Date: August 1, 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	**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 Nextgen Realty enters Sewri with ₹450 crore GDV Residential 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 ASHOK PATOLE

Digitally signed by YOGESH ASHOK PATOLE
Date: 2026.08.01 17:10:59 +05'30'

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

Encl: as above

MARATHON

Press Release

Marathon Nextgen Realty enters Sewri with ₹450 crore GDV Residential project

Residential and retail development marks the Company's entry into a strategically connected South Mumbai micro-market

Mumbai, August 01, 2026: Marathon Nextgen Realty Limited ("MNRL" or "the Company") today announced that its subsidiary, Sunset Spaces Private Limited ("Sunset Spaces"), entered into a Joint Development Agreement for a cluster redevelopment project in Sewri, Mumbai. The proposed development will comprise a high-rise residential tower with high-street retail spaces.

The project is situated on a land parcel admeasuring approximately 7,500 square metres and has an estimated Gross Development Value (GDV) of approximately ₹450 crore for MNRL. The development potential and estimated GDV are subject to receipt of the requisite statutory approvals, finalisation of development plans, applicable regulations and prevailing market conditions.

Commenting on the development, Mr. Parmeet Shah, Director, Sunset Spaces Private Limited, said: "*We are pleased to announce our entry into Sewri through this joint development project. Sewri is a well-connected and strategically important South Mumbai micro-market, with major infrastructure investments significantly improving its connectivity and long-term growth potential. The project gives Marathon a strong and visible presence in a location where we have not previously operated.*

Our strategy is to steadily expand the Marathon footprint across high-potential Mumbai micro-markets through carefully selected opportunities. This joint development marks our expansion into cluster redevelopment, complementing our recent entry into society redevelopment. These avenues further broaden the routes through which we can grow, while remaining disciplined about location, product quality and execution."

Sewri is emerging as one of Mumbai's most well-connected locations. The operational Atal Setu has positioned the area as an important gateway between South Mumbai, Navi Mumbai and the wider Mumbai Metropolitan Region. The upcoming *Sewri-Worli Elevated Connector* is expected to substantially improve east-west connectivity by bridging Atal Setu, the Coastal Road, and the Bandra-Worli Sea Link. Beyond its excellent connectivity, Sewri offers beautiful views of Mumbai's eastern waterfront, which is often home to flocks of flamingos. The area's improving accessibility, South Mumbai location, amazing views and relative value compared with more established nearby markets strengthen Sewri's long-term appeal as a residential destination.

The project will now progress through the planning and regulatory approval process. The Company will make further disclosures regarding approvals, project timelines and other material developments in accordance with applicable laws and regulatory requirements.

MARATHON **Press Release**

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.