

Date: November 18, 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: Investor Presentation - Second Quarter and half year ended September 30, 2024.

Dear Sir/Madam,

Pursuant to Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements), Regulations 2015, we are enclosing herewith a copy of Investor presentation on the Unaudited Financial Results (Standalone and Consolidated) of the Company for the second quarter and half year ended September 30, 2024.

The copy of Investor Presentation shall be uploaded on the Company's website viz;
<https://www.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: 2024.11.18
16:57:19 +05'30'

Yogesh Patole

Company Secretary and Compliance Officer

Membership No.: A48777

Encl: as above



REDEFINING REAL ESTATE

Marathon Nextgen Realty Limited

INVESTOR UPDATE
FOR THE QUARTER ENDED
30TH SEPTEMBER 2024

DISCLAIMER

Please note the following clarifications regarding the information presented:

Area Calculations

In previous presentations, areas were reported based on sale area, and realizations were also calculated on this basis. Going forward, we will transition to using the carpet area for all measurements and realizations. Each project, sub-project, or apartment has its own conversion factor from sale area to carpet area, accounting for balconies, flower beds, terraces, enclosed balconies, and other areas. It is challenging to apply a singular factor to an entire tower.

Forward-Looking Statement

This presentation may include forward-looking statements that are subject to risks and uncertainties. Actual results may differ significantly from those projected or implied in these statements.



Established
in 1969

PORTFOLIO INCLUDES :

- ▶ Commercial
- ▶ Luxury residential
- ▶ Townships
- ▶ Affordable housing and retail

PROJECTS ONGOING AT :

- ▶ Panvel
- ▶ Byculla
- ▶ Lower Parel
- ▶ Bhandup
- ▶ Mulund





GROWTH CONTEXT

India's Economic Surge

Real Estate Boom

Mumbai Shining

INDIA'S ECONOMIC SURGE

India is on a transformative journey, with its economy projected to reach \$10 trillion by 2030/32. India has witnessed a consistent annual GDP growth rate of around 6-7%.

Urbanization : Over 40% of India's population will live in urban areas by 2030, driving demand for housing, commercial spaces, and infrastructure.

Source: India's Economic Growth Outlook, IMF World Economic Outlook, April 2023.

Infrastructure Development : Massive government investment in infrastructure, including highways, airports, and metro rail, is creating new growth corridors.

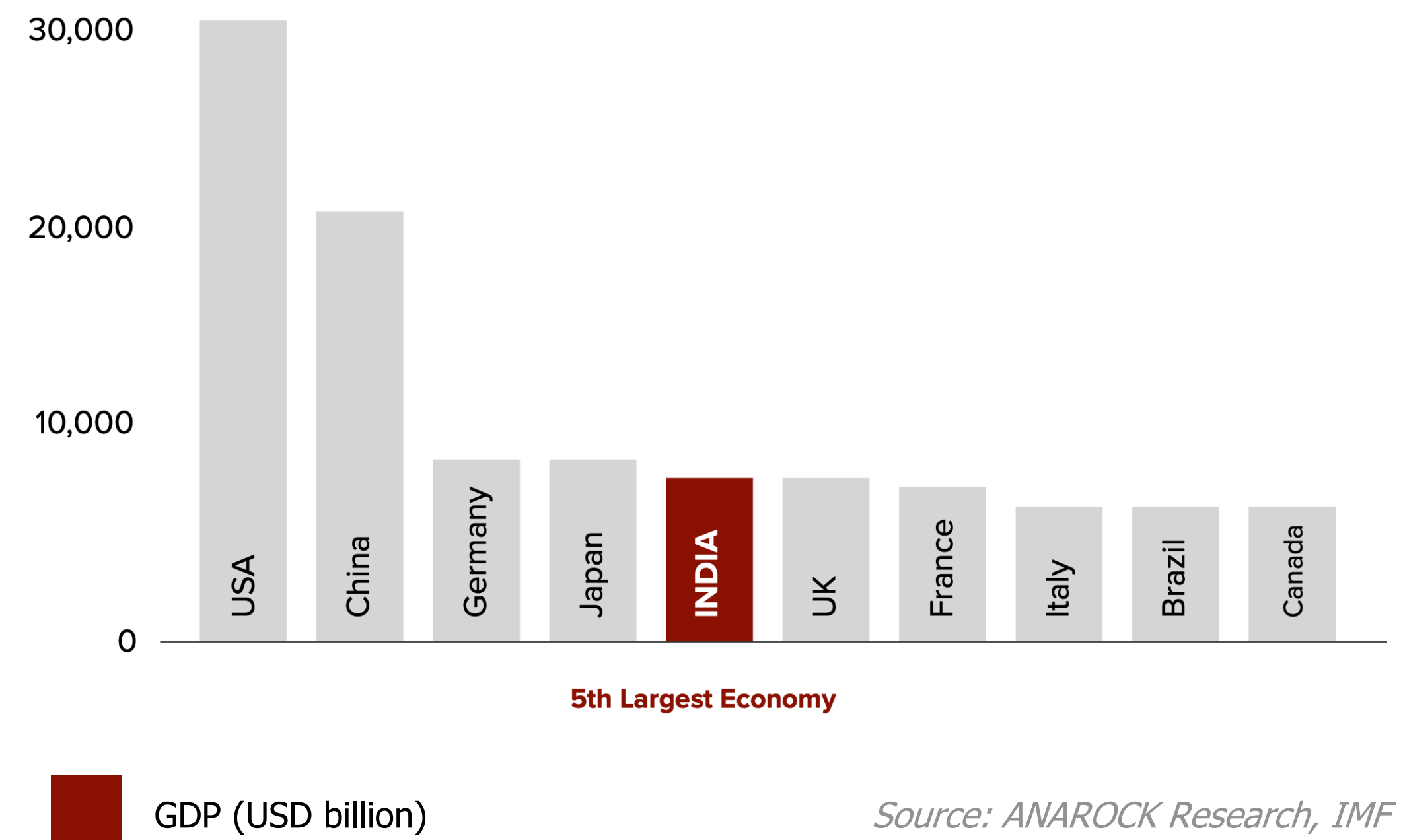
Source: Urbanization and Economic Growth in India, World Bank Report, 2022.

Rising Incomes : The Indian middle class is expected to grow to 38% by 2031. Rising incomes and expanding middle-class and high-income segments will reshape future consumption. Middle-class and higher middle class will drive nearly \$2.7 trillion of incremental consumption spend by 2030-31.

Source: India's Rising Middle Class: A Growth Driver, McKinsey Global Institute, 2023

India is the 5th largest economy, set to become 3rd by 2030

India's GDP has reached USD 3.75 trillion in 2023, from around USD 2 trillion in 2014, moving from 10th largest to 5th largest economy in the world.



Source: ANAROCK Research, IMF

REAL ESTATE BOOM

Market Overview : The Indian real estate market is expected to grow from \$200 billion to \$1 trillion by 2030, driven by urbanization and regulatory reforms.

Source: The Transformation of India's Real Estate Market, Anarock Property Consultants, 2023

Shift to Organized Market : The implementation of RERA and GST has led to increased transparency and consumer confidence, driving growth in the organized sector.

Source: RERA and GST Driving Shift to Organized Real Estate, CREDAI, 2023.



Strategic Importance : Mumbai remains the most sought-after real estate market in India with the **Mumbai Metropolitan Region accounting for 34% of pan India residential sales** in Q2 of 2024 with 9% year-on-year growth.

Market Demand : Consistent demand for luxury residential, commercial, and mixed-use developments.

Infrastructure Projects : Ongoing and upcoming infrastructure projects like the Mumbai Trans-Harbour Link, Metro expansion, and Navi Mumbai International Airport are set to enhance connectivity and boost real estate values.



