

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: Outcome of Board Meeting held on Saturday, October 31, 2026

Ref: Regulation 30 SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("LODR")

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'), this is to inform you that the Board of Directors of the Company at its meeting held today i.e. **Saturday, October 31, 2026** have *inter-alia* considered and approved the following:

1. Acquisition of full economic interest in Monte South Project, Byculla by acquiring additional 60% stake in Swayam Realtors and Traders LLP ('SRTL'), a Joint Venture of the Company.

The disclosures required under Regulation 30 of the Listing Regulations, read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023, concerning the above Investments/acquisitions, are enclosed as '**Annexure I**'.

2. Material Related Party Transactions for making investment in and/or providing loan to, and/or providing guarantee / security to secure loan availed by, Swayam Realtors and Traders LLP, a Joint Venture of the Company, subject to the approval of Shareholders.

The Board meeting commenced at 1.45 p.m. and concluded at 2:30 p.m.

This is for your information and record.

Yours Truly,

Marathon Nextgen Realty Limited

YOGESH

ASHOK PATOLE

Digitally signed by
YOGESH ASHOK PATOLE
Date: 2026.10.31 14:43:18
+05'30'

Yogesh Patole

Company Secretary and Compliance Officer

M.No.:- A48777

'Annexure-I'

Acquisition(s) (stake in the associate LLP) (including agreement to acquire), ~~Scheme of Arrangement (amalgamation/ merger/ demerger/ restructuring), sale or disposal of any unit(s), division(s), whole or substantially the whole of the undertaking(s) or subsidiary of the listed entity, sale of stake in the associate company of the listed entity or any other restructuring.~~

Sr. No.	Particulars	Details
a)	Name of the target entity, details in brief such as size, turnover etc	Swayam Realtors and Traders LLP (SRTL), (other details are provided in point no. j)
b)	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arm's length"	No
c)	Industry to which the entity being acquired belongs	Real Estate
d)	Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity	The proposed transaction involves acquisition by Marathon Nextgen Realty Limited ("MNRL") in the LLP, thereby acquiring additional 60% stake of Outgoing Partner, who is not a related party. The transaction is intended to facilitate MNRL to enhance its economic interest and participation in the LLP's future business activities and returns. The LLP stake being acquired is operating in the real estate business, so its business is NOT outside the main line of business of the listed entity
e)	Brief details of any governmental or regulatory approvals required for the acquisition	No
f)	Indicative time period for completion of the acquisition	Two Month from the time of requisite approval/s.
g)	Nature of consideration - whether cash consideration or share swap and details of the same	Cash
h)	Cost of acquisition or the price at which the shares are acquired	Upto Rs. 135 crores (Cash) plus bank guarantee Rs. 200 crores totaling upto Rs. 335 crores
i)	Percentage of shareholding / control acquired and / or number of shares acquired	60% stake of Outgoing Partner of Swayam Realtors and Traders LLP
j)	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief);	SRTL is a Joint Venture of MNRL, engaged in construction and real estate activities, having ongoing projects in MMR. SRTL was incorporated on 25 th July, 2012. Swayam Realtors and Traders LLP Turnover Turnover FY. 2025-26 - Rs. 374.46 Crores Turnover FY. 2024-25 - Rs. 433.08 Crores Turnover FY. 2023-24 - Rs. 680.07 Crores