

Date: October 21, 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 Wednesday, October 21, 2026

Ref: Regulation 30 and 33 SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("LODR")

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. **Wednesday, October 21, 2026** have *inter-alia* considered and approved the following:

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

Further to our intimation dated September 29, 2026, the Trading Window for dealing in the securities of the Company which was closed for the designated persons of the Company and/or their immediate relatives with effect from Thursday, October 01, 2026 and will remain closed till Friday, October 23, 2026.

2. Induction of Mr. Devendra Shrimanker, an existing Independent Director of the Company, as a Member of the Audit Committee, with effect from 21st October, 2026.

Further, Agenda item relating to approval of new/additional investments in Projects / SPV's, was deferred.

The Board meeting commenced at 2:30 p.m. and concluded at 6:20 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: 2026.10.21 20:40:17
+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 the Quarter and Half yearly unaudited Standalone Financial Results of the MARATHON NEXTGEN REALTY LIMITED (Company) pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

REVIEW REPORT

To The Board of Directors

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 and half year ended September 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



Madhur Ratanghayra
Partner
Membership Number: 173438
UDIN: 26173438KYFIZ57969
Place: Mumbai
Date: 21st October, 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 AND HALF YEAR ENDED 30th SEPTEMBER, 2026

(₹. in Lakhs - Except Equity share data)

Particulars	Quarter Ended			Half Year Ended		
	30 September 2026	30 June 2026	30 September 2025	30 September 2026	30 September 2025	31 March 2026
	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited
1 Revenue from operations	6,203.55	3,925.23	6,270.06	10,128.78	8,662.64	17,678.00
2 Other income	2,464.06	2,730.48	4,302.87	5,194.54	9,211.95	16,067.45
3 Total Income (1+2)	8,667.61	6,655.71	10,572.93	15,323.32	17,874.59	33,745.45
4 Expenses:						
(a) Property development expenses	1,667.15	960.13	2,022.81	2,627.28	3,788.12	7,874.07
(b) Changes in inventories	(63.73)	677.64	480.27	613.91	(103.17)	(641.00)
(c) Employee benefits expense	424.91	405.51	412.31	830.42	764.08	1,475.22
(d) Finance costs	10.53	18.16	63.33	28.69	1,142.79	1,172.52
(e) Depreciation and Amortization	23.23	23.02	26.38	46.25	59.57	109.64
(f) Other expenses	476.71	302.76	623.28	779.47	1,180.68	2,091.37
Total expenses	2,538.80	2,387.22	3,628.38	4,926.02	6,832.07	12,081.82
5 Profit/(loss) before exceptional items and tax (3-4)	6,128.81	4,268.49	6,944.55	10,397.30	11,042.52	21,663.63
6 Exceptional Items	-	-	-	-	-	77.93
7 Profit/(Loss) before tax (5-6)	6,128.81	4,268.49	6,944.55	10,397.30	11,042.52	21,585.70
8 Tax expense:						
(a) Current tax	(1,525.00)	(960.00)	(1,150.00)	(2,485.00)	(2,050.00)	(4,332.00)
(b) Deferred tax	(63.46)	19.61	(23.83)	(43.85)	66.68	(40.11)
(c) Excess/Short provision of earlier year	(114.42)	-	-	(114.42)	-	(57.50)
Total tax expense	(1,702.88)	(940.39)	(1,173.83)	(2,643.27)	(1,983.32)	(4,429.61)
9 Profit/(Loss) for the period (7-8)	4,425.93	3,328.10	5,770.72	7,754.03	9,059.20	17,156.09
10 Share of Profit/ (loss) of Joint Ventures	352.85	333.83	280.26	686.68	1,179.00	1,797.72
11 Net Profit/(loss) for the period (9+10)	4,778.78	3,661.93	6,050.98	8,440.71	10,238.20	18,953.81
12 Other Comprehensive Income(OCI)						
(a) Items that will not be reclassified to profit or loss	(4.03)	(4.03)	(4.03)	(8.06)	(8.06)	1.21
(b) Income tax relating to items that will not be reclassified to profit or loss	1.01	1.01	1.01	2.02	2.02	(0.31)
Total Other Comprehensive Income	(3.02)	(3.02)	(3.02)	(6.04)	(6.04)	0.90
13 Total Comprehensive Income for the period (11+12))	4,775.76	3,658.91	6,047.96	8,434.67	10,232.16	18,954.71
14 Paid-up equity share capital	3,372.23	3,371.03	3,371.03	3,372.23	3,371.03	3,371.03
15 Other equity (Excluding Revaluation Reserve)						2,12,917.09
16 Earnings per equity share (Face value of ₹. 5/- each)						
Basic	7.09	5.43	8.97	12.52	17.25	29.91
Diluted	7.08	5.43	8.97	12.51	17.24	29.89



