

**Date: May 27, 2026**

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.  
**Symbol: MARATHON**

**Sub: Outcome of Board Meeting held on Wednesday, May 27, 2026**

Dear Sir/Madam,

Pursuant to Regulation 30 and 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'), this is to inform you that the Board of Directors of the Company at its meeting held today i.e. Wednesday, May 27, 2026 have inter-alia considered and approved the following:

1. The Audited Financial Results (Standalone and Consolidated) of the Company for the fourth quarter and financial year ended March 31, 2026 along with the Statutory Auditor's Report. A copy of said Financial Results and Statutory Auditor's Report are enclosed herewith as "**Annexure-I**".

Further, pursuant to Regulation 33(3)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby confirm that the Statutory Auditors of the Company have issued the Audit Reports with an unmodified opinion on the aforesaid Audited Financial Results.

2. Recommended Final Dividend of 20% i.e. Re. 1.00 per equity share on the face value of Rs. 5/- each for the financial year ended March 31, 2026, subject to the approval of Shareholders at the forthcoming 49<sup>th</sup> Annual General Meeting of the Company.
3. Upon recommendation of Audit Committee, re-appointment of M/s. Manish Shukla & Associates, Cost Accountants, Mumbai as Cost Auditor of the Company for the financial year 2026-27. The brief profile of the Auditor is enclosed herewith as "**Annexure-II**".
4. Upon recommendation of Audit Committee, re-appointment of M/s. Moore Singhi Advisors LLP, as Internal Auditor of the Company for the financial year 2026-27. The brief profile of the Auditor is enclosed herewith as "**Annexure-III**".

The Board meeting commenced at 4.00 p.m. and concluded at 5.30 p.m.

This is for your information and record.

Yours Truly,  
**Marathon Nextgen Realty Limited**

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

**Independent Auditors' Report on Audit of the Annual Standalone Financial Results of Marathon Nextgen Realty Limited ("the Company") pursuant to the requirements of Regulations 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

**To  
The Board of Directors of  
Marathon Nextgen Realty Limited**

**Opinion**

We have audited the standalone financial results of **Marathon Nextgen Realty Limited** (the "Company") included in the accompanying Statement of Standalone Financial Results for the quarter and year ended March 31, 2026 (the "Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the statement:

- a. is presented in accordance with the requirements of the Listing Regulations in this regard; and
- b. gives a true and fair view in conformity with the recognition and measurement principles laid down in Indian Accounting Standards and other accounting principles generally accepted in India, of the net profit, other comprehensive income and other financial information of the Company for the year ended March 31, 2026.

**Basis for Opinion on the Audited Standalone Financial Results for the year ended March 31, 2026**

We conducted our audit in accordance with the Standards on Auditing ("SA"s) specified under Section 143(10) of the Companies Act, 2013 as amended ("the Act") Our responsibilities under those Standards are further described in the "Auditors' Responsibilities for the Audit of the Standalone Financial Results" section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

**Responsibilities of the Management and Board of Directors for the Statement**

This Statement which includes the Standalone Financial Results is the responsibility of the Company's Board of Directors and has been approved by them for issuance. The Standalone Financial Results for the year ended March 31, 2026 has been compiled from the related audited standalone financial statements. This responsibility includes the preparation and presentation of the Standalone Financial Results for the quarter and year ended March 31, 2026 that gives true and fair view of the net profit and other comprehensive income of the Company and other financial information in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulations 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate



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accounting policies; making judgments and estimates that are reasonable and prudent; and the design, Implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

**Auditor's Responsibilities for the Audit of the Standalone Financial Results for the year ended March 31, 2026**

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.



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Materiality is the magnitude of misstatements in the standalone financial results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial results may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial results.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

**Other Matter**

The Statements includes the results for the quarter ended March 31, 2026 being the balancing figure between the audited figures in respect of full financial year ended March 31, 2026 and the published year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

Our opinion on the Audit of the Standalone Financial Results for the year ended March 31, 2026 is not modified in respect of above matter.

For **Rajendra & Co.**  
Chartered Accountants  
Firm Registration No. 108355W

**Madhur Ratanghayra**

Partner

Membership Number: 173438

UDIN: 26173438SJOJXM8901

Place: Mumbai

Date: May 27, 2026



**MARATHON NEXTGEN REALTY LIMITED**  
Regd. Office : Marathon Futurex, N.M. Joshi Marg, Lower Parel (West), Mumbai 400 013.  
CIN - L65990MH1978PLC020080

**AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31st MARCH, 2026**  
(₹. in Lakhs - Except Equity share data)

Particulars	Quarter Ended			Year Ended	
	31 March 2026	31 December 2025	31 March 2025	31 March 2026	31 March 2025
	Audited	Un-Audited	Audited	Audited	Audited
1 Revenue from operations	6,821.27	2,194.08	7,370.22	17,678.00	24,194.22
2 Other income	4,591.97	2,263.53	3,725.89	16,067.45	8,182.04
3 Total Income (1+2)	11,413.24	4,457.61	11,096.11	33,745.45	32,376.26
4 Expenses:					
(a) Property development expenses	2,743.55	1,342.39	2,031.83	7,874.07	9,996.08
(b) Changes in inventories	382.86	(920.69)	2,657.48	(641.00)	1,801.76
(c) Employee benefits expense	350.37	360.78	326.40	1,475.22	1,224.98
(d) Finance costs	10.77	3.82	1,275.89	1,172.52	3,948.93
(e) Depreciation and Amortization	23.09	26.97	42.15	109.64	223.03
(f) Other expenses	561.14	364.68	479.37	2,091.37	1,854.84
Total expenses	4,071.78	1,177.95	6,813.12	12,081.82	19,049.62
5 Profit/(loss) before exceptional items and tax (3-4)	7,341.46	3,279.66	4,282.99	21,663.63	13,326.64
6 Exceptional Items [Refer Note 4]	-	77.93	-	77.93	-
7 Profit/(Loss) before tax (5-6)	7,341.46	3,201.73	4,282.99	21,585.70	13,326.64
8 Tax expense:					
(a) Current tax	(1,482.00)	(800.00)	(839.00)	(4,332.00)	(2,450.00)
(b) Deferred tax	(49.24)	(57.56)	47.11	(40.11)	(107.17)
(c) Excess/Short provision of earlier year	-	(57.50)	-	(57.50)	-
Total tax expense	(1,531.24)	(915.06)	(791.89)	(4,429.61)	(2,557.17)
9 Profit/(Loss) for the period (7-8)	5,810.22	2,286.67	3,491.10	17,156.09	10,769.47
10 Share of Profit/(loss) of Joint Ventures	118.18	500.53	606.63	1,797.72	2,806.53
11 Net Profit/(loss) for the period (9+10)	5,928.40	2,787.20	4,097.73	18,953.81	13,576.00
12 Other Comprehensive Income(OCI)					
(a) Items that will not be reclassified to profit or loss	12.35	(3.07)	(7.81)	1.21	(16.13)
(b) Income tax relating to items that will not be reclassified to profit or loss	(3.11)	0.77	1.97	(0.31)	4.06
Total Other Comprehensive Income	9.24	(2.30)	(5.84)	0.90	(12.07)
13 Total Comprehensive Income for the period (11+12)	5,937.64	2,784.90	4,091.89	18,954.71	13,563.93
14 Paid-up equity share capital	3,371.03	3,371.03	2,560.41	3,371.03	2,560.41
15 Other equity (Excluding Revaluation Reserve)				2,12,917.09	1,06,238.13
16 Earnings per equity share (Face value of ₹. 5/- each)					
Basic	8.79	4.13	8.00	29.91	26.51
Diluted	8.79	4.13	8.00	29.89	26.50



# Marathon Nextgen Realty Limited

Audited Standalone Statement of Assets and Liabilities as on 31st March 2026

(₹. in Lakhs)

Particulars	As at 31st March 2026	As at 31st March 2025
<b>ASSETS</b>		
<b>1 Non-current assets</b>		
(a) Property, Plant and Equipment	335.46	216.46
(b) Investment Properties	2,579.49	9,614.96
(c) Financial Assets		
(i) Investment in Joint Ventures	11,894.26	10,096.55
(ii) Investments	36,989.20	23,697.91
(iii) Loans	1,09,411.03	42,561.55
(iv) Other Financial Assets	71.48	1,938.11
(d) Deferred Tax Assets (Net)	75.77	116.20
(e) Income Tax Assets (Net)	1,085.44	998.60
(f) Other Non-current Assets	1,092.23	90.13
<b>Total Non - Current Assets</b>	<b>1,63,534.36</b>	<b>89,330.47</b>
<b>2 Current assets</b>		
(a) Inventories	20,003.31	19,362.31
(b) Financial Assets		
(i) Current Investment	26,991.30	-
(ii) Trade Receivables	2,528.41	3,509.66
(iii) Cash and Cash Equivalents	2,885.73	305.35
(iv) Other Balances with Banks	3,299.43	1,460.69
(v) Loans	2.92	24,320.06
(vi) Other Financial Assets	466.60	167.24
(c) Other Current Assets	1,031.79	1,202.15
<b>Total Current Assets</b>	<b>57,209.49</b>	<b>50,327.46</b>
<b>Total Assets (1+2)</b>	<b>2,20,743.85</b>	<b>1,39,657.93</b>
<b>EQUITY AND LIABILITIES</b>		
<b>1 EQUITY</b>		
(a) Equity Share Capital	3,371.03	2,560.41
(b) Other Equity	2,12,917.09	1,06,238.13
<b>Total Equity</b>	<b>2,16,288.12</b>	<b>1,08,798.54</b>
<b>LIABILITIES</b>		
<b>2 Non-current liabilities</b>		
(a) <b>Financial Liabilities</b>		
(i) Borrowings	95.66	16,985.24
(ii) Other Financial Liabilities	113.68	414.34
(b) Provisions	240.43	187.55
(c) Other Non Current Liabilities	-	33.37
<b>Total Non - Current Liabilities</b>	<b>449.77</b>	<b>17,620.50</b>
<b>3 Current liabilities</b>		
(a) <b>Financial Liabilities</b>		
(i) Borrowings	22.02	8,712.64
(ii) <u>Trade Payables</u>		
Total outstanding dues of micro and small enterprises	247.67	160.89
Total outstanding dues of other than micro and small enterprises	562.32	850.25
(iii) Other Financial Liabilities	711.53	757.36
(b) Provisions	1,262.56	1,989.38
(c) Current Tax Liabilities (Net)	0.12	503.07
(d) Other Current Liabilities	1,199.74	265.30
<b>Total Current Liabilities</b>	<b>4,005.96</b>	<b>13,238.89</b>
<b>Total Equity and Liabilities (1+2+3)</b>	<b>2,20,743.85</b>	<b>1,39,657.93</b>



Marathon Nextgen Realty Limited

Audited Standalone Cashflow Statement for the year ended 31st March 2026

(₹. in Lakhs)

