issuer***				
	Standalone	11.87	22.11	42.26	Not available
	Peer Group				
	Awfis Space Solutions Limited	NA	66.46	30.48	Not available
	Kontor Space Limited	30.41	12.29	15.94	Not available
	EFC (India) Limited	42.23	17.51	54.56	Not available
	Industry Average	NA	NA	NA	NA
Revenue from Operations (₹ in lakhs)	***Issuer***				
	Standalone	1,716.41	2,870.52	3,547.85	Not available
	Peer Group				
	Awfis Space Solutions Limited	87,480.30	1,26,074.60	1,49,348.40	Not available
	Kontor Space Limited	1,170.52	2,023.91	2,455.48	Not available
	EFC (India) Limited	42,877.70	65,674.26	1,03,667.96	Not available
	Industry Average	NA	NA	NA	NA
Net Worth (₹ in lakhs)	***Issuer***				
	Standalone	419.52	3,926.99	4,140.52	Not available
	Peer Group				
	Awfis Space Solutions Limited	25,143.10	45,921.90	55,244.50	Not available
	Kontor Space Limited	2,202.16	2,616.65	2,856.55	Not available
	EFC (India) Limited	43,132.62	54,300.64	80,725.27	Not available
	Industry Average	NA	NA	NA	NA

Accounting Ratio		As disclosed in the Offer Document [1]	As at the end of the 1st financial year (March 31, 2025)	As at the end of the 2nd financial year (March 31, 2026) [2]	As at the end of the 3rd financial year (March 31, 2027) [2]
RoNW	***Issuer***				
	Standalone	46.09%	5.25%	5.16%	Not available
	Peer Group				
	Awfis Space Solutions Limited	NA	14.67%	12.83%	Not available
	Kontor Space Limited	14.61%	15.76%	7.95%	Not available
	EFC (India) Limited	21.40%	26.06%	28.92%	Not available
	Industry Average	NA	NA	NA	NA
Net Asset value per Share	***Issuer***				
	Standalone	16.66	97.40	102.69	Not available
	Peer Group				
	Awfis Space Solutions Limited	130.09	64.71	77.22	Not available
	Kontor Space Limited	35.63	42.34	46.22	Not available
	EFC (India) Limited	86.65	39.14	54.56	Not available
	Industry Average	NA	NA	NA	NA

No separate industry multiple available

(1) Prospectus dated February 18, 2025

(2) Information not provided as the relevant fiscal year has not completed / filing not made upto the date of updation of the report

Source:

* All the financial information for the Company disclosed in the Prospectus is sourced from the Restated Summary Statement

** Information for the industry peers mentioned above is on a consolidated basis and is sourced / derived from the respective annual results for the year ended March 31, 2025 of such industry peers available on the website of stock exchange

Notes:

1. Basic and diluted EPS= Restated profit for the year attributable to equity shareholders of the Company divided by total weighted average number of equity shares outstanding at the end of the year.
2. P/E Ratio: P/E Ratio has been computed based on the closing market price of equity shares on BSE on June 30, 2025 and June 30, 2026 divided by the Diluted EPS (except for Kontor Space Limited, which is listed on NSE Emerge). In cases where June 30 was a non-trading day, the closing market price on the immediately preceding trading day has been considered.
3. Net Asset Value per Equity Share = Closing Net Worth divided by closing outstanding number of equity shares
4. Return on net worth %: Return on Net Worth (%) is calculated as profit for the year as a percentage of Net Worth for the year

14. Any other material information

Announcement	Date
Outcome of Analysts/Investors Meeting - The Growth Exchange 2026 – Investor Connect Series “Niveshak Samvad”	June 26, 2026
Announcement under Regulation 30 (LODR)-Earnings Call Transcript	May 22, 2026
Board Meeting Outcome for Audited Financial Results for The Half-Year and Year Ended 31 March 2026, along with Audit Report, Approved and taken on Record at The Meeting of The Board of Directors Held Today i.e. On 16th, May 2026.	May 16, 2026
Intimation of Earnings Conference Call to discuss the Audited Financial Results for the half-year and year ended March 31, 2026.	May 12, 2026
Intimation for Execution of Letter of Intent (LoIs)	May 05, 2026
Intimation for Execution of Letter of Intent for New Co-Working Centre	April 24, 2026
Intimation for Execution of Letter of Intent (LOI) For Phase-2 Expansion	April 09, 2026
Intimation for Execution of Letter of Intent for New Co-Working Centre	February 28, 2026
Intimation for Execution of Letter of Intent for New Co-Working Centre	February 26, 2026
List of Media Channels/ Portals announcing appointed Mr. Abhimanyu Singh as Chief Business Officer (CBO) of the Company	January 19, 2026
Publications in Digital Media (Appointment of Chief Business Officer/CBO)	January 15, 2026
Resignation of Senior Management Personnel	January 06, 2026
Intimation Under Regulation 30 Of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 - Publication of Article in Digital Media	November 19, 2025
Announcement Under Regulation 30 (LODR)-Updates (Publication of Article in Digital Media i.e. Submission of Complete List of Media Publications)	November 13, 2025
Announcement Under Regulation 30 (LODR)-Updates (Publication of Article-Digital Media)	November 12, 2025
Board Meeting Outcome for Outcome of the Board Meeting - Audited Financial Results for Half year ended - Appointment of Chief Financial Officer of the Company	November 11, 2025
Announcement Under Regulation 30 (LODR)- Update (Signing of LOI For New Centre)	November 06, 2025
Announcement under Regulation 30 (LODR)-Resignation of Chief Financial Officer (CFO)	November 03, 2025
Voting Results along with Scrutinizer Report of 6th AGM of the Company is enclosed herewith	September 27, 2025
Please find enclosed notice of 6th AGM.	September 03, 2025
Execution of LOI with R Cube Projects Private Limited and Spirit Infrastructure Private Limited for Sub-Licensing office space in Delhi	July 03, 2025
Execution of LOI with Golden Tower Infratech Private Limited for Leasing Office Space in Noida	June 25, 2025
Execution of Co-Branding and Co-Management Agreement with Qdesq Realtech Private Limited	June 25, 2025

Statement of Deviation & Variation in PDF format along with the clarification letter in respect of BSE Email	June 12, 2025
Execution of Letter of Intent (LOI) for the New Co-working Centre)	June 06, 2025
Approval of Half-Yearly and Year end financials (i.e. 31st March, 2025) and appointment of Company Secretary/Compliance Officer.	May 22, 2025
Recognition at the GCC Leadership Conclave & Awards, Bengaluru	May 20, 2025
Resignation of Company Secretary/Compliance Officer	May 19, 2025
the meeting of the Board of Directors of the Company is scheduled on 22/05/2025, inter alia, to consider and approve to consider and approve the Audited Financial Statements (Standalone) for the Half-Yearly and Financial Year ended 31st March 2025, including: Balance Sheet, Statement of Profit and Loss, Cash Flow Statement, Notes to Financial Statements and Auditor's Report	May 16, 2025
appointment of Mr. Anurag Gupta as Senior Manager-Operations and Senior Management Personnel of the Company with effect from 14 May 2025	May 14, 2025
Resignation of Company Secretary and Compliance Officer	May 13, 2025
Commencement of Operations at New Co-working Centre	April 10, 2025
Nukleus Office Solutions Limited has successfully completed the leasing of 11,479 Sq. Ft. (Super Area) of premium commercial office space at a prime location in New Delhi	March 20, 2025

The above information is updated as on June 30, 2026 unless indicated otherwise.

For updates and further information on the material information please visit stock exchange website www.bseindia.com.