MARATHON

Regd. Address : Marathon Futurex, Mafatlal Mills Compound, N. M. Joshi Marg, Lower Parel (W), Mumbai - 400 013.

Date: May 31, 2026

To

BSE Limited,	NSE Limited,
Listing Department,	Listing Department,
P.J. Towers, Dalal Street,	Exchange Plaza, Plot No. C/1, G Block,
Mumbai – 400001	BKC, Bandra (East), Mumbai - 400051
Scrip Code: 503101	**Symbol: MARATHON**

Sub: Investor Presentation – Fourth quarter and year ended March 31, 2026.

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 Audited Financial Results (Standalone and Consolidated) of the Company for the fourth quarter and year ended March 31, 2026.

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.

Yours Truly,
For Marathon Nextgen Realty Limited,

YOGESH ASHOK PATOLE

Digitally signed by YOGESH ASHOK PATOLE
Date: 2026.05.31 19:11:22 +05'30'

Yogesh Patole
Company Secretary & Compliance Officer
Membership No.: A48777

MARATHON

Redefining Real Estate

MARATHON NEXTGEN REALTY LIMITED

INVESTOR UPDATE

For the Quarter ended March 2026



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Forward-Looking Statement
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Who We are

ESTABLISHED IN 1978

PORTFOLIO INCLUDES

Commercial • Luxury
residential • Townships
Affordable housing • retail

PROJECTS ONGOING AT

Panvel • Byculla • Lower Parel
Bhandup • Mulund

55+ YEARS OF EXPERIENCE

100+ PROJECTS DELIVERED

10,000+ FAMILIES HOUSED

15,000+ HOMES IN THE PIPELINE

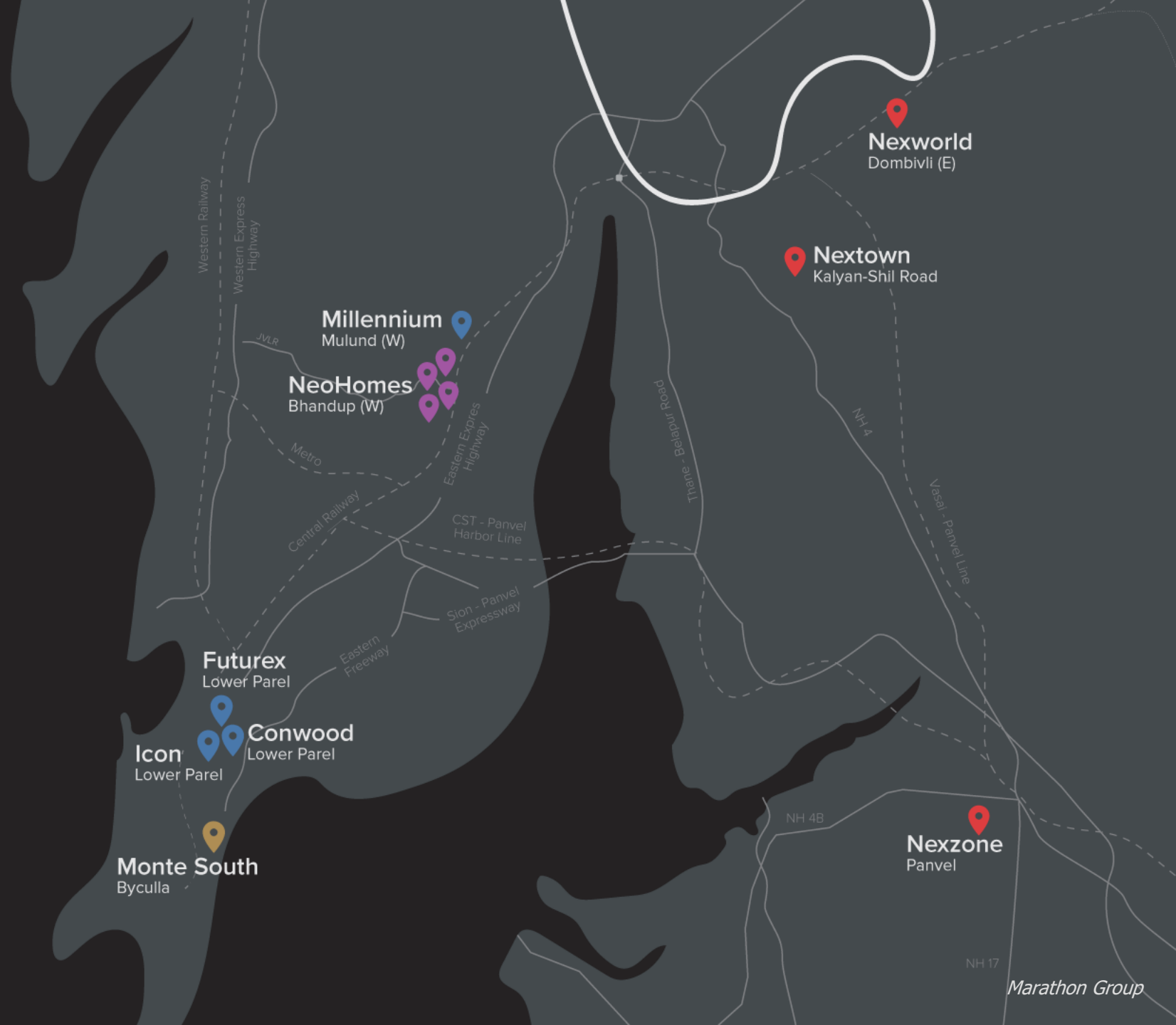
4 MN. SQ.FT. OF LAND UNDER DEVELOPMENT



Marathon Group

Our Projects

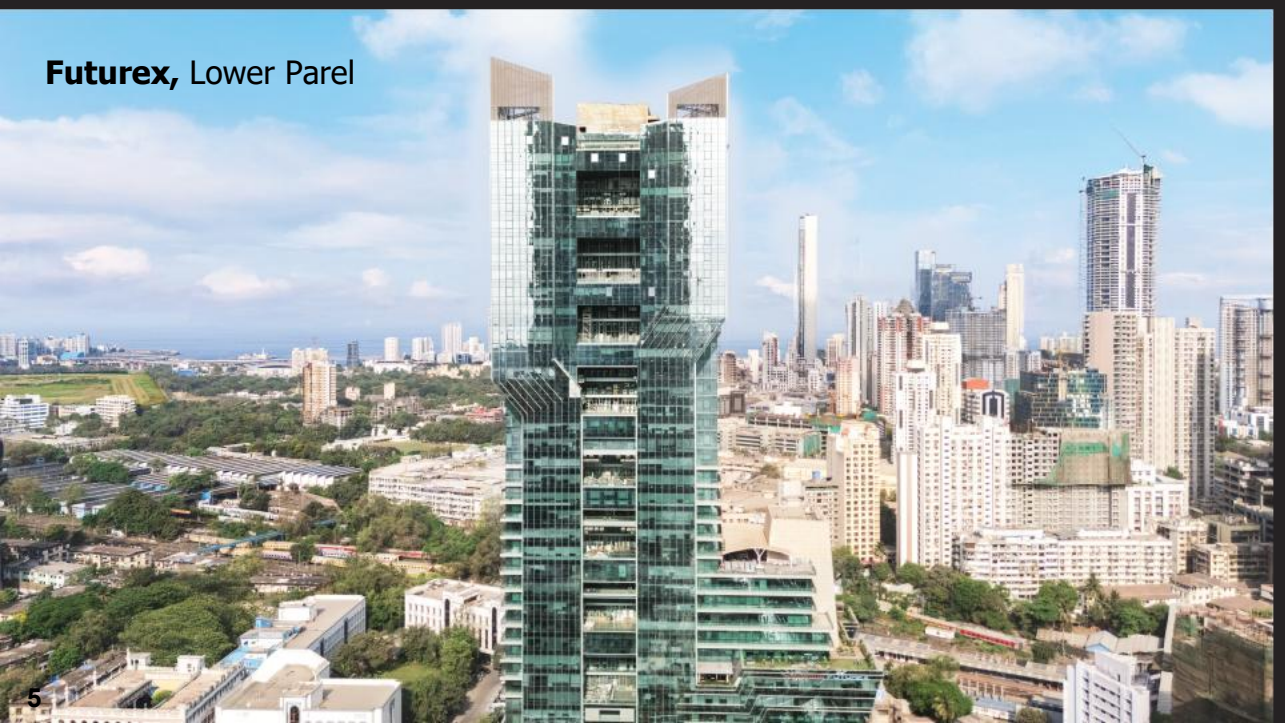
- Townships
- Luxury Residential
- Commercial Properties
- Affordable Housing