Particulars	Year Ended 31st March 2026	Year Ended 31st March 2025
<b>A CASH FLOW FROM OPERATING ACTIVITIES</b>		
Net Profit before tax	23,383.42	16,133.17
<u>Adjustment for:</u>		
Depreciation/ Amortisation	109.64	241.94
Finance Cost	1,172.52	3,948.93
Interest Income	(5,537.84)	(2,435.94)
Fair value of investment through Profit and Loss Account	(122.50)	(86.30)
Share of (Profit)/loss of Joint Ventures	(1,797.71)	(2,806.53)
Share based payments to employees	42.51	53.87
Gain on Redemption of mutual fund (Net)	(1,601.31)	-
Gain on Sale of Investment properties	(8,662.60)	(5,515.75)
Net Gain on sale of Property, Plant & Equipments	(0.52)	0.17
<b>Operating profit before Working Capital changes</b>	<b>6,985.61</b>	<b>9,533.56</b>
<u>Adjustments for changes in Working capital</u>		
(Increase)/Decrease in Inventories	(641.00)	1,801.76
(Increase)/Decrease in Trade Receivables	981.25	(1,561.94)
(Increase)/Decrease in Other Financial Assets - Non current and current	1,567.27	(1,945.49)
Increase/(Decrease) in Other Non current and current Assets	(831.74)	(128.63)
Increase/(Decrease) in Trade Payables and other Payable	(201.15)	153.56
(Increase)/Decrease in Other Financial Liabilities - Non current and current	(346.49)	(201.21)
Increase/(Decrease) in Other Non current and current Liabilities	901.07	(3,548.22)
Increase/(Decrease) in Provisions - Non current and current	(672.73)	(1,170.10)
Increase/(Decrease) in other Bank Balances	(1,838.74)	1,154.12
<b>Cash generated from/ (used in) operations</b>	<b>5,903.35</b>	<b>4,087.41</b>
Income taxes (paid) (Net)	(4,978.06)	(2,664.03)
<b>Net Cash from/ (used in) operating activities</b>	<b>925.29</b>	<b>1,423.38</b>
<b>B CASH FLOW FROM INVESTING ACTIVITIES</b>		
Proceeds from / (Acquisition of) Property, Plant & Equipment (Net)	(151.64)	(55.97)
Proceeds from sale / liquidation of investment property	15,621.59	10,375.36
Investment in Mutual Fund, Debentures and Bond (Net)	(26,485.34)	-
Gain on sale of the Mutual Fund, Debentures & Bond	1,095.35	-
Interest Income	5,537.84	2,435.94
Loan and advances given (Net)	(50,032.34)	1,006.97
Investment in Subsidiaries	(5,670.00)	(0.05)
<b>Net Cash from/(used in) investing activities</b>	<b>(60,084.54)</b>	<b>13,762.25</b>
<b>C CASH FLOW FROM FINANCING ACTIVITIES</b>		
Proceed of Long term and short term borrowings	-	22,378.05
(Repayment) of Long term and short term borrowings	(25,580.20)	(33,012.58)
Finance cost	(1,172.52)	(3,948.93)
Dividend Paid	(674.21)	(519.48)
Proceed on issue of share on exercise of option (ESOP's)/share warrant	-	7.37
Proceed on issue of share under QIP (Net off of issue expenses)	89,166.56	-
<b>Net Cash from/(used in) financing activities</b>	<b>61,739.63</b>	<b>(15,095.57)</b>
<b>Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)</b>	<b>2,580.38</b>	<b>90.07</b>
Cash and Cash Equivalents (Opening balance)	305.35	215.29
Cash and Cash Equivalents (Closing balance)	2,885.73	305.35
<b>NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>2,580.38</b>	<b>90.07</b>

Reconciliation of cash and cash equivalents with the balance sheet

Particular	Year Ended 31st March 2026	Year Ended 31st March 2025
Cash and cash equivalents	2.53	3.98
Balances with banks		
- In current accounts	2,883.20	301.37
<b>Total</b>	<b>2,885.73</b>	<b>305.35</b>



