MARATHON

Regd. Address : Marathon Futurex, Mafatlal Mills Compound, N. M. Joshi Marg, Lower Parel (W), Mumbai - 400 013.

Date: August 7, 2026

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: Outcome of Board Meeting held on Friday, August 7, 2026.

Dear Sir/Madam,

Pursuant to Regulation 30 and 33 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. **Friday, August 7, 2026** have inter-alia considered and approved the following:

1. The Unaudited Financial Results (Standalone and Consolidated) of the Company for the first quarter ended June 30, 2026. A copy of Unaudited Financial Results of the Company along with the Limited Review Report are enclosed herewith.

2. The 49th Annual General Meeting of the Members of the Company will be held on Monday, September 28, 2026.

The Board meeting commenced at 2.00 p.m. and concluded at 4:00 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: 2026.08.07 16:43:28 +05'30'

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

RAJENDRA & CO.
CHARTERED ACCOUNTANTS
1311 Dalamal Tower 211 Nariman Point Mumbai 400021 Tel : 6630 6735 E-mail : contact@rajendraco.com

Independent Auditor's Review Report on Quarterly unaudited Standalone Financial Results of the Marathon Nextgen Realty Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To The Board of Directors of
MARATHON NEXTGEN REALTY LIMITED

1. We have reviewed the accompanying statement of unaudited standalone financial results of **MARATHON NEXTGEN REALTY LIMITED** (the "Company") for the quarter ended June 30, 2026 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations"), read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016 ("the Circular").

2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended; read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulations 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **Rajendra & Co.**
Chartered Accountants
Firm Registration No. 108355W

RAJENDRA & CO.
MUMBAI
CHARTERED ACCOUNTANTS

Madhur Ratanghayra
Partner
Membership Number: 173438
UDIN: 26173438CAQW224560
Place: Mumbai
Date: 7th August 2026

MARATHON NEXTGEN REALTY LIMITED

Regd.Office : Marathon Futurex, N.M. Joshi Marg, Lower Parel (West), Mumbai 400 013.

CIN - L65990MH1978PLC020080

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED 30th JUNE, 2026

(₹. in Lakhs - Except Equity share data)

	Particulars	Quarter Ended			
		30 June 2026	31 March 2026	30 June 2025	31 March 2026
		Un-Audited	Audited	Un-Audited	Audited
1	Revenue from operations	3,925.23	6,821.27	2,392.58	17,678.00
2	Other income	2,730.48	4,591.97	4,909.08	16,067.45
3	**Total Income (1+2)**	**6,655.71**	**11,413.24**	**7,301.66**	**33,745.45**
4	**Expenses:**				
	(a) Property development expenses	960.13	2,743.55	1,765.31	7,874.07
	(b) Changes in inventories	677.64	382.86	(583.44)	(641.00)
	(c) Employee benefits expense	405.51	350.37	351.77	1,475.22
	(d) Finance costs	18.16	10.77	1,079.46	1,172.52
	(e) Depreciation and Amortization	23.02	23.09	33.19	109.64
	(f) Other expenses	302.76	561.14	557.40	2,091.37
	Total expenses	**2,387.22**	**4,071.78**	**3,203.69**	**12,081.82**
5	**Profit/(loss) before exceptional items and tax (3-4)**	**4,268.49**	**7,341.46**	**4,097.97**	**21,663.63**
6	Exceptional Items	-	-	-	77.93
7	**Profit/(Loss) before tax (5-6)**	**4,268.49**	**7,341.46**	**4,097.97**	**21,585.70**
8	Tax expense:				
	(a) Current tax	(960.00)	(1,482.00)	(900.00)	(4,332.00)
	(b) Deferred tax	19.61	(49.24)	90.51	(40.11)
	(c) Excess/Short provision of earlier year	-	-	-	(57.50)
	Total tax expense	**(940.39)**	**(1,531.24)**	**(809.49)**	**(4,429.61)**
9	**Profit/(Loss) for the period (7-8)**	**3,328.10**	**5,810.22**	**3,288.48**	**17,156.09**
10	Share of Profit/(loss) of Joint Ventures	333.83	118.18	898.74	1,797.72
11	**Net Profit/(loss) for the period (9+10)**	**3,661.93**	**5,928.40**	**4,187.22**	**18,953.81**
12	Other Comprehensive Income(OCI)				
	(a) Items that will not be reclassified to profit or loss	(4.03)	12.35	(4.03)	1.21
	(b) Income tax relating to items that will not be reclassified to profit or loss	1.01	(3.11)	1.01	(0.31)
	Total Other Comprehensive Income	**(3.02)**	**9.24**	**(3.02)**	**0.90**
13	**Total Comprehensive Income for the period (11+12))**	**3,658.91**	**5,937.64**	**4,184.20**	**18,954.71**
14	Paid-up equity share capital	3,371.03	3,371.03	2,560.41	3,371.03
15	Other equity (Excluding Revaluation Reserve)				2,12,917.09
16	Earnings per equity share (Face value of ₹. 5/- each)				
	Basic	5.43	8.79	8.18	29.91
	Diluted	5.43	8.79	8.17	29.89

