

Date: August 10, 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.
NSE Symbol: MARATHON

Sub: Investor Presentation – First Quarter ended June 30, 2026

Dear Sir/Madam,

Pursuant to Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements), Regulations 2015, we are enclosing herewith a copy of Investor presentation on the Unaudited Financial Results (Standalone and Consolidated) of the Company for the first quarter and year ended June 30, 2026.

The copy of Investor Presentation shall be uploaded on the Company's website viz;
<https://www.marathon.in/nextgen/>.

This is for your information and record.

Thanking you,

Marathon Nextgen Realty Limited

Chetan R. Shah
Managing Director
DIN: 00135296



Redefining Real Estate

**MARATHON NEXTGEN
REALTY LIMITED**

INVESTOR UPDATE

For the Quarter ended June 2026



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Forward-Looking Statement

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Key Highlights Q1 FY27

A Snapshot of Our Key
Operational and Financial
Performance This Quarter

OPERATIONAL HIGHLIGHTS



Pre – Sales

₹86



Area Sold

0.38 Lakh Sq.Ft.



Collections

₹118 Cr

FINANCIAL HIGHLIGHTS



Total Income

₹ 217crore



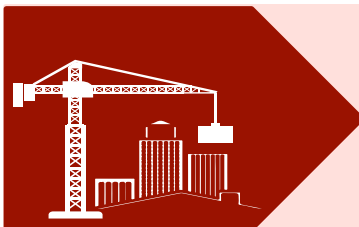
EBITDA

₹ 66 crore



PAT

₹ 52 crore



Execution Excellence: Achieved Full Occupancy Certificates for **Cedar & Daffodil towers at Marathon Nexzone**, enabling customer handovers and collections, while steady construction progress across key projects supports upcoming delivery milestones and cash generation.



Transaction overview

Versova, Mumbai

Premium Society Redevelopment Project



Estimated GDV

₹450+ Crore



Land Parcel: ~1.5 Acres



Low-Density Residential redevelopment with higher open & landscaped spaces



High-demand residential neighbourhood with superior connectivity, social infrastructure, and long-term value appreciation.

Sewri, Mumbai

Cluster Redevelopment Project



Estimated GDV

~₹450 Crore



Land Parcel: ~7500 Sq. Mts.



High-rise residential tower with high-street retail



Strategically connected South Mumbai micro-market with enhanced connectivity & long term growth potential

Key Achievements

A snapshot of our key milestones and strategic achievements that shaped our business



Result highlights*

An overview of key operational metrics including booking value, collections, and area sold

OPERATIONAL HIGHLIGHTS

Metric	Q1 FY27		Q4 FY26	
	Existing Portfolio	Merged Portfolio	Existing Portfolio	Merged Portfolio
Area Sold	0.38 Lakh Sq.Ft.	0.46 Lakh Sq.Ft.	0.48 Lakh Sq.Ft.	0.58 Lakh Sq.Ft.
Booking value (registered)	₹ 86 Cr	₹ 108 Cr	₹ 156 Cr	₹ 203 Cr
Collections	₹ 118 Cr	₹ 146 Cr	₹ 203 Cr	₹ 249 Cr
Realisation per sq.ft (Commercial)	₹ 29,047	₹ 41,462	₹ 56,318	₹ 54,128
Realisation per sq.ft (Residential)	₹ 22,487	₹ 20,976	₹ 22,156	₹ 21,692

**Based on 40% share for Monte South project*



Result highlights

Snapshot of financial performance reflecting income, profitability, and margin delivery

FINANCIAL HIGHLIGHTS

Metric	Q1 FY27	Q4 FY26	Change (Q-O-Q)
Total Income	217	152	43%
EBITDA	66	63	5%
Profit After Tax (PAT)	52	46	15%

** Includes actual sales value attributable to capital gains on FutureX inventory and 40% of Monte South turnover*

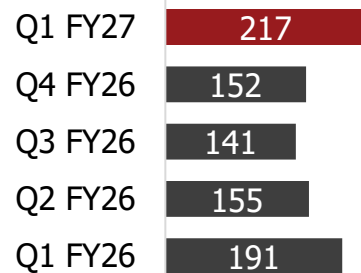


Quarterly Consolidated

The Company continues to demonstrate steady operational execution, supported by healthy margins and consistent contribution from its core business verticals.

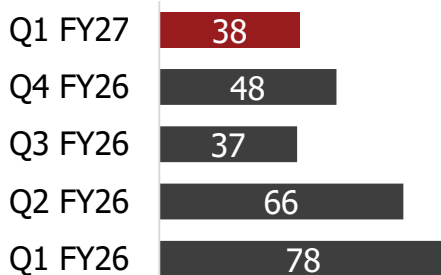
Total Income

₹ in Cr



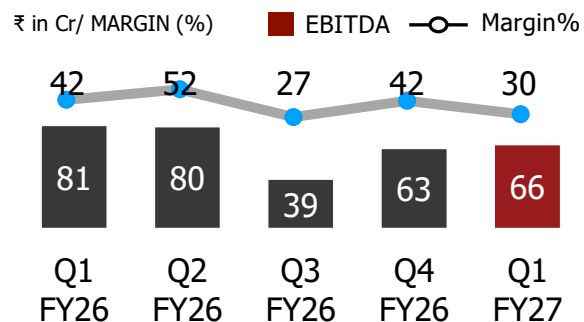
Area Sold (Carpet Area)*

in 000 sq.ft.



