

**Date: October 31, 2026**

To,  
BSE Limited,  
Listing Department,  
P.J. Towers, Dalal Street,  
Mumbai - 400001.  
**Scrip Code: 503101**

NSE Limited,  
Listing Department,  
Exchange Plaza, Plot No. C/1, G Block,  
BKC, Bandra (East), Mumbai - 400051.  
**Symbol: MARATHON**

**Sub: Press Release - Marathon Nextgen Realty Board Approves Acquisition of Adani Group's 60% Stake in Monte South**

Dear Sir/Madam,

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith a copy of the Press Release announcing that the Board of Directors of Marathon Nextgen Realty Limited has approved the acquisition of Adani Group's 60% stake in Monte South. Upon completion of the transaction, the Company's stake in the development will increase from 40% to 100%, giving it sole ownership and control of the landmark development in Byculla, Mumbai.

This is for your information and records.

**Thanking you,  
For Marathon Nextgen Realty Limited,  
YOGESH  
ASHOK  
PATOLE  
Yogesh Patole**  
Company Secretary and Compliance Officer  
M.No.- A48777

Digitally signed by  
YOGESH ASHOK PATOLE  
Date: 2026.10.31  
19:36:46 +05'30'

**Encl: as above**

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## **Marathon Nextgen Realty Board Approves Acquisition of Adani Group's 60% Stake in Monte South**

*~ ₹335 crore acquisition will give Marathon 100% ownership of the landmark Byculla development, strengthening its development pipeline and growth prospects.*

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**Mumbai, October 31, 2026:** The Board of Directors of Marathon Nextgen Realty Limited (MNRL) has approved the acquisition of Adani Group's 60% stake in Monte South for a consideration of approximately ₹335 crore. Upon completion of the transaction, Marathon's stake in the development will increase from 40% to 100%, giving it sole ownership and control of the landmark development in Byculla, Mumbai.

Monte South was the Adani Group's first premium real estate development in Mumbai. Since then, the Adani Group has significantly expanded its presence in the Mumbai Metropolitan Region (MMR), taking up several substantially larger developments. As the Group increasingly focuses its resources and attention on these larger opportunities, it has decided to exit its investment in Monte South. Marathon values its association with the Adani Group and looks forward to future opportunities to participate in the Group's developments.

Monte South is a large-scale mixed-use development comprising four 64-storey residential towers (A, B, C and D) and a commercial tower, together representing approximately 25 lakh sq. ft. of area. The project includes completed residences, ongoing construction and future development across its residential and commercial components.

Tower A has received its full Occupation Certificate (OC), while Tower B has received OC up to the 45th floor. The RCC structure of Tower C is complete up to the 35th floor, and Tower D is yet to be launched.

The project offers significant residential sales and development potential, alongside the future monetisation of its commercial component.

The acquisition reflects Marathon Nextgen's growth-oriented strategy and its ambition to expand the scale and reach of its business. The Company will continue to actively pursue opportunities to strengthen its development portfolio, enter new growth avenues and create long-term value for shareholders

**About Marathon NextGen Realty Ltd.**

For over 57 years now, Marathon Group has been helping shape Mumbai's skyline. Founded in 1969 by Ramniklal Zaverbhai Shah, the Group has completed over 100 projects in the city with a portfolio encompassing townships, affordable housing, luxury residential, retail, small business spaces, and corporate parks. Marathon is design-driven and engineering-focused with a leadership team comprising of technocrats. Mr. Chetan Shah, Chairman & Mr. Mayur Shah, Vice-Chairman, have completed their engineering from US and the third generation of the company comprising of the three head of project –Mr. Kaivalya Shah, Mr. Parmeet Shah, and Mr. Samyag Shah are highly qualified having completed their education from US and bring years of real estate experience. Marathon has strong in-house capabilities in design, engineering, execution, marketing, and sales and prides itself on its transparency, customer-centricity and is among one of the most trusted Developers. The Group has ongoing projects at Lower Parel, Byculla, Mulund, and land banks at Bhandup, Thane, Dombivli and Panvel.

More information is available at <https://www.marathonnextgen.com/>

**For further information, please contact:**

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**DISCLAIMER:**

Some of the statements in this communication may be 'forward-looking statements within the meaning of applicable laws and regulations. Actual results might differ substantially from those expressed or implied. Important developments that could affect the company's operations include changes in the industry structure, significant changes in the political and economic environment in India and overseas, tax laws, duties, litigation, and labour relations.