Date: November 12, 2025

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: Press Release – Second Quarter ended September 30, 2025

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 ended September 30, 2025.

The copy of Press Release shall be uploaded on the Company's website viz., https://www.marathonnextgen.com/

This is for your information and record.

Thanking you,
For Marathon Nextgen Realty Limited,

YOGESH ASHOK PATOLE

Digitally signed by YOGESH ASHOK PATOLE
Date: 2025.11.12 10:34:49 +05'30'

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

Encl: as above

MARATHON

Quarterly Earnings Release | Q2 FY26

Mumbai, November 12, 2025: 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 (Q2 FY26) ended September 30th, 2025.

Records Highest-Ever Q2 PAT of ₹67 Crore with 35% YoY Growth; Achieves Strong 43% PAT Margin

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Commenting on the Company's performance, Mr. Chetan Shah, *Chairman & Managing Director, Marathon NextGen Realty Limited,* said, *"We've had a strong quarter with PAT of ₹67 crore, up 35% year-on-year, and EBITDA of ₹80 crore, up 29% year-on-year, driven by our continued focus on execution, efficiency, and financial discipline. It was also a fulfilling quarter on the project front — we received the Occupation Certificate for NeoSquare and part OC for Monte South Tower B, both important milestones that reflect our commitment to timely delivery. We also saw good growth in booking value and continued to maintain healthy collections, ensuring a steady cash-flow position. The MMR market remains resilient, supported by solid end-user demand and improving infrastructure across key locations. With a debt-free balance sheet and visible progress across our projects, we are confident of sustaining this momentum and creating long-term value for all our stakeholders"*

Operational Highlights for Q2 FY26 & H1 FY26*

Metric	Q2 FY26	YoY	H1 FY26	YoY
Area Sold	65,845 sq. ft.	18%	1,43,604 sq. ft.	12%
Booking Value	₹166 crore	29%	₹349 crore	22%
Collections	₹191 crore	5%	₹430 crore	17%

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

Consolidated Q2 FY26 & H1 FY26 Financial Performance

Metric	Q2 FY26	YoY	H1 FY26	YoY
Total Revenues	₹155 crore	-6%	₹346 crore	2%
EBITDA	₹80 crore	29%	₹161 crore	28%
Profit Before Tax (PBT)	₹78 crore	60%	₹146 crore	58%
Profit After Tax (PAT)	₹67 crore	35%	₹128 crore	47%

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:

Mr. Avinash Tanawade Investor Relations P: +91 22 6724 8484 E: avinash.tanawade@marathonrealty.com	Kanav Khanna / Mahalakshmi Venkatachalam Associate Vice President/Senior Associate EY LLP Email:kanav.khanna@in.ey.com; Mahalakshmi.Venkatachalam@in.ey.com M: +91 9910036240/ 8655697598

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