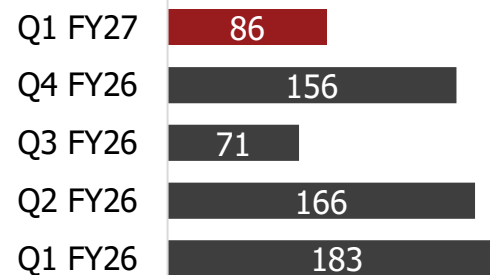
EBITDA

₹ in Cr/ MARGIN (%)



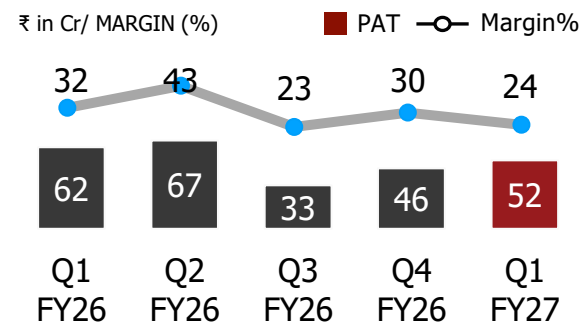
Booking Value*

₹ in Cr



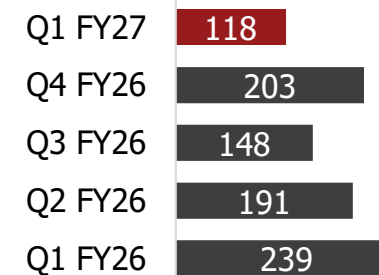
PAT

₹ in Cr/ MARGIN (%)



Collections*

₹ in Cr



*Based on 40% share for Monte South project / MNRL Pre-merger Metrics



Sales & Collections in Q1 FY27

Q1 FY27 reflected steady execution, with sales momentum and collections supporting stable cash flows and operational continuity

Project	Area Sold (in sq.ft.)	Booking Value (in ₹ Cr.)	Realisation (per sq.ft.)	Collection (in ₹ Cr.)
Monte South*	14,140	50	35,361	56
Nexzone	13,801	17	12,218	43
NeoPark/NeoSquare	7,816	14	17,668	9
NeoValley	481	1	16,985	9
Futurex (MNRL)	221	1	58,000	0
Millennium	1,340	3	24,272	1
Existing Portfolio	37,799	86		118
Futurex 2	3,750	17	46,629	25
Nextown	4,695	4	9,315	3
Post-Merger Portfolio	8,445	22		28
Total	46,245	108		146

**Based on 40% share for Monte South project*



Growth Drivers

With strategic foresight, deep capabilities, and a clear focus, we've built a resilient platform for the future.

Diversified Portfolio for Risk Mitigation

Strategically Positioned Land Banks & Dominance in Key Micro Markets

Amalgamation & Arrangement

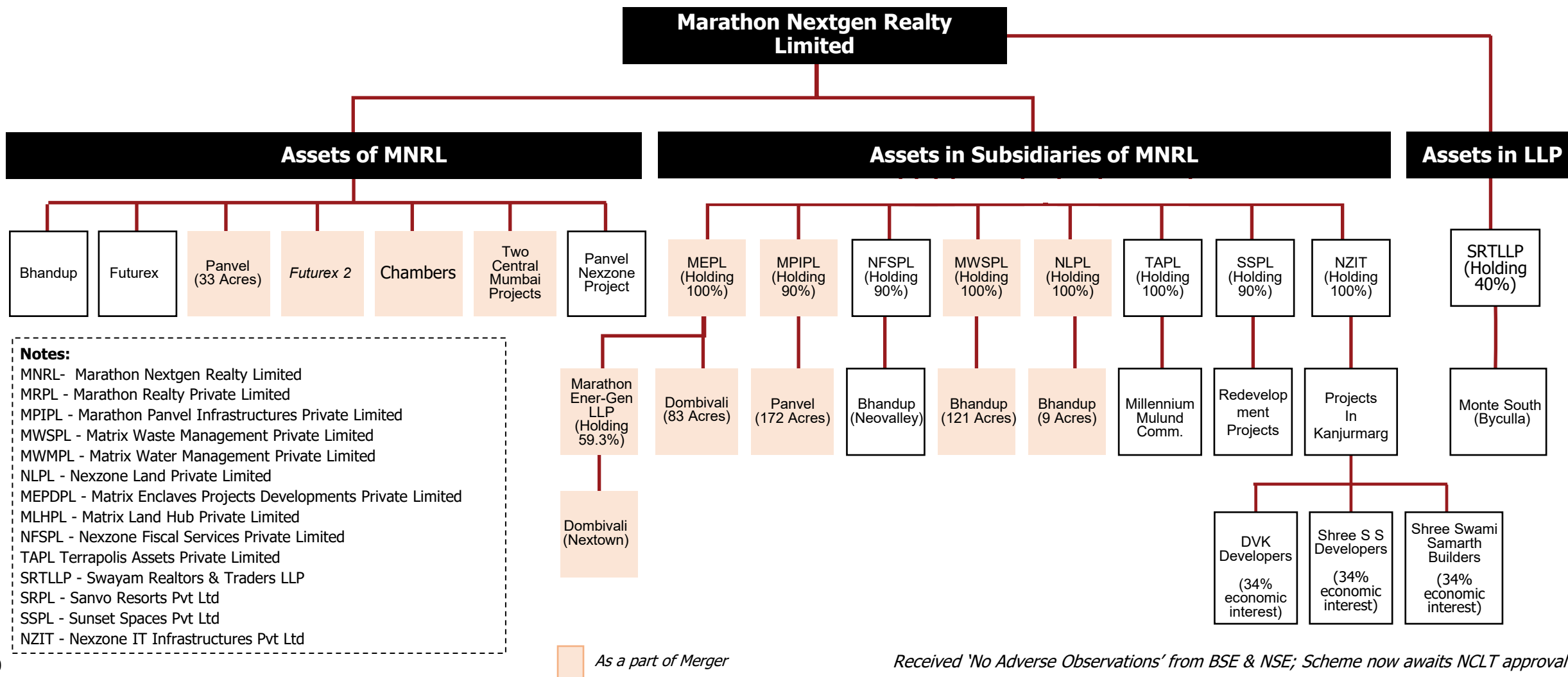
Strong Liquidity

Excellent In-House Capabilities



Amalgamation & Arrangement

PROPOSED STRUCTURE





Amalgamation & Arrangement

Pre & Post Merger Portfolio
Snapshot

PRE MERGER PORTFOLIO

Project	Portfolio	Location	Ownership %	Unsold Area In sq.ft.	MNRL Share of Area Unsold In sq.ft.
Monte South (Residential)	Existing Portfolio	Byculla	40%	7,93,159	3,17,264
Monte South (Commercial)	Existing Portfolio	Byculla	40%	7,50,000	3,00,000
Nexzone	Existing Portfolio	Panvel	91%	5,83,829	5,83,829
Neopark/ Neosquare (Residential)	Existing Portfolio	Bhandup	100%	4,64,988	4,64,988
Neovalley (Residential)	Existing Portfolio	Bhandup	90%	12,03,111	12,03,111
Millennium (Commercial)	Existing Portfolio	Mulund	100%	44,647	44,647
Futurex (Commercial)	Existing Portfolio	Lower Parel	100%	13,391	13,391
Kanjurmarg Acquisitions	Acquired	Kanjurmarg	34%	5,94,000	2,01,960
Versova Project	New Project	Versova	100%	1,06,970	1,06,970
Sewri Project	New Project	Sewri	100%	1,15,270	1,15,270
Total				46,69,365	33,51,429