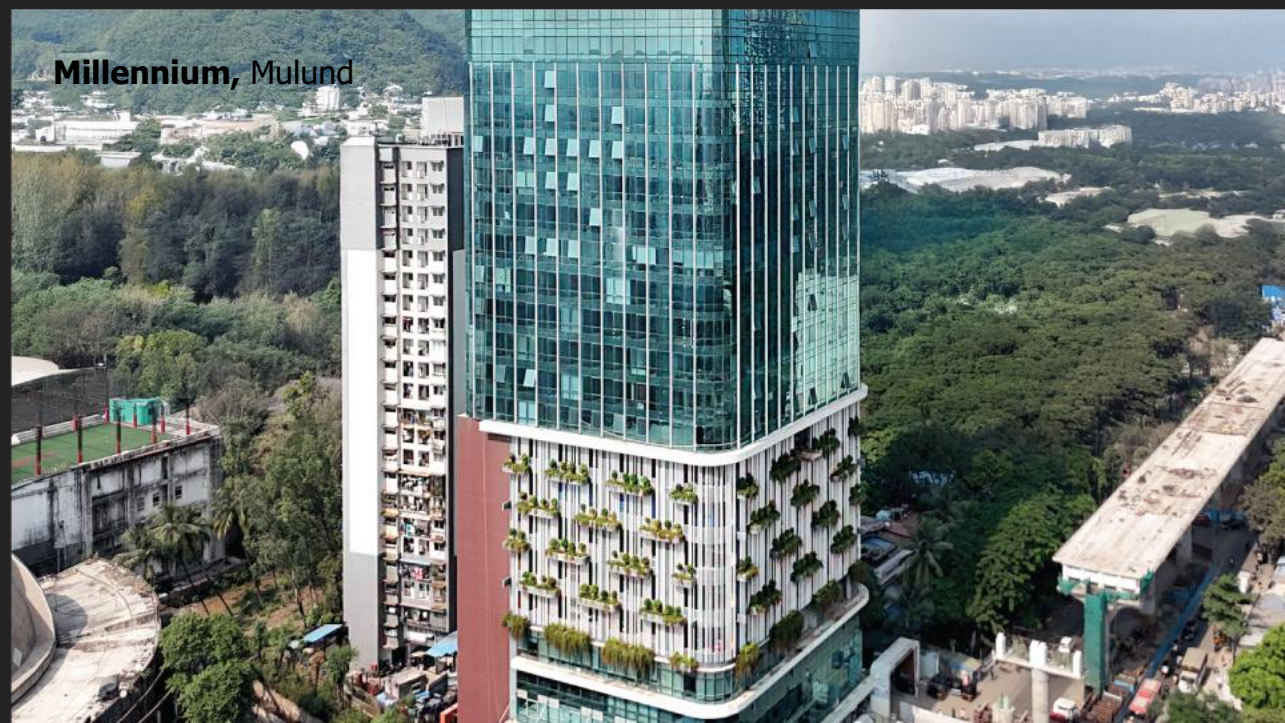


Marathon Group


Monte South, Byculla


Nexzone, Panvel


Futurex, Lower Parel


Millennium, Mulund

Major Acquisition & Milestones

From our first mill acquisition to a unified platform under MNRL — our journey reflects discipline, foresight, and scale.

