

Date: October 22, 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: Press Release – Financial results for the second quarter and half year ended September 30, 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 Unaudited Financial Results (Standalone and Consolidated) of the Company for the second quarter and half year ended September 30, 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.

**Thanking you,
For Marathon Nextgen Realty Limited,**

YOGESH

ASHOK

PATOLE

Yogesh Patole

Company Secretary and Compliance Officer

M.No.:- A48777

Digitally signed by
YOGESH ASHOK
PATOLE
Date: 2026.10.22
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Encl: as above

Mumbai, October 22, 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 second quarter and half year ended September 30, 2026.

Strong Q2 FY27 Performance; Pre-sales Up 79% QoQ

Commenting on the Company's performance, Mr. Chetan Shah, Chairman & Managing Director, Marathon NextGen Realty Limited (MNRL), said, "Q2 FY27 was a quarter of healthy growth for Marathon NextGen. We reported total income of ₹145 crore, EBITDA of ₹61 crore and profit after tax of ₹45 crore. Pre-sales stood at ₹154 crore, led by our residential business with good support from commercial, and collections were ₹127 crore.

Our residential business delivered strong momentum, with pre-sales growing 70% quarter-on-quarter. Our affordable and mid-income portfolio led this growth with a 155% increase, while Monte South, our premium development in Byculla, grew 16%. This performance shows that demand is broad-based across price segments, and it reflects the strength of our presence in key Mumbai micro-markets.

In commercial, demand for quality Grade-A office space in Mumbai remains strong, and Marathon Futurex in Lower Parel continues to benefit. A leading financial services group recently expanded its presence in the building by about 45,000 sq. ft., a clear sign of occupier confidence in the asset. Together with Marathon Millennium in Mulund, our commercial portfolio brings stability and diversification to our business.

Construction across Monte South, Nexzone, NeoHomes and Marathon Millennium is progressing as planned. At the same time, we continue to build our future pipeline. We have added two redevelopment projects in Versova and Sewri, with a combined estimated GDV of ₹900 crore, in line with our selective approach to well-connected Mumbai micro-markets. The proposed amalgamation, subject to requisite approvals, is expected to further expand our pipeline and strengthen our presence across MMR.

With a net debt-free balance sheet, a diversified portfolio and a proven execution track record, we are well positioned for the next phase of growth. Our focus remains on timely delivery, disciplined capital allocation and unlocking value from our land bank to create sustainable long-term value for our shareholders."

Operational Highlights

Metric	Q2 FY27		H1 FY27	
	Existing Portfolio	Merged Portfolio	Existing Portfolio	Merged Portfolio
Area Sold	0.71 Lakh Sq.Ft.	0.94 Lakh Sq.Ft.	1.09 Lakh Sq.Ft.	1.40 Lakh Sq.Ft.
Booking value (registered)	₹ 154 Cr	₹ 251 Cr	₹ 240 Cr	₹ 359 Cr
Collections	₹ 127 Cr	₹ 202 Cr	₹ 244 Cr	₹ 348 Cr

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

Consolidated Financial Performance

Metric	Q2 FY27	H1 FY27
Total Revenues	₹ 145 crore	₹ 362 crore
EBITDA	₹ 61 crore	₹ 127 crore
Profit After Tax (PAT)	₹ 45 crore	₹ 98 crore

Net Debt

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



Quarterly Earnings Release | Q2 FY27

About Marathon NextGen Realty Ltd.

For over 57 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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DISCLAIMER:

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.