Source: Anarock Residential Report Q2 2024



MARATHON'S GROWTH DRIVERS

Diversified Portfolio

Strategic Mumbai Focus

**Dominance in Key
Micromarkets**

Extensive Land Banks

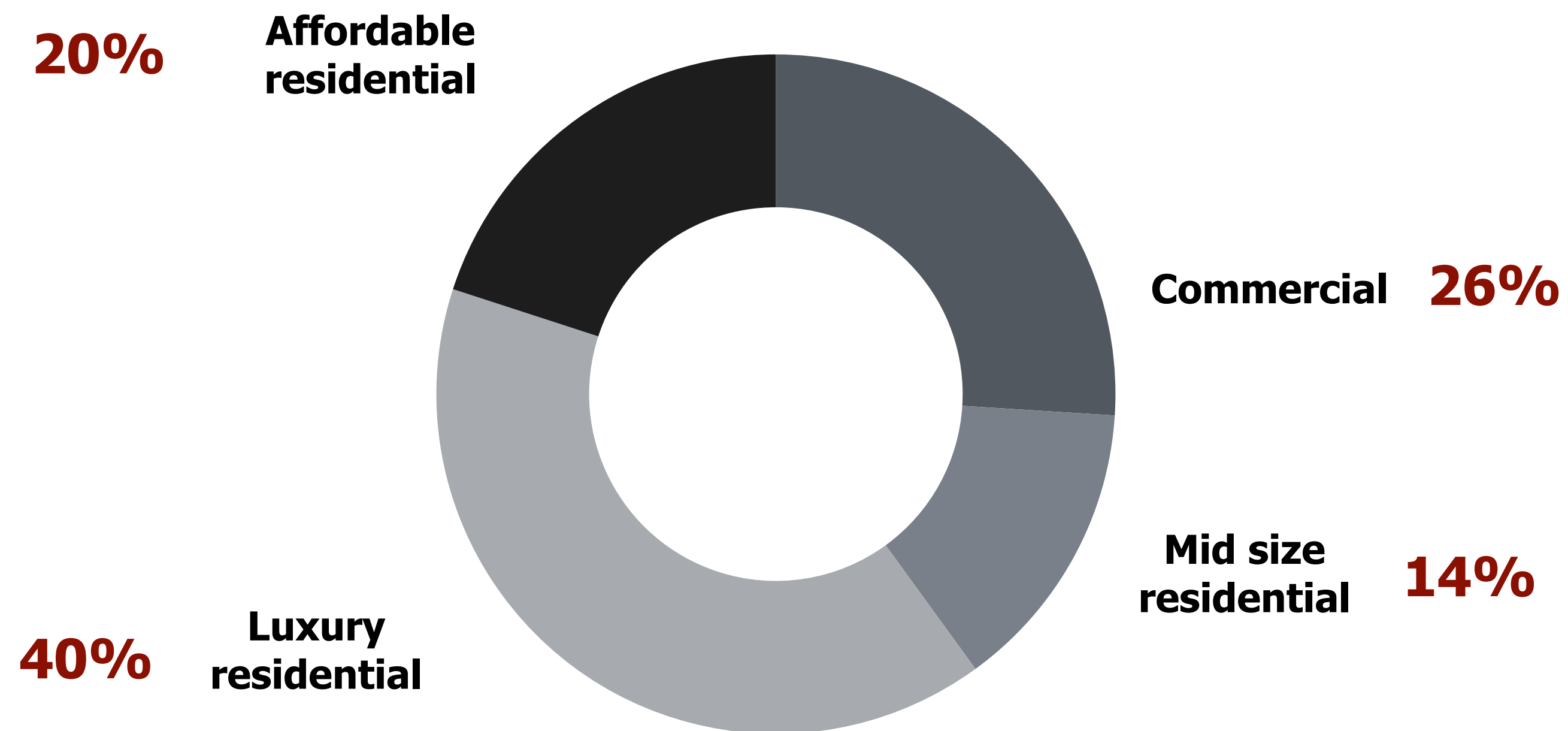
**Excellent In-House
Capabilities**

**Strong
Leadership Team**

DIVERSIFIED PORTFOLIO FOR RISK MITIGATION

MARATHON'S GROWTH DRIVERS

Our Portfolio



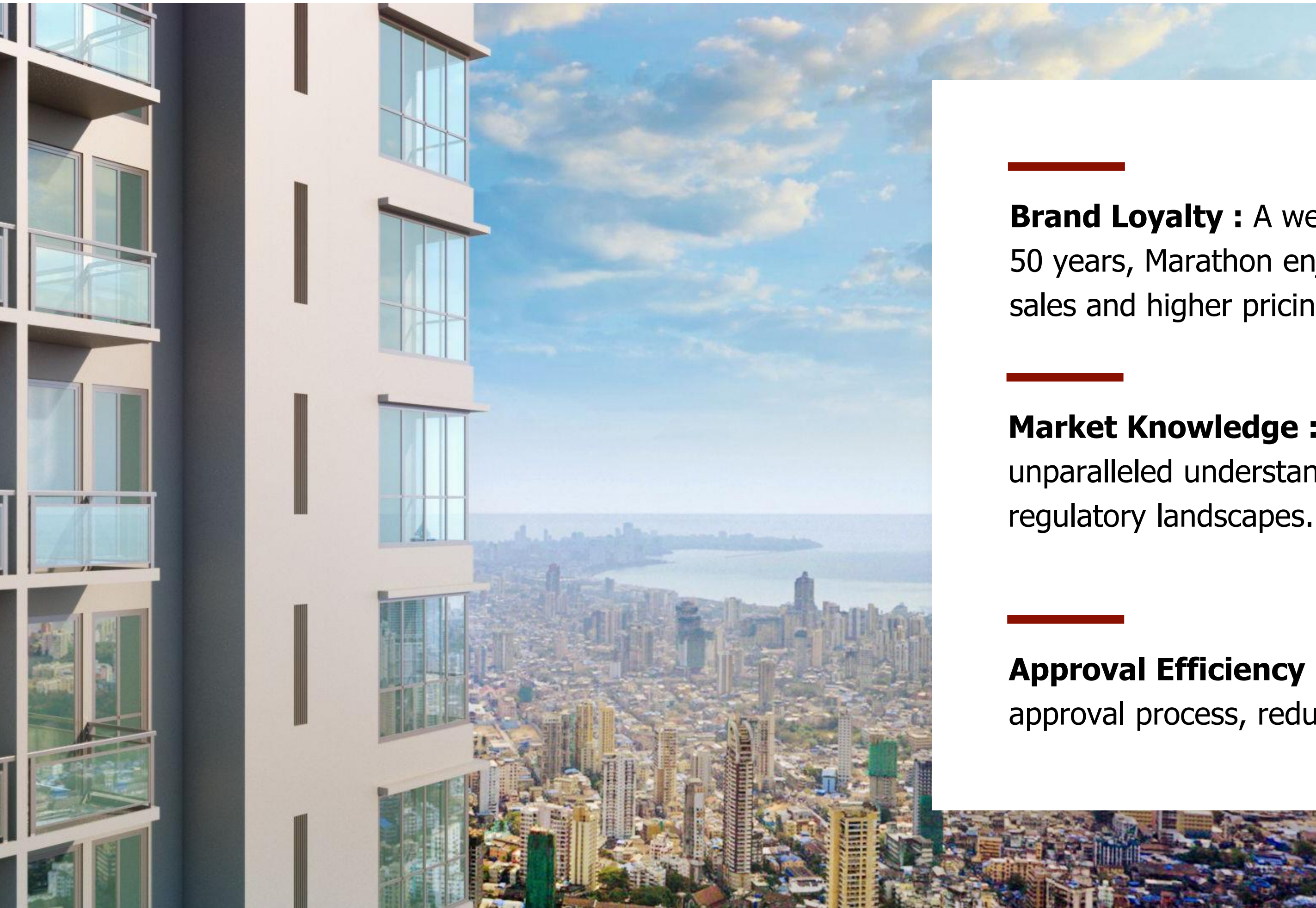
Diverse Product Mix : Marathon's diversified portfolio includes luxury residential (Monte South), affordable housing (NeoHomes), commercial spaces (Futurex & Monte South), and large-scale townships – mid size residential (Nexzone).

Risk Mitigation : This diversity allows Marathon to mitigate risks associated with market fluctuations while capturing opportunities across different segments.

Future Growth : Each segment is positioned to benefit from specific market trends, ensuring balanced growth and revenue streams.

STRATEGIC MUMBAI FOCUS

MARATHON'S GROWTH DRIVERS



—

Brand Loyalty : A well-established brand in the MMR region with a legacy of over 50 years, Marathon enjoys high customer trust and loyalty, translating into faster sales and higher pricing power.

—

Market Knowledge : Marathon's focus on the MMR region gives it an unparalleled understanding of local market dynamics, consumer preferences, and regulatory landscapes.

—

Approval Efficiency : Strong experience with local authorities streamline the approval process, reducing project timelines and costs.

DOMINANCE IN KEY MICRO MARKETS

MARATHON'S GROWTH DRIVERS

Micro-Market Leadership : Marathon is a dominant player in key micro-markets like Byculla (Monte South), Panvel (Nexzone), and Bhandup (NeoValley).

Marathon Nexzone accounted for 20% market share of primary sale amongst the top 10 projects in the micro-market units in the last 1 year

Monte South sold the highest number of units in the South Mumbai market for 3 out of 4 quarters in FY 23-24

Marathon NeoValley sold the highest number of units in the Bhandup micromarket in the last 1 year

Source: Liases Fores Research



EXTENSIVE LAND BANKS

The holding company of Marathon Nextgen Realty Ltd has a land bank of more than 350 acres of prime real estate in MMR. MNRL intends to exclusively utilise the landbank of the holding company for development to drive growth.

100+ acres

P PANVEL

100+ acres 50+ acres

B BHANDUP

D DOMBIVLI

Future Potential : This land bank ensures Marathon's ability to develop new projects for the next 15 years.



PANVEL: THE EMERGING GROWTH CORRIDOR

Strategic Importance: Panvel is set to become a key growth hub due to its strategic location near the upcoming Navi Mumbai International Airport, making it a gateway for residential and commercial developments in the region.

Key Infrastructure:

- Navi Mumbai International Airport: Scheduled to open in 2025, it will attract businesses and investors, transforming Panvel into a real estate hotspot.
- Mumbai Trans-Harbour Link: Drastically cuts travel time to South Mumbai, making Panvel a more attractive residential location.
- Metro Lines: Improving internal connectivity within Navi Mumbai and linking Panvel to business districts.

Real Estate Potential: Marathon is already a market leader in Panvel. Marathon Nexzone is one of the largest projects with over 2000 homes delivered and has witnessed a steady increase in sales velocity and sale rates. Panvel has incredible potential for plotted developments, villa developments, townships, and mixed-use projects. Marathon's landbank in Panvel places the company in a prime position to leverage Panvel's rapidly improving infrastructure and strategic location.



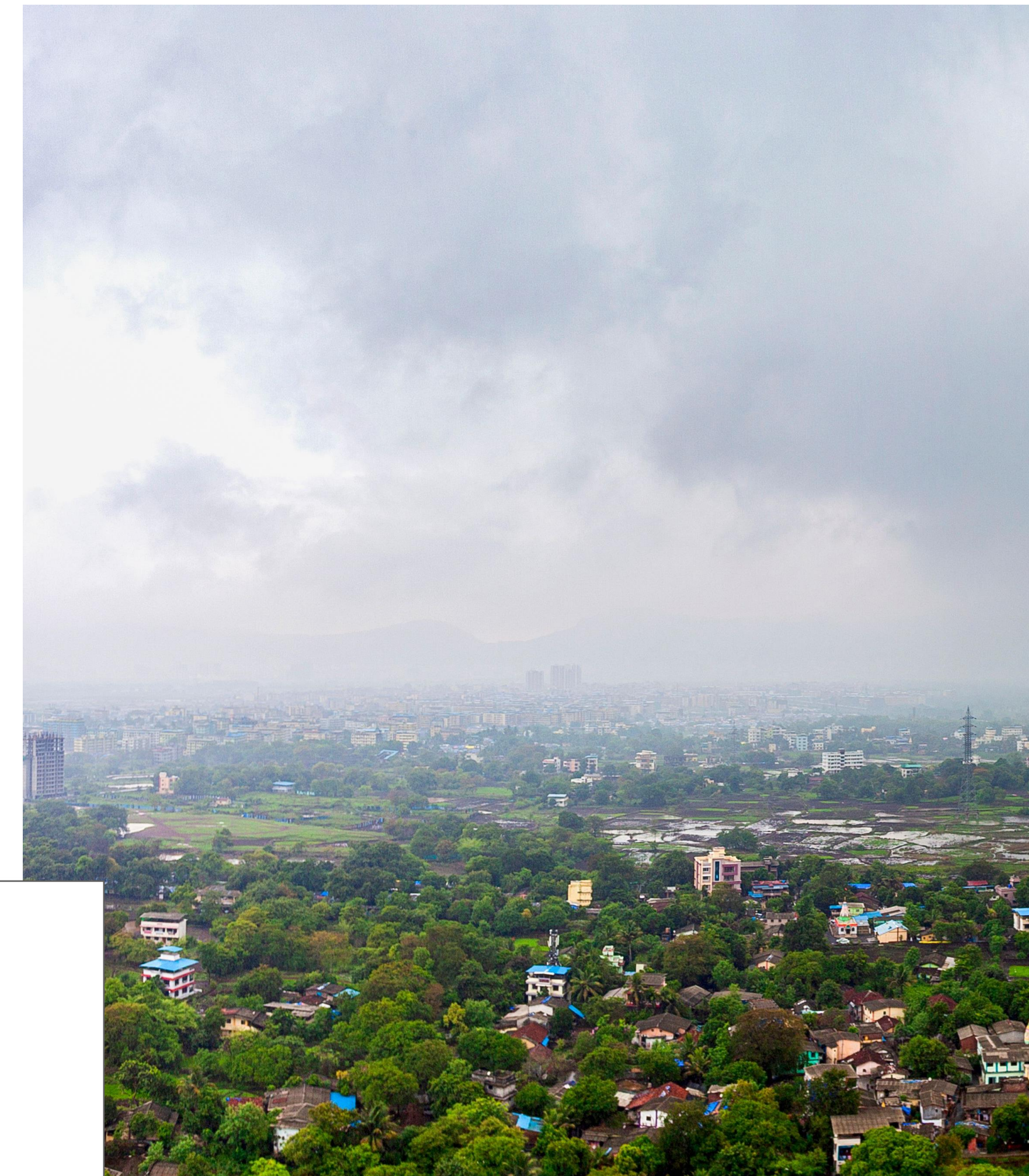
DOMBIVLI: A FAST-GROWING RESIDENTIAL SUBURB

Strategic Importance: Dombivli has emerged as one of the fastest-growing suburbs, driven by its affordability and increasing demand from middle-income families. The region's infrastructure development and proximity to economic zones make it ideal for large-scale residential townships.

Key Infrastructure:

- Metro Line 12: Will connect Dombivli to business hubs in Mumbai and Navi Mumbai, improving access and attracting more homebuyers.
- Mumbai-Ahmedabad Bullet Train: A proposed station near Dombivli will enhance its connectivity and further boost its real estate value.
- Airoli-Katai Tunnel: This crucial road project will link Airoli/ mulund in Navi Mumbai to Katai in Dombivli, reducing commute times to key business districts like Airoli and MIDC, further enhancing the attractiveness of Dombivli for working professionals.
- Smart City Initiative: Dombivli is part of the Kalyan-Dombivli Smart City project, which is driving significant infrastructure improvements.

Real Estate Potential: Our township projects in this micromarket Marathon Nextown and Marathon Nexworld have seen phenomenal demand and sales. Marathon's landbank is positioned for large-scale residential township development, offering affordable homes with modern amenities. With major infrastructure upgrades on the horizon, Dombivli presents a high appreciation potential for future projects.



BHANDUP: UNTAPPED POTENTIAL WITH EXCELLENT CONNECTIVITY

Strategic Importance: Bhandup offers excellent connectivity while being more affordable than nearby Powai, Kanjurmarg, and Mulund. This makes it ideal for both end-users and investors looking for value in the affordable housing segment. Our Neo series of projects have seen incredible demand in Bhandup.