RAJENDRA & CO. MUMBAI CHARTERED ACCOUNTANTS

MARATHON NEXTGEN REALTY LTD. MUMBAI

Notes

1	The unaudited financial results, after review by the Audit Committee, have been approved and taken on record by the Board of Directors at its meeting held on 7th August , 2026.The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter ended June 30, 2026 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulation, 2015. The unaudited financial results are prepared in accordance with the principles of Indian Accounting Standard (Ind AS) as notified under the Companies (Indian Accounting Standard) Rules 2015 specified in Section 133 of the Companies Act, 2013.
2	Company is operating in a single segment i.e. business of real estate. Hence, disclosure of segment wise information is not required as per IndAS 108 "Operating Segments".
3	The figures of the previous quarter (i.e. three months ended March 31 ,2026) are the balancing figures between the audited figures in the full financial year and the published year to date figures up to the third quarter of the financial years which have been subject to limited review.
4	The Board of Directors of the Company at its meeting held on 31st March, 2025 approved the Composite Scheme of Amalgamation and Arrangement amongst Matrix Water Management Private Limited, Sanvo Resorts Private Limited, Marathon Realty Private Limited, Matrix Enclaves Projects Developments Private Limited, Matrix Land Hub Private Limited, Marathon Nextgen Realty Limited, Marathon Energy Private Limited and their respective shareholders and creditors under Sections 230 to 232 and other applicable sections and provisions of the Companies Act, 2013 ("Scheme"). During the quarter, the Company has received the "No objection certificates" from the stock exchanges i.e. BSE & NSE and since had filed the said scheme with the Hon'ble National Company Law Tribunal ("NCLT"). Accordingly, the said Scheme of Amalgamation, with an Appointed Date of January 1, 2025 is subject to the requisite approvals and sanction of the NCLT.
5	Out of total proceeds of Qualified Institutional Placement (QIP) ₹. 89,999.93 Lakhs, an amount of ₹. 64,597.64 Lakhs has been utilized for the object of the QIP (including Issue related expenses) upto 30th June, 2026 as per object of QIP in Placement Documents filed with Securities and Exchange Board of India (SEBI) on 30th June 2025 and balance proceeds of ₹ 24,903.57 Lakhs are temporarily invested in the Mutual Funds, Debentures and Bond and ₹. 498.72 Lakhs are lying in the bank account.
6	Figures for the previous period are reclassified/re-arranged/re-grouped, wherever necessary.

For MARATHON NEXTGEN REALTY LIMITED

Chetan R Shah

RAJENDRA & CO. MUMBAI CHARTERED ACCOUNTANTS

MARATHON NEXTGEN REALTY LTD. MUMBAI

Place : Mumbai
Date : 7th Aug 2026

Chetan R Shah
(DIN- 00135296)
CHAIRMAN AND MANAGING DIRECTOR

RAJENDRA & CO.
CHARTERED ACCOUNTANTS
1311 Dalamal Tower 211 Nariman Point Mumbai 400021 Tel : 6630 6735 E-mail : contact@rajendraco.com

Independent Auditor's Review Report on the Quarterly Unaudited Consolidated Financial Results of the Marathon Nextgen Realty Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To The Board of Directors of
Marathon Nextgen Realty Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of **Marathon Nextgen Realty Limited** (the "Holding Company") which includes its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), and its share of the net profit / loss after tax and total comprehensive income of its joint ventures for the quarter ended June 30, 2026 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Regulations"), as amended.

2. This Statement, which is the responsibility of the Holding Company's Management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act,2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and performed the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

   We also performed procedures in accordance with the Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 issued by the Securities Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The statement includes the result of following entities:

Sr No.	Name of entities	Relationship
1	Marathon Nextgen Realty Limited	Holding Company
2	Terrapolis Assets Private Limited	Wholly owned subsidiary
3	Marathon Nexzone Land Private limited	Wholly owned subsidiary
4	Kanchi Rehab Private Limited	Wholly owned subsidiary
5	Marathon Energy Private limited	Wholly owned subsidiary
6	Nexzone IT infrastructure Private limited	Wholly owned subsidiary
7	Nexzone Water Management Private limited	Wholly owned subsidiary
8	Nexzone Fiscal Services Private Limited	Subsidiary
9	Sanvo Resorts Private Limited	Subsidiary

