

November 6 2023

To,
The BSE Limited
Department of Corporate Services,
P.J. Towers, Dalal Street,
Mumbai- 400 001
Scrip Code: 503101

National Stock Exchange of India Limited
Listing Department,
BKC, Bandra (E)
Mumbai-400 051
Symbol: MARATHON

Sub: Press Release

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 Press Release for the quarter and half year ended September 30, 2023.

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 Ltd.**

SRINIVAS
RAGHAVAN
KRISHNAMURTHY
Date: 2023.11.06 18:53:19
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K. S. Raghavan
Company Secretary and Compliance Officer
Membership No: A8269



Mumbai, November 6, 2023: Marathon Nextgen Realty Ltd., one of the leading real estate company engaged in the development of residential and commercial projects, announces its financial results for the Second Quarter (Q2FY24) and six months (H1FY24) period ended September 30th, 2023.

- **Recorded H1FY24 booking value of Rs.384 crores, area sold stood at 2,62,896 sq. ft**
- **Robust Launch Pipeline of upcoming projects of 31.5 lakh sq. ft.**

Commenting on the Company's performance, Mr. Chetan Shah, Chairman & Managing Director, Marathon NextGen Realty Limited, said, *"We are delighted to post yet another quarter of strong performance on the back of robust and resilient demand environment. This consolidation, along with the reduction in inventory levels, has created an optimistic landscape for us and the entire industry. The strong demand for our projects and our ability to efficiently execute on our development plans have been key drivers of our success. Our strong performance during the first Half of the Fiscal Year has boosted our confidence, and we are steadfast in our belief that we will continue to set new milestones moving forward. The positive outlook for the future is further supported by our healthy launch pipeline and our access to vast land parcels across the Mumbai Metropolitan Region (MMR), which we are primed to develop. We look forward to the future with great optimism and anticipate reaching new heights as we continue to shape the real estate landscape in Mumbai."*

Operational Highlights for Q2FY24*

- Area sold stood at **1,31,905 sq. ft.**
- Booking value stood at **Rs.185 crores**
- Collections stood at **Rs.135 crores**
- Average Realization stood at **Rs.16,405 per sq. ft.** for commercial and **Rs.15,620 per sq.ft.** for Residential.

Operational Highlights for H1FY24*

- Area sold stood at **2,62,896 sq. ft.**
- Booking value stood at **Rs.384 crores**
- Collections stood at **Rs.301 crores**
- Average Realization stood at **Rs. 18,580 per sq. ft.** for commercial and **Rs. 12,666 per sq. ft.** for Residential.

Consolidated Q2FY24 Financial Performance

- Net Revenues stood at **Rs.129 crores** compared to **Rs.170 crores** in Q2FY23
- EBITDA stood at **Rs.66 crores** compared to **Rs.52crores** in Q2FY23
- Profit before Tax (PBT) stood at **Rs.35 crores** compared to **Rs.16 crores** in Q2FY23
- Profit After Tax (PAT) stood at **Rs.34 crores** compared to **Rs.16 crores** in Q2FY23

Consolidated H1FY24 Financial Performance

- Net Revenues stood at **Rs.339 crores** compared to **Rs.268 crores** in H1FY23
- EBITDA stood at **Rs.146 crores** compared to **Rs.99 crores** in H1FY23
- Profit before Tax (PBT) stood at **Rs.80 crores** compared to **Rs.30 crores** in H1FY23
- Profit After Tax (PAT) stood at **Rs.78 crores** compared to **Rs.27crores** in H1FY23

Net Debt

- Net Debt stood at **Rs 851crores** as on 30th September'23

Cash Flows

As on 30th September 2023,

- Balance collections from sold units (completed + Ongoing) in all launched projects stood at **Rs.642 crores**.
- Total Pending Estimated Project cost to be incurred stands at **Rs.858 crores**.
- Total estimated revenue from unsold inventory stands at **Rs. 1,727 crores**.

*Based on 40% revenue share for Monte South project

About Marathon NextGen Realty Ltd.

For over 52 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 & land banks at Lower Parel, Byculla, Mulund, Bhandup, Thane, Dombivli and Panvel.

More information is available at <https://www.marathonnextgen.com/>

For further information, please contact:

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Quarterly Earnings Release | Q2 FY24

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.