Genesis of Marathon Nextgen Realty Ltd

Acquired Piramal Spinning & Weaving Mills Ltd (holding 8 acres of land) through the BIFR*

Rebranded the company as Marathon Nextgen Realty Limited in 2007

2002

2007

Acquired 12.2 acres of Khatau Mills, Byculla

2015

Bought JV Stake in Futurex development

2017

Acquired 5.85 acres of land in Bhandup

2019

Acquired Sanvo Resorts Pvt Ltd; **Added 25 acres in Panvel**

Acquired Terrapolis Assets Pvt Ltd; **Added 1 acre in Mulund**

2023

Acquired Nexzone Fiscal Services Ltd; **Added 14 acres in Bhandup**

2025

Amalgamation & Arrangement of promoter and promoter group into MNRL (List Co)

Raised ₹ 900Cr through QIP

2026

Acquired controlling stake in 3 real estate entities; **added GDV potential of ~₹840 Cr**

Acquired 90% stake in Sunset Spaces Pvt Ltd to **strengthen redevelopment pipeline**

Key Achievements / Highlights — FY26

- **Highest-ever PAT of ₹206 Cr** for FY26 — an all-time high in Company's history; **PAT margin of ~32%** and **EBITDA of ₹261 Cr** (~41% margin) on total income of **₹639 Cr**
- **Collections of ₹781 Cr** (existing portfolio) / **₹1,048 Cr (post-merger)** — driven by construction progress at Monte South, Nexzone & Bhandup projects
- **Company achieved a net cash positive position** post debt repayment — first time in Company history; **net debt-free balance sheet** as at March 31, 2026
- **Successfully raised ₹900 Cr via Qualified Institutional Placement (QIP)** — significantly strengthening the balance sheet and financial flexibility; **₹340 Cr deployed towards debt repayment**
- **Marathon Futurex (Lower Parel)** delivered **15% YoY growth in pre-sales to ₹466 Cr (combined)** — strong absorption and leasing activity reaffirming demand for quality commercial space
- **Acquired controlling interests in 3 real estate entities** (via Nexzone IT Infra Pvt Ltd) — **aggregate investment of ~₹70 Cr**; adds 6 residential projects in Kanjurmarg with expected GDV of **over ₹840 Cr**
- **Acquired 90% stake in Sunset Spaces Private Limited (SSPL)** — further strengthening MMR development pipeline and redevelopment capabilities
- **Received 'No Adverse Observations' (NOC) from both BSE & NSE** on the proposed Scheme of Amalgamation — a key regulatory milestone towards creating a **larger, more integrated listed platform**

Growth Drivers

With strategic foresight, deep capabilities, and a clear focus, we've built a resilient platform for the future.

Amalgamation & Arrangement

Strategically Positioned Land Banks & Dominance in Key Micro Markets

Qualified Institutional Placement

Diversified Portfolio for Risk Mitigation

Excellent In-House Capabilities

Unlocking Long-Term Value

These strategic initiatives create a more resilient, efficient organization positioned for accelerated growth while delivering sustainable long-term value to all stakeholders.

Accelerating Growth with a Stronger Foundation

Qualified Institutional Placement (QIP)

Successfully raised ₹900 Cr through QIP, demonstrating robust market confidence in our strategic direction and execution capabilities

Strategic Fund Allocation

Debt reduction to strengthen balance sheet resilience	Project acceleration across key development sites	Building robust growth pipeline for sustained expansion

