Regd. Address : Marathon Futurex, Mafatlal Mills Compound, N. M. Joshi Marg, Lower Parel (W), Mumbai - 400 013.

Date: August 8, 2026

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**

Subject: Press Release – Financial results for the first quarter ended June 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 first quarter ended June 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

Digitally signed by YOGESH ASHOK PATOLE
Date: 2026.08.08 13:13:29 +05'30'

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

Encl: as above

Mumbai, August 08, 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 first quarter ended June 30, 2026.

Revenue Rises to Multi-Quarter High of ₹217 Crore; PAT Remains Strong at ₹52 Crore

Commenting on the Company's performance, Mr. Chetan Shah, *Chairman & Managing Director, Marathon NextGen Realty Limited (MNRL),* *said, "We have commenced FY27 on a healthy note with another quarter of profitable growth, supported by disciplined execution across our portfolio. The quarter reflects the resilience of our business model, with strong profitability, healthy collections and steady operational progress, while maintaining our net debt-free balance sheet and financial flexibility.*

Execution continues to remain our foremost priority. During the quarter, we achieved full Occupancy Certificates for the Cedar and Daffodil towers at Nexzone, an important milestone that enables customer handovers and supports future collections. Construction activity across our key developments at Monte South, Bhandup and Nexzone continues to progress as planned, reflecting our consistent focus on timely delivery and operational excellence.

We also strengthened our long-term development pipeline by adding two redevelopment projects in Versova and Sewri, totaling to a GDV of Rs.900 crore. These additions reinforce our strategy of expanding through selective redevelopment opportunities in well-connected Mumbai micro-markets while maintaining a disciplined approach to capital allocation.

The Mumbai real estate market continues to demonstrate resilience, supported by sustained end-user demand, improving infrastructure and ongoing urban transformation across the MMR region. We believe these structural drivers, combined with our diversified portfolio across residential and commercial developments, position us well to capitalise on future opportunities.

Looking ahead, our priorities remain unchanged—timely execution of our existing projects, disciplined capital deployment, expansion of our redevelopment platform, building our PTC sales portfolio as an additional growth vertical, and continued focus on creating sustainable long-term value for our shareholders. With a strong balance sheet, an expanding project pipeline and a proven execution track record, we remain confident about Marathon's growth trajectory in the years ahead."

MARATHON

Quarterly Earnings Release | Q1 FY27

Operational Highlights

Metric	Q1 FY27	
	Existing Portfolio	Merged Portfolio
Area Sold	0.38 Lakh Sq.Ft.	0.46 Lakh Sq.Ft.
Booking value (registered)	₹86 Cr	₹108 Cr
Collections	₹118 Cr	₹146 Cr

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

Consolidated Financial Performance

Metric	Q1 FY27
Total Revenues	₹ 217crore
EBITDA	₹ 66 crore
Profit After Tax (PAT)	₹ 52 crore

Net Debt

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

MARATHON

Quarterly Earnings Release | Q1 FY27

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:

Marathon NextGen Realty Ltd Mr. Avinash Tanawade Investor Relations P: +91 22 6724 8484/ + 91 9870715789 Email: avinash.tanawade@marathonrealty.com	**Strategic Growth Advisors Pvt. Ltd.** Mr. Rahul Agarwal / Mr. Aseem Kohli Investor Relations Advisors: P: +91 9821438864 / +91 8708372029 Email: rahul.agarwal@sgapl.net / aseem.kohli@sgapl.net

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.