

Date: February 13, 2025

To

BSE Limited,
Listing Department,
P.J. Towers, Dalal Street,
Mumbai - 400001.
Scrip Code: 503101

NSE Limited,
Listing Department,
Exchange Plaza, Plot No. C/1, G Block,
BKC, Bandra (East), Mumbai - 400051
NSE Code: MARATHON

Sub: Press Release - Third Quarter ended December 31, 2024

Dear Sir/Madam,

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith a copy of the Press release on the Unaudited Financial Results (Standalone and Consolidated) of the Company for the Third Quarter ended December 31, 2024.

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

This is for your information and record.

Yours Truly,

Marathon Nextgen Realty Limited

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L SHAH

Digitally signed by
CHETAN
RAMNIKLA L SHAH
Date: 2025.02.13
15:32:42 +05'30'

Chetan Shah

Managing Director

DIN: 00135296



Mumbai, February 13, 2025: 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 Third Quarter (Q3 FY25) ended December 31st, 2024.

Achieves Record 33% PAT Margin in Q3 FY25; Registered a Record 9M PAT of ₹ 136 Cr

Commenting on the Company's performance, Mr. Chetan Shah, Chairman & Managing Director, Marathon NextGen Realty Limited, said, "We are pleased to report another stellar quarter, maintaining a robust PAT run rate of approximately ₹50 crore while achieving our highest PAT margin in six years at 33%. This milestone reflects our unwavering commitment to operational excellence, stringent cost controls, and maximizing realizations across our diverse project portfolio. Our luxury and mid-segment developments continue to garner strong demand across MMR's most sought-after locations. With rapid construction progress across all sites, we remain steadfast in our promise of timely project delivery and customer satisfaction.

Key milestone this quarter include the receipt of the Part OC for another tower at Nexzone, Panvel, bringing the total to 2,500 units with OC at the project, marks another step forward in our commitment to timely project delivery. With a robust pipeline of upcoming launches and a well-planned fundraising initiative on the horizon, we are well-positioned to drive sustained growth and solidify our leadership in the markets we serve."

Operational Highlights for Q3 FY25*

- Area sold stood at **57,021 sq. ft.**
- Booking value stood at **Rs. 131 crores**
- Collections stood at **Rs. 162 crores**

Consolidated Q3 FY25* Financial Performance

- Total Revenues stood at **Rs. 150 crores**
- EBITDA stood at **Rs. 69 crores**
- Profit before Tax (PBT) stood at **Rs. 53 crores**
- Profit After Tax (PAT) stood at **Rs. 49 crores**
- PAT Margin at **33%**

Operational Highlights for 9M FY25*

- Area sold stood at **185,627 sq. ft.**
- Booking value stood at **Rs. 417 crores**
- Collections stood at **Rs. 530 crores**

Consolidated 9M FY25* Financial Performance

- Total Revenues stood at **Rs. 488 crores**
- EBITDA stood at **Rs. 211 crores**
- Profit before Tax (PBT) stood at **Rs. 146 crores**
- Profit After Tax (PAT) stood at **Rs. 136 crores**
- PAT Margin at **28%**



Net Debt

- Net Debt stood at **Rs. 663** crores as on 31st December '24
- Net Debt to Equity stood at **0.58x** as on 31st December '24

Cash Flows

As on 31st December '24,

- Balance collections from sold units (completed + Ongoing) in all launched projects stood at **Rs. 693 crores.**
- Total pending estimated project cost to be incurred stands at **Rs. 750 crores.**
- Total estimated revenue from unsold inventory stands at **Rs. 1,353 crores.**
- Net Surplus cashflow stands at **Rs. 1,296 crores.**

*Based on 40% revenue share for Monte South project

Note: Data based on Carpet Area

About Marathon NextGen Realty Ltd.

For over 52 years now, Marathon Group has been helping shape Mumbai's skyline. Founded in 1969 by Ramniklal Zaverbhai Shah, the Group has completed over 100 projects in the city with a portfolio encompassing townships, affordable housing, luxury residential, retail, small business spaces, and corporate parks. Marathon is design-driven and engineering-focused with a leadership team comprising of technocrats. Mr. Chetan Shah, Chairman & Mr. Mayur Shah, Vice-Chairman, have completed their engineering from US and the third generation of the company comprising of the three head of project –Mr. Kaivalya Shah, Mr. Parmeet Shah, and Mr. Samyag Shah are highly qualified having completed their education from US and bring years of real estate experience. Marathon has strong in-house capabilities in design, engineering, execution, marketing, and sales and prides itself on its transparency, customer-centricity and is among one of the most trusted Developers.

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

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

For further information, please contact:

Mr. Kaivalya Shah Director - Marathon Nextgen Realty Limited P: +91 22 6724 8484 E: kaivalya.shah@marathonrealty.com	Binay Sarda /Nachiket Kale Vice President/Senior Associate EY LLP Email: binay.sarda@in.ey.com ; nachiket.kale@in.ey.com ; M: +91 9920893764/ 9920940808
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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.