POST MERGER PORTFOLIO

Project	Portfolio	Location	Ownership %	Land in acres to be developed In acres	Developable area/ Unsold Area
Dombivali Land	Post-Merger Portfolio	Dombivali	100%	83	~1.0 Cr sq.ft.
Panvel Land	Post-Merger Portfolio	Panvel	90-100%	205	1.26 Cr sq.ft.
Bhandup Land	Post-Merger Portfolio	Bhandup	100%	130	1.75 Cr sq.ft.
Futurex 2	Post-Merger Portfolio	Lower Parel	100%	-	2.33 Lakh sq.ft.
Chambers	Post-Merger Portfolio	Lower Parel	100%	-	0.54 Lakh sq.ft.
2 Central Mumbai Projects	Post-Merger Portfolio	Lower Parel	100%	-	5.33 Lakh sq.ft.
Nextown	Post-Merger Portfolio	Dombivali	59%	-	~10 Lakh sq.ft.
Total				418	4.20 Cr sq.ft.



Portfolio Summary

With a presence across high-opportunity corridors in the MMR, our diversified portfolio is well-positioned to cater to evolving market demands and support our long-term growth objectives.

Project	Location	Ownership %	Total GDV in ₹ Cr	Sold GDV in ₹ Cr	Unsold GDV in ₹ Cr	MNRL Share of Unsold GDV in ₹ Cr
Monte South (R)	Byculla	40%	5,803	2,781	3,022	1,209
Monte South (C)	Byculla	40%	3,400	-	3,400	1,360
Nexzone	Panvel	91%	2,794	2,087	707	707
NeoPark/ NeoSquare	Bhandup	100%	1,039	218	821	821
NeoValley	Bhandup	90%	2,436	284	2,152	2,152
Futurex	Lower Parel	100%	1,182	1,119	63	63
Millennium	Mulund	100%	398	289	108	108
Kanjurmarg Acquisitions	Kanjurmarg	34%	840	-	840	286
Versova Project	Versova	100%	450	-	450	450
Sewri Project	Sewri	100%	450	-	450	450
Sub-total (Pre-Merger)			18,792	6,778	12,013	7,606
Futurex 2	Lower Parel	100%	1,059	450	610	610
Nextown	Dombivalli	59%	900	40	860	507
Total (Post-Merger)			20,751	7,268	13,483	8,723

(R)-Residential/ (C)-Commercial

Note: Portfolio summary encompassing all projects across all phases—OC-ready, ongoing, and upcoming—on a consolidated basis



Ongoing Projects

RERA REGISTERED

With a robust pipeline of ongoing projects, we continue to build with purpose and precision.

ONGOING PROJECT STATUS

Project	Location	Ownership %	Total Carpet Area (in sq.ft.)	Completion %	Area Sold in Sq.Ft. (Registered Units)	Sale Value of Registered Units (in ₹ Cr)	Collection from Sold Area (in ₹ Cr)	Area Unsold in Sq.Ft. (Registered Units)	Estimated Revenue from unsold area (in ₹ Cr)*
Monte South Residential**	Byculla	40%	7,33,222	58%	4,24,726	1,417	1,235	3,08,496	1,091
Nexzone	Panvel	91%	9,23,640	50%	3,86,938	398	379	5,36,702	656
NeoPark / NeoSquare	Bhandup	100%	1,68,053	94%	1,35,013	218	172	33,040	58
NeoValley	Bhandup	90%	2,47,828	67%	1,75,686	284	171	72,142	123
Millennium	Mulund	100%	1,79,440	93%	1,34,793	289	266	44,647	108
Total (100% share)			22,52,183		12,57,156	2,606	2,223	9,95,027	2,036
Total (MNRL's share)			18,12,250		10,02,321	1,756	1,482	8,09,929	1,381

EXPECTED SURPLUS FROM ONGOING PROJECTS

Project	Value of Unsold (in ₹ Cr)	Sold but yet to collect (in ₹ Cr)	Cost to complete (in ₹ Cr)	Surplus (in ₹ Cr)
Monte South Residential**	1,091	182	888	385
Nexzone	656	19	408	266
NeoPark/NeoSquare	58	45	24	80
NeoValley	123	113	118	118
Millennium	108	23	23	108
Total (100% share)	2,036	383	1,461	958
Total (MNRL's share)	1,381	273	928	727
OC Ready Inventory (MNRL's share)	247	-	-	247

*As per rates of Q1 FY27. **Includes 100% share for Monte South project



Upcoming Projects



Monte South Commercial (Announced the Launch)

7.5 Lakhs sq.ft.	Rs 3,400 Cr
Total Area	Gross Development Value

Set to benefit from growing demand for premium commercial spaces in South Mumbai

Designed with efficient layouts, modern architecture, and sustainability focus — building on the success of Marathon Futurex, Lower Parel.

Prime central location ensures strong visibility and connectivity across Mumbai's key commercial corridors.

Monte South Residential Tower D (Future Launch)

4 Lakhs sq.ft.	Rs 1,600 Cr
Total Area	Gross Development Value

Strong demand continues – 7.8 lakh sq. ft. (~₹2,403 Cr) sold to date

Among the top 5 projects in Byculla market by marketable supply

Occupation Certificate received for Tower A

Part OC obtained for Tower B with RCC completed;

RCC work for Tower C completed up to the 10th floor.