Key Infrastructure:

- Metro Line 4: Linking Bhandup to Thane, Wadala, and South Mumbai, it further enhances the area's appeal.
- Goregaon-Mulund Link Road (GMLR): Expected to significantly reduce travel time to western suburbs, opening up Bhandup for faster residential development.

Real Estate Potential: With a vast landbank in Bhandup, Marathon is well-placed to develop affordable housing in this underutilized yet highly connected suburb, catering to the growing demand from the middle-income segment.



EXCELLENT IN-HOUSE CAPABILITIES

We boast a robust team of over 800 professionals across Group companies, offering comprehensive in-house expertise throughout the project lifecycle, from land acquisition and due diligence to planning, design, approval, engineering, material procurement, site execution, and marketing & sales. Our in-house capabilities lead to improved margins and better execution.

LAND ACQUISITION AND CONVERSION :

- Strong in-house land acquisition and conversion team
- Instrumental in tying up new projects under JV's, liasoning for SRA projects, and land conversion
- This enables us to have a steady supply of inventory.

DESIGN :

- World-class in-house team of architects and designers with a customer-focused approach to design
- Allows us to be more agile and creative in our design process and has helped us deliver world-class products and experiences to our customers.
- Equipped with cutting-edge software like Revit and visualisation tools like 3DSMax and Lumion.
- Adhere to global best practices like solar envelope studies and open space analysis while designing our projects.

APPROVAL :

- Due to our strategic focus on the MMR market, our excellent in-house approval team is extremely well versed with development regulations
- Our team has built strong relationships with approval authorities in our relevant micro markets.
- This enables faster turnarounds in construction approvals.

ENGINEERING :

- One of our biggest strengths is our world-class in-house engineering capability.
- Enables us to run the entire EPC (Engineering Procurement and Construction) cycle hyper-efficiently achieving slab cycles as fast as 40 hours.
- One of very few companies with the capability of building super-tall structures
- Use of cutting-edge technology like Kumkang formwork (Monte South), MIVAN (Nexzone and Neo) and PERI formwork (Futurex) ensures structures are rock solid and built to last
- Use of on-site batching plants to generate high-grade concrete on-demand, and an on-site material testing lab to ensure the highest quality finishing.

MARATHON'S GROWTH DRIVERS



EXCELLENT IN-HOUSE CAPABILITIES

MARATHON'S GROWTH DRIVERS



MARKETING, SALES AND CRM:

Marketing

- Unique model in real estate with an in-house creative, digital, and 3D team. Enables us to differentiate our product with higher quality images and collateral
- Strong digital marketing capabilities enables us to generate a large volume of leads and create strong brand awareness
- Custom-designed analytics and CRM platform built on Zoho CRM enables ROI-focused marketing, faster response times, and the use of marketing automation via channels like WhatsApp to improve customer engagement
- In-house call center equipped with the latest telephony and communication technology with a strong quality monitoring process ensuring that all leads are serviced rapidly with high quality. More than 6000 leads are serviced monthly

Sales and Sourcing

- Large in-house sourcing team that has built strong relationships with brokers and channel partners. More than 250 channel partners work with Marathon every month
- Strong sales team equipped with tools like touchscreens, AR, and VR experiences enabling us to maintain a high conversion rate.

CRM

- Our in-house CRM team manages end-to-end customer service from on-boarding and registration to possession and issue resolution
- Our in-house CRM team has been extremely effective in maintaining collection and registration efficiency while ensuring that complaints and issues are resolved in a timely manner. We have deployed technology like a dedicated portal for our Relationship Managers and have launched a mobile application to equip our customers with information at their fingertips.
- Self-service mobile application launched for customers
- Technology like automated WhatsApp alerts of construction milestones, demands and receipts has been implemented to enable high degree of collection efficiency
- Dedicated RM portal deployed to enable easier follow ups and communication

STRONG LEADERSHIP TEAM

Marathon's leadership team combines decades of experience in real estate development, financial management, and strategic planning.



Mr. Chetan R. Shah

Chairman and MD

- B. Tech. (Civil Engineering) from IIT Bombay and M.S. (Structural Engineering) from University of Houston
- 40+ years of experience in planning, operations, quality assurance and execution of large projects



Mr. Mayur R. Shah

Vice Chairman

- Civil Engineer from University of Bombay and M.S. in Structural Engineering from Oklahoma State
- Visionary leader and has over 30 years of rich and varied experience in the Real Estate & construction
- Served as the President of MCHI - CREDAI



Mrs. Shailaja Shah

Director

- Part of Promoter Group
- Involved in various activities which imparts the values and uplifts many lives in the vicinity of the Group Projects

STRONG LEADERSHIP TEAM



Mr. Kaivalya Shah

Director

- BE - Structural Engineering, University of California, San Diego
- Kaivalya's innovative approach has helped the business foray into several fruitful joint ventures.
- He has also been key to shaping the Group's slum rehabilitation strategy.



Mr. Samyag Shah

Director

- BA - Economics, University of California, San Diego
- Samyag heads one of our largest projects – Nexzone and Futures
- He is passionate about technological innovations and strives to improve the customer experience at every stage.

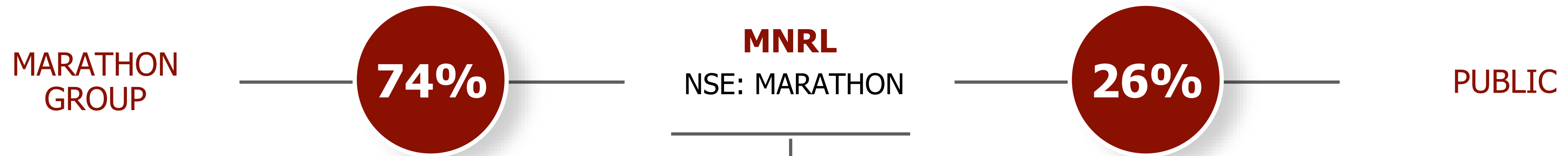


Mr. Parmeet Shah

Project Head

- BA - Economics, Yale University and MS, Columbia University
- Parmeet heads the Marathon Nexworld.
- With a keen interest in transforming school education, he has also founded NEXT School.

MARATHON NEXTGEN REALTY LIMITED



<p>12.5 acres</p> <p>Monte South <i>Byculla</i></p> <p>[40%]</p>	<p>25 acres</p> <p>Nexzone <i>Panvel</i></p> <p>[91%]</p>	<p>6.5 acres</p> <p>NeoPark/Neo Square <i>Bhandup</i></p> <p>[100%]</p>	<p>14 acres</p> <p>NeoValley <i>Bhandup</i></p> <p>[90%]</p>	<p>1,77,000 sqft of commercial space</p> <p>Millennium <i>LBS, Mulund</i></p> <p>[100%]</p>	<p>3,00,000 sqft of commercial space</p> <p>Futurex <i>Lower Parel</i></p> <p>[100%]</p>
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MAJOR ACQUISITION & MILESTONES

2003

GENESIS OF MARATHON NEXTGEN REALTY LTD

- Acquired 8 Acres of Piramal Spinning & Weaving Mills LTD
- Successfully settled lenders & 1200 mill workers through the Board for Industrial & Financial Reconstruction (BIFR)
- Renamed the company to Marathon NextGen Realty Limited

2007

ACQUIRED 12.5 ACRES OF KHATAU MILLS, BYCULLA

- Settled lenders and 6000 mill workers through BIFR
- Invited Adani Group as an equity partner

2015

ENTERED INTO THE JV WITH MAFATLAL MILLS

- Added 6.6 acres in Lower Parel

Marathon Nexzone



STRATEGIC LAND ACQUISITION & EXPANSION

2016

ACQUIRED 6.5 ACRES OF LAND
IN BHANDUP

2019

ACQUIRED SANVO RESORTS PVT LTD

- Added 25 acres in Panvel

2020

ACQUIRED TERRAPOLIS ASSETS PVT LTD

- Added 1 acre in Mulund

2023

ACQUIRED NEXZONE FISCAL SERVICES LTD

- Added 14 acres in Bhandup



PORTFOLIO SUMMARY

COMPANY OVERVIEW

Project	Location	Ownership %	Total in ₹ Cr	Sold in ₹ Cr	Unsold in ₹ Cr	Unsold MNRL Share in ₹ Cr
Monte South	Byculla	40%	10,000	2,064	7,936	3,174
Nexzone	Panvel	91%	2,576	1,909	667	667
Neopark/ Neosquare	Bhandup	100%	960	161	799	799
Neovalley	Bhandup	90%	2,475	232	2,243	2,243
Millennium	Mulund	100%	360	227	133	133
Futurex	Lower Parel	100%	1,167	773	394	394
TOTAL			17,538	5,365	12,173	7,411

BUSINESS HIGHLIGHTS – Q2 FY25

OC received for Monte South Tower A up to 64 floors

Proposed increase in fund raising limit to Rs. 1000 crores

Impressive 43% growth in PAT to Rs. 49 crores



RESULT HIGHLIGHTS (CONSOLIDATED) – H1 FY25

HALF YEARLY HIGHLIGHTS

<p>1,28,606 sq.ft. Area Sold</p>	<p>₹286 Crore Booking Value (Registered)</p>	<p>₹369 Crore Collections</p>
<p>₹339 Crore Revenue</p>	<p>₹427 Crore Effective Revenue[^]</p>	<p>₹141 EBITDA* 42% EBITDA MARGIN*</p>
<p>₹93 Crore PBT 16% YoY increase 27% PBT Margin</p>	<p>₹87 Crore PAT 12% YoY increase 26% PAT Margin</p>	<p>Realization Per Sq.ft. ₹34,695 ₹18,488 (Commercial) (Residential)</p>

Note: Booking Value, Area Sold and Collections data includes 40% share from Monte South project

[^]Effective revenue includes share of revenue from JV

*EBITDA includes Share of Profit / (Loss) of Joint Ventures

SALES & COLLECTION (CONSOLIDATED) – H1 FY25

HALF YEARLY HIGHLIGHTS

in ₹ Cr

Project	Area Sold	Booking Value Registered	Realisation	Collection
MONTE SOUTH*	24,868	91	36,687	121
NEXZONE	52,536	56	10,567	80
NEOPARK	2,195	3	15,499	22
NEO SQUARE	-	-	-	0
NEOVALLEY	19,288	33	16,941	15
FUTUREX	12,159	61	50,568	72
Millennium	17,560	42	23,703	57
Total	1,28,606	286		369

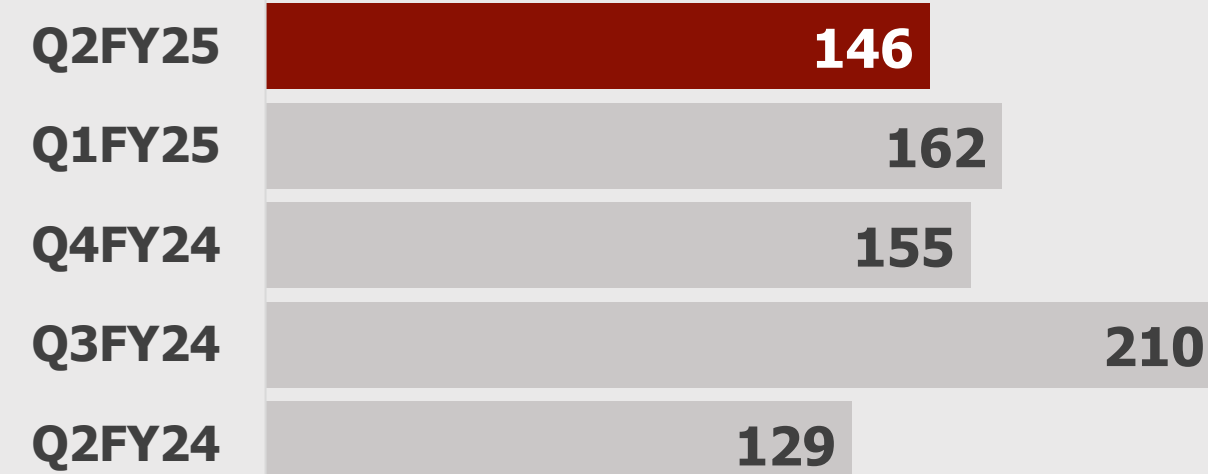
*Based on 40% share for Monte South project

