

Date: May 27, 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

Subject: Press Release - Financial results for the fourth quarter and year ended March 31, 2026.

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 Audited Financial Results (Standalone and Consolidated) of the Company for the fourth quarter and year ended March 31, 2026.

The copy of Press Release shall be uploaded on the Company's website viz.,
<https://marathon.in/nextgen/>

This is for your information and record.

Yours Truly,
Marathon Nextgen Realty Limited

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

Mumbai, May 27, 2026: Marathon Nextgen Realty Ltd., one of the leading real estate company engaged in the development of residential and commercial projects, announced its financial results for the fourth quarter and year ended March 31, 2026.

PAT Reaches All-Time High of ₹206 Crore; Margin Remains Robust at 32%

Commenting on the Company's performance, Mr. Chetan Shah, Chairman & Managing Director, Marathon NextGen Realty Limited, said, "FY26 has been a truly transformational year for Marathon NextGen Realty. I am proud to share that the Company has reported its highest-ever profit in its history, with a PAT of ₹206 crore — a milestone that reflects our consistent focus on operational efficiency and margin improvement. We have made significant strides across every dimension of our business — strengthening our balance sheet, simplifying our corporate structure, expanding our development platform, and creating strong visibility for the next phase of long-term growth.

On the business performance front, pre-sales remain healthy, primarily driven by our commercial portfolio — Marathon Futurex — which delivered an impressive 30% year-on-year growth, backed by strong absorption and robust leasing activity. This performance reaffirms the demand for quality commercial spaces in Lower Parel. Furthermore, collections for the year stood at ₹781 crore, mainly driven by construction progress across our portfolio including Monte South, Nexzone and Bhandup projects — reflecting strong on-ground execution by our teams.

During the year, we also expanded our residential offering with the launch of Nexzone Phase 3, carrying a GDV of ₹600 crore, and a new projects in Bhandup under our Neohome portfolio with a GDV of ₹370 crore — both of which have receiving an encouraging market response.

On the capital markets front, our successful QIP raised approximately ₹900 crore, which has significantly enhanced our financial flexibility. Of this, ₹340 crore has been deployed towards debt repayment, and further supported by strong collections from key projects such as Marathon Futurex, Nexzone, and other projects in Bhandup, enabling us to achieve a net cash position — a strong foundation from which to pursue our next phase of growth. During the year, we also received NOC (or 'no adverse observations') from both BSE and NSE on our proposed Scheme of Amalgamation and Arrangement, marking a steady step forward in our ongoing restructuring journey.

We have also made meaningful progress on expanding our development footprint through the acquisition of controlling interests in three real estate entities, adding six residential projects in the Kanjurmarg micro-market with an expected GDV of over ₹840 crore. A substantial portion of these projects are slated for launch within the next twelve months, providing strong near-term revenue visibility. Furthermore, a sizeable portion of the acquired project area has been earmarked for the Permanent Transit Camp (PTC) segment, enabling B2B demand, faster monetisation, and better capital efficiency.

Additionally, during the year, we acquired a 90% stake in Sunset Spaces Private Limited (SSPL), further strengthening our presence in the MMR real estate market. This strategic acquisition enhances our development pipeline and supports our long-term growth and redevelopment strategy.

The Mumbai Metropolitan Region continues to be one of India's most resilient real estate markets, underpinned by large-scale infrastructure investments — including the Mumbai Trans Harbour Link, the upcoming Navi Mumbai International Airport, Metro expansions, and the broader Mumbai 3.0 vision — all of which directly benefit the micro-markets where Marathon has established a strong presence.

As we look ahead, we remain confident in our ability to execute, grow, and create enduring value for all our stakeholders. The foundations we have laid in FY26 position Marathon well to capitalise on the immense opportunity ahead."

Operational Highlights for Q4 FY26 & FY26*

Metric	Existing Portfolio		Post-Merger Portfolio	
	Q4 FY26	FY26	Q4 FY26	FY26
Area Sold	47,798 sq. ft.	2,28,593 sq. ft.	58,389 sq. ft.	3,04,963 sq. ft.
Booking Value	₹ 156 crore	₹ 576 crore	₹ 203 crore	₹ 832 crore
Collections	₹ 203 crore	₹ 781 crore	₹ 249 crore	₹ 1,048 crore

Note: Data based on Carpet Area/ *Based on 40% revenue share for Monte South project

Consolidated Q4 FY26 & FY26 Financial Performance

Metric	Q4 FY26	FY26
Total Income	₹ 152 crore	₹ 639 crore
EBITDA	₹ 63 crore	₹ 261 crore
Profit After Tax (PAT)	₹ 46 crore	₹ 206 crore

Net Debt

Remained net debt-free, with a positive net cash position

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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Some of the statements in this communication may be 'forward-looking statements within the meaning of applicable laws and regulations. Actual results might differ substantially from those expressed or implied. Important developments that could affect the company's operations include changes in the industry structure, significant changes in the political and economic environment in India and overseas, tax laws, duties, litigation, and labour relations.