Upcoming Projects

MARATHON
neoHOMES
Bhandup (W)

Marathon Neo Series (Future Launch)

15.82 Lakhs sq.ft. **Rs 2,792 Cr**

Total Area

Gross Development Value

Supported by robust social infrastructure – education, healthcare, retail & commercial growth driving end-user demand

Strong execution track record: 700+ Neohomes delivered, Neosquare with OC received

Strategic location: Bhandup emerging as a key residential hub with strong connectivity via Goregaon–Mulund Link Road and upcoming Shangrila Metro Station

NeoSquare:- OC received/ NeoValley Kaveri:- Building B terrace slab completed; Building A RCC up to 9th floor done/
NeoValley Narmada:- Plinth work completed/ NeoPark:- Buildings A & B RCC up to 22nd floor done, Building C RCC till 11th floor.





Diversified portfolio for Risk Mitigation

Diversified playbook across luxury, affordable, and commercial segments builds resilience.

	AFFORDABLE HOUSING	PREMIUM & LUXURY HOUSING	OFFICE SPACE
COMPLETED PROJECTS	19.12 Lakh sq.ft. 61%	6.71 Lakh sq.ft. 21%	5.66 Lakh sq.ft. 18%
ONGOING PROJECTS	13.20 Lakh sq.ft. 59%	7.33 Lakh sq.ft. 33%	1.79 Lakh sq.ft. 8%
UPCOMING PROJECTS	21.76 Lakh sq.ft. 61%	6.22 Lakh sq.ft. 18%	7.50 Lakh sq.ft. 21%

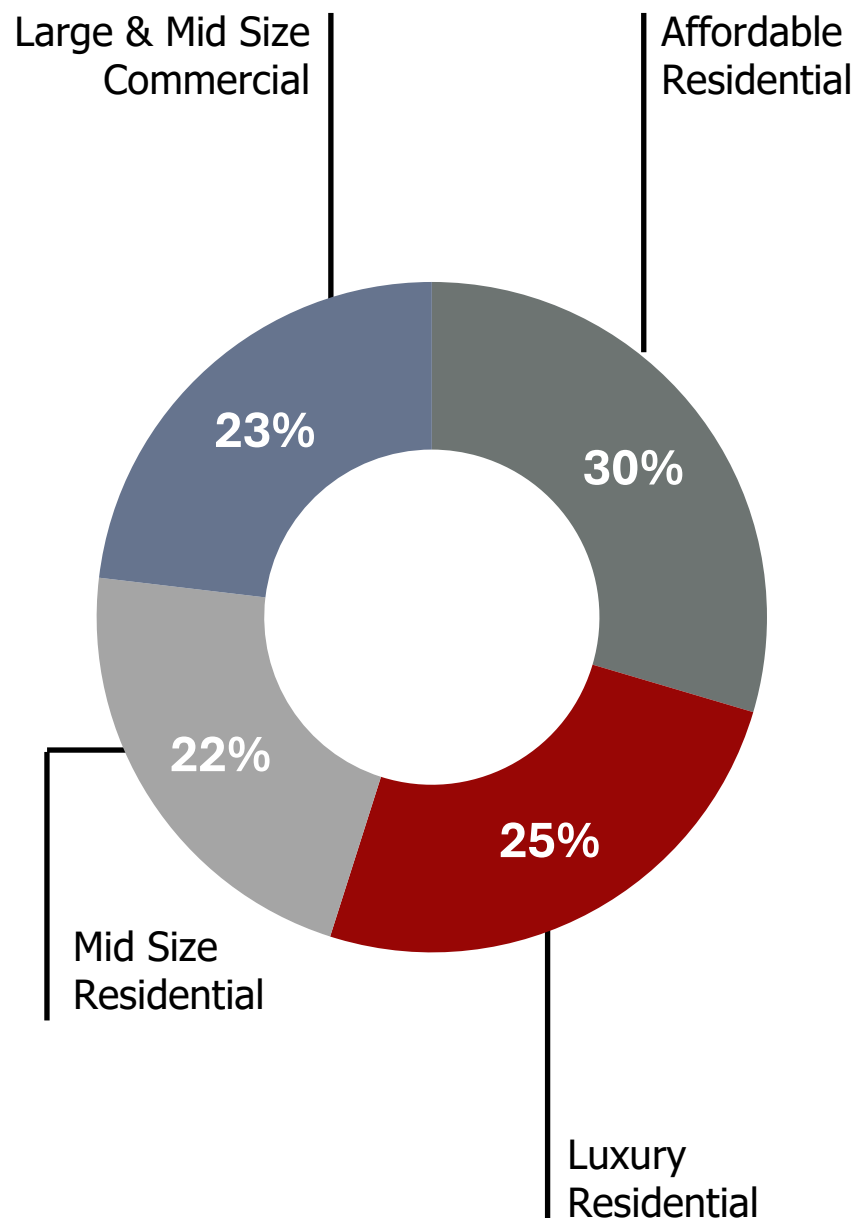
As of 30 June, 2026

Affordable Housing / Townships <i>Neo Series & Nex Series</i> NeoValley, NeoPark & NeoSquare, <i>Bhandup</i> Nexzone, <i>Panvel</i>	Premium & Luxury Housing <i>Monte Series</i> Monte South (MS), <i>Byculla</i> Two new redevelopment projects <i>Sewri and Versova</i>	Corporate & Small Business Spaces <i>Commercial portfolio</i> Futurex, <i>Lower Parel</i> Futurex Sky Offices, <i>Lower Parel</i> Millennium, <i>Mulund</i> MS Commercial, <i>Byculla</i>
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Diversified portfolio for Risk Mitigation

Multi-Segment presence helps navigate market cycles and sustain growth.



Diverse Product Mix

Marathon's diversified portfolio includes luxury residential (Monte South), affordable housing (NeoHomes), commercial spaces (Futurex), and large-scale townships (Nexzone).

Risk Mitigation

This diversity allows Marathon to mitigate risks associated with market fluctuations while capturing opportunities across different segments.

Future Growth

Each segment is positioned to benefit from specific market trends, ensuring balanced growth and revenue streams.