Marathon Nextgen Realty Limited

Un-Audited Standalone Statement of Assets and Liabilities as on 30th September 2026

(₹. in Lakhs)

Particulars	As at 30th September 2026	As at 31st March 2026
ASSETS		
1 Non-current assets		
(a) Property, Plant and Equipment	354.08	335.46
(b) Investment Properties	2,556.22	2,579.49
(c) Financial Assets		
(i) Investment in Joint Ventures	12,580.95	11,894.26
(ii) Investments	37,771.52	36,989.20
(iii) Loans	1,24,844.95	1,09,411.03
(iv) Other Financial Assets	73.68	71.48
(d) Deferred Tax Assets (Net)	33.95	75.77
(e) Income Tax Assets (Net)	63.00	1,085.44
(f) Other Non-current Assets	1,092.23	1,092.23
Total Non - Current Assets	1,79,370.58	1,63,534.36
2 Current assets		
(a) Inventories	19,389.39	20,003.31
(b) Financial Assets		
(i) Current Investment	22,371.37	26,991.30
(ii) Trade Receivables	3,705.11	2,528.41
(iii) Cash and Cash Equivalents	219.49	2,885.73
(iv) Other Balances with Banks	2,530.91	3,299.43
(v) Loans	2.22	2.92
(vi) Other Financial Assets	459.38	466.60
(c) Other Current Assets	981.18	1,031.79
Total Current Assets	49,659.05	57,209.49
Total Assets (1+2)	2,29,029.63	2,20,743.85
EQUITY AND LIABILITIES		
1 EQUITY		
(a) Equity Share Capital	3,372.23	3,371.03
(b) Other Equity	2,20,713.58	2,12,917.09
Total Equity	2,24,085.81	2,16,288.12
LIABILITIES		
2 Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	-	95.66
(ii) Other Financial Liabilities	113.68	113.68
(b) Provisions	257.46	240.43
(c) Other Non Current Liabilities	-	-
Total Non - Current Liabilities	371.14	449.77
3 Current liabilities		
(a) Financial Liabilities		
(i) Borrowings	871.69	22.02
(ii) <u>Trade Payables</u>		
Total outstanding dues of micro and small enterprises	117.98	247.67
Total outstanding dues of other than micro and small enterprises	584.93	562.32
(iii) Other Financial Liabilities	1,378.52	711.53
(b) Provisions	739.26	1,262.56
(c) Current Tax Liabilities (Net)	782.95	0.12
(d) Other Current Liabilities	97.35	1,199.74
Total Current Liabilities	4,572.68	4,005.96
Total Equity and Liabilities (1+2+3)	2,29,029.63	2,20,743.85



Marathon Nextgen Realty Limited
Un-Audited Standalone Cashflow Statement for the half year ended September 30, 2026

(₹. in Lakhs)