QUARTERLY (CONSOLIDATED)

QUARTERLY HIGHLIGHTS

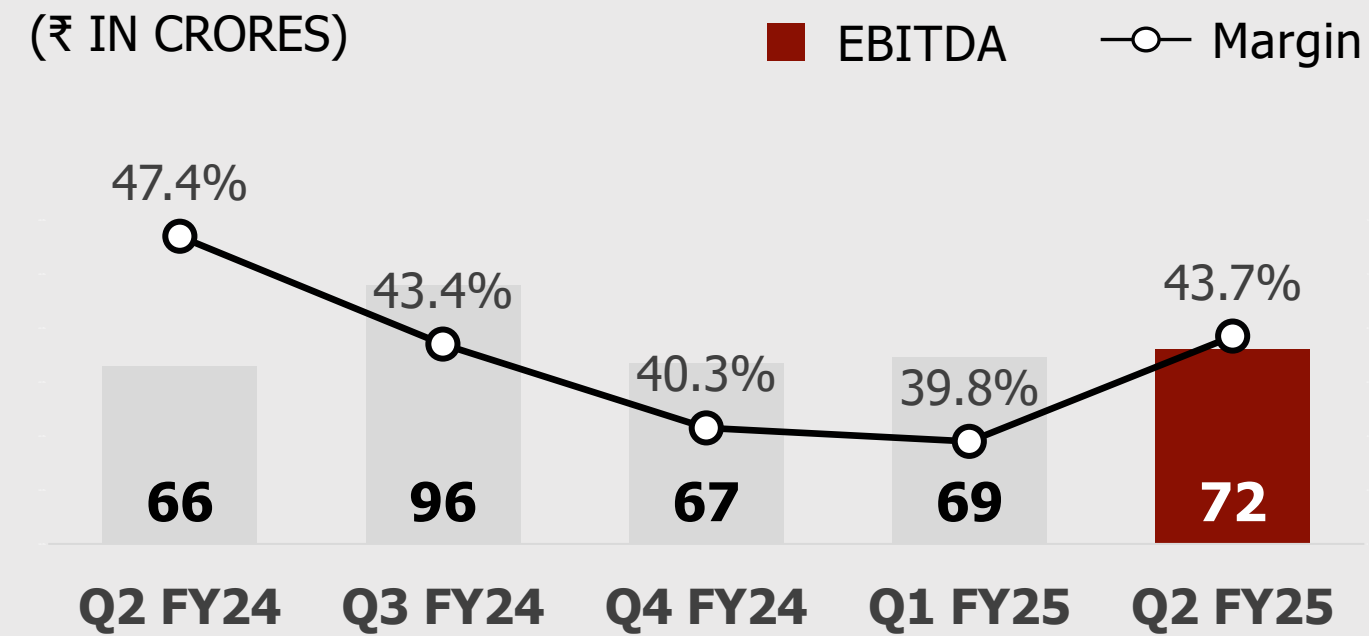
Revenue from Operations

(₹ IN CRORES)



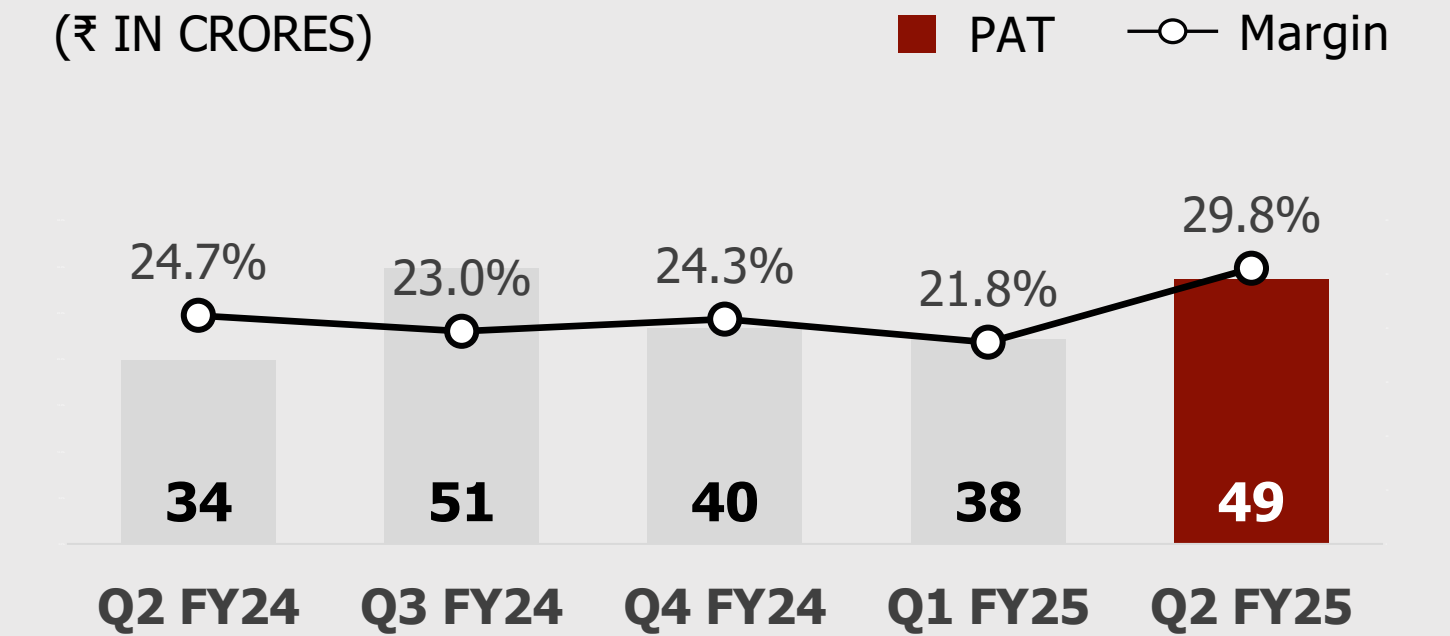
EBITDA

(₹ IN CRORES)



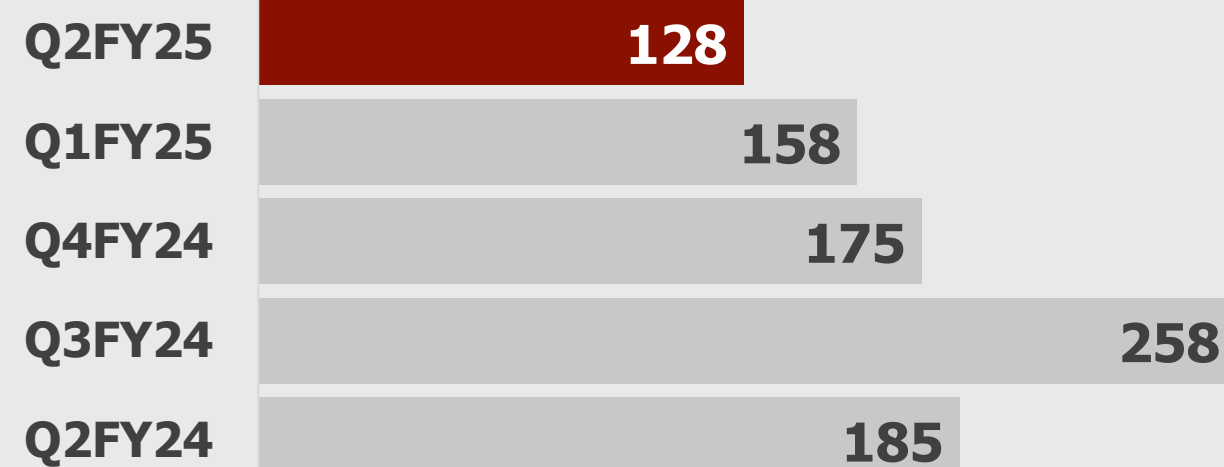
PAT

(₹ IN CRORES)



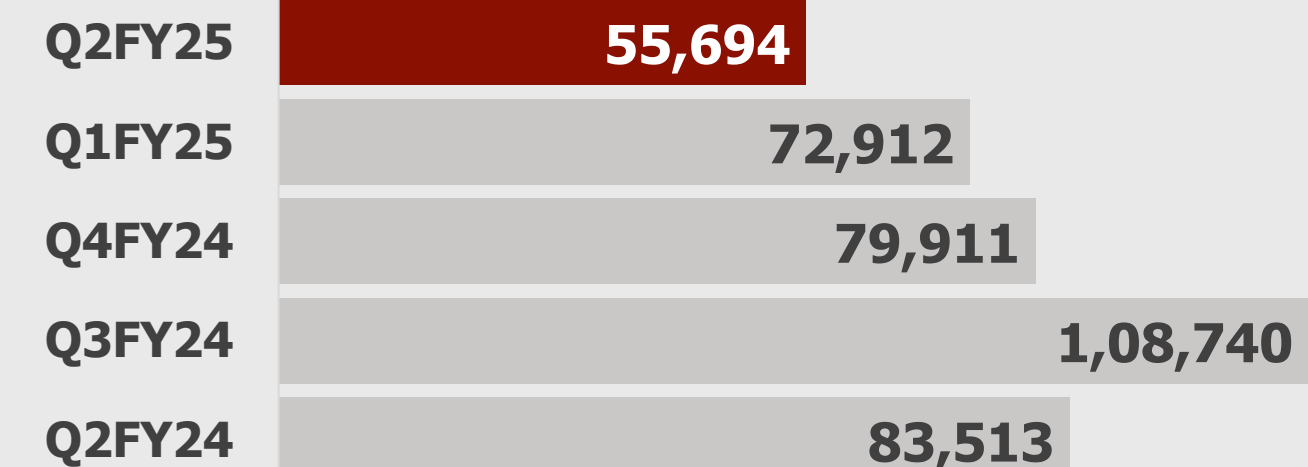
Booking Value

(₹ IN CRORES)



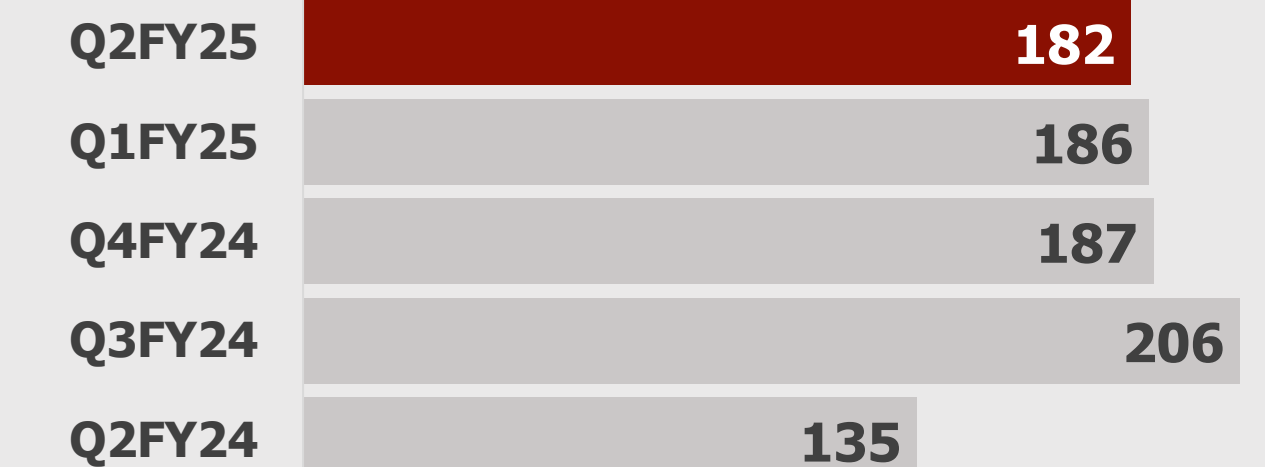
Area Sold

(₹ IN CRORES)



Collections

(₹ IN CRORES)



