

Media Release

Kotak Special Situations Fund invests Rs 450 crore in Marathon Nextgen Realty Limited

Mumbai, 24th December, 2021: Kotak Special Situations Fund (KSSF) – managed by Kotak Investment Advisors Limited (KIAL), today announced that it has committed a total investment of Rs 450 crore in the non-convertible debentures of Marathon Nextgen Realty Limited, a listed company of the Mumbai-based Marathon Group.

KSSF's investment will help the Marathon group meet its project development costs, including payment towards government premiums, repayment to existing lenders, and construction cost for completing their Grade A commercial development Marathon Futurex in Central Mumbai. It is one of the landmark projects in Lower Parel and has the existing clientele of some marquee corporates and consulates.

Srini Srinivasan, Managing Director, Kotak Investment Advisors Limited said, "We are delighted to partner with the Marathon Group. We strongly believe that Indian real estate market is poised for an unprecedented growth and KSSF can provide innovative financial solutions for experienced players to capitalise available opportunities."

Eshwar Karra, CEO – Kotak Special Situations Fund at Kotak Investment Advisors Limited said, "This investment is in line with our funds objective of investments in businesses with positive outlook and partnering with competent management. It also underlines how Kotak through its deep understanding of real estate can structure solutions to address the financial requirements related to project developments."

With its investment in Marathon Group, KSSF till date has consummated more than 10 deals and deployed over Rs 5000 crore.

About Kotak Investment Advisors Limited

Kotak Investment Advisors Limited (KIAL), a part of the Kotak Mahindra Bank (Kotak), focuses on the Alternate Assets business. KIAL was set up in early 2005 to bring a sharper focus to Kotak's alternate assets practice and has raised/managed/advised in aggregate over USD 4.9 billion across different asset classes including Private Equity Funds, Real Estate Funds, Infrastructure Funds, Special Situations Fund, Listed Strategies and Investment Advisory, all led by independent investment teams.

For more information, visit alternateassets.kotak.com

About Kotak Special Situations Fund

Kotak Special Situations Fund (KSSF) is an Alternative Investment Fund under SEBI regulations managed by the Alternate Asset Management Company - Kotak Investment Advisors Ltd. KSSF currently manages a USD 1 billion fund and is uniquely positioned to be a provider of customised solutions capital to corporates. KSSF has partnered with companies across sectors via customised

structures/solutions depending on their situation, requirements and business prospects. With an ability to tactically participate across the capital structure of an enterprise, KSSF has been targeting value propositions across a spectrum of opportunities from growth, to credit situations and stressed assets.

About Marathon Group

Marathon Group has experience of over five decades in Mumbai Real Estate has a diversified portfolio of developments spread across Residential, Commercial & Retail Hospitality segments. It has strong presence in the eastern suburbs & central Mumbai micro markets.

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