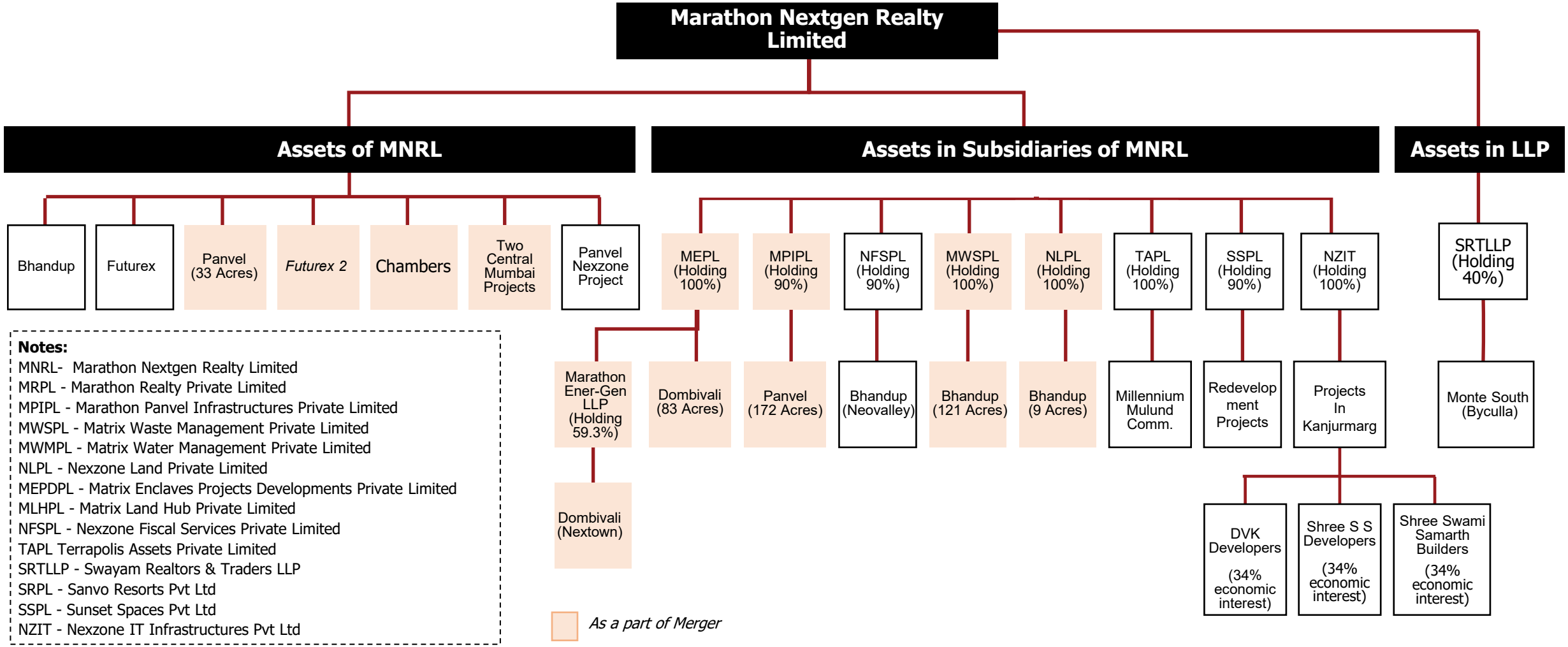
Amalgamation & Arrangement

Strategic board-approved amalgamation and arrangement designed to streamline the corporate structure and unlock future growth potential

Value Unlocking	Stronger Creditworthiness	Operational Streamlining
The merging entity has 418 acres of land and a few live projects which have a developable area potential of 4.2 Cr. sq.ft.	Creating opportunity for a stronger credit profile and lower debt costs, enhancing financial flexibility and optimizing borrowing efficiency.	Consolidate and optimize group real estate assets to create a focused and efficient corporate structure

Amalgamation & Arrangement

PROPOSED STRUCTURE



Notes:

MNRL- Marathon Nextgen Realty Limited
MRPL - Marathon Realty Private Limited
MPIPL - Marathon Panvel Infrastructures Private Limited
MWSPL - Matrix Waste Management Private Limited
MWMPL - Matrix Water Management Private Limited
NLPL - Nexzone Land Private Limited
MEPDPL - Matrix Enclaves Projects Developments Private Limited
MLHPL - Matrix Land Hub Private Limited
NFSPL - Nexzone Fiscal Services Private Limited
TAPL Terrapolis Assets Private Limited
SRTLLP - Swayam Realtors & Traders LLP
SRPL - Sanvo Resorts Pvt Ltd
SSPL - Sunset Spaces Pvt Ltd
NZIT - Nexzone IT Infrastructures Pvt Ltd

