

**Date: February 16, 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: Press Release - Third quarter and nine months ended December 31, 2025**

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 and nine months ended December 31, 2025.

The copy of Press Release shall be uploaded on the Company's website viz.,  
<https://marathon.in/nextgen/>

This is for your information and record.

**Thanking you,  
For Marathon Nextgen Realty Limited,**

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

**Encl: as above**

**Mumbai, February 16, 2026:** 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 FY26) ended December 31<sup>st</sup>, 2025.

**Highest-Ever 9M PAT at ₹161 Crore; Delivers 18% YoY Growth and Robust 33% PAT Margin**

**Commenting on the Company's performance, Mr. Chetan Shah, Chairman & Managing Director, Marathon NextGen Realty Limited, said, " In the first nine months of FY26, our strong focus on operational quality and timely delivery has taken us to new heights. We've registered our highest-ever 9M PAT of ₹161 crore, fueled primarily by robust contributions from our commercial portfolio, with residential delivering steady performance.**

*Marathon Futurex, our flagship ready-to-move commercial tower in Lower Parel, continues to attract strong interest from discerning buyers, elevating average realizations. Marathon Millennium, our commercial project in Mulund, has also seen a strong response from small and medium enterprises. We remain bullish on the commercial sector's trajectory, anticipating sustained momentum through FY26 and beyond.*

*Progress on our residential developments remains on a strong footing, reflecting our commitment to quality and speed. At Monte South, Tower A has already secured its Occupancy Certificate (OC), Tower B has OC up to the 45th floor with internal work advancing to the 62nd, and Tower C's RCC work is complete till the 17th floor.*

*In Bhandup, Neovalley's RCC of one wing is complete and we have received environmental clearance for the additional part of this project. Neopark is in its advanced finishing stages—with RCC nearly complete and OC applications underway for select wings.*

*Over in Panvel, Nexzone Phase 1 is complete with full OC and nearly 2,700 families enjoying their homes along with the amenities. The second phase is nearing completion and OC applications underway for select towers.*

*Mumbai's real estate landscape continues to thrive, bolstered by resilient end-user demand, enhanced connectivity via metro expansions and coastal roads, and transformative infrastructure projects across high-growth corridors.*

*Our strong balance sheet provides significant financial flexibility to navigate market cycles and pursue high-quality opportunities. Our priorities are clear: complete our existing projects on schedule, maintain financial discipline, and grow in a manner that creates real, long-term value for our stakeholders. We're confident about the path ahead and our ability to execute our strategy effectively."*



### Operational Highlights for Q3 FY26 & 9M FY26\*

Metric	Existing Portfolio		Post-Merger Portfolio	
	Q3 FY26	9M FY26	Q3 FY26	9M FY26
Area Sold	52,204 sq. ft.	2,28,191 sq. ft.	61,754 sq. ft.	2,93,970 sq. ft.
Booking Value	₹126 crore	₹588 crore	₹169 crore	₹796 crore
Collections	₹268 crore	₹850 crore	₹308 crore	₹1,071 crore

Note: Data based on Carpet Area/ \*Based on 100% shares for all projects

### Consolidated Q3 FY26 & 9M FY26 Financial Performance

Metric	Q3 FY26	9M FY26
Total Revenues	₹141 crore	₹487 crore
EBITDA	₹39 crore	₹200 crore
Profit After Tax (PAT)	₹33 crore	₹161 crore

### Net Debt

Remained net debt-free, with a positive net cash position

### About Marathon NextGen Realty Ltd.

For over 56 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 at Lower Parel, Byculla, Mulund, and land banks at Bhandup, Thane, Dombivli and Panvel.

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

### For further information, please contact:

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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.