Particulars	Half Year Ended 30th September 2026	Half Year Ended 30th September 2025
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax	11,083.98	12,221.52
<u>Adjustment for:</u>		
Depreciation/ Amortisation	46.25	59.58
Finance Cost	28.69	1,167.35
Interest Income	(5,543.64)	(2,234.53)
Fair value of investment through Profit and Loss Account	(490.60)	(378.49)
Share of (Profit)/loss of Joint Ventures	(686.68)	(1,179.00)
Share based payments to employees	32.65	42.51
Gain on Redemption of mutual fund (Net)	(839.13)	(285.72)
Gain on Sale of Investment properties	(128.18)	(6,202.55)
Operating profit before Working Capital changes	3,503.34	3,210.67
<u>Adjustments for changes in Working capital</u>		
(Increase)/Decrease in Inventories	613.92	(103.17)
(Increase)/Decrease in Trade Receivables	(1,176.70)	907.74
(Increase)/Decrease in Other Financial Assets - Non current and current	5.02	1,884.28
Increase/(Decrease) in Other Non current and current Assets	50.61	(713.65)
Increase/(Decrease) in Trade Payables and other Payable	(107.08)	(313.47)
(Increase)/Decrease in Other Financial Liabilities - Non current and current	(7.46)	(48.44)
Increase/(Decrease) in Other Non current and current Liabilities	(1,102.39)	143.04
Increase/(Decrease) in Provisions - Non current and current	(506.27)	160.40
Increase/(Decrease) in other Bank Balances	768.52	(2,525.35)
Cash generated from/ (used in) operations	2,041.51	2,602.05
Income taxes (paid) (Net)	(796.18)	(1,620.72)
Net Cash from/ (used in) operating activities	1,245.33	981.33
B CASH FLOW FROM INVESTING ACTIVITIES		
Proceeds from / (Acquisition of) Property, Plant & Equipment (Net)	(41.60)	(0.35)
Proceeds from sale / liquidation of investment property	128.18	11,544.97
Investment in Mutual Fund, Debentures and Bond (Net)	4,619.93	(47,995.14)
Gain on sale of the Mutual Fund, Debentures & Bond	839.13	285.72
Interest Income	5,543.64	2,234.53
Loan and advances given (Net)	(15,433.22)	(27,240.49)
Investment in Subsidiaries	(297.75)	-
Net Cash from/(used in) investing activities	(4,641.69)	(61,170.76)
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceed of Long term and short term borrowings	754.01	(25,676.92)
Finance cost	(28.69)	(1,167.35)
Proceed on issue of share on exercise of option (ESOP's)	4.80	-
Proceed on issue of share under QIP (Net off of issue expenses)	-	89,166.56
Net Cash from/(used in) financing activities	730.12	62,322.29
Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	(2,666.24)	2,132.86
Cash and Cash Equivalents (Opening balance)	2,885.73	305.35
Cash and Cash Equivalents (Closing balance)	219.49	2,438.21
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	(2,666.24)	2,132.86

Reconciliation of cash and cash equivalents with the balance sheet

Particular	Half Year Ended 30th September 2026	Half Year Ended 30th September 2025
Cash and cash equivalents	0.02	5.77
Balances with banks		
- In current accounts	219.47	2,432.44
Total	219.49	2,438.21



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 21st October, 2026. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter and half year ended 30th September, 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	In terms of a shareholder agreement dated 10th September, 2015 entered between Marathon Realty Private Limited ("MRPL") and the Company, during the quarter ended 30th September, 2026 the Company has recognized revenue aggregating to ₹. 1,926.13 Lakhs from the sale of the identified area in the commercial project Future X out of which an amount of ₹. 837.87 Lakhs representing 43.50% has been shared with MRPL and shown as property development expenses in the Financial Statement.
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 provisions of the Companies Act, 2013 ("Scheme"). The scheme has been filed to the Hon'ble National Company Law Tribunal, Mumbai ("NCLT") for requisite approvals. During the quarter, the Company has filed the Company Scheme Petition (second motion) on 24th September, 2026 upon holding of the requisite meetings.
5	Out of total proceeds of Qualified Institutional Placement (QIP) ₹. 89,999.93 Lakhs, an amount of ₹. 69,539.60 Lakhs has been utilized for the object of the QIP (including Issue related expenses) upto 30th September, 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 ₹. 20,379.48 Lakhs are invested in the Mutual Funds, Debentures and Bond and ₹. 80.85 Lakhs are lying in the bank account.
6	During the quarter, the Company has made further investment of ₹. 297.75 Lakhs, through its wholly owned subsidiary Company Nexzone IT Infrastructure Private Limited, in DVK Developers Private Limited, Shree S S Developers Private Limited, and M/s Shree Swami Samarth Builders (collectively known as DVK group)
7	During the quarter employees exercised 24,005 vested options under ESOP 2020. Pursuant to a resolution of the NRC dated 14th July 2026, the Company allotted 24,005 equity shares of face value ₹. 5.00/- each at an exercise price of ₹. 20.00/- per share. The shares rank pari passu with the existing equity shares.
8	Figures for the previous period are reclassified/re-arranged/re-grouped, wherever necessary.