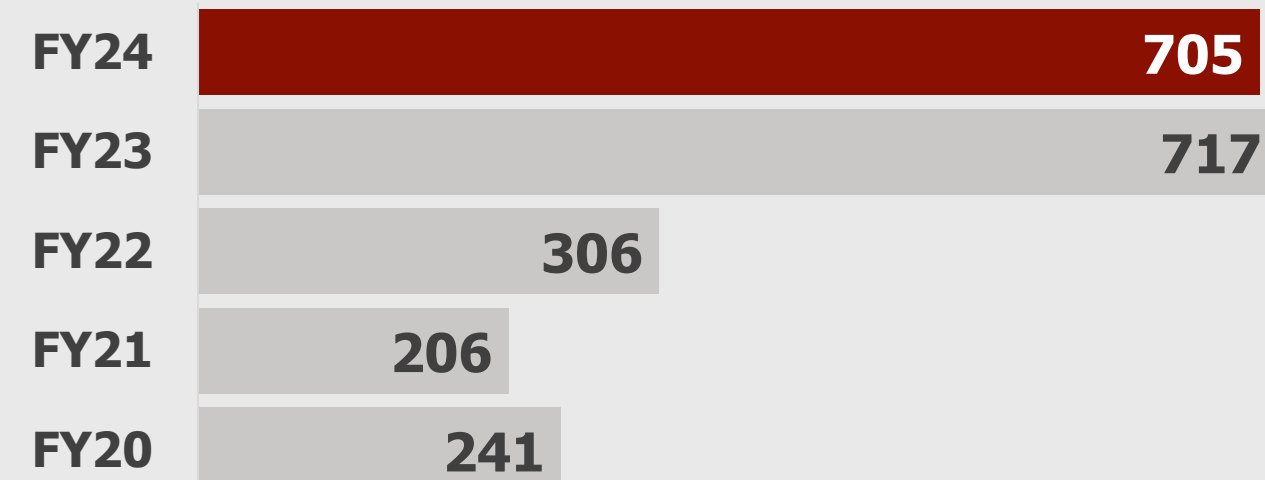
Based on 40% share for Monte South project

ANNUAL (CONSOLIDATED)

QUARTERLY HIGHLIGHTS

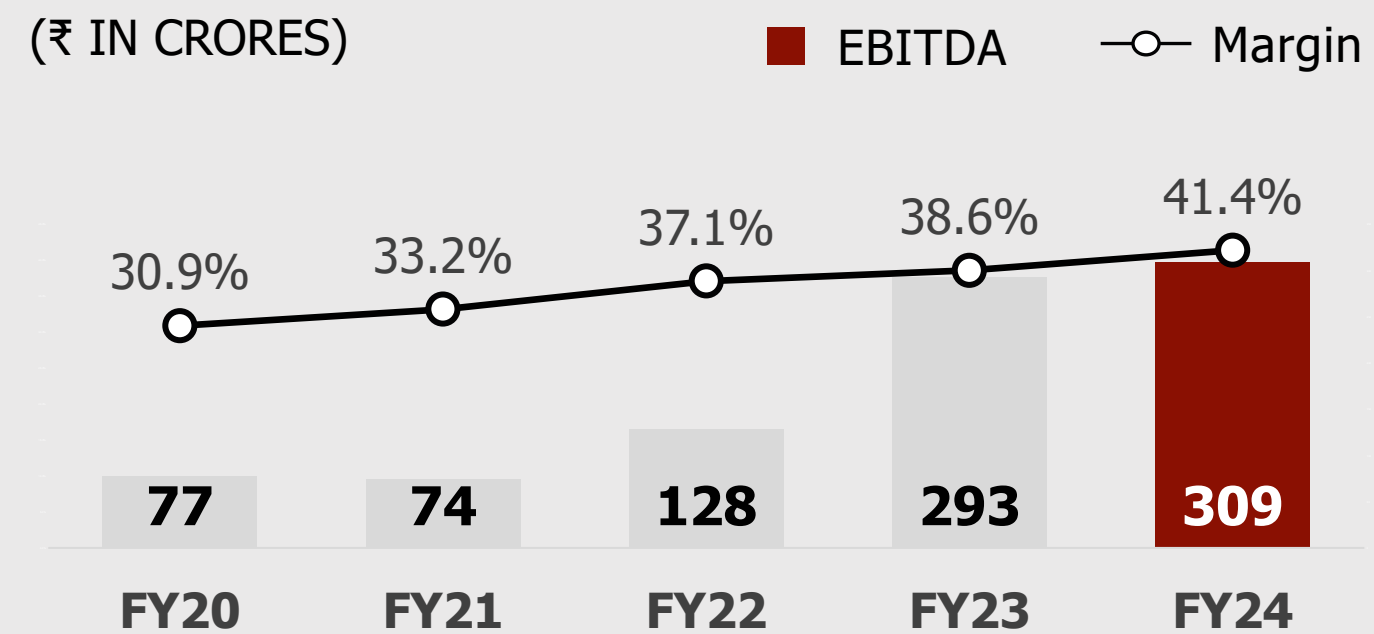
Revenue from Operations

(₹ IN CRORES)



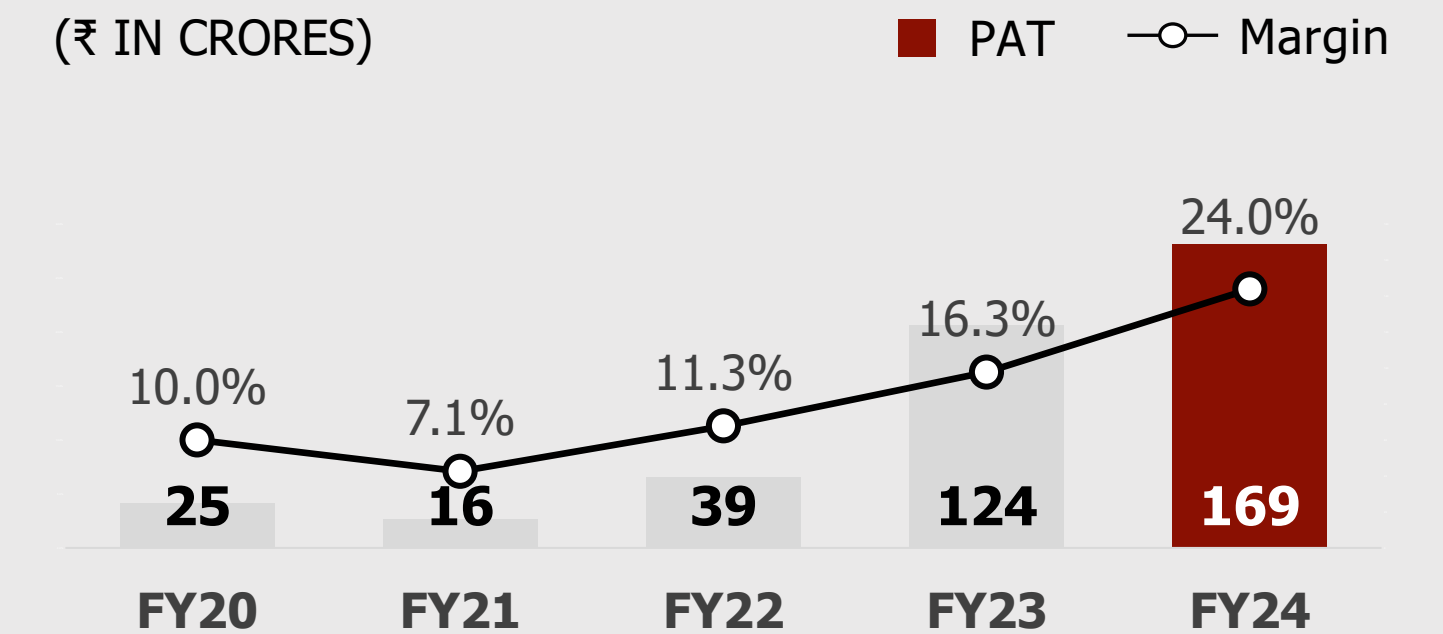
EBITDA

(₹ IN CRORES)



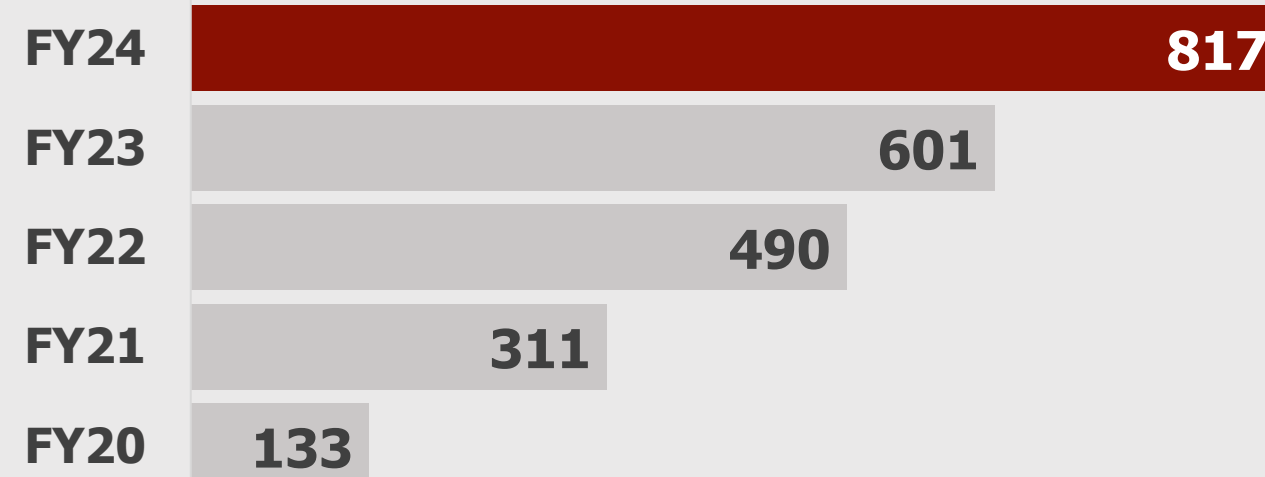
PAT

(₹ IN CRORES)



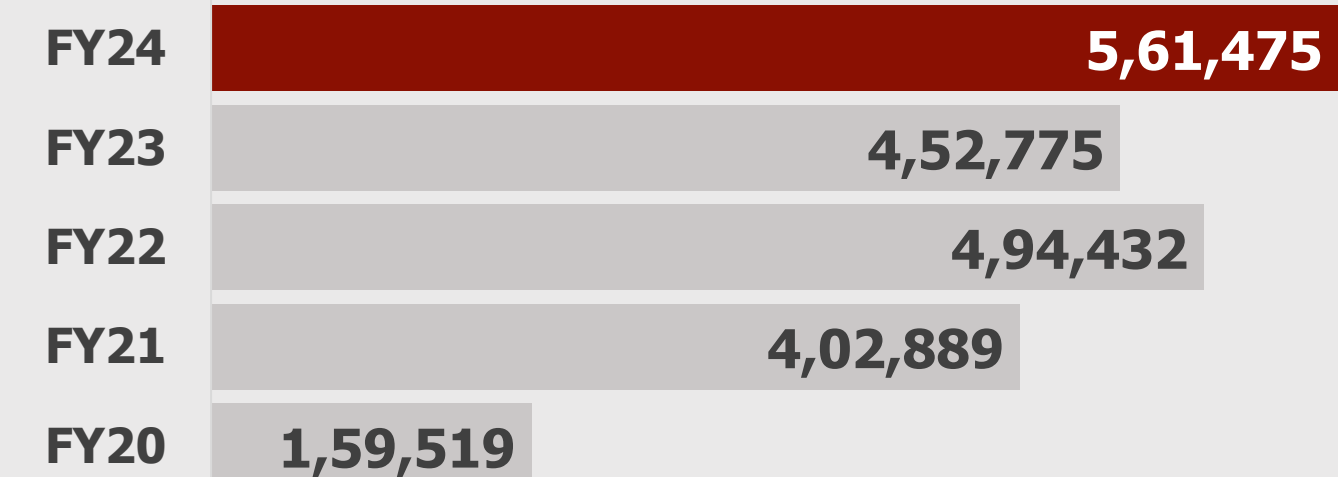
Booking Value

(₹ IN CRORES)