**Notes**

1	The Audited Standalone Financial Results for the quarter and year ended 31st March, 2026 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 27th May, 2026. The Statutory Auditors have expressed an unmodified audit opinion. The Standalone Financial Results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
2	Company is operating in a single segment i.e. business of real estate. Hence, disclosure of segment wise information is not required as per IndAS 108 "Operating Segments".
3	The Board of Directors of the Company at its meeting held on 31st March, 2025 approved the Composite Scheme of Amalgamation and Arrangement amongst Matrix Water Management Private Limited, Sanvo Resorts Private Limited, Marathon Realty Private Limited, Matrix Enclaves Projects Developments Private Limited, Matrix Land Hub Private Limited, Marathon Nextgen Realty Limited, Marathon Energy Private Limited and their respective shareholders and creditors under Sections 230 to 232 and other applicable sections and provisions of the Companies Act, 2013 ("Scheme"). During the quarter, the Company has received the "No objection certificates" from the stock exchanges i.e. BSE & NSE and since has Submitted the said scheme with the Hon'ble National Company Law Tribunal ("NCLT"). Accordingly, the said Scheme of Amalgamation, with an Appointed Date of January 1, 2025 is subject to the requisite approvals and sanction of the NCLT and subject to the approval of shareholders and/or creditors of the Company, Central Government, or such other competent authorities as may be directed by the NCLT.
4	The Government of India has Notified on May 8, 2026 Central Rules for implementation of Four Labour codes viz the Code on Wages, 2019, the Code on Social Security, 2020, the Industrial Relations Code, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as the "Codes"). The exceptional item in the financial results of the Company for the quarter ended December 31, 2025 and year ended March 31, 2026 amounting to ₹. 77.93 Lakhs represents a one-time increase in the provision for employee benefits as assessed and recognized by the Company based on the actuarial valuation report. As the Central Rules have been notified after the close of the financial year, the Company is in the process of making an assessment of any further impact on the financial statements. The impact if any, will be given effect to in the financial year ending 31st March, 2027
5	Out of total proceeds of Qualified Institutional Placement (QIP) ₹. 89,999.93 Lakhs, an amount of ₹.64026.82 Lakhs has been utilized for the object of the QIP (including Issue related expenses) upto 31st March, 2026 as per object of QIP in Placement Documents filed with Securities and Exchange Board of India (SEBI) on 30th June 2025 and balance proceeds of ₹ 25,806.71 Lakhs are invested in the Mutual Funds, Debentures and Bond and ₹. 166.40 Lakhs are lying in the bank account.
6	In terms of a shareholder agreement dated 10th September, 2015 entered between Marathon Realty Private Limited ("MRPL") and the Company, during the quarter and year ended 31st March, 2026 the Company has recognized revenue aggregating to ₹. 3,973.54 Lakhs and ₹.6,156.88 Lakhs respectively from the sale of the identified area in the commercial project Future X out of which an amount of ₹. 1,728.49 Lakhs and ₹. 2,678.24 Lakhs respectively representing 43.50% has been shared with MRPL and shown as property development expenses in the Financial Statement.
7	During the quarter, as approved by the Board, the Company has invested an aggregate amount of Rs.810.00 Lakhs to acquire controlling stake in Sunsets Spaces Private Limited and Rs. 4,860.00 Lakhs to acquire controlling stake, through its wholly owned subsidiary Company Nexzone IT Infrastructure Private Limited, in DVK Developers Private Limited, Shree S S Developers Private Limited, and M/s Shree Swami Samarth Builders
8	During the quarter, Loan given to Nexzone Fiscal Services Private Limited got converted into 0% optionally Convertible Debenture aggregating to Rs 7,500 Lakhs.
9	The Board of Directors of the Company has recommended a dividend @ 20% i.e. ₹.1/- per Equity share of ₹. 5/- each, subject to the approval by the Shareholders of the Company in ensuing Annual General Meeting.
10	Figures for the previous period are reclassified/re-arranged/re-grouped, wherever necessary.

For MARATHON NEXTGEN REALTY LIMITED



*Chetan R Shah*

Chetan R Shah (DIN- 00135296)  
CHAIRMAN AND MANAGING DIRECTOR

Place : Mumbai  
Date : 27th May 2026



**RAJENDRA & CO.**  
**CHARTERED ACCOUNTANTS**

1311 Dalamal Tower 211 Nariman Point Mumbai 400021 Tel : 6630 6735 E-mail : contact@rajendraco.com

**Independent Auditors' Report on Audit of the Annual Consolidated Financial Results of Marathon Nextgen Realty Limited ("the Holding Company") Pursuant to the Regulations 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

**To**  
**The Board of Directors of**  
**Marathon Nextgen Realty Limited**

**Opinion**

We have audited the Consolidated Financial Results for the year ended March 31, 2026 included in the accompanying Statement of Consolidated Financial Results for the Quarter and Year ended March 31, 2026 of **Marathon Nextgen Realty Limited** ("the Holding Company) and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its share of the net profit after tax and other comprehensive income of joint ventures for the quarter and year ended March 31, 2026 ("Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us and based on consideration of reports of the other auditors on separate financial statements of the subsidiaries and joint ventures, the statement:

- a) includes the financial results of the following entities:

Sr No.	Name of entity	Relationship
1	Marathon Nextgen Realty Limited	Holding Company
2	Terrapolis Assets Private Limited	Wholly owned subsidiary
3	Marathon Nexzone Land Private Limited	Wholly owned subsidiary
4	Marathon Energy Private limited	Wholly owned subsidiary
5	Kanchi Rehab Private Limited	Wholly owned subsidiary
6	Nexzone IT Infrastructure Private Limited	Wholly owned subsidiary
7	Nexzone Water Management Private Limited	Wholly owned subsidiary
8	Sanvo Resorts Private Limited	Subsidiary
9	Nexzone Fiscal Services Private Limited	Subsidiary
10	Sunset Spaces Private Limited	Subsidiary#
11	DVK Developers Private Limited	Stepdown Subsidiary*
12	Shree S S Developers Private Limited	Stepdown Subsidiary*
13	Shree Swami Samarth Builders	Stepdown Subsidiary*
14	Columbia Chrome (India) Private Limited	Joint Venture
15	Swayam Realtors & Traders LLP	Joint Venture

#acquired during the year

\*acquired during the year through a wholly owned subsidiary

- b) is presented in accordance with the requirements of the Listing Regulations in this regard;  
and



**RAJENDRA & CO.**  
**CHARTERED ACCOUNTANTS**

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- c) gives a true and fair view in conformity with the recognition and measurement principles laid down in Indian Accounting Standard and other accounting principles generally accepted in India, of the Consolidated net Profit, other comprehensive income and other financial information of the Group for the year ended March 31, 2026.

**Basis for Opinion on the Audited Consolidated Financial Results for the year ended March 31, 2026**

We conducted our audit in accordance with the Standards on Auditing ("SA"s) specified under Section 143(10) of the Companies Act, 2013 as amended ("the Act") Our responsibilities under those Standards are further described in the "Auditors' Responsibilities for the Audit of the Consolidated Financial Results" section of our report. We are independent of the Group in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and the audit evidence obtained by the other auditors in terms of their reports referred to in Other Matters section below, is sufficient and appropriate to provide a basis for our opinion.

**Management's Responsibilities for the Consolidated Financial Results**

The Statement which includes the Consolidated Financial Results is the responsibility of the Holding Company's Board of Directors and has been approved by them for issuance. The Consolidated Financial Results for the year ended March 31, 2026 has been compiled from the related audited consolidated financial statements. This responsibility includes the preparation and presentation of the Consolidated Financial Results for the quarter and year ended March 31, 2026 that gives true and fair view of the net profit, other comprehensive income and other financial information of the Group including its joint ventures in accordance with the recognition and measurement principles laid down in the Indian accounting standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Listing Regulations.

