

Date: November 11, 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 - Second Quarter ended September 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 Unaudited Financial Results (Standalone and Consolidated) of the Company for the Second Quarter ended September 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

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

Mumbai, November 11, 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 Second Quarter (Q2 FY25) ended September 30th, 2024.

- **Proposed increase in fund raising limit to Rs. 1000 crores**
- **Impressive 43% YoY growth in PAT to Rs. 49 crores**

Commenting on the Company's performance, Mr. Chetan Shah, Chairman & Managing Director, Marathon NextGen Realty Limited, said, "We are pleased to report strong performance in Q2 FY25, marked by a stellar 43% YoY increase in PAT to ₹49 crores. This performance reflects robust demand and increased offtake across key projects like Monte South, Millenium, and Futurex. We have also witnessed significant increase in realization rates, driven by strategic pricing and high-quality project offerings.

Construction remains in full swing across projects, supporting timely delivery and enhancing customer satisfaction. In addition, we have dramatically reduced our finance costs and are on track with our debt reduction efforts, maintaining a low net debt-to-equity ratio that reinforces our strong financial position.

Looking ahead, we are optimistic about our upcoming launches in Monte South, Neo Park, Nexzone, and Neo Valley. Positioned in prime locations and designed with distinctive, appealing features, these projects are expected to sustain strong sales momentum and profitability over the coming years.

To support our growth ambitions and strengthen our portfolio, we have raised our fund-raising limit to ₹1000 crores. These funds will be allocated strategically toward new project acquisitions, further debt reduction, and working capital needs, providing a solid foundation for future expansion.

With a strong pipeline of projects and focus on quality, we remain committed to delivering exceptional value to our stakeholders."

Operational Highlights for Q2 FY25*

- Area sold stood at **55,694 sq. ft.**
- Booking value stood at **Rs. 128 crores**
- Collections stood at **Rs. 182 crores**

Consolidated Q2 FY25* Financial Performance

- Total Revenues stood at **Rs. 166 crores**
- EBITDA stood at **Rs. 72 crores**
- Profit before Tax (PBT) stood at **Rs. 49 crores**
- Profit After Tax (PAT) stood at **Rs. 49 crores**

Net Debt

- Net Debt reduced to **Rs. 685 crores** as on 30th September'24 compared to **Rs. 718 crores** as on 30th June'24
- Net Debt to equity declined to **0.62x** as on 30th September'24 compared to **0.68x** as on 30th June'24



Cash Flows

As on 30th September '24,

- Balance collections from sold units (completed + Ongoing) in all launched projects stood at **Rs. 734 crores.**
- Total Pending Estimated Project cost to be incurred stands at **Rs. 805 crores.**
- Total estimated revenue from unsold inventory stands at **Rs. 1,348 crores.**
- Net Surplus cashflow stands at **Rs. 1,277 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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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.