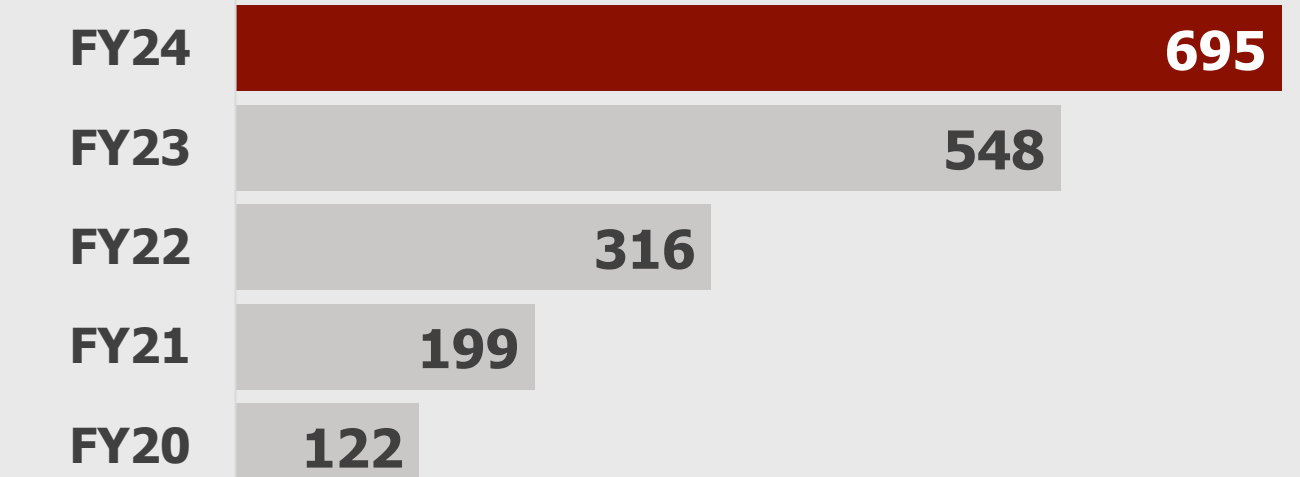
Area Sold

(₹ IN CRORES)



Collections

(₹ IN CRORES)



Based on 40% share for Monte South project | EBITDA includes Share of Profit / (Loss) of Joint Ventures

DEBT PROFILE

Decreased TO ₹685 CRORES IN Q2 FY25 FROM ₹718 CRORES IN Q1 FY25

Net Debt

(₹ IN CRORES)

Q2 FY25	685
Q1 FY25	718
FY24	750
FY23	838
FY22	1,190
FY21	717
FY20	552

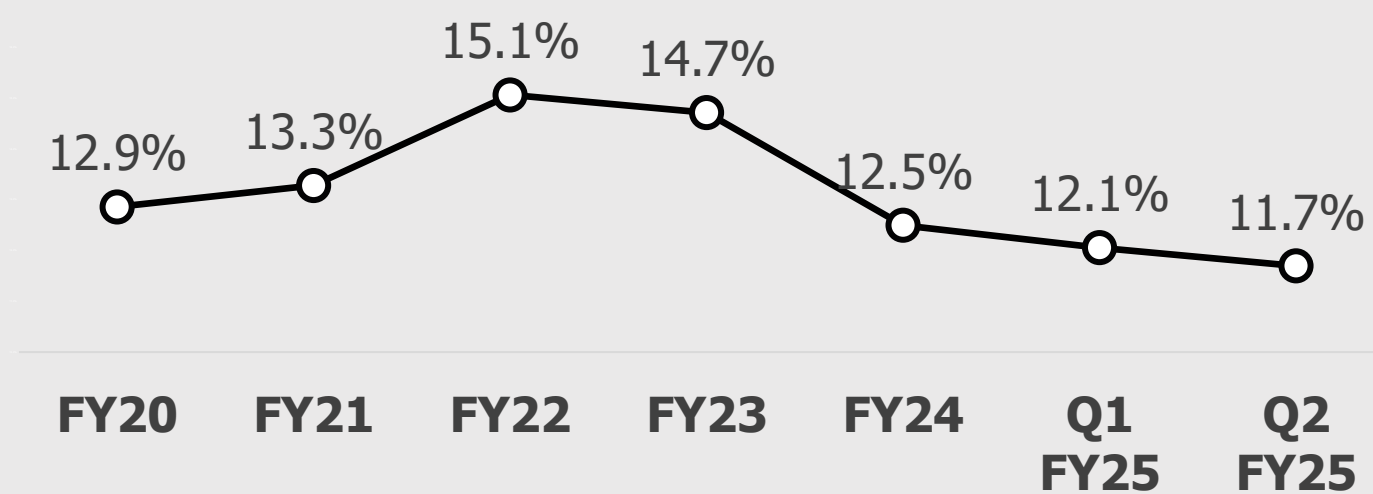
Net Debt to Equity Ratio

(IN %)



Cost of Debt

(IN %)



- The current Net Debt of ₹685 Crores include lease rent discounting debt.
- Utilization of Cash Inflow – Net Cash Inflow from sold units (completed and ongoing) and expected inflow from unsold inventory will be further used to reduce debt.
- Banking Partners have been Kotak Mahindra, Piramal, LIC, STCI, Bank of Maharashtra, ASK Financials, and Motilal Oswal.

KEY ONGOING PROJECTS



₹7,936 CR.

Total balance potential

₹3,174 CR.

MNRL balance potential

A joint venture by



₹1,312 CR	13%	Unsold
₹2,064 CR	21%	Sold
₹6,624 CR	66%	Pending Launch

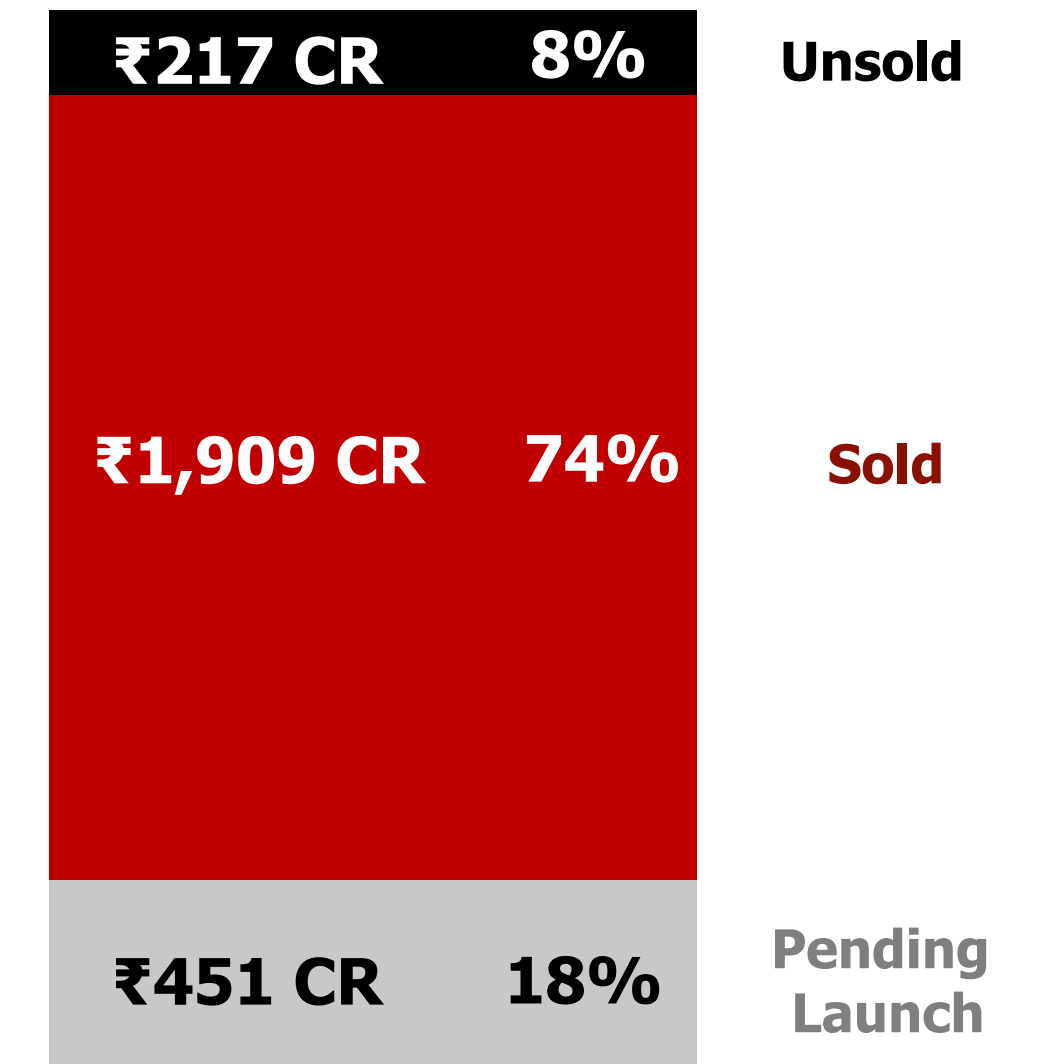
Monte South

- 4 proposed residential towers of 64 storey and 1 commercial tower on a massive 12.5-acre plot, 3 towers launched
- Ultra spacious 2, 2.5, 3 and 3.5 BHK homes
- Phase 1 OC received till 64th floor of Tower A
- "Best Ultra Luxury Project of the Year" award by Real Estate & Business Excellence, hosted by Zee Business
- Unique, world-class amenities like a podium beach, Amazon-themed landscaping and more.

KEY ONGOING PROJECTS



₹668 CR.
Balance revenue potential



Nexzone

- 1, 2 & 3 BHK homes self - sufficient township experience - world-class amenities & clubhouse completed, retail promenade for daily needs and more
- Around 4600 flats spread across 20 towers spread across 25 acres
- Around 3450 homes sold and around 2350 homes delivered with occupation certificate
- Future-ready location - 10 mins from the upcoming Navi Mumbai International airport, 15 mins from Atal Setu & 15 mins from Panvel station , Social amenities, big format retail (D Mart , Reliance Smart), prominent schools less than 10 minutes

KEY ONGOING PROJECTS



₹799 CR.