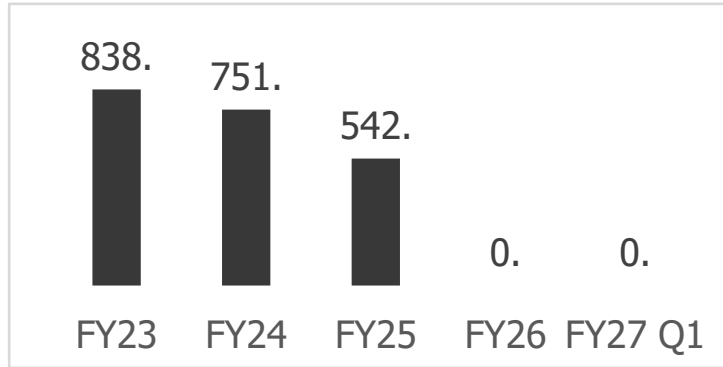
Pre Merger Portfolio (As per GDV/ MNRL share)



Strong Liquidity

Our debt profile reflects a conservative financial approach with a strong focus on maintaining low leverage, optimizing cost of capital, and ensuring ample liquidity for future growth.

Net Debt (₹ In Cr)



Completed ₹ 900 crore QIP in June 2025, with ₹ 340 crores earmarked for debt reduction.

Achieved net cash position post-QIP, significantly strengthening balance sheet.

Strong liquidity provides us the flexibility to pursue growth opportunities, accelerate project execution and enhance shareholder value.



Net Cash Position



~₹200+ Cr

Acquisition Capital Available



Strong Balance sheet



₹12, 013 Cr

Existing Unsold Portfolio GDV

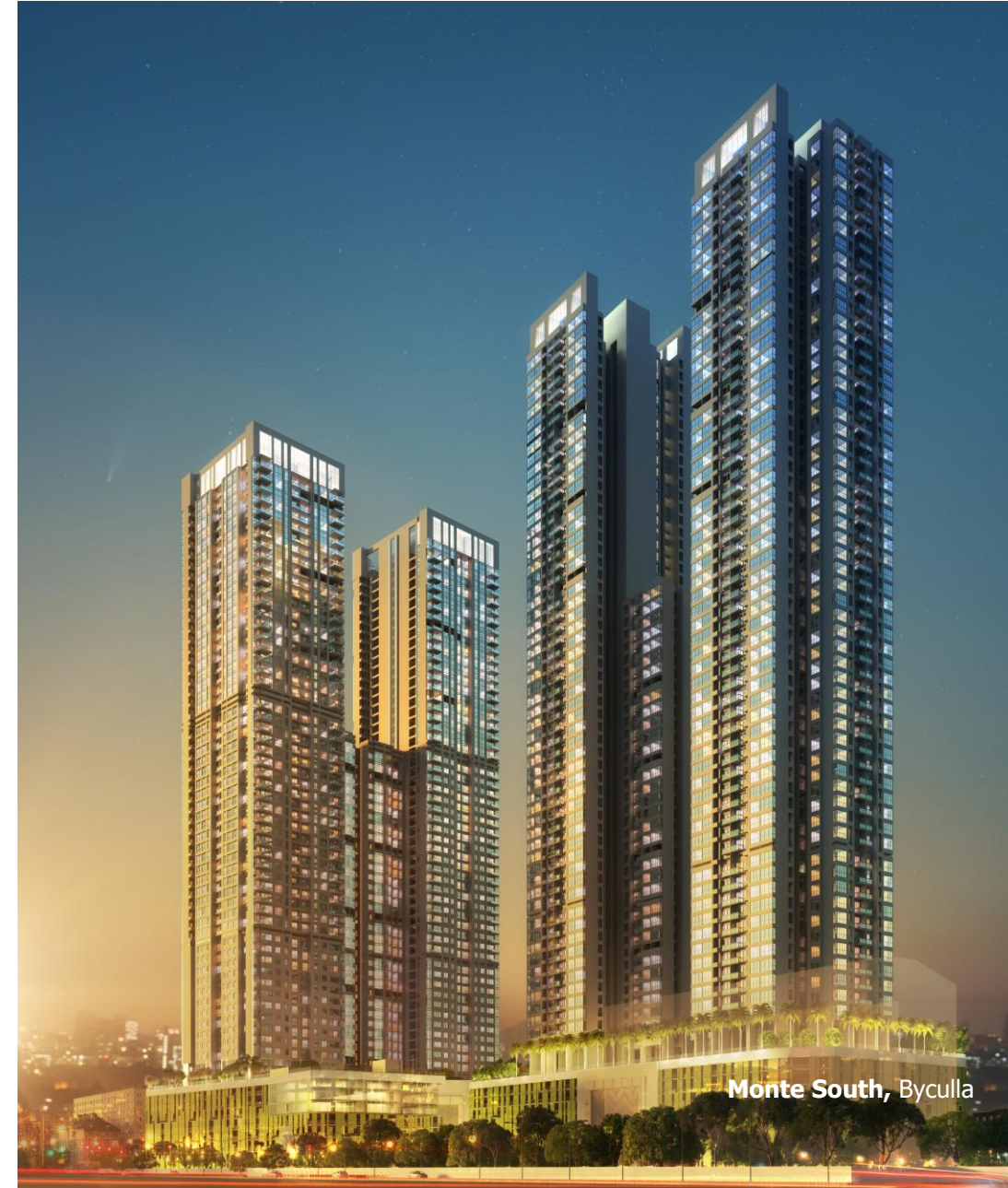


Future Ready



4.20 Cr Sq.Ft.

Estimated Developable Potential Post Merger



Monte South, Byculla



PANVEL: Mumbai 3.0

Development Potential

205 acres

Total Area

1.26 Cr sq.ft.

Estimated Developable area

- Within NAINA zone, benefiting from Navi Mumbai International Airport (NMIA).
- Sion–Panvel Highway widening and Atal Setu boost connectivity to South Mumbai.
- Panvel–Karjat Rail Corridor to enhance suburban access.
- Monetising the land through a mixed-use township comprising residential, commercial, retail, and plotted developments





DOMBIVLI: Emerging Residential Destination

Development Potential

83 acres

Total Area

1.0 Cr sq.ft.

Estimated Developable area

- Part of Smart City Mission and fastest-growing MMR belt.
- Airoli–Katai Tunnel, Kalyan–Taloja Metro, & Vasai–Alibaug Multi-Modal Corridor under execution
- Excellent rail & road access to Thane, Kalyan & Navi Mumbai..
- Mumbai–Ahmedabad Bullet Train corridor to improve regional access and drive economic activity.
- Strong mid-income demand with fast turnaround potential and long-term appreciation.
- Monetising the land through a mixed-use township comprising residential, commercial, and retail developments.