The respective Board of Directors of the Companies and similar approving authority of joint ventures included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, Implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the companies and similar approving authority of joint ventures included in the Group are responsible for assessing the ability of the respective entities to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the Companies and similar approving authority of joint ventures included in the Group are also responsible for overseeing the financial reporting process of the Group and its joint ventures.



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**Auditor's Responsibilities for the Audit of the Consolidated Financial Results for the year ended March 31, 2026**

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Evaluate the appropriateness and reasonableness of disclosures made by the Board of Directors in terms of the requirements specified under Regulation 33 of the LODR Regulations.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern and its joint ventures.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results/ financial information of the entities within the Group and its joint ventures to express an opinion on the statement. We are responsible for the direction, supervision and performance of the audit of the financial information of such entities which are included in the Statement of which we are the independent auditors. For other entities included in the Statement, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.



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Materiality is the magnitude of misstatements in the Annual Consolidated Financial Results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Annual Consolidated Financial Results may be influenced. We consider quantitative materiality and qualitative factors (i) in planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Annual Consolidated Financial Results.

We communicate with those charged with governance of the Holding Company and such other entity included in the consolidated annual financial results of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

We also performed procedures in accordance with the Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 issued by the Securities Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

**Other Matters**

The accompanying Statement includes the audited financial statements and other financial information in respect of:

- (a) Eleven subsidiaries whose audited financial results/information reflects Total Assets of Rs. 70,144.31 Lakhs as at March 31, 2026, Total Revenues of Rs. 1,096.30 Lakhs and Rs. 9,966.56 lakhs, total net profit after tax of Rs. 183.19 Lakhs and Rs. 0.82 Lakhs and total other comprehensive loss of Rs. 19.92 Lakhs and Rs. 20.49 Lakhs for the quarter and Year ended 31st March 2026 respectively and net cash inflow Rs 3,156.09 Lakhs as considered in the Statement which have been audited by their respective statutory auditors.

The independent auditors report on the financial statement of the entities referred above have been furnished to us by the Management and our opinion on the Consolidated Financial Statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries is based solely on the report of the other auditors and the procedures performed by us as stated in paragraph above.

- (b) Two Joint Ventures whose financial statements Group's share of net profit (including other comprehensive income) of Rs. 118.18 lakhs and Rs. 1,797.72 Lakhs for the quarter and Year ended 31st March 2026 respectively, as considered in the Statement whose financial statements have not been audited.

Our opinion on the Consolidated Financial Statements, in so far as it relates to the amounts and disclosures included in respect of these joint venture entities referred above are based on management certified financial statements furnished to us by the Management.



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- (c) The Statements includes the results for the quarter ended March 31, 2026 being the balancing figure between the audited figures in respect of full financial year ended March 31, 2026 and the published year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

Our opinion on the Audit of the Consolidated Financial Results for the year ended March 31, 2026 is not modified in respect of above matters.

For **Rajendra & Co.**  
Chartered Accountants  
Firm Registration No. 108355W



**Madhur Ratanghaya**  
Partner  
Membership Number: 173438  
UDIN: 26173438AWLXUZ8139  
Date: May 27, 2026  
Place: Mumbai



MARATHON NEXTGEN REALTY LIMITED

Regd. Office : Marathon Futurex, N.M. Joshi Marg, Lower Parel (West), Mumbai 400 013.  
CIN - L65990MH1978PLC020080

AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31ST MARCH 2026

( ₹. in Lakhs - Except Earning Per Share)

