Date: September 28, 2026

To,

BSE Limited,	NSE Limited,
Listing Department,	Listing Department,
P.J. Towers, Dalal Street,	Exchange Plaza, Plot No. C/1, G Block,
Mumbai – 400001.	BKC, Bandra (East), Mumbai – 400051.
Scrip Code: 503101	**Symbol: MARATHON**

Sub: Proceedings of 49th Annual General Meeting held on September 28, 2026.

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed proceedings of the 49th Annual General Meeting ("AGM") of the Company held on Monday, September 28, 2026 at 12:00 Noon through video conferencing facility/other audio visual means, in compliance with various circulars issued by Ministry of Corporate Affairs and SEBI.

The meeting commenced at 12:00 Noon and concluded at 12:46 p.m.

Kindly take the above on record.

Thanking you,

Yours faithfully,
For Marathon Nextgen Realty Limited,

YOGESH ASHOK PATOLE

Digitally signed by YOGESH ASHOK PATOLE
Date: 2026.09.28 18:19:47 +05'30'

Yogesh Patole
Company Secretary & Compliance Officer
Membership No.:- A48777

Encl: As above

PROCEEDINGS OF THE 49TH ANNUAL GENERAL MEETING OF MARATHON NEXTGEN REALTY LIMITED

The 49th Annual General Meeting ("AGM") of the Members of Marathon Nextgen Realty Limited ("the Company") was held on Monday, September 28, 2026, through Video Conferencing ("VC")/Other Audio-Visual Means ("OAVM"), in accordance with the applicable provisions of the Companies Act, 2013, the rules made thereunder and the relevant circulars issued by the Ministry of Corporate Affairs and the Securities and Exchange Board of India.

The meeting commenced at 12:00 P.M. (IST) and concluded at 12: 46 P.M. (IST).

1. Attendance and Quorum

Mr. Chetan Shah, Chairman of the Company, chaired the Meeting.

The requisite quorum being present through VC/OAVM, the Chairman called the Meeting to order and welcomed the Members.

The Chairman introduced the Board Members and Key Managerial Personnel present at the Meeting and explained the reason for absence of two Directors. He also acknowledged the presence of the Statutory Auditor and Secretarial Auditor.

36 members attended the meeting through VC or OAVM.

The Chairman then instructed the Company Secretary to brief the shareholders about the details of participation at the AGM. Mr. Yogesh Patole, Company Secretary of the Company, explained the procedural and technical aspects to the shareholders for participation at the AGM through VC/OAVM.

Further, he informed the members that, the company had made feasible efforts to enable members to participate through video conference and vote at the 49th AGM. He further informed, the Registers as required under the Companies Act, 2013 and other relevant documents mentioned in the AGM Notice were available for inspection.

Thereafter, the Company Secretary requested the Chairman to address the Shareholders.

2. Chairman's Address

The Chairman welcomed the Members to the 49th AGM of the Company and addressed the Members on the financial and operational performance of the Company for the financial year ended 31st March 2026, including the Company's financial performance, strengthening of the balance sheet, development pipeline, proposed amalgamation and arrangement, expansion of the development footprint, diversified portfolio and outlook.

The Chairman also apprised the Members of the Company's continued focus on quality, transparency, responsible capital allocation, sustainable value creation and responsible governance.

The Chairman thereafter stated that, with the consent of the Members, the Notice convening the 49th AGM was taken as read.

The Chairman further informed the Members that the Report of the Statutory Auditors for the financial year ended 31st March 2026 did not contain any qualification or observation and, with the consent of the Members, the same was taken as read.

3. Business Transacted at the Meeting

The following items of business, as set out in the Notice convening the 49th AGM, were taken up for consideration:

Ordinary Business

Item No. 1: To receive, consider and adopt:

a. the Audited Financial Statements of the Company for the financial year ended 31st March 2026, together with the Reports of the Board of Directors and the Auditors thereon; and

b. the Audited Consolidated Financial Statements of the Company for the financial year ended 31st March 2026, together with the Report of the Auditors thereon.

Item No. 2: To consider and declare final dividend of 20%, i.e. ₹1/- per equity share of face value of ₹5/- each for the financial year ended 31 March 2026.

Item No. 3: To appoint a Director in place of Mr. Kaivalya Chetan Shah (DIN: 03262973), who retires by rotation and, being eligible, offers himself for re-appointment.

Item No. 4: To appoint a Director in place of Mr. Samyag Mayur Shah (DIN: 06884897), who retires by rotation and, being eligible, offers himself for re-appointment.

Special Business

Item No. 5: To ratify the remuneration of the Cost Auditors for the financial year ending 31 March 2027.

Item No. 6: To approve the Material Related Party Transaction with Marathon Realty Private Limited.

Item No. 7: To approve the Material Related Party Transactions with Subsidiary/Joint Venture Companies.

Item No. 8: To approve the Material Related Party Transaction(s) between Subsidiary Companies where the Company is not a party.

The details of the aforesaid resolutions were set out in the Notice of the 49th AGM circulated to the Members.

4. Disclosure of Interest

Before consideration of Agenda Items 6, 7 and 8, the Chairman informed the Members that he was interested in the said agenda items and accordingly requested Mr. Atul Mehta, Independent Director, to take over the proceedings of the Meeting.

Mr. Atul Mehta took over the proceedings and addressed the Members in respect of Agenda Items 6, 7 and 8 relating to the Material Related Party Transactions.

Upon completion of the said agenda items, Mr. Atul Mehta handed over the proceedings back to the Chairman, Mr. Chetan Shah, for continuation of the remaining proceedings of the Meeting.

5. Question and Answer Session

The Members who had registered themselves as speakers were invited to raise their questions and share their views in relation to the businesses set out in the Notice of the AGM.

The registered speaker Members were provided an opportunity to address the Meeting. The Chairman and the management responded to the questions/queries raised by the Members, wherever applicable.

The Company thanked all the Members for their valuable suggestions, views and participation in the Meeting.

6. E-voting

The Company had provided the facility of remote e-voting to the Members in respect of all the resolutions proposed in the Notice of the 49th AGM.

Members who had not cast their votes through remote e-voting were provided an opportunity to cast their votes electronically during the AGM through the NSDL e-voting platform.

The e-voting facility remained open for 15 minutes after the conclusion of the AGM to enable Members who had not already cast their votes to exercise their voting rights.

CS Pushpal Sanghavi, Designated Partner of M/s. M P Sanghavi & Associates LLP, was appointed as the Scrutinizer to scrutinize the remote e-voting and e-voting conducted during the AGM and to submit his report thereon.

7. Voting Results

The Chairman informed the Members that the voting results, would be declared within the prescribed timeline and the same would be also be placed on the website of the Company and submitted to the Stock Exchanges, i.e. BSE Limited and National Stock Exchange of India Limited, along with the Scrutinizer's Report thereon.

8. Conclusion of the Meeting

Thereafter, the Chairman thanked all the Members for their participation, continued support and valuable feedback.

On behalf of the Board, the Chairman conveyed his best wishes to the Members and their families.

There being no other business to transact, the Chairman declared the 49th Annual General Meeting of the Company concluded.

The Meeting concluded at 12:46 p.m (including 15 minutes time allowed for e-voting)

For Marathon Nextgen Realty Limited

YOGESH ASHOK PATOLE

Digitally signed by YOGESH ASHOK PATOLE
Date: 2026.09.28 18:20:23 +05'30'

Yogesh Patole
Company Secretary & Compliance Officer
Membership No.: ACS 48777

Place: Mumbai
Date: September 28, 2026