Amalgamation & Arrangement

Pre & Post Merger Portfolio Snapshot

PRE MERGER PORTFOLIO

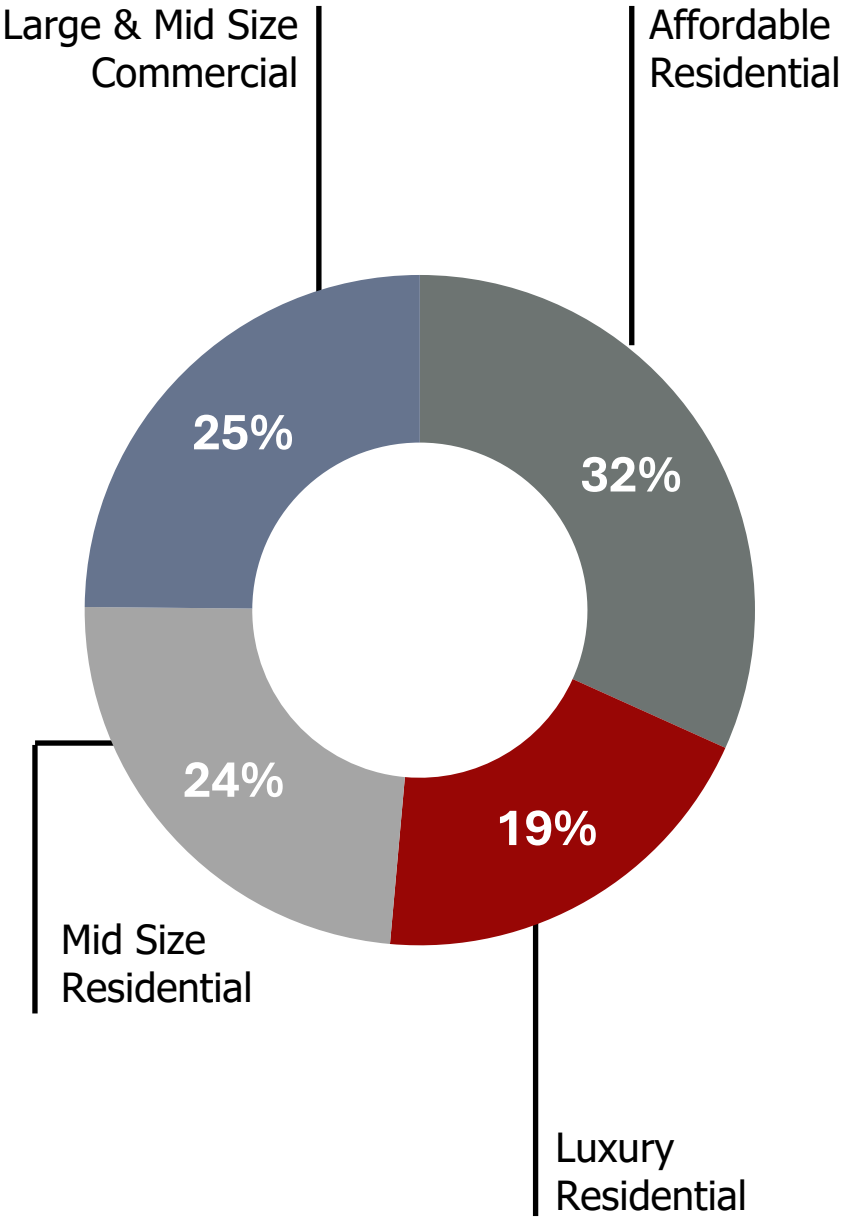
Project	Portfolio	Location	Ownership %	Unsold Area In sq.ft.	MNRL Share of Area Unsold In sq.ft.
Monte South (Residential)	Existing Portfolio	Byculla	40%	8,28,510	3,31,404
Monte South (Commercial)	Existing Portfolio	Byculla	40%	7,50,000	3,00,000
Nexzone	Existing Portfolio	Panvel	91%	5,97,630	5,97,630
Neopark/ Neosquare (Residential)	Existing Portfolio	Bhandup	100%	4,72,804	4,72,804
Neovalley (Residential)	Existing Portfolio	Bhandup	90%	12,03,592	12,03,592
Millennium (Commercial)	Existing Portfolio	Mulund	100%	45,987	45,987
Futurex (Commercial)	Existing Portfolio	Lower Parel	100%	13,612	13,612
New Acquisitions	Acquired	Kanjurmarg	34%	5,94,000	2,01,960
Total				**45,06,135**	**31,66,989**

