Date: November 12, 2025

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**

Sub: Press Release – Marathon Nextgen Realty Launches ₹600 Crore Residential Development in Panvel

Dear Sir/Madam,

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith a copy of the Press release on the announcement of launch of Residential Development in Panvel with an estimated Gross Development Value in excess of ₹ 600 Crore.

The copy of Press Release shall be uploaded on the Company's website viz., https://www.marathonnextgen.com/

This is for your information and record.

Thanking you,
For Marathon Nextgen Realty Limited,

YOGESH ASHOK PATOLE

Digitally signed by YOGESH ASHOK PATOLE
Date: 2025.11.12 11:19:55 +05'30'

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

Encl: as above

MARATHON

Press Release

Marathon Nextgen Realty Launches ₹600 Crore Residential Development in Panvel

Mumbai, November 12, 2025: Marathon Nextgen Realty Limited ("MNRL"), announced the launch of Phase III of its flagship township, Marathon Nexzone, in Panvel. The new phase, titled The Nirvana Collection, spans over approximately 3 acres with an estimated RERA Carpet Area of around 4.90 lakh sq.ft. and an estimated Gross Development of Value in excess of ₹ 600 Crore.

It comprises four premium towers of 28 storeys each, offering a wide range of luxurious 2BHK , 3BHK and select 4 BHK combination homes, along with two retail floors , four parking levels, and a 70,000 sq. ft. stilt-level covered and open to sky amenity zone. Residents will enjoy a range of modern amenities, including a swimming pool with waterfall and jacuzzi, fitness centre with yoga and meditation zones, multi-purpose lawns, pet zone, children's play areas, co-working spaces, café , indoor gaming zones. The two-storey high-street retail promenade, of approximately 70,000 square feet RERA Carpet Area will offer easy access to essential and lifestyle conveniences, creating a complete urban ecosystem within the township.

This strategic expansion comes at a time when Panvel is rapidly emerging as one of the most promising destinations in the Mumbai Metropolitan Region. Transformative infrastructure including the Atal Setu (Mumbai Trans Harbour Link), the recently inaugurated Navi Mumbai International Airport, enhanced metro connectivity, and the Panvel-Karjat suburban railway corridor have positioned Panvel as a strategic location offering the perfect balance of connectivity, affordability, and quality of life, making it an ideal setting for Marathon Nexzone's continued growth.

Marathon Nexzone has already emerged as one of Panvel's most sought-after residential townships. The project has already witness the sales of more than 3500 homes, delivery with Occupation Certificate of more than 2,500 homes, with another ~1,000 homes under development across its 16 towers. The launch of The Nirvana Collection marks a new milestone in this journey, adding premium residences and retail spaces that elevate the township's integrated living experience.

The Nirvana Collection is proposed to be a Silver Rated Pre-Certified Green Building by the Indian Green Building Council Silver (IGBC), underscoring MNRL's focus on sustainable and future-ready developments. It incorporates solar panels for common areas, EV charging stations, water-efficient plumbing, recycling systems, and energy-saving technologies to promote eco-friendly living and long-term efficiency.

Commenting on the announcement, Mr. Samyag Shah, Director, Marathon Nextgen Realty Limited, said: "Marathon Nexzone began as a vision to create a landmark township in Panvel, and today that vision continues to grow stronger with The Nirvana Collection. This new phase redefines modern living by creating a self-sufficient residential ecosystem and planning of thoughtfully designed homes & curated experiences with a strong focus on sustainability. As Panvel transforms into a key residential and commercial hub with the Atal Setu and Navi Mumbai Airport driving growth, we are excited to offer homebuyers an opportunity to be part of this dynamic future while enjoying an elevated lifestyle."

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:

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