BHANDUP: Central Mumbai Growth Hub

Development Potential

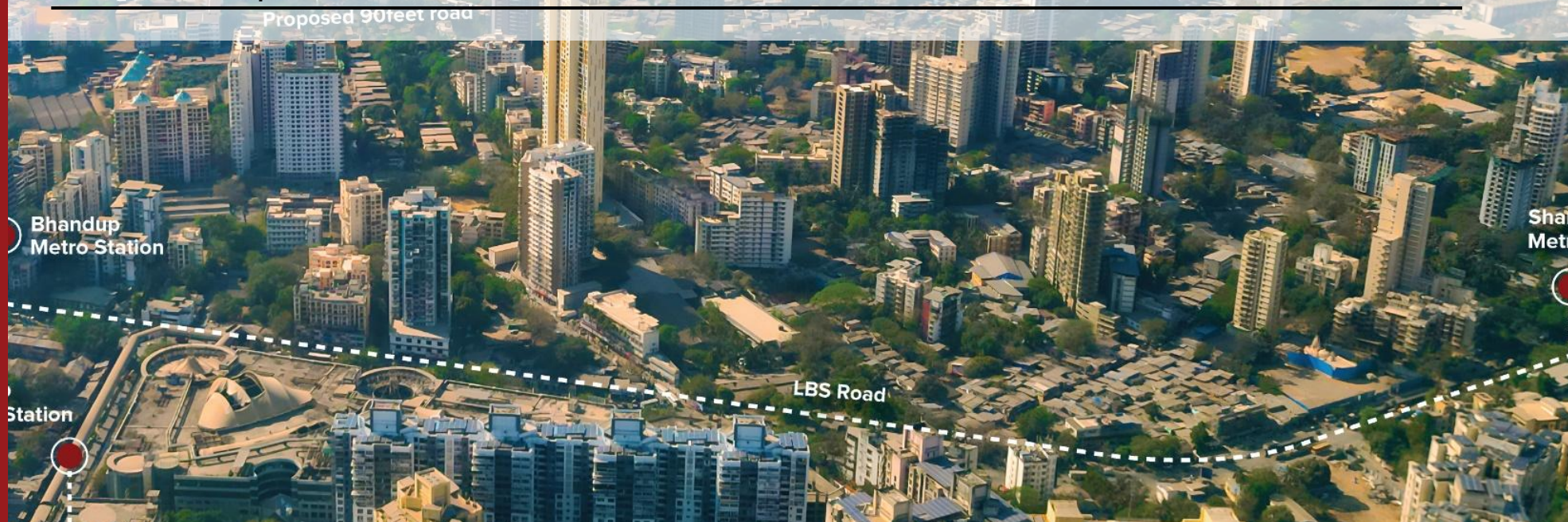
130 acres

Total Area

1.75 Cr sq.ft.

Estimated Developable area

- Large land within city limit with access from LBS Marg and GMLR.
- Metro Line 4 (Wadala–Kasarvadavali) passing through Bhandup to cut commute time.
- 39 km cycling/jogging track improving civic quality.
- Rising mid-income hub, close to Powai, Kanjurmarg & Mulund—high rental yield zone
- Monetising the land through a mixed-use township comprising residential, commercial, and retail developments.





Excellent In-house capabilities

Complete in-house expertise across design, engineering, and acquisition helps us deliver with speed, control, and consistent quality.

Land Identification & Acquisition

Conduct feasibility studies and market analysis.

Identify and negotiate suitable land parcels.

Complete legal due diligence and acquisition formalities.

Design

In-house team of architects and designers using advanced CAD tools.

Equipped with the latest technologies to create high-quality marketing collateral and virtual tours.

Incorporate solar envelope studies and open space analysis in our design process.

Engineering

Robust in-house EPC capabilities enable slab cycles as fast as 40 hours.

Proven capability to build super-tall structures.

Use of advanced formwork systems: Kumkang (Monte South), MIVAN (Nexzone and Neo), and PERI (Futurex).

On-site batching plants produce high-grade concrete; on-site testing labs ensure quality finishes.



Monte South, Byculla



Excellent In-house capabilities

Integrated in-house capabilities across marketing, CRM, and sales enable us to drive leads, convert efficiently, and deliver superior customer experiences.

Marketing

In-house creative, digital, and 3D teams produce high-quality images and collateral.

Digital marketing drives lead generation and brand awareness.

Custom analytics and CRM platform built on Zoho CRM for ROI-focused marketing.

WhatsApp automation and targeted outreach enhance customer engagement.

Multi-channel sales strategy combines direct sales expertise with a wide broker network.

CRM

In-house team manages customer service from onboarding to resolution.

Custom-built Zoho CRM platform ensures faster responses and data-driven decisions.

Self-service app and tech-enabled call center improve engagement and collection efficiency.

Tools like automated WhatsApp alerts and targeted marketing enhance customer experience.

Sales & Sourcing

Large sourcing team with 250+ active monthly channel partners.

Sales team uses tools like touchscreens, AR, and VR to improve site experiences and drive conversions.



Marathon Millennium, Mulund



COMPANY OVERVIEW

Built on a legacy of trust, disciplined execution, and a diversified real estate platform, we continue to create sustainable value for customers, partners, and shareholders.

Our Project Locations

Strategically located projects in high-potential micro-markets across Mumbai Metropolitan Region.

Major Acquisition & Milestones

Value-accretive acquisitions and key milestones strengthening the development pipeline.



Who We Are

Leading Mumbai-focused real estate developer with a diversified presence across key micro-markets.



Experienced Leadership

Seasoned leadership team with a disciplined approach to growth, governance and value creation.



Environmental Stewardship

Embedding sustainable development practices to enhance resource efficiency and reduce environmental impact.