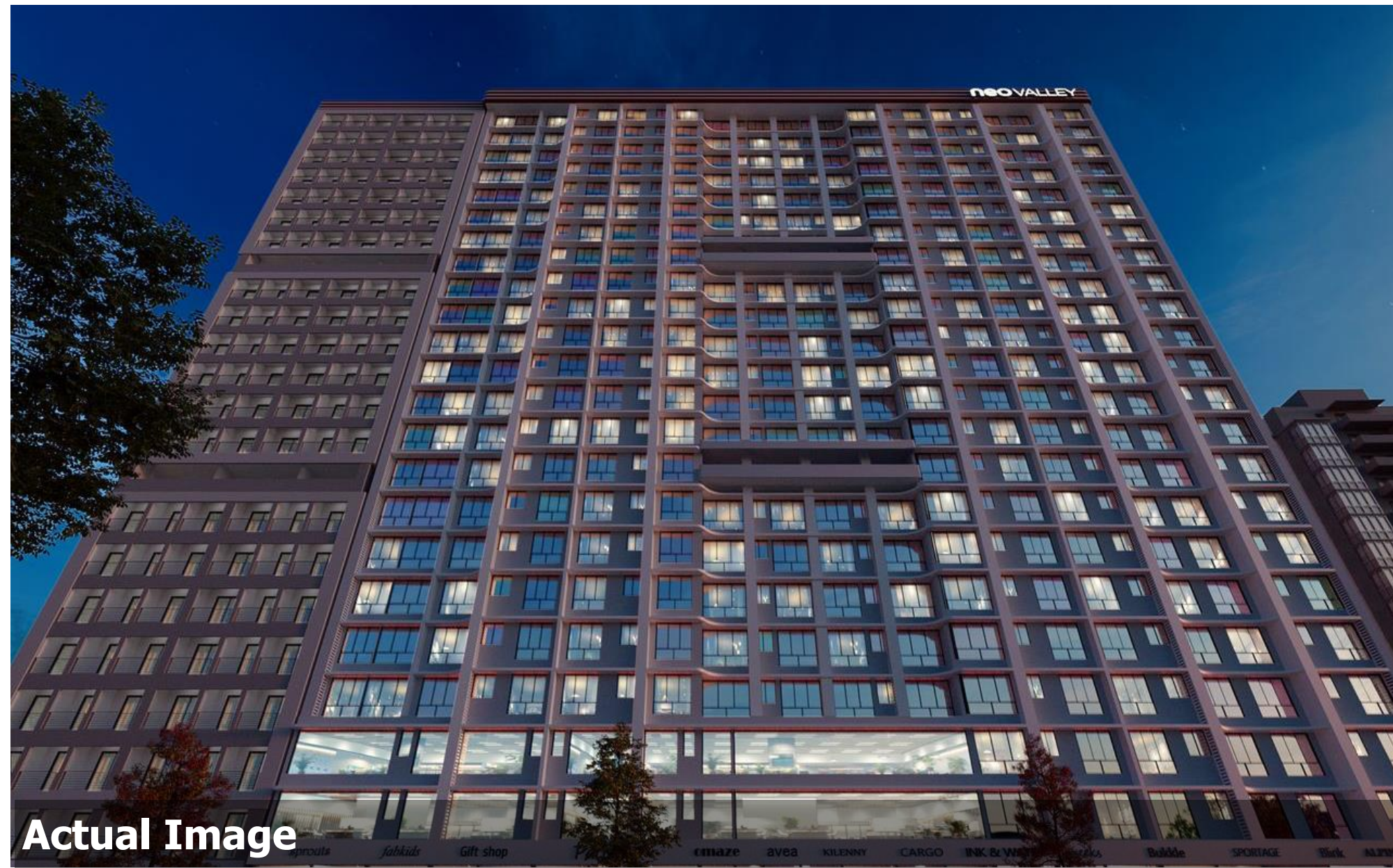
Balance revenue potential

₹159 CR	17%	Unsold
₹161 CR	17%	Sold
₹640 CR	67%	Pending Launch

NeoPark, NeoSquare

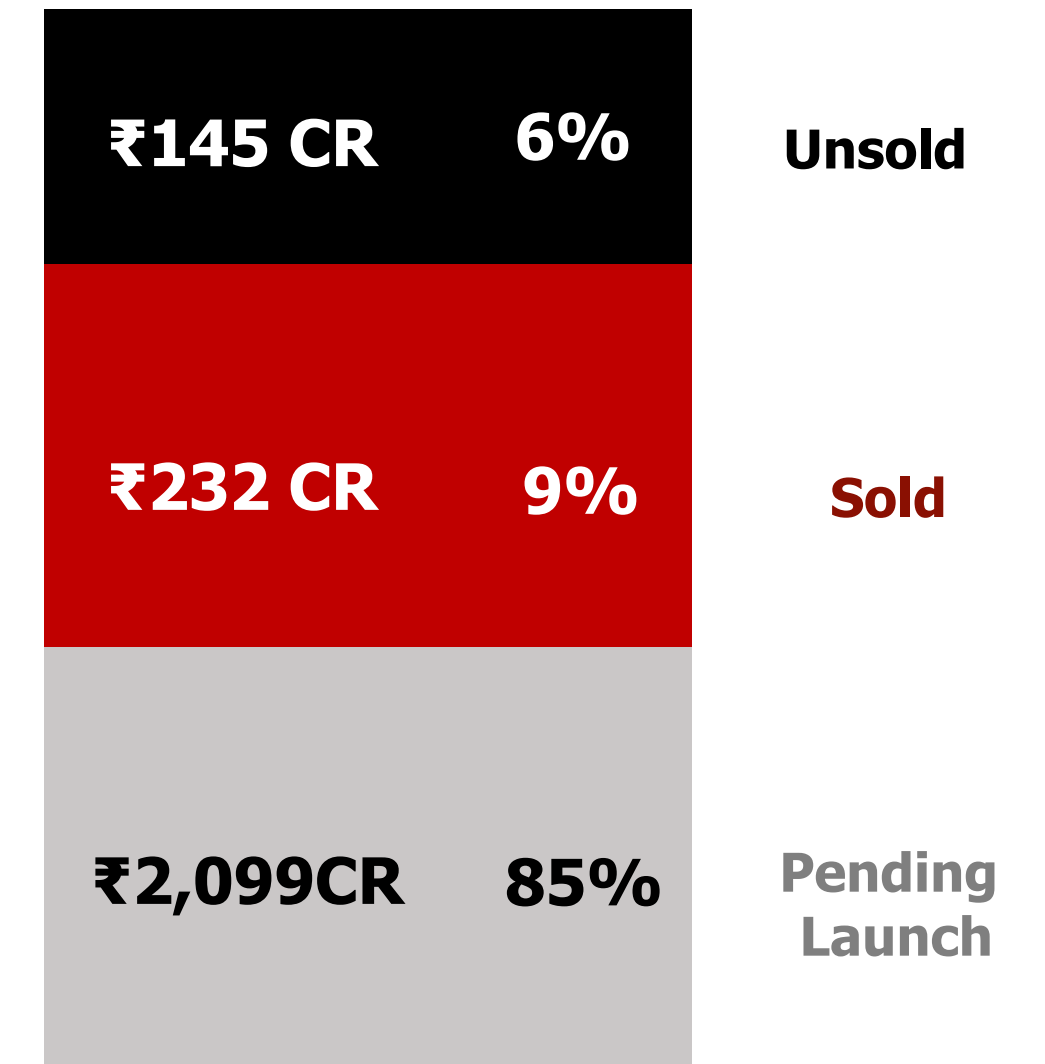
- Affordable housing project in Bhandup West, Mumbai
- Studio, 1 & 2 BHK flats
- 2 projects launched under Marathon NextGen Realty Ltd – NeoPark and NeoSquare
- Range of amenities including clubhouse, kids play area, terrace garden and much more.

KEY ONGOING PROJECTS



₹2,243 CR.

Balance revenue potential



NeoValley

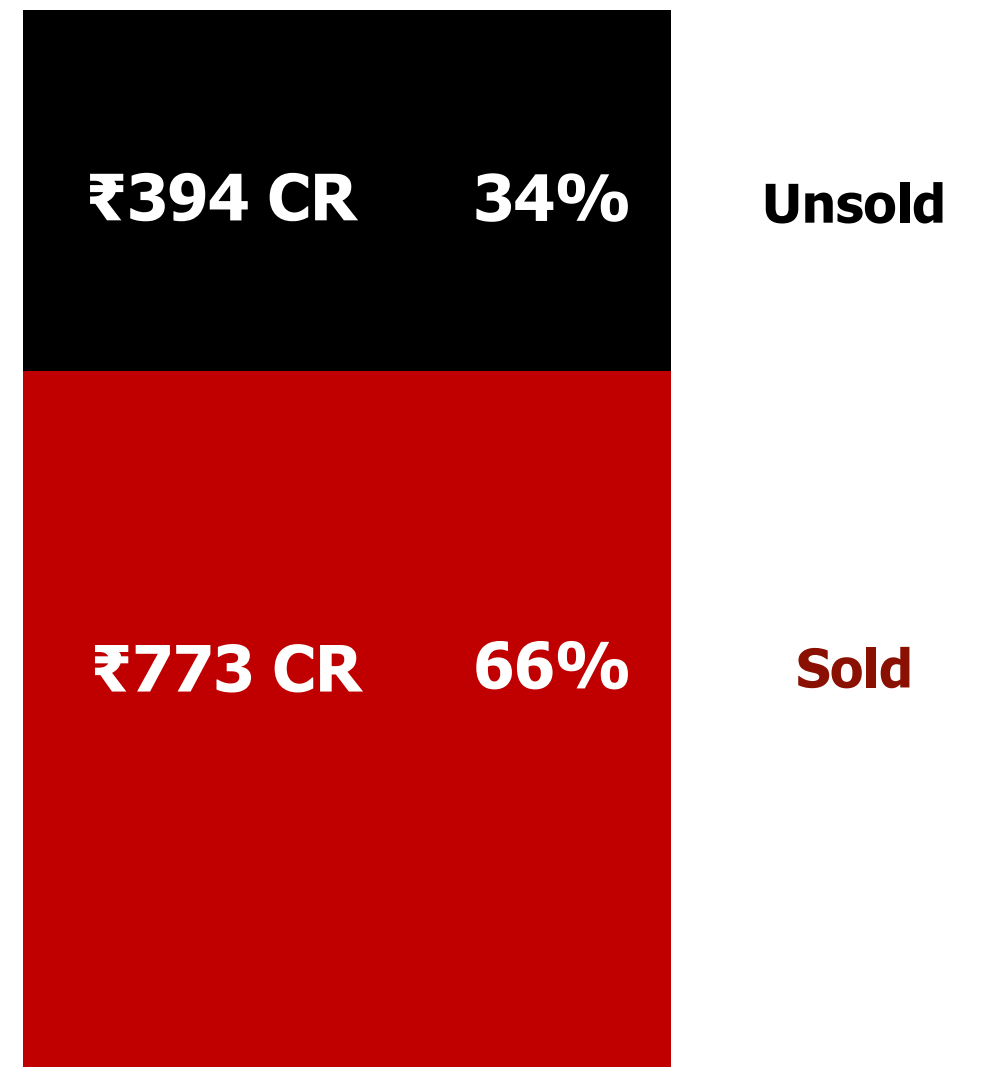
- Affordable housing project in Bhandup West, Mumbai
- Studio, 1 & 2 BHK flats.
- 2 projects launched - Narmada & Kaveri
- Range of amenities including clubhouse, kids play area, terrace garden and much more.

KEY ONGOING PROJECTS



₹394 CR.

Balance revenue potential



Futurex

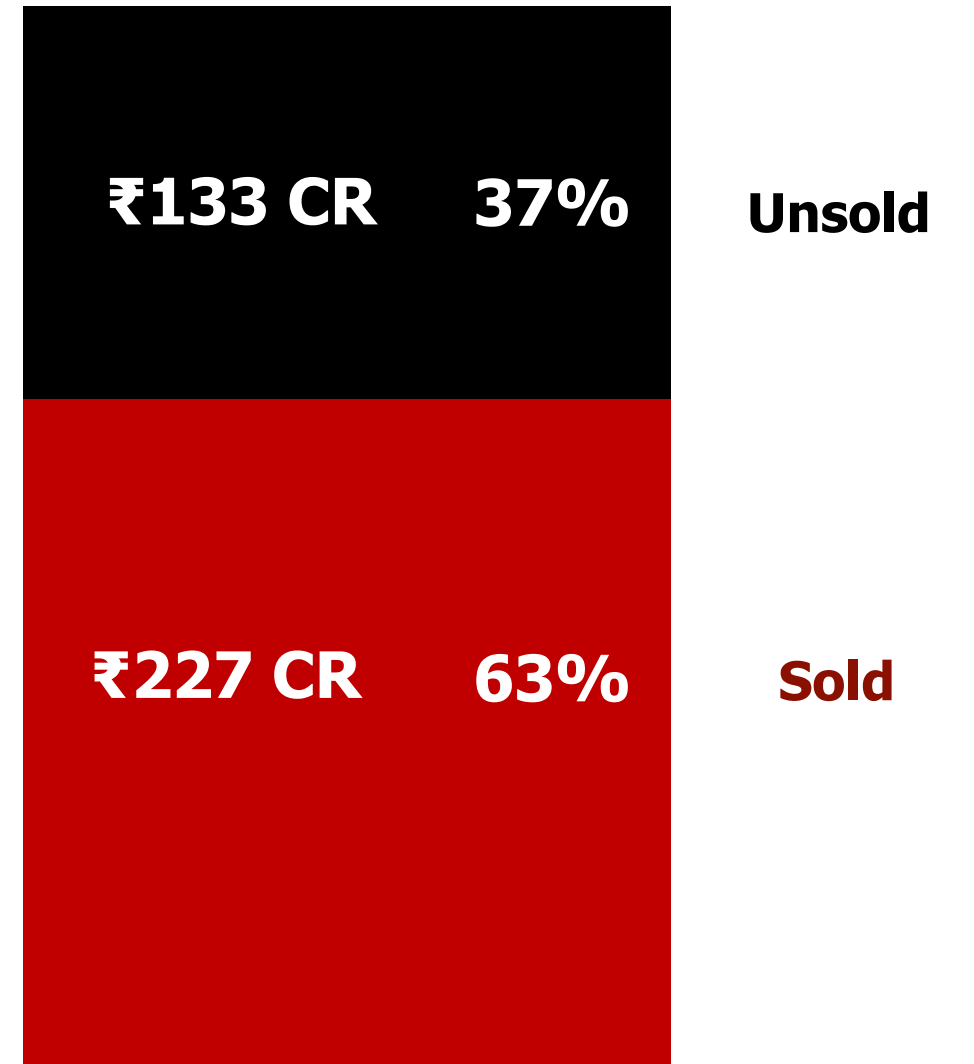
- Iconic, award-winning, commercial high-rise structure in Lower Parel
- Grade A commercial spaces ranging from 800 sq ft to 2,00,000 sq ft
- Notable Tenants – Zee, L’Oreal, Nykaa, CDSL, Invesco, SBI Capital, HPCL, etc
- Received OC till 38th floor

KEY ONGOING PROJECTS



₹133 CR.

