

Date: October 20, 2025

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

Sub: Press Release – Announcement of Monte South Commercial Project

Dear Sir/Madam,

Pursuant to Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements), Regulations 2015, we are enclosing herewith a copy of Press Release on announcement of Monte South Commercial, a landmark office and retail development at Byculla in Joint Venture with Adani Realty.

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

This is for your information and record.

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

Yogesh Patole
Company Secretary and Compliance Officer
Membership No.: A48777

Encl: as above

Marathon Nextgen Realty Announces One of the Largest Commercial Projects in Mumbai in JV with Adani Realty; ₹3,400 Crore GDV Development

Mumbai, October 20, 2025: Marathon Nextgen Realty Limited (“MNRL”) has announced Monte South Commercial, a landmark office and retail development at Byculla in joint venture with Adani Realty. With an approximate area of 1.2 million sq.ft. being built and an estimated Gross Development Value (GDV) of ₹3,400 crore, the project marks a significant milestone in strengthening Marathon’s commercial portfolio in South Mumbai.

Monte South Commercial forms part of the larger Monte South campus, which comprises four residential towers rising over 64 storeys with a total residential sale carpet area of over 1.6 million sq.ft. Tower A is ready with Occupation Certificate (OC), Tower B has topped out in RCC, and Tower C has reached the 12th slab, progressing at a rapid pace, while Tower D is yet to be launched.

This one-of-a-kind mixed-use development creates a complete live-work ecosystem, where residents can live, work, and unwind within a single integrated community — promoting the walk-to-work culture in Mumbai’s urban core.

Strategically located in the heart of Byculla, Monte South Commercial will feature Grade-A offices, premium retail zones, and world-class amenities designed for modern businesses. The project is set to offer efficient floor plates, distinctive architecture, and sustainable design, redefining business spaces in South Mumbai.

Building on the success of Marathon Futurex at Lower Parel, Monte South Commercial reaffirms Marathon’s expertise in creating high-performance, sustainable commercial spaces.

“Monte South Commercial will set a new benchmark for South Mumbai’s business landscape — combining design excellence, efficiency, and long-term value,” said Mr. Mayur Shah, Vice Chairman, Marathon Nextgen Realty Ltd.

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.