

Date: 15/02/2023

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

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 third quarter and nine months ended December 31, 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.

Thanking you,
Yours truly,

For Marathon Nextgen Realty Limited,



K.S. Raghavan
Company Secretary & Compliance Officer
Place: Mumbai
Encl: A/a

Mumbai, February 14, 2023: 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 Third Quarter (Q3FY23) and nine months (9MFY23) period ended December 31st, 2022.

- **Recorded nine-month booking value of Rs. 454 crores, area sold stood at 3,33,583 sq. 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, "We are pleased to report strong performance during the quarter which was mainly supported by the large deal in the commercial space worth Rs 163 crores as well as sales offtake in other projects. This large deal is a testimony to our superior design, engineering and execution capabilities and excellence in terms of quality. We strongly believe that the demand environment is expected to remain resilient despite the recent interest rate hikes. We are well placed to benefit from this strong demand trend and we have planned several launches in the next 3-5 years across different locations in the MMR. With a strong launch pipeline, manageable debt level, solid balance sheet, and a sizable business development pipeline, we are confident in our ability to generate profitable growth over the mid to long term."

Operational Highlights for Q3FY23

- Area sold stood at **1,66,013 sq. ft.**
- Booking value stood at **Rs. 271 crores**
- Collections stood at **Rs. 300 crores**
- Average Realization stood at **Rs. 21,341 per sq. ft.** for commercial and **Rs. 8,678 per sq.ft.** for Residential.

Operational Highlights for 9MFY23

- Area sold stood at **3,33,583 sq. ft.**
- Booking value stood at **Rs. 454 crores**
- Collections stood at **Rs. 441 crores**
- Average Realization stood at **Rs. 19,801 per sq. ft.** for commercial and **Rs. 8,603 per sq.ft.** for Residential.

Consolidated Q3FY23 Financial Performance

- Net Revenues grew by 309.5% YoY to **Rs. 278 crores**
- EBITDA grew by 423.9% YoY to **Rs. 143 crores**
- Profit before Tax (PBT) grew by 2905.7% YoY to **Rs. 103 crores**
- Profit After Tax (PAT) grew by 960.9% YoY to **Rs. 80 crores**

Consolidated 9MFY23 Financial Performance

- Net Revenues grew by 288.0% YoY to **Rs. 546 crores**
- EBITDA grew by 246.2% YoY to **Rs. 242 crores**
- Profit before Tax (PBT) grew by 1639.5% YoY to **Rs. 134 crores**
- Profit After Tax (PAT) grew by 587.6% YoY to **Rs. 107 crores**

Cash Flows

As on 31st December 2022,

- Balance collections from sold units (completed + Ongoing) in all launched projects stood at **Rs. 646 crores.**
- Total Pending Project cost to be incurred stands at **Rs. 1,356 crores.**
- Total estimated revenue from unsold inventory stands at **Rs. 2,251crores**

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, 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:

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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.