Who We are

ESTABLISHED IN 1978

PORTFOLIO INCLUDES

Commercial • Luxury
residential • Townships
Affordable housing • retail

PROJECTS ONGOING AT

Panvel • Byculla • Lower Parel
Bhandup • Mulund

55+ YEARS OF EXPERIENCE

100+ PROJECTS DELIVERED

10,000+ FAMILIES HOUSED

15,000+ HOMES IN THE PIPELINE

4 MN. SQ.FT. OF LAND UNDER DEVELOPMENT

Marathon Group

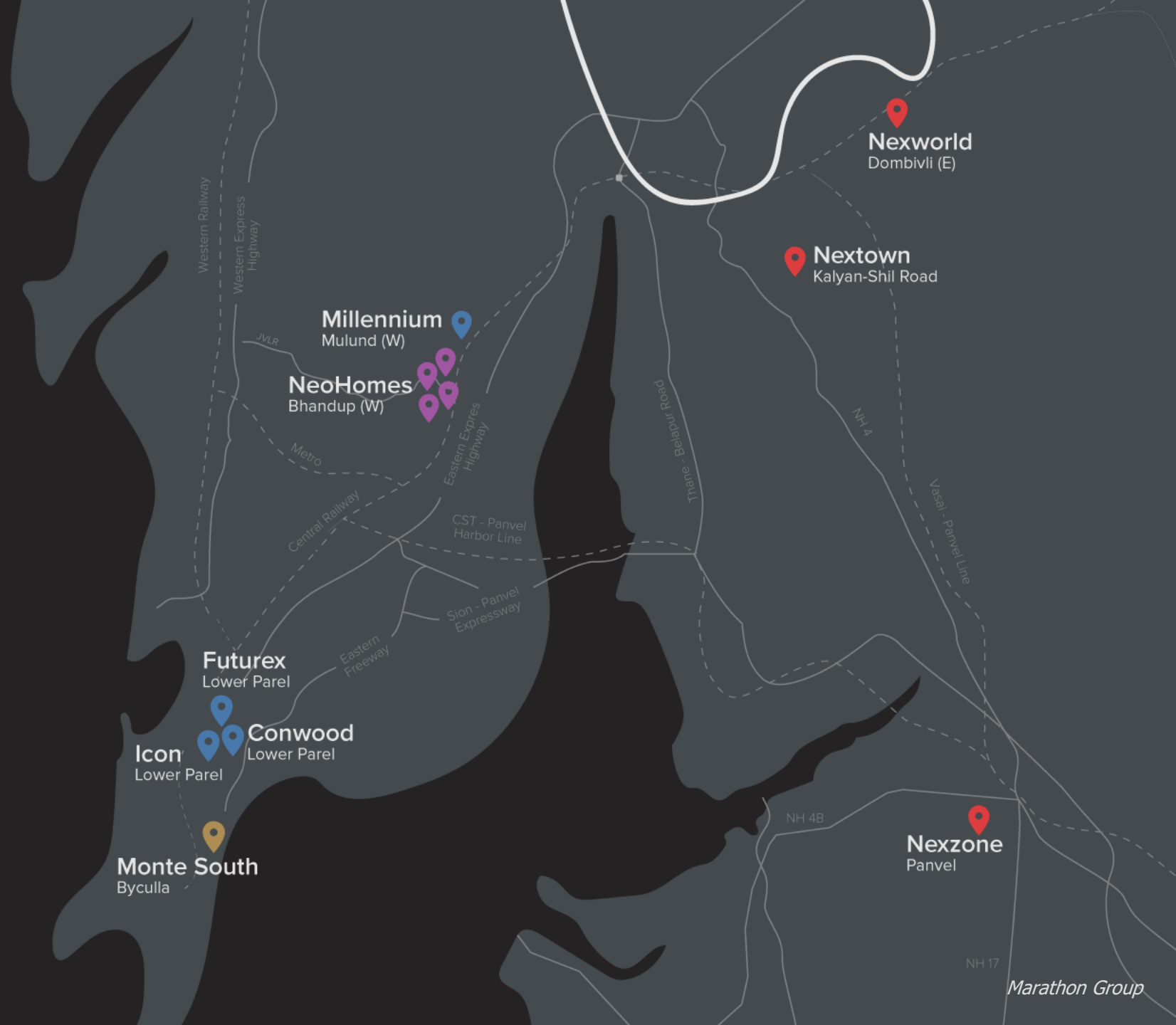




Our Projects

-  Townships
-  Luxury Residential
-  Commercial Properties
-  Affordable Housing

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Strong Leadership Team

A visionary leadership team with global education and deep real estate experience guiding Marathon's long-term growth.



Mr. Chetan R. Shah
Chairman

B. Tech. (Civil Engineering) from IIT Bombay and M.S. (Structural Engineering) from University of Houston.

40+ years of experience in planning, operations, quality assurance and execution of large projects.



Mr. Mayur R. Shah
Vice Chairman

Civil Engineer from University of Bombay and M.S. in Structural Engineering from Oklahoma State.

Visionary leader and has over 30 years of rich and varied experience in the Real Estate & Construction.

Served as the President of MCHI - CREDAI.



Mrs. Shailaja Shah
Director

Part of Promoter Group

Involved in various activities which imparts the values and uplifts many lives in the vicinity of the Group Projects.



Strong Leadership Team

The next-gen team is steering Marathon into the future—leveraging innovation, education, and execution to lead key projects and strategic initiatives.



Mr. Kaivalya Shah
Director

BE - Structural Engineering, University of California, San Diego.

Kaivalya's innovative approach has helped the business foray into several fruitful joint ventures.

He has also been key to shaping the Group's slum rehabilitation strategy.



Mr. Parmeet Shah
Project Head

BA - Economics, Yale University and MS, Columbia University.

Parmeet heads the Marathon Nexworld project.

He played an instrumental role in the foundation of the NEXT School.



Mr. Samyag Shah
Director

BA - Economics, University of California, San Diego.

Samyag heads one of our largest projects – Nexzone and Futurex.



Major Acquisition & Milestones

From our first mill acquisition to a unified platform under MNRL — our journey reflects discipline, foresight, and scale.