Particulars	Quarter Ended			Year Ended	
	31 March 2026	31 December 2025	31 March 2025	31 March 2026	31 March 2025
	Audited	Un-Audited	Audited	Audited	Audited
1 Revenue from operations	11,354.63	12,490.25	14,858.27	49,611.56	58,013.53
2 Other income	3,826.06	1,588.79	3,944.17	14,246.49	9,626.84
3 <b>Total Income (1+2)</b>	<b>15,180.69</b>	<b>14,079.04</b>	<b>18,802.44</b>	<b>63,858.05</b>	<b>67,640.37</b>
4 <b>Expenses:</b>					
(a) Property development expenses	9,350.99	4,262.20	13,122.91	31,416.36	39,084.14
(b) Changes in inventories	(1,985.52)	4,356.89	(3,887.41)	(16.85)	(3,432.24)
(c) Employee benefits expense	424.16	628.38	465.21	2,301.67	1,783.43
(d) Finance costs	26.07	9.15	1,819.25	1,275.90	5,876.91
(e) Depreciation and Amortization	35.87	39.29	52.94	161.27	265.78
(f) Other expenses	1,076.81	738.15	1,029.68	3,801.47	3,273.56
Total expenses	<b>8,928.38</b>	<b>10,034.06</b>	<b>12,602.58</b>	<b>38,939.82</b>	<b>46,851.58</b>
5 <b>Profit/(loss) before exceptional items and tax (3-4)</b>	<b>6,252.31</b>	<b>4,044.98</b>	<b>6,199.86</b>	<b>24,918.23</b>	<b>20,788.79</b>
6 Exceptional Items (Refer Note 4)	-	226.87	-	226.87	-
7 <b>Profit/(Loss) before tax (5-6)</b>	<b>6,252.31</b>	<b>3,818.11</b>	<b>6,199.86</b>	<b>24,691.36</b>	<b>20,788.79</b>
8 <b>Tax expense:</b>					
(a) Current tax	(1,659.80)	(1,143.70)	(1,456.00)	(5,699.90)	(4,470.00)
(b) Deferred tax	(158.44)	203.76	78.62	(47.32)	(31.88)
(c) Excess/Short provision of earlier year	-	(106.03)	(6.36)	(106.03)	(40.31)
Total tax expense	<b>(1,818.24)</b>	<b>(1,045.97)</b>	<b>(1,383.74)</b>	<b>(5,853.25)</b>	<b>(4,542.19)</b>
9 <b>Profit/(Loss) for the period (7-8)</b>	<b>4,434.07</b>	<b>2,772.14</b>	<b>4,816.12</b>	<b>18,838.11</b>	<b>16,246.60</b>
10 Share of Profit/(loss) of Joint Ventures	118.18	500.53	606.63	1,797.72	2,806.53
11 <b>Net Profit/(loss) for the period (9+10)</b>	<b>4,552.25</b>	<b>3,272.67</b>	<b>5,422.75</b>	<b>20,635.83</b>	<b>19,053.13</b>
12 <b>Other Comprehensive Income(OCI)</b>					
(a) Items that will not be reclassified to profit or loss	(1.36)	(51.58)	(7.52)	(62.71)	(19.55)
(b) Income tax relating to items that will not be reclassified to profit or loss	0.44	12.98	1.60	15.74	4.63
Total Other Comprehensive Income	<b>(0.92)</b>	<b>(38.60)</b>	<b>(5.92)</b>	<b>(46.97)</b>	<b>(14.92)</b>
13 <b>Total Comprehensive Income for the period (11+12)</b>	<b>4,551.33</b>	<b>3,234.07</b>	<b>5,416.83</b>	<b>20,588.86</b>	<b>19,038.21</b>
14 <b>Profit for the year attributable to:</b>					
(i) Owners of the Company	4,470.06	3,232.52	5,329.59	20,295.63	18,655.02
(ii) Non-controlling interest	82.19	40.16	93.16	340.20	398.11
	<b>4,552.25</b>	<b>3,272.68</b>	<b>5,422.75</b>	<b>20,635.83</b>	<b>19,053.13</b>



Particulars	Quarter Ended			Year Ended	
	31 March 2026	31 December 2025	31 March 2025	31 March 2026	31 March 2025
	Audited	Un-Audited	Audited	Audited	Audited
<b>15 Other Comprehensive Income for the year attributable to:</b>					
(i) Owners of the Company	(1.80)	(35.34)	(6.02)	(44.51)	(14.77)
(ii) Non-controlling interest	0.88	(3.26)	0.10	(2.46)	(0.15)
	<b>(0.92)</b>	<b>(38.60)</b>	<b>(5.92)</b>	<b>(46.97)</b>	<b>(14.92)</b>
<b>16 Total Comprehensive Income for the year attributable to:</b>					
(i) Owners of the Company	4,468.26	3,197.18	5,323.57	20,251.12	18,640.25
(ii) Non-controlling interest	83.07	36.90	93.26	337.74	397.96
	<b>4,551.33</b>	<b>3,234.08</b>	<b>5,416.83</b>	<b>20,588.86</b>	<b>19,038.21</b>
	<b>3,371.03</b>	<b>3,371.03</b>	<b>2,560.41</b>	<b>3,371.03</b>	<b>2,560.41</b>
<b>17 Paid-up equity share capital</b>				2,24,112.52	1,16,137.15
<b>18 Other equity</b>					
<b>19 Earnings per equity share (Face value of ₹. 5/- each)</b>					
Basic	6.75	4.85	10.59	32.56	37.21
Diluted	6.75	4.85	10.58	30.59	37.19

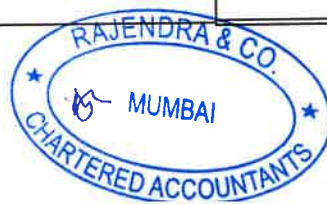


**Marathon Nextgen Realty Limited**

**Audited Consolidated Statement of Assets and Liabilities as on 31st March 2026**

(₹ in Lakhs)

