

Date: July 3, 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.
NSE Symbol: MARATHON

Dear Sir / Madam,

Sub: Press Release

**Ref: Regulation 30 read with Schedule III of Securities and Exchange Board of India
(Listing Obligations and Disclosure Requirements) Regulations, 2015**

A copy of the Press Release titled "Marathon Expands Mumbai Footprint with a ₹450+ Crore
GDV Versova Premium Redevelopment Project" is enclosed herewith and the contents are
self-explanatory.

The copy of Press Release shall be uploaded on the Company's website viz.,
<https://marathon.in/nextgen/>

This is for your information and record.

**Thanking you,
For Marathon Nextgen Realty Limited,**

Yogesh Patole
Company Secretary and Compliance Officer
M.No.:- A48777

Encl: as above

Marathon Expands Mumbai Footprint with a ₹450+ Crore GDV Versova Premium Redevelopment Project

Mumbai, July 3, 2026: Marathon Nextgen Realty Limited / MNRL ("MNRL" or "the Company") today announced that its subsidiary, Sunset Spaces Private Limited ("Sunset Spaces"), has executed a Development Agreement for the redevelopment of the society located at Versova, Mumbai.

The agreement marks MNRL's foray into society redevelopment, building on the Company's experience in larger-format real estate development and complex urban renewal projects. The project comprises the redevelopment of an existing residential society situated on land admeasuring approximately 1.5 acres, with an estimated Gross Development Value / revenue potential of over ₹450 crore, subject to receipt of requisite approvals, final plans, applicable regulations and market conditions.

The project is being planned as a differentiated, relatively low-density residential redevelopment for the Versova micro-market. This approach is expected to enable a higher proportion of open and landscaped spaces compared with typical high-density redevelopment projects in the area, creating a more spacious and amenity-led residential environment.

Under the terms of the agreement, Sunset Spaces will undertake the planning, approvals, design, construction and execution of the redevelopment project in accordance with applicable laws, regulations and the mutually agreed terms with the society.

Commenting on the development, Mr. Parmeet Shah, Director, Sunset Spaces Private Limited, said: "I am excited to announce Marathon's foray into society redevelopment through this project in Versova. This is the first step in a calibrated strategy to build a society redevelopment platform across select Mumbai micro-markets, with the objective of strategically expanding the reach of the Marathon brand. Society redevelopment gives us access to prime, well-located land parcels without the need for significant upfront investment."

About Marathon NextGen Realty Ltd.

For over 56 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:

| | |
|---|---|
| Marathon NextGen Realty Ltd Mr. Avinash Tanawade Investor Relations P: +91 22 6724 8484 / 9870715789 E: avinash.tanawade@marathonrealty.com | Strategic Growth Advisors Pvt Ltd Mr. Rahul Agarwal Associate Director – IR M: +91 98214 38864 E: rahul.agarwal@sgapl.net |
|---|---|

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.