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10	Sunset Spaces Private Limited	Subsidiary
11	DVK Developers Private Limited	Stepdown Subsidiary
12	Shree S S Developers Private Limited	Stepdown Subsidiary
13	Shree Swami Samarth Builders	Stepdown Subsidiary
14	Columbia Chrome (India) Private Limited	Joint Venture
15	Swayam Realtors & Traders LLP	Joint Venture

5. The Statement includes

(a) The financial results of Eleven subsidiaries, whose financial information reflects total revenues of Rs. 8,645.53 Lakhs, total net Profit after tax of Rs. 282.19 Lakhs and total comprehensive loss of Rs. 0.29 Lakhs for the quarter ended June 30, 2026 and in respect of one Joint venture, Group's share of net profit (including other comprehensive income) of Rs. 333.83 Lakhs for the quarter ended June 30, 2026, as considered in the Statement, whose financial statements have not been reviewed by us. These financial statements have been reviewed by other auditors whose reports have been furnished to us by the Management and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these entities, are based solely on the report of the other auditors.

(b) Group's share of net profit (including other comprehensive income) of Rs. Nil for the quarter ended June 30, 2026, in respect of one Joint venture, whose unaudited financial statements have been furnished to us by the Management of the Company and our opinion on the Statement, in so far as it relates to the amounts and disclosures in respect of these entities, are based solely on such un-audited Financial result.

Our conclusion on the Statement is not modified in respect of these matters.

6. Based on our review conducted as stated above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **Rajendra & Co.**
Chartered Accountants
Firm Registration No 108355W

RAJENDRA & CO. MUMBAI CHARTERED ACCOUNTANTS

Madhur Ratanghayra
Partner
Membership No. 173438
UDIN: 26173438LUEWEQ4856
Mumbai
Date: 7th August 2026

MARATHON NEXTGEN REALTY LIMITED

Regd.Office : Marathon Futurex, N.M. Joshi Marg, Lower Parel (West), Mumbai 400 013.

CIN - L65990MH1978PLC020080

UN-AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE 2026

(₹. in Lakhs - Except Equity share data)

	Particulars	Quarter Ended			Year Ended
		30 June 2026	31 March 2026	30 June 2025	31 March 2026
		Un-Audited	Audited	Un-Audited	Audited
1	Revenue from operations	19,750.23	11,354.63	14,081.47	49,611.56
2	Other income	1,949.07	3,826.06	5,010.44	14,246.49
3	**Total Income (1+2)**	**21,699.30**	**15,180.69**	**19,091.91**	**63,858.05**
4	**Expenses:**				
	(a) Property development expenses	7,563.79	9,350.99	9,946.98	31,416.36
	(b) Changes in inventories	6,355.35	(1,985.52)	(683.26)	(16.85)
	(c) Employee benefits expense	596.06	424.16	589.00	2,301.67
	(d) Finance costs	69.35	26.07	1,210.62	1,275.90
	(e) Depreciation and Amortization	37.89	35.87	47.41	161.27
	(f) Other expenses	583.20	1,076.81	1,137.18	3,801.47
	Total expenses	**15,205.64**	**8,928.38**	**12,247.93**	**38,939.82**
5	**Profit/(loss) before exceptional items and tax (3-4)**	**6,493.66**	**6,252.31**	**6,843.98**	**24,918.23**
6	Exceptional Items	-	-	-	226.87
7	**Profit/(Loss) before tax (5-6)**	**6,493.66**	**6,252.31**	**6,843.98**	**24,691.36**
8	Tax expense:				
	(a) Current tax	(1,565.78)	(1,659.80)	(1,534.15)	(5,699.90)
	(b) Deferred tax	(18.72)	(158.44)	(51.24)	(47.32)
	(c) Excess/Short provision of earlier year	-	-	-	(106.03)
	Total tax expense	**(1,584.50)**	**(1,818.24)**	**(1,585.39)**	**(5,853.25)**
9	**Profit/(Loss) for the period (7-8)**	**4,909.16**	**4,434.07**	**5,258.59**	**18,838.11**
10	Share of Profit/(loss) of Joint Ventures	333.83	118.18	898.74	1,797.72
11	**Net Profit/(loss) for the period (9+10)**	**5,242.99**	**4,552.25**	**6,157.33**	**20,635.83**
12	Other Comprehensive Income(OCI)				
	(a) Items that will not be reclassified to profit or loss	(4.89)	(1.36)	(4.89)	(62.71)
	(b) Income tax relating to items that will not be reclassified to profit or loss	1.16	0.44	1.16	15.74
	Total Other Comprehensive Income	**(3.73)**	**(0.92)**	**(3.73)**	**(46.97)**
13	**Total Comprehensive Income for the period (11+12))**	**5,239.26**	**4,551.33**	**6,153.60**	**20,588.86**
14	**Profit for the year attributable to:**				
	(i) Owners of the Company	5,023.09	4,470.06	5,988.28	20,295.63
	(ii) Non-controlling interest	219.90	82.19	169.05	340.20
		5,242.99	4,552.25	6,157.33	20,635.83

RAJENDRA & CO. CHARTERED ACCOUNTANTS MUMBAI

MARATHON NEXTGEN REALTY LTD. MUMBAI

	Particulars	Quarter Ended			Year Ended
		30 June 2026	31 March 2026	30 June 2025	31 March 2026
		Un-Audited	Audited	Un-Audited	Audited
15	**Other Comprehensive Income for the year attributable to:**				
	(i) Owners of the Company	(3.69)	(1.80)	(3.69)	(44.51)
	(ii) Non-controlling interest	(0.04)	0.88	(0.04)	(2.46)
		(3.73)	**(0.92)**	**(3.73)**	**(46.97)**
16	**Total Comprehensive Income for the year attributable to:**				
	(i) Owners of the Company	5,019.40	4,468.26	5,984.59	20,251.12
	(ii) Non-controlling interest	219.86	83.07	169.01	337.74
		5,239.26	**4,551.33**	**6,153.60**	**20,588.86**
17	Paid-up equity share capital	**3,371.03**	**3,371.03**	**2,560.41**	**3,371.03**
18	Other equity				2,24,112.52
19	Earnings per equity share (Face value of ₹. 5/- each)				
	Basic	7.78	6.75	11.69	32.56
	Diluted	7.77	6.75	11.69	30.59

MARATHON NEXTGEN REALTY LTD. * MUMBAI

RAJENDRA & CO. * MUMBAI * CHARTERED ACCOUNTANTS

Notes

1	The unaudited financial results, after review by the Audit Committee, have been approved and taken on record by the Board of Directors at its meeting held on 7th August , 2026.The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter ended June 30, 2026 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulation, 2015. The unaudited financial results are prepared in accordance with the principles of Indian Accounting Standard (Ind AS) as notified under the Companies (Indian Accounting Standard) Rules 2015 specified in Section 133 of the Companies Act, 2013.
2	The Group is operating in a single segment i.e. business of real estate. Hence, disclosure of segment wise information is not required as per IndAS 108 "Operating Segments".
3	The figures of the previous quarter (i.e. three months ended March 31 ,2026) are the balancing figures between the audited figures in the full financial year and the published year to date figures up to the third quarter of the financial years which have been subject to limited review.
4	The Board of Directors of the Company at its meeting held on 31st March, 2025 approved the Composite Scheme of Amalgamation and Arrangement amongst Matrix Water Management Private Limited, Sanvo Resorts Private Limited, Marathon Realty Private Limited, Matrix Enclaves Projects Developments Private Limited, Matrix Land Hub Private Limited, Marathon Nextgen Realty Limited, Marathon Energy Private Limited and their respective shareholders and creditors under Sections 230 to 232 and other applicable sections and provisions of the Companies Act, 2013 ("Scheme"). During the quarter, the Company has received the "No objection certificates" from the stock exchanges i.e. BSE & NSE and since has Submitted the said scheme filed with the Hon'ble National Company Law Tribunal ("NCLT"). Accordingly, the said Scheme of Amalgamation, with an Appointed Date of January 1, 2025 is subject to the requisite approvals and sanction of the NCLT.
5	Out of total proceeds of Qualified Institutional Placement (QIP) ₹. 89,999.93 Lakhs, an amount of ₹. 64,597.64 Lakhs has been utilized for the object of the QIP (including Issue related expenses) upto 30th June, 2026 as per object of QIP in Placement Documents filed with Securities and Exchange Board of India (SEBI) on 30th June 2025 and balance proceeds of ₹ 24,903.57 Lakhs are temporarily invested in the Mutual Funds, Debentures and Bond and ₹. 498.72 Lakhs are lying in the bank account.
6	Figures for the previous period are reclassified/re-arranged/re-grouped, wherever necessary.

For MARATHON NEXTGEN REALTY LIMITED

Chetan R Shah

Chetan R Shah
(DIN- 00135296)
CHAIRMAN AND MANAGING DIRECTOR

MARATHON NEXTGEN REALTY LTD. MUMBAI

RAJENDRA & CO. MUMBAI CHARTERED ACCOUNTANTS

Place : Mumbai
Date : 7th August 2026