Particulars	As on 31st March 2026	As on 31st March 2025
<b>ASSETS</b>		
<b>1 Non-current assets</b>		
(a) Property, Plant and Equipment	1,415.90	1,158.84
(b) Goodwill on consolidation	13,172.08	12,820.46
(c) Investment Property	2,730.46	9,765.93
(d) Financial Assets		
(i) Investment in Joint Ventures	11,889.05	10,091.34
(ii) Investments	1,005.55	869.70
(iii) Loans	79,015.98	61,885.82
(iv) Other Financial Assets	499.36	2,467.03
(e) Deferred Tax Assets (Net)	237.42	249.84
(f) Income Tax Assets (Net)	1,334.48	999.21
(g) Other Non-current Assets	1,122.49	146.64
<b>Total Non - Current Assets</b>	<b>1,12,422.77</b>	<b>1,00,454.81</b>
<b>2 Current assets</b>		
(a) Inventories	83,710.18	65,547.49
(b) Financial Assets		
(i) Current Investment	26,991.30	-
(ii) Trade Receivables	5,724.57	10,477.88
(iii) Cash and Cash Equivalents	8,329.44	1,814.14
(iv) Other Balances with Banks	5,141.16	7,345.14
(v) Loans	27,864.08	19,780.92
(vi) Other Financial Assets	1,337.11	338.06
(c) Other Current Assets	4,442.17	4,941.51
<b>Total Current Assets</b>	<b>1,63,540.01</b>	<b>1,10,245.14</b>
<b>Total Assets (1+2)</b>	<b>2,75,962.78</b>	<b>2,10,699.95</b>
<b>EQUITY AND LIABILITIES</b>		
<b>1 EQUITY</b>		
(a) Equity Share Capital	3,371.03	2,560.41
(b) Other Equity	2,24,112.52	1,16,137.15
(c) Non Controlling Interest	5,490.51	1,565.08
<b>Total Equity</b>	<b>2,32,974.06</b>	<b>1,20,262.64</b>
<b>LIABILITIES</b>		
<b>2 Non-current liabilities</b>		
(a) <b>Financial Liabilities</b>		
(i) Borrowings	8,574.26	37,791.25
(ii) Other Financial Liabilities	113.68	417.84
(b) Provisions	658.38	324.03
(c) Other Current Liabilities	-	33.37
(d) Deferred Tax Liabilities (Net)	32.83	29.25
<b>Total Non - Current Liabilities</b>	<b>9,379.15</b>	<b>38,595.74</b>
<b>3 Current liabilities</b>		
(a) <b>Financial Liabilities</b>		
(i) Borrowings	1,364.23	18,235.07
(ii) <b>Trade Payables</b>		
Due to Micro, Small and Medium Enterprises	652.20	1,529.86
Due to other than Micro, Small and Medium Enterprises	4,811.76	3,927.56
(iii) Other Financial Liabilities	4,438.72	4,025.72
(b) Provisions	4,447.84	6,862.05
(c) Current Tax Liabilities (Net)	322.66	1,123.28
(d) Other Current Liabilities	17,572.16	16,138.03
<b>Total Current Liabilities</b>	<b>33,609.57</b>	<b>51,841.57</b>
<b>Total Equity and Liabilities (1+2+3)</b>	<b>2,75,962.78</b>	<b>2,10,699.95</b>



Marathon Nextgen Realty Limited

Audited Consolidated Cash Flow Statement for the year ended 31st March, 2026

(₹ in Lakhs)

Particulars	For the year ended 31st March 2026	For the year ended 31st March 2025
<b>A CASH FLOW FROM OPERATING ACTIVITIES</b>		
Net Profit before tax:	24,691.36	20,788.79
<u>Adjustment for:</u>		
Depreciation/ Amortisation	161.27	364.39
Finance Cost	1,275.90	5,876.91
Interest Income	(2,885.27)	(3,954.05)
Profit / (loss) on sale of Properties, Plants & Equipment's	(4.91)	5.38
Fair value of investment through Profit and Loss Account	(198.56)	(93.15)
Employee Stock Option Compensation	42.51	53.87
Profit on sale of Investment properties	(8,662.60)	(5,515.75)
Gain on Redemption of mutual fund (Net)	(1,601.31)	-
<b>Operating profit before Working Capital changes</b>	<b>12,818.40</b>	<b>17,526.39</b>
<u>Adjustments for changes in Working capital</u>		
(Increase)/Decrease in Inventories	(18,162.69)	(3,507.80)
(Increase)/Decrease in Trade Receivables	4,753.31	(91.65)
(Increase)/Decrease in Other Financial Assets - Non current and current	968.62	312.26
Increase/(Decrease) in Other Non current and current Assets	(476.51)	422.51
Increase/(Decrease) in Trade Payables and other Payable	6.54	494.52
(Increase)/Decrease in Other Financial Liabilities - Non current and current	108.84	(336.69)
Increase/(Decrease) in Other Non current and current Liabilities	1,400.76	(8,293.28)
Increase/(Decrease) in Provisions - Non current and current	(2,079.86)	(5,334.49)
Increase/(Decrease) in other Bank Balances	2,203.98	910.34
<b>Cash generated from/ (used in) operations</b>	<b>1,541.39</b>	<b>2,102.11</b>
Income taxes (paid) (Net)	(6,957.40)	(4,633.50)
<b>Net Cash from / (used in) operating activities</b>	<b>(5,416.01)</b>	<b>(2,531.39)</b>
<b>B CASH FLOW FROM INVESTING ACTIVITIES</b>		
Proceeds from / (Acquisition of) sale of property, plant & equipment	(336.94)	(333.93)
Investment in Mutual Fund, Debentures & Bond (Net) and other investment	(26,485.34)	-
Gain on Redemption of Mutual Fund, Debentures & Bond (Net)	1,095.35	-
Proceed from Sale of Immovable Property	15,621.59	10,375.36
Interest Income	2,885.27	3,954.05
Loan and advances given (Net)	(25,213.32)	15,794.61
Movement in Non Controlling Interest (NCI)	3,236.07	(24.10)
<b>Net Cash from/(used in) investing activities</b>	<b>(29,197.33)</b>	<b>29,765.99</b>
<b>C CASH FLOW FROM FINANCING ACTIVITIES</b>		
Proceed from Long term and short term borrowings	882.89	22,378.05
Repayment from Long term and short term borrowings	(46,970.70)	(42,444.58)
Finance cost	(1,275.90)	(5,876.91)
Proceed on issue of share on exercise of option (ESOP)	-	7.38
Proceed on issue of share under QIP (Net off of issue expenses)	89,166.56	-
Dividend Paid	(674.21)	(519.48)
<b>Net Cash from/(used in) financing activities</b>	<b>41,128.65</b>	<b>(26,455.54)</b>
<b>Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)</b>	<b>6,515.31</b>	<b>779.06</b>
Cash and Cash Equivalents (Opening balance)	1,814.14	1,035.08
Cash and Cash Equivalents (Closing balance)	8,329.44	1,814.14
<b>NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>6,515.31</b>	<b>779.06</b>

Reconciliation of cash and cash equivalents with the balance sheet

Particular	For the year ended 31st March 2026	For the year ended 31st March 2025
Cash and cash equivalents	42.49	8.02
<u>Balances with banks</u>		
- In current accounts	6,669.83	1,781.11
-Fixed Deposits having maturity of three months	1,617.12	25.01
	<b>8,329.44</b>	<b>1,814.14</b>



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**Notes**

1	The Audited Consolidated Financial Results for the quarter and year ended 31st March, 2026 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 27th May, 2026. The Statutory Auditors have expressed an unmodified audit opinion. The Consolidated Financial Results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
2	The Group is operating in a single segment i.e. business of real estate. Hence, disclosure of segment wise information is not required as per IndAS 108 "Operating Segments".
3	The Board of Directors of the Company at its meeting held on 31st March, 2025 approved the Composite Scheme of Amalgamation and Arrangement amongst Matrix Water Management Private Limited, Sanvo Resorts Private Limited, Marathon Realty Private Limited, Matrix Enclaves Projects Developments Private Limited, Matrix Land Hub Private Limited, Marathon Nextgen Realty Limited, Marathon Energy Private Limited and their respective shareholders and creditors under Sections 230 to 232 and other applicable sections and provisions of the Companies Act, 2013 ("Scheme"). During the quarter, the Company has received the "No objection certificates" from the stock exchanges i.e. BSE & NSE and since has Submitted the said scheme with the Hon'ble National Company Law Tribunal ("NCLT"). Accordingly, the said Scheme of Amalgamation, with an Appointed Date of January 1, 2025 is subject to the requisite approvals and sanction of the NCLT and subject to the approval of shareholders and/or creditors of the Company, Central Government, or such other competent authorities as may be directed by the NCLT.
4	The Government of India has Notified on May 8, 2026 Central Rules for implementation of Four Labour codes viz the Code on Wages, 2019, the Code on Social Security, 2020, the Industrial Relations Code, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as the "Codes").  The exceptional item in the financial results of the Company for the quarter ended December 31, 2025 and year ended March 31, 2026 amounting to ₹. 226.87 Lakhs represents a one-time increase in the provision for employee benefits as assessed and recognized by the Company based on the actuarial valuation report. As the Central Rules have been notified after the close of the financial year, the Company is in the process of making an assessment of any further impact on the financial statements. The impact if any, will be given effect to in the financial year ending 31st March, 2027.
5	In terms of a shareholder agreement dated 10th September, 2015 entered between Marathon Realty Private Limited ("MRPL") and the Company, during the quarter and year ended 31st March, 2026 the Company has recognized revenue aggregating to ₹. 3,973.54 Lakhs and ₹.6,156.88 Lakhs respectively from the sale of the identified area in the commercial project Future X out of which an amount of ₹. 1,728.49 Lakhs and ₹. 2,678.24 Lakhs respectively representing 43.50% has been shared with MRPL and shown as property development expenses in the Financial Statement.
6	Out of total proceeds of Qualified Institutional Placement (QIP) ₹. 89,999.93 Lakhs, an amount of ₹.64026.82 Lakhs has been utilized for the object of the QIP (including Issue related expenses) upto 31st March, 2026 as per object of QIP in Placement Documents filed with Securities and Exchange Board of India (SEBI) on 30th June 2025 and balance proceeds of ₹ 25,806.71 Lakhs are invested in the Mutual Funds, Debentures and Bond and ₹. 166.40 Lakhs are lying in the bank account.
7	The Board of Directors of the Company has recommended a dividend @ 20% i.e. ₹.1/- per Equity share of ₹. 5/- each, subject to the approval by the Shareholders of the Company in ensuing Annual General Meeting.
8	Figures for the previous period are reclassified/re-arranged/re-grouped, wherever necessary.

Place : Mumbai  
Date : 27th May 2026



For MARATHON NEXTGEN REALTY LIMITED

*Shantanu R. Shah*

CHAIRMAN AND MANAGING DIRECTOR



**Detail with respect to re-appointment of Cost Auditor**

Sr. No	Details of events that needs to be provided	Information of such events
1	Reason for change viz. re-appointment	Re-appointment of M/s. Manish Shukla & Associates, Cost Accountant
2	Date of re-appointment	The Board at its meeting held on May 27, 2026, re-appointed M/s. Manish Shukla & Associates, as Cost Auditors for the Financial Year 2026-27.
3	Brief profile	CMA Manish B Shukla, of M/s. Manish Shukla & Associates (Cost Accountants) is a commerce post-graduate and has over 3 decades of work experience in the field of costing and management advisory. He has gain experience in manufacturing industries (like pharmaceuticals, chemical, paints, cement, textile, steel, agro-chemicals, automotives, sugar, etc.) and services (like electricity generation & transmission, real estate construction, office infrastructure support, etc.).
4	Disclosure of relationships between directors (in case of appointment of a director)	Not Applicable

**"Annexure-III"****Detail with respect to re-appointment of Internal Auditor**

<b>Sr. No</b>	<b>Details of events that needs to be provided</b>	<b>Information of such events</b>
1	Reason for change viz. re-appointment	Re-appointment of Moore Singhi Advisors LLP, as Internal Auditor
2	Date of re-appointment	The Board at its meeting held on May 27, 2026, re-appointed Moore Singhi Advisors LLP, as Internal Auditors for the Financial Year 2026-27.
3	Brief profile	Moore Singhi is a worldwide accountancy and consulting network of 234 independent firms. Moore Global is a global professional services organization with over eight decades, the Group has been consistently providing high quality services in the fields of Assurance, Tax, Risk Advisory, ESG, Forensic Services, Shared Services and Outsourcing, Technology Consulting, Management Consulting, Corporate Finance, Cross Border Advisory and Valuation and Due Diligence.
4	Disclosure of relationships between directors (in case of appointment of a director)	Not Applicable