

**Date: August 20, 2024**

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 Code: MARATHON

**Sub: Press Release – First Quarter ended June 30, 2024.**

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 Un-audited Financial Results (Standalone and Consolidated) of the Company for the First Quarter ended June 30, 2024.

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.

Yours Truly,

**Marathon Nextgen Realty Limited**

CHETAN

RAMNIKLAL

SHAH

**Chetan Shah**

Managing Director

DIN: 00135296

Digitally signed by  
CHETAN RAMNIKLAL  
SHAH  
Date: 2024.08.20  
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**Mumbai, August 20, 2024:** 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 First Quarter (Q1 FY25) ended June 30<sup>th</sup>, 2024.

- **Recorded booking value of Rs. 158 crores, area sold stood at 72,912 sq. ft**

**Commenting on the Company's performance, Mr. Chetan Shah, Chairman & Managing Director, Marathon NextGen Realty Limited, said,** *"We are delighted to report a strong and positive performance for the first quarter, demonstrating our resilience and strategic focus. Our revenue and profitability continue to remain robust, underscoring the sustained demand across our portfolio.*

*The premium Monte South project continues to progress at a rapid pace, reflecting our commitment to delivering premium and high-quality developments on schedule. In our commercial segment, the Futurex project is garnering significant interest, with ready high-value inventory attracting a wave of inquiries which we anticipate will translate into robust sales in the coming quarters, further bolstering our profitability. Panvel, boosted by the Mumbai Trans Harbour Link, has emerged as a highly sought-after location, showing remarkable growth in demand leading to sustained increase in realization. The Millenium project in Mulund, with its small-ticket commercial offerings, is also performing exceptionally well, further validating the strength of our product mix. Bhandup as a location has also seen many premium real estate players in the last few quarters and with Marathon being there for the past 6 years we are dominating the market with our Neohomes product. Mumbai's real estate market continues to thrive, attracting interest from regional players, which highlights the resilience and attractiveness of the MMR region.*

*Looking ahead, we are excited about our upcoming launches in Monte South, NeoPark, Nexzone, and Neo Valley. These projects, with their strategic locations and appealing offerings, are expected to drive strong sales momentum and profitability in the coming years. Our dedication to delivering exceptional value to our customers remains unwavering as we continue to pursue disciplined and dynamic growth."*

#### **Operational Highlights for Q1FY25\***

- Area sold stood at **72,912 sq. ft.**
- Booking value stood at **Rs. 158 crores**
- Collections stood at **Rs. 186 crores**

#### **Consolidated Q1FY25 Financial Performance**

- Total Revenues stood at **Rs. 173 crores**
- EBITDA stood at **Rs. 69 crores**
- Profit before Tax (PBT) stood at **Rs. 44 crores**
- Profit After Tax (PAT) stood at **Rs. 38 crores**

#### **Net Debt**

- Net Debt reduced to **Rs. 718 crores** as on 30<sup>th</sup> June '24 as against Rs.751 crores in the FY24.

### Cash Flows

As on 30<sup>th</sup> June '24,

- Balance collections from sold units (completed + Ongoing) in all launched projects stood at **Rs. 783 crores.**
- Total Pending Estimated Project cost to be incurred stands at **Rs. 892 crores.**
- Total estimated revenue from unsold inventory stands at **Rs. 1,566 crores.**
- Net Surplus cashflow stands at **Rs. 1,457 crores.**

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

Note: Data based on Carpet Area

### **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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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.