

Date: 29/11/2022

To
The BSE Limited
Department of Corporate Services,
P.J. Towers, Dalal Street,
Mumbai- 400 001
Scrip Code: 503101
Debt: 973681, 973682

National Stock Exchange of India Limited
Listing Department,
BKC, Bandra (E)
Mumbai-400 051
Symbol: MARATHON

Sub: Press Release

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 Press Release for the Quarter and Half Year ended September 30, 2022.

The copy of Press Release shall be uploaded on the Company's website viz.,
<https://www.marathonnextgen.com/>

Kindly take the same on record.

Yours truly,

For Marathon Nextgen Realty Limited

SRINIVAS
RAGHAVAN
KRISHNAMURTHI
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Digitally signed by
SRINIVAS RAGHAVAN
KRISHNAMURTHI
Date: 2022.11.29
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K.S. Raghavan
Company Secretary & Compliance Officer
Place: Mumbai
Encl: A/a

Mumbai, November 12, 2022: Marathon Nextgen Realty Ltd., one of the leading real estate company engaged in the development of residential and commercial projects, announces its financial results for the Second Quarter (Q2FY23) and six months (H1FY23) period ended September 30th, 2022.

- **Recorded half-yearly booking value of Rs. 183cr, area sold stood at 1,67,570sq. ft**
- **Robust Launch Pipeline of upcoming projects of 31.5 lakh sq. ft.**

Commenting on the Company's performance, Mr. Chetan Shah, Chairman & Managing Director, Marathon NextGen Realty Limited, said, "I am pleased to report strong performance during the quarter which is a testimony to the team's commitment, supported by wise leadership, and the Marathons pillars of quality, trust, and customer experience. We expect the momentum to continue resulting in strong growth in annual sales booking/volume. We continue to witness robust growth across the real estate segments led by the residential segment which has seen resilient growth post the pandemic. Despite the current rise in the Repo rate by the RBI, the demand momentum looks robust and as such we remain positive on the long-term growth prospects."

Operational Highlights for Q2FY23

- Area sold stood at **71,465sq. ft.**
- Booking value stood at **Rs.76crore**
- Collections stood at **Rs.59crore**
- Average Realization stood at **Rs.19,700 per sq. ft.** for commercial and **Rs. 9,109 per sq.ft.** for Residential.

Operational Highlights for H1FY23

- Area sold stood at **1,67,570sq. ft.**
- Booking value stood at **Rs.183crore**
- Collections stood at **Rs.142crore**
- Average Realization stood at **Rs. 16,632 per sq. ft.** for commercial and **Rs. 8,561 per sq.ft.** for Residential.

Consolidated Q2FY23 Financial Performance

- Net Revenues grew by 354.5% to **Rs.170crores**
- EBITDA grew by 155.6% to **Rs.52 crores**
- Profit before Tax (PBT) grew by 1,275.9% to **Rs. 16crores**
- Profit After Tax (PAT) grew by 338.0% to **Rs. 16 crores**

Consolidated H1FY23 Financial Performance

- Net Revenues grew by 267.9% to **Rs.268 crores**
- EBITDA grew by 132.6% to **Rs.99 crores**



- Profit before Tax (PBT) grew by 615.4% to **Rs.30crores**
- Profit After Tax (PAT) grew by 238.2% to **Rs.27 crores**

Cash Flows

As on 30th September 2022,

- Balance collections from sold units (completed + Ongoing) in all launched projects stood at **Rs738 crores**.
- Total Pending Project cost to be incurred stands at **Rs1,792 crores**.
- Total unsold inventory stood at **Rs2,427 crores**

About Marathon NextGen Realty Ltd.

For over 52 years now, Marathon Group has been helping shape Mumbai's skyline. Founded in 1969 by RamniklalZaverbhai 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, Managing Director, have completed their engineering from US and the third generation of the company comprising of the three Directors –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, sales and prides itself on its transparency,customer-centricity and is among one of the most trusted Developers.

The Group has ongoing projects & land banks at Lower Parel, Byculla, Mulund, Bhandup,Thane, Dombivli and Panvel.

More information is available at <https://www.marathonnextgen.com/>

For further information, please contact:

Binay Sarda /Jeevika Hemani/Sumedh Desai

Vice President/Senior Associate/Associate

EY LLP

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DISCLAIMER:

Some of the statements in this communication may be 'forward-looking statements within the meaning of applicable laws and regulations. Actual results might differ substantially from those expressed or implied. Important developments that could affect the company's operations include changes in the industry structure, significant changes in the political and economic environment in India and overseas, tax laws, duties, litigation, and labour relations.