Genesis of Marathon Nextgen Realty Ltd

Acquired Piraamal Spinning & Weaving Mills Ltd (holding 8 acres of land) through the BIFR*

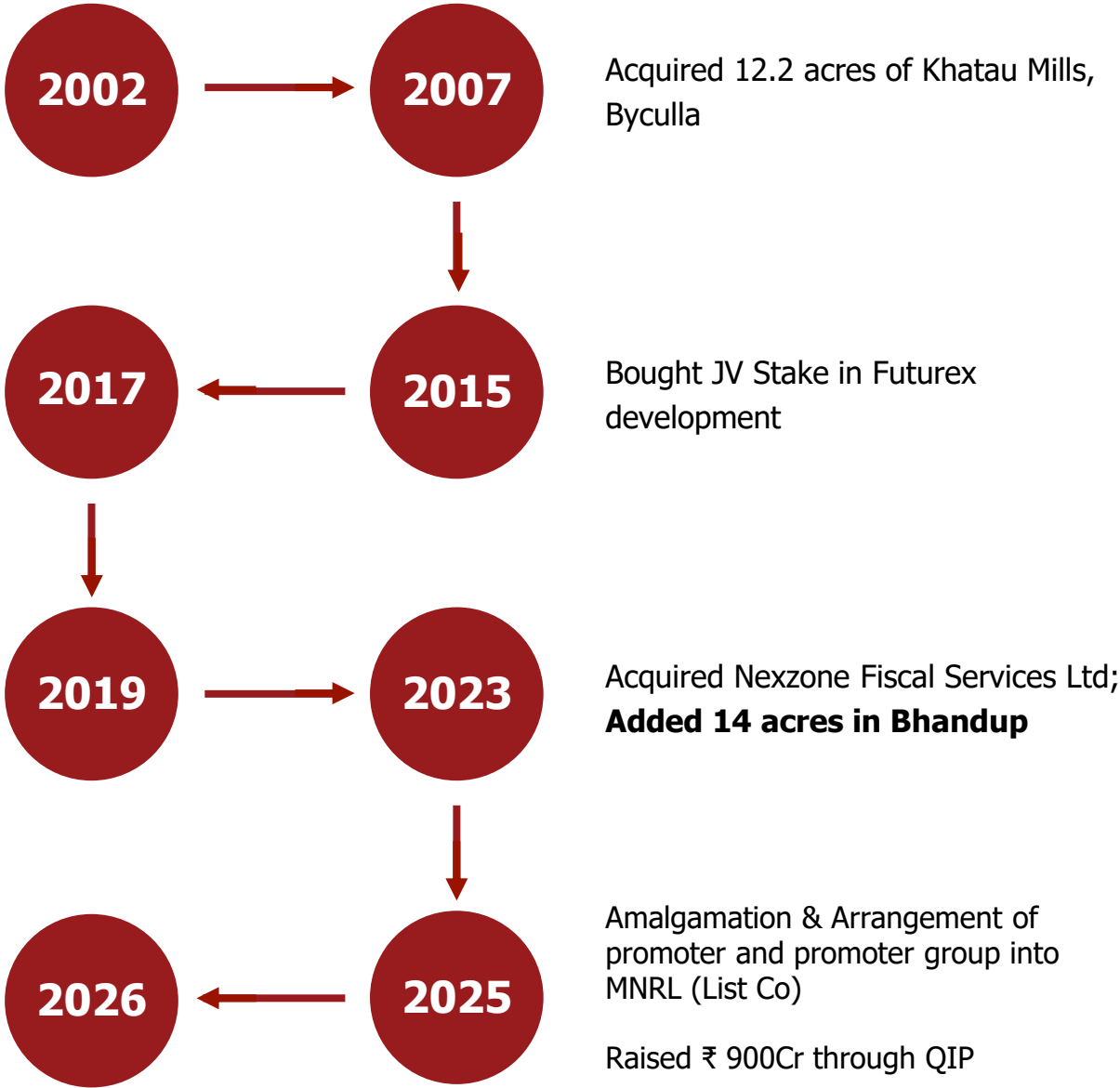
Rebranded the company as Marathon Nextgen Realty Limited in 2007

Acquired 5.85 acres of land in Bhandup

Acquired Sanvo Resorts Pvt Ltd;
Added 25 acres in Panvel
Acquired Terrapolis Assets Pvt Ltd;
Added 1 acre in Mulund

Acquired controlling stake in 3 real estate entities; **added GDV potential of ~₹840 Cr**

Acquired 90% stake in Sunset Spaces Pvt Ltd to **strengthen redevelopment pipeline**





ESG OVERVIEW



ENVIRONMENTAL

- ❑ LED lighting and energy-efficient systems installed in common areas across project sites
- ❑ STP-treated water reused for flushing and landscaping
- ❑ AAC blocks, fly ash and similar material used in construction to reduce embodied carbon; aluminium formwork adopted to minimise material waste
- ❑ IGBC Gold Pre-certification obtained for Futurex, Lower Parel, reflecting the building's strong focus on sustainability and energy efficiency



SOCIAL

- ❑ Daily safety training, PPE briefings, mock drills and working-at-heights sessions conducted at project sites
- ❑ Equal Opportunity Policy in place; access to roles ensured free from bias across designation, location and tenure
- ❑ Prevention of Sexual Harassment policy in place and applicable to all employees; Internal Complaints Committee constituted
- ❑ Training programmes conducted for employees covering POSH, safety protocols and code of conduct



GOVERNANCE

- ❑ Code of Conduct applicable to all Directors, KMPs and employees; covers conflict of interest and ethics
- ❑ Mechanism in place for employees to report concerns without fear of retaliation
- ❑ Policies covering all nine NGRBC principles in place and approved by the Board of Directors
- ❑ All projects registered under RERA

Thank you

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Marathon Nextgen Realty Ltd.

Mr. Avinash Tanawade • +91 22 6724 8484 • avinash.tanawade@marathonrealty.com

Strategic Growth Advisors Pvt. Ltd.

Mr. Rahul Agarwal • +91 98214 38864 • rahul.agarwal@sgapl.net

Mr. Aseem Kohli • +91 8708372029 • aseem.kohli@sgapl.net