Balance revenue potential

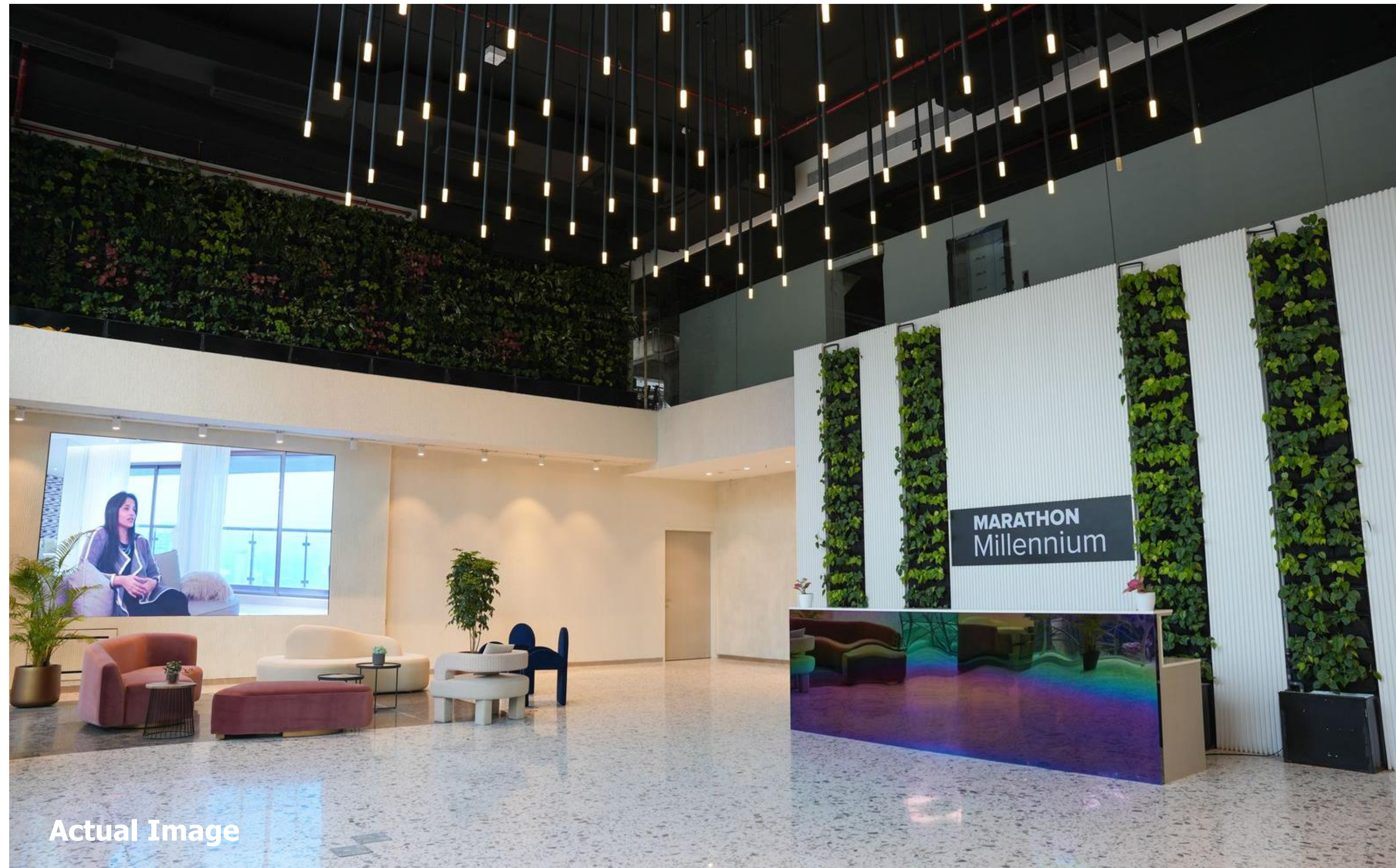


Millennium

- Flexible spaces starting from 350 sq ft to 10,000 sq ft
- Premium metro-adjacent offices on LBS road, Mulund, perfect floor plans and flawless execution
- Received OC up to 20th floor

UNSOLD & OC READY INVENTORY

PORTFOLIO



Actual Image

OC Ready unsold inventory

Project	Area	Value in Rs. Cr
Monte South*	1,17,411	470
Nexzone	56,703	59
Millennium	21,000	42
Futurex	83,832	335
TOTAL	2,78,946	906

*Includes 100% share for Monte South project

ONGOING PROJECTS (RERA REGISTERED)

PORTFOLIO

Project	Ownership %	Total Carpet Area (in sq.ft.)	Completion %	Carpet Area Sold (in sq.ft.)	Value of Registered Units (in ₹Cr.)	Collection (in ₹Cr.)	Unsold Carpet Area (in sq.ft.)	Estimated Revenue from unsold area (in ₹Cr.)
Monte South (Tower A)	40%	5,34,267	99%	3,84,472	1,123	1,047	1,49,795	494
Monte South (Tower B)	40%	4,17,667	57%	2,40,210	782	422	1,77,457	586
Monte South (Tower C) pt 1	40%	1,15,555	29%	45,299	160	58	70,256	232
Marathon Nexzone (Phase 1)	91%	19,05,133	99%	17,56,681	1,568	1,407	1,48,452	138
Marathon Nexzone (Phase 2)	91%	4,21,688	59%	3,41,135	341	257	80,553	79
Marathon Neo Square	100%	61,188	95%	32,914	46	30	28,274	41
Marathon Neo Park	100%	1,06,865	39%	72,339	115	54	34,526	52
Marathon Futurex	100%	2,91,706	100%	2,07,874	773	786	83,832	309
Marathon Millennium	100%	1,76,938	84%	1,07,843	227	198	69,095	133
Neovalley Kaveri	90%	1,16,536	57%	92,791	148	39	23,745	37
Neovalley Narmada	90%	1,18,063	27%	50,865	84	22	67,198	108
Total (Based on 100% share)		42,65,605		33,32,423	5,365	4,322	9,33,182	2,208
Total (Based on MNRL share)		36,25,112		29,30,434	4,127	3,406	6,94,678	1,420

Based on 100% share for all projects

Marathon Nextgen Realty LTD | Investor Update Q2 FY-25

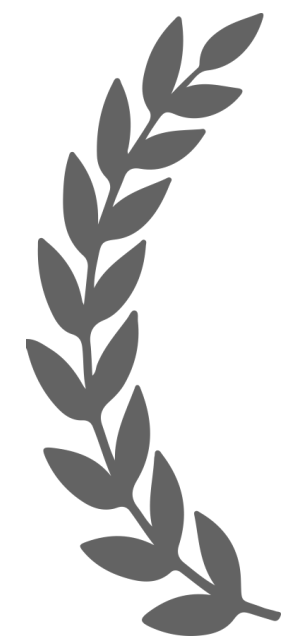
UPCOMING PROJECTS

PORTFOLIO

Project	Location	Ownership	Total Carpet Area (in sqft)	Estimated Sale Value (in ₹Cr.)
Monte South (Tower C) pt 2 **	Byculla	40%	2,00,000	740
Monte South Phase 3 Residential **	Byculla	40%	4,00,000	1,480
Monte South Phase 3 Commercial **	Byculla	40%	7,50,000	2,775
Nexzone Phase 3 Residential	Panvel	91%	3,12,500	312
Nexzone Phase 3 Commercial	Panvel	91%	1,25,000	125
NeoPark Phase 3,4,5	Bhandup	100%	4,31,948	691
NeoValley Phases *	Bhandup	100%	11,50,000	2,128
Total (Based on 100% share)			33,69,448	8,251
Total (Based on MNRL share)			25,59,448	5,254

*NeoValley project will be launched in the next 7 years.

**Based on 100% share for all projects



"Best Mid Segment
Project of the Year"
at CREDAI-MCHI Golden
Pillar awards 2023

Marathon Nexzone

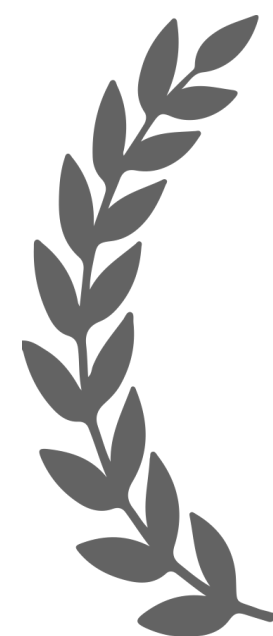


"Best Ultra Luxury Project
of the Year 2023"
at Zee Real Estate &
Business Excellence Award

Monte South

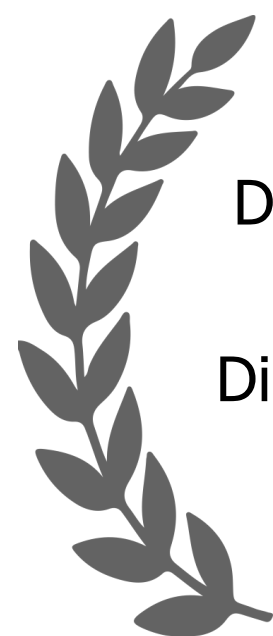


Our Chairman Mr Chetan Shah was honored as
"India's Respected Real Estate Leader" at the
Hurun & Grohe Conclave 2023



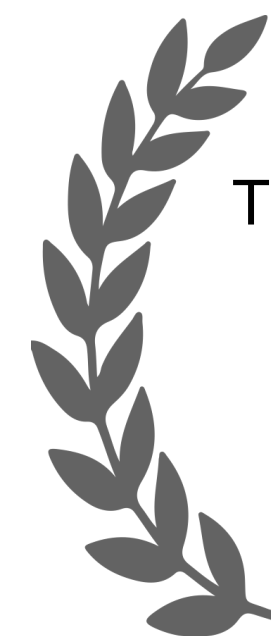
Top Challenger Awards
Construction World Global
Awards 2022

Marathon Group



Developer of the Year Estrade
real estate Awards
Digital Awards, Singapore 2021

Marathon Group



The Extraordinaire-Brand (Real
Estate Category) 2018-19
Brand Vision by Nexbrands

Marathon Group



THANK YOU

Marathon Nextgen Realty Limited

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TOWNSHIPS | LUXURY PROJECTS | AFFORDABLE HOMES | CORPORATE PARKS | BUSINESS SPACES | RETAIL

Byculla | Lower Parel | Mulund | Bhandup | Panvel | Dombivli | Kalyan-Shil | Badlapur