POST MERGER PORTFOLIO

Project	Portfolio	Location	Ownership %	Land in acres to be developed In acres	Developable area/ Unsold Area
Dombivali Land	Post-Merger Portfolio	Dombivali	100%	83	~1.0 Cr sq.ft.
Panvel Land	Post-Merger Portfolio	Panvel	90-100%	205	1.26 Cr sq.ft.
Bhandup Land	Post-Merger Portfolio	Bhandup	100%	130	1.75 Cr sq.ft.
Futurex 2	Post-Merger Portfolio	Lower Parel	100%	-	2.33 Lakh sq.ft.
Chambers	Post-Merger Portfolio	Lower Parel	100%	-	0.54 Lakh sq.ft.
2 Central Mumbai Projects	Post-Merger Portfolio	Lower Parel	100%	-	5.33 Lakh sq.ft.
Nextown	Post-Merger Portfolio	Dombivali	59%	-	~10 Lakh sq.ft.
Total				**418**	**4.20 Cr sq.ft.**

Diversified portfolio for Risk Mitigation

Multi-Segment presence helps navigate market cycles and sustain growth.



Diverse Product Mix

Marathon's diversified portfolio includes luxury residential (Monte South), affordable housing (NeoHomes), commercial spaces (Futurex), and large-scale townships (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.

Pre Merger Portfolio (As per GDV)

Diversified portfolio for Risk Mitigation

Diversified playbook across luxury, affordable, and commercial segments builds resilience.

	AFFORDABLE HOUSING	PREMIUM & LUXURY HOUSING	OFFICE SPACE
COMPLETED PROJECTS	**19.12** Lakh sq.ft. 61%	**6.71** Lakh sq.ft. 21%	**5.66** Lakh sq.ft. 18%
ONGOING PROJECTS	**13.20** Lakh sq.ft. 59%	**7.33** Lakh sq.ft. 33%	**1.79** Lakh sq.ft. 8%
UPCOMING PROJECTS	**21.76** Lakh sq.ft. 65%	**4.00** Lakh sq.ft. 12%	**7.50** Lakh sq.ft. 23%

As of 31 March, 2026

Affordable Housing / Townships

Neo Series & Nex Series

NeoValley, NeoPark & NeoSquare, *Bhandup*

Nexzone, *Panvel*

Premium & Luxury Housing

Monte Series

Monte South (MS), *Byculla*

Corporate & Small Business Spaces

Commercial portfolio

Futurex, *Lower Parel*

Futurex Sky Offices, *Lower Parel*

Millennium, *Mulund*

MS Commercial, *Byculla*

PANVEL: Mumbai 3.0

Development Potential

205 acres
Total Area

1.26 Cr sq.ft.
Estimated Developable area

- Within NAINA zone, benefiting from Navi Mumbai International Airport (NMIA).
- Sion–Panvel Highway widening and Atal Setu boost connectivity to South Mumbai.
- Panvel–Karjat Rail Corridor to enhance suburban access.
- Monetising the land through a mixed-use township comprising residential, commercial, retail, and plotted developments



DOMBIVLI: Emerging Residential Destination

Development Potential

83 acres
Total Area

1.0 Cr sq.ft.
Estimated Developable area

- Part of Smart City Mission and fastest-growing MMR belt.
- Airoli–Katai Tunnel, Kalyan–Taloja Metro, & Vasai–Alibaug Multi-Modal Corridor under execution
- Excellent rail & road access to Thane, Kalyan & Navi Mumbai..
- Mumbai–Ahmedabad Bullet Train corridor to improve regional access and drive economic activity.
- Strong mid-income demand with fast turnaround potential and long-term appreciation.
- Monetising the land through a mixed-use township comprising residential, commercial, and retail developments.



