

December 02, 2021

To

BSE Limited
Dept. of Corporate Services
P. J. Towers, Dalal Street
Mumbai 400 001
Scrip Code: 503101

To

National Stock Exchange of India Limited
Listing Department
BKC, Bandra (E)
Mumbai 400 051
Symbol: MARATHON

Dear Sirs,

Sub: Regulation 30 of SEBI (LODR) Regulations, 2015.

Pursuant to the provisions of Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we hereby inform you that at the Meeting of the Board of Directors of Marathon Nextgen Realty Limited held on December 01, 2021, the Board of Directors of the Company have approved the proposal of offer and issue of Debt security in the form of Non-Convertible Debentures, of the aggregate nominal value upto Rs. 450 Crore, by way of private placement basis, in one or more tranches as per the particulars furnished in 'Annexure A'.

This is for your information and records.

Yours faithfully,

For Marathon Nextgen Realty Limited



K. S. Raghavan
Company Secretary & Compliance Office

Annexure A

Size of the Issue	Investment of upto Rs. 450 Cr in the form of Listed NCD's
whether proposed to be listed? If yes, name of the stock exchange(s);	Yes, The Debentures are proposed to be listed on the Wholesale Debt Market segment on the BSE Limited
tenure of the instrument - date of allotment and date of maturity;	tenure -60 months from Closing Date
coupon/interest offered, schedule of payment of coupon/interest and principal;	<p>Tenor of NCDs: the NCDs shall have a tenor of 60 months from Closing Date</p> <p>Coupon: [17.50]% p.a/p.m</p> <p>Coupon Payment: Coupon shall be payable when able during 1st 24 months, After 24 months, coupon shall be payable on quarterly basis from the end of 1st calendar quarter post the 24 months</p> <p>Principal Repayment: "Debt Due" shall be repaid in 12 quarterly installments from the end of 9th Quarter (Debt Due shall be computed as Principal Outstanding at end of 24th Month plus Accrued Interest)</p>
charge/security, if any, created over the assets;	The NCD shall be secured against first and exclusive charge by way of registered mortgage over the leasable/saleable area along with the development rights at Future X belonging to the Company.



Marathon Nextgen Realty Limited

702, Marathon Max, Mulund - Goregaon Link Road, Mulund (W), Mumbai - 400080

T : +91 22 6724 8484 / 88

E : marathon@marathonrealty.com

CIN: L65990MH1978PLC020080

WEB: www.marathon.in

www.marathonnextgen.com

special right/interest/privileges attached to the instrument and changes thereof;	Not Applicable
delay in payment of interest / principal amount for a period of more than three months from the due date or default in payment of interest / principal;	Not Applicable
details of any letter or comments regarding payment/non-payment of interest, principal on due dates, or any other matter concerning the security and /or the assets along with its comments thereon, if any;	None
details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and debentures;	Not Applicable