For MARATHON NEXTGEN REALTY LIMITED



Chetan R Shah

(DIN- 00135296)

CHAIRMAN AND MANAGING DIRECTOR



Place : Mumbai

Date : 21st October 2026



Independent Auditor's Review Report on the Quarter and Half yearly unaudited Consolidated Financial Results of the MARATHON NEXTGEN REALTY LIMITED (Company) pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report

To The Board of Directors

Marathon Nextgen Realty Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of **Marathon Nextgen Realty Limited** (the "Holding") which includes its subsidiaries (the Holding and its subsidiaries together referred to as "the Group"), and joint ventures for the quarter and half year ended September 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'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 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	Marathon Habitat Private Limited (Formerly known as "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



RAJENDRA & CO.
CHARTERED ACCOUNTANTS

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

9	Sanvo Resorts Private Limited	Subsidiary
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) Financial results of Eleven subsidiaries, whose financial information reflects total assets of Rs. 73,194.74 Lakhs as at September 30, 2026, total revenue from operations of Rs. 4,989.91 Lakhs and Rs. 13,635.44 Lakhs, total net profit after tax of Rs. 90.32 Lakhs and Rs. 372.51 Lakhs and total comprehensive loss of Rs. 0.29 and Rs. 0.57 Lakhs for the quarter and half year ended September 30, 2026 respectively, and net cash outflow Rs. 2,936.48 Lakhs for half year ended September 30, 2026, as considered in the Statement and in respect of one Joint venture, Group's share of net profit (including other comprehensive income) of Rs. 352.85 Lakhs and Rs. 686.69 Lakhs for the quarter and half year ended September 30, 2026, 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 and Rs. Nil for the quarter and half ended September 30, 2026 respectively, in respect of one Joint venture, our opinion on the Financial Statements, 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



Madhur Ratanghayra

Partner

Membership No. 173438

UDIN: 26173438HDOSPA1888

Mumbai

Date: 21st October, 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 AND HALF YEAR ENDED 30TH SEPTEMBER 2026

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30 September 2026	30 June 2026	30 September 2025	30 September 2026	30 September 2025	31 March 2026
	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited
1 Revenue from operations	12,895.26	19,750.23	11,685.21	32,645.49	25,766.68	49,611.56
2 Other income	1,574.25	1,949.07	3,821.20	3,523.32	8,831.64	14,246.49
3 Total Income (1+2)	14,469.51	21,699.30	15,506.41	36,168.81	34,598.32	63,858.05
4 Expenses:						
(a) Property development expenses	9,912.52	7,563.79	7,679.12	17,476.31	17,626.10	31,416.36
(b) Changes in inventories	(3,242.91)	6,355.35	(1,704.96)	3,112.44	(2,388.22)	(16.85)
(c) Employee benefits expense	781.58	596.06	660.13	1,377.64	1,249.13	2,301.67
(d) Finance costs	72.32	69.35	207.13	141.67	1,417.75	1,275.90
(e) Depreciation and Amortization	38.49	37.89	38.70	76.38	86.11	161.27
(f) Other expenses	935.20	583.20	849.33	1,518.40	1,986.51	3,801.47
Total expenses	8,497.20	15,205.64	7,729.45	23,702.84	19,977.38	38,939.82
5 Profit/(loss) before exceptional items and tax (3-4)	5,972.31	6,493.66	7,776.96	12,465.97	14,620.94	24,918.23
6 Exceptional Items	-	-	-	-	-	226.87
7 Profit/(Loss) before tax (5-6)	5,972.31	6,493.66	7,776.96	12,465.97	14,620.94	24,691.36
8 Tax expense:						
(a) Current tax	(1,568.83)	(1,565.78)	(1,362.25)	(3,134.61)	(2,896.40)	(5,699.90)
(b) Deferred tax	(122.64)	(18.72)	(41.40)	(141.36)	(92.64)	(47.32)
(c) Excess/Short provision of earlier year	(114.98)	-	-	(114.98)		(106.03)
Total tax expense	(1,806.45)	(1,584.50)	(1,403.65)	(3,390.95)	(2,989.04)	(5,853.25)
9 Profit/(Loss) for the period (7-8)	4,165.86	4,909.16	6,373.31	9,075.02	11,631.90	18,838.11
10 Share of Profit/ (loss) of Joint Ventures	352.86	333.83	280.27	686.69	1,179.01	1,797.72
11 Net Profit/(loss) for the period (9+10)	4,518.72	5,242.99	6,653.58	9,761.71	12,810.91	20,635.83
12 Other Comprehensive Income(OCI)						
(a) Items that will not be reclassified to profit or loss	(4.32)	(4.89)	(4.88)	(9.21)	(9.77)	(62.71)
(b) Income tax relating to items that will not be reclassified to profit or loss	1.01	1.16	1.16	2.17	2.32	15.74
Total Other Comprehensive Income	(3.31)	(3.73)	(3.72)	(7.04)	(7.45)	(46.97)
13 Total Comprehensive Income for the period (11+12))	4,515.41	5,239.26	6,649.86	9,754.67	12,803.46	20,588.86
14 Profit for the year attributable to:						
(i) Owners of the Company	4,393.48	5,023.09	6,604.78	9,416.57	12,593.06	20,295.63
(ii) Non-controlling interest	125.24	219.90	48.80	345.14	217.85	340.20
	4,518.72	5,242.99	6,653.58	9,761.71	12,810.91	20,635.83



Particulars	Quarter Ended			Half Year Ended		Year Ended
	30 September 2026	30 June 2026	30 September 2025	30 September 2026	30 September 2025	31 March 2026
	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited
15 Other Comprehensive Income for the year attributable to:						
(i) Owners of the Company	(3.31)	(3.69)	(3.68)	(7.00)	(7.37)	(44.51)
(ii) Non-controlling interest	-	(0.04)	(0.04)	(0.04)	(0.08)	(2.46)
	(3.31)	(3.73)	(3.72)	(7.04)	(7.45)	(46.97)
16 Total Comprehensive Income for the year attributable to:						
(i) Owners of the Company	4,390.17	5,019.40	6,601.10	9,409.57	12,585.69	20,251.12
(ii) Non-controlling interest	125.24	219.86	48.76	345.10	217.77	337.74
	4,515.41	5,239.26	6,649.86	9,754.67	12,803.46	20,588.86
17 Paid-up equity share capital	3,372.23	3,371.03	3,371.03	3,372.23	3,371.03	3,371.03
18 Other equity						2,24,112.52
19 Earnings per equity share (Face value of ₹. 5/- each)						
Basic	6.70	7.78	9.80	14.48	21.22	32.56
Diluted	6.70	7.77	9.79	14.47	21.20	30.59



Marathon Nextgen Realty Limited
Un-Audited Consolidated Statement of Assets and Liabilities as on 30th September 2026

(₹ in Lakhs)

Particulars	As on 30th September 2026	As on 31st March 2026
ASSETS		
1 Non-current assets		
(a) Property, Plant and Equipment	1,403.56	1,415.90
(b) Goodwill on consolidation	13,172.08	13,172.08
(c) Investment Property	2,707.19	2,730.46
(d) Financial Assets		
(i) Investment in Joint Ventures	12,575.74	11,889.05
(ii) Investments	1,010.80	1,005.55
(iii) Loans	89,181.68	79,015.98
(iv) Other Financial Assets	712.99	499.36
(e) Deferred Tax Assets (Net)	107.54	237.42
(f) Income Tax Assets (Net)	242.57	1,334.48
(g) Other Non-current Assets	3,347.49	1,122.49
Total Non - Current Assets	1,24,461.64	1,12,422.77
2 Current assets		
(a) Inventories	79,604.38	83,710.18
(b) Financial Assets		
(i) Current Investment	22,371.37	26,991.30
(ii) Trade Receivables	8,973.62	5,724.57
(iii) Cash and Cash Equivalents	1,346.39	8,329.44
(iv) Other Balances with Banks	6,119.26	5,141.16
(v) Loans	31,919.55	27,864.08
(vi) Other Financial Assets	1,207.63	1,337.11
(c) Other Current Assets	5,029.64	4,442.17
Total Current Assets	1,56,571.84	1,63,540.01
Total Assets (1+2)	2,81,033.48	2,75,962.78
EQUITY AND LIABILITIES		
1 EQUITY		
(a) Equity Share Capital	3,372.23	3,371.03
(b) Other Equity	2,32,884.11	2,24,112.52
(c) Non Controlling Interest	5,835.61	5,490.51
Total Equity	2,42,091.95	2,32,974.06
LIABILITIES		
2 Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	9,137.13	8,574.26
(ii) Other Financial Liabilities	123.43	113.68
(b) Provisions	734.86	658.38
(c) Other Current Liabilities	-	-
(d) Deferred Tax Liabilities (Net)	42.71	32.83
Total Non - Current Liabilities	10,038.13	9,379.15
3 Current liabilities		
(a) Financial Liabilities		
(i) Borrowings	4,504.37	1,364.23
(ii) <u>Trade Payables</u>		
Due to Micro, Small and Medium Enterprises	290.27	652.20
Due to other than Micro, Small and Medium Enterprises	5,274.36	4,811.76
(iii) Other Financial Liabilities	5,778.97	4,438.72
(b) Provisions	1,928.50	4,447.84
(c) Current Tax Liabilities (Net)	1,151.68	322.66
(d) Other Current Liabilities	9,975.25	17,572.16
Total Current Liabilities	28,903.40	33,609.57
Total Equity and Liabilities (1+2+3)	2,81,033.48	2,75,962.78



Marathon Nextgen Realty Limited

Un-Audited Consolidated Cash Flow Statement for the half year ended 30th September, 2026

(₹ in Lakhs)

Particulars	For the Half Year Ended 30th September 2026	For the Half Year Ended 30th September 2025
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax:	12,465.97	14,620.94
Adjustment for:		
Depreciation/ Amortisation	76.38	86.11
Finance Cost	141.67	3,349.49
Interest Income	(2,359.67)	(1,834.90)
Fair value of investment through Profit and Loss Account	(33.07)	(378.49)
Employee Stock Option Compensation	32.65	42.51
Profit on sale of Investment properties	(128.18)	(6,202.55)
Gain on Redemption of mutual fund (Net)	(839.13)	(285.72)
Operating profit before Working Capital changes	9,356.61	9,397.39
Adjustments for changes in Working capital		
(Increase)/Decrease in Inventories	4,105.80	(2,388.23)
(Increase)/Decrease in Trade Receivables	(3,249.05)	2,341.53
(Increase)/Decrease in Other Financial Assets - Non current and current	(84.15)	1,930.24
Increase/(Decrease) in Other Non current and current Assets	(2,812.47)	(650.51)
Increase/(Decrease) in Trade Payables and other Payable	100.67	(1,045.66)
(Increase)/Decrease in Other Financial Liabilities - Non current and current	675.55	133.97
Increase/(Decrease) in Other Non current and current Liabilities	(7,596.91)	(4,357.94)
Increase/(Decrease) in Provisions - Non current and current	(2,442.86)	2,380.69
Increase/(Decrease) in other Bank Balances	(978.10)	2,042.97
Cash generated from/ (used in) operations	(2,924.90)	9,784.45
Income taxes (paid) (Net)	(1,330.26)	(2,105.45)
Net Cash from / (used in) operating activities	(4,255.16)	7,679.00
B CASH FLOW FROM INVESTING ACTIVITIES		
Proceeds from / (Acquisition of) sale of property, plant & equipment	(40.77)	(44.81)
Investment in Mutual Fund, Debentures & Bond (Net) and other investment	4,619.93	(47,962.51)
Gain on Redemption of Mutual Fund, Debentures & Bond (Net)	839.13	285.72
Proceed from Sale of Immovable Property	128.18	11,499.46
Receipt of capital from the Partnership firm	21.00	-
Interest Income	2,359.67	1,834.90
Loan and advances given (Net)	(14,221.17)	(7,718.91)
Movement in Non Controlling Interest (NCI)	-	-
Net Cash from/(used in) investing activities	(6,294.03)	(42,106.15)
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceed from Long term and short term borrowings	3,703.01	(50,120.29)
Finance cost	(141.67)	(3,349.49)
Proceed on issue of share on exercise of option (ESOP)	4.80	-
Proceed on issue of share under QIP (Net off of issue expenses)	-	89,166.56
Net Cash from/(used in) financing activities	3,566.14	35,696.78
Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	(6,983.05)	1,269.63
Cash and Cash Equivalents (Opening balance)	8,329.44	1,814.14
Cash and Cash Equivalents (Closing balance)	1,346.39	3,083.77
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	(6,983.05)	1,269.63

Reconciliation of cash and cash equivalents with the balance sheet

Particular	For the Half Year Ended 30th September 2026	For the Half Year Ended 30th September 2025
Cash and cash equivalents	44.56	10.14
Balances with banks		
- In current accounts	1,301.83	2,955.16
- Fixed Deposits having maturity of three months	-	118.47
	1,346.39	3,083.77



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 21st October, 2026. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter and half year ended 30th September, 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	In terms of a shareholder agreement dated 10th September, 2015 entered between Marathon Realty Private Limited ("MRPL") and the Company, during the quarter ended 30th September, 2026 the Company has recognized revenue aggregating to ₹. 1,926.13 Lakhs from the sale of the identified area in the commercial project Future X out of which an amount of ₹. 837.87 Lakhs representing 43.50% has been shared with MRPL and shown as property development expenses in the Financial Statement.
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 provisions of the Companies Act, 2013 ("Scheme"). The scheme has been filed to the Hon'ble National Company Law Tribunal, Mumbai ("NCLT") for requisite approvals. During the quarter, the Company has filed the Company Scheme Petition (second motion) on 24th September, 2026 upon holding of the requisite meetings.
5	Out of total proceeds of Qualified Institutional Placement (QIP) ₹. 89,999.93 Lakhs, an amount of ₹. 69,539.60 Lakhs has been utilized for the object of the QIP (including Issue related expenses) upto 30th September, 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 ₹ 20,379.48 Lakhs are invested in the Mutual Funds, Debentures and Bond and ₹. 80.85 Lakhs are lying in the bank account.
6	During the quarter employees exercised 24,005 vested options under ESOP 2020. Pursuant to a resolution of the NRC dated 14th July 2026, the Company allotted 24,005 equity shares of face value ₹. 5.00/- each at an exercise price of ₹. 20.00/- per share. The shares rank pari passu with the existing equity shares.
7	Figures for the previous period are reclassified/re-arranged/re-grouped, wherever necessary.

For MARATHON NEXTGEN REALTY LIMITED

Chetan R Shah

(DIN- 00135296)

CHAIRMAN AND MANAGING DIRECTOR

Place : Mumbai

Date : 21st October 2026