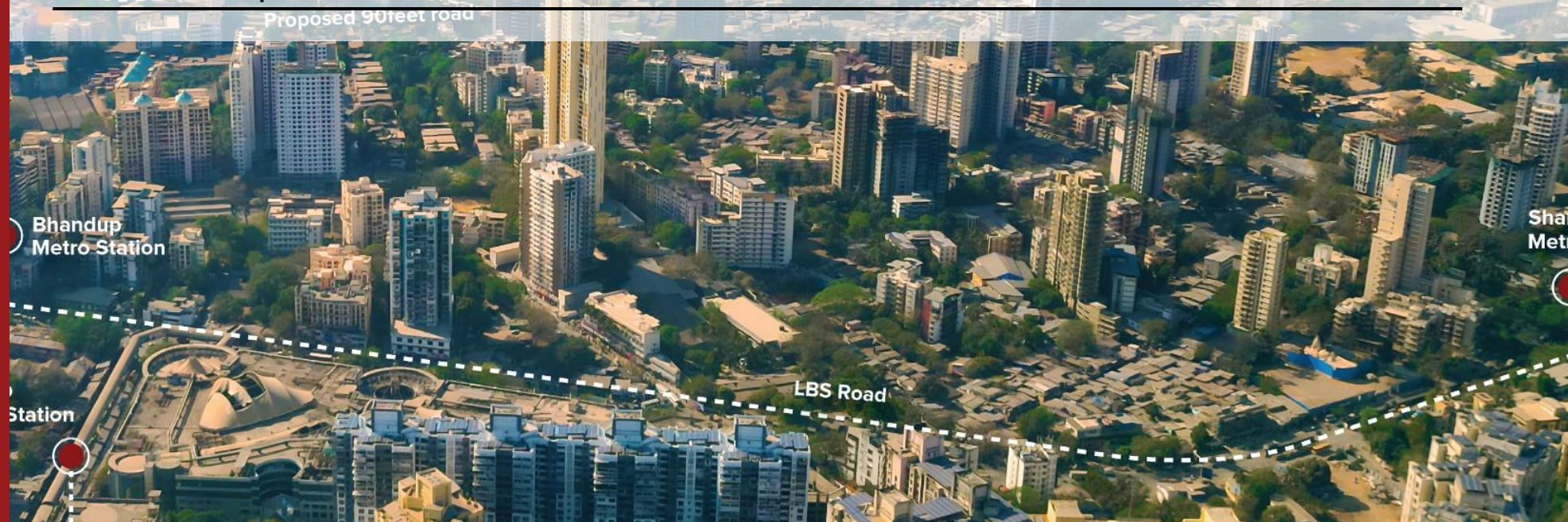
BHANDUP: Central Mumbai Growth Hub

Development Potential

130 acres
Total Area

1.75 Cr sq.ft.
Estimated Developable area

- Large land within city limit with access from LBS Marg and GMLR.
- Metro Line 4 (Wadala–Kasarvadavali) passing through Bhandup to cut commute time.
- 39 km cycling/jogging track improving civic quality.
- Rising mid-income hub, close to Powai, Kanjurmarg & Mulund—high rental yield zone
- Monetising the land through a mixed-use township comprising residential, commercial, and retail developments.



Excellent In-house capabilities

Complete in-house expertise across design, engineering, and acquisition helps us deliver with speed, control, and consistent quality.

Land Identification & Acquisition

Conduct feasibility studies and market analysis.

Identify and negotiate suitable land parcels.

Complete legal due diligence and acquisition formalities.

Design

In-house team of architects and designers using advanced CAD tools.

Equipped with the latest technologies to create high-quality marketing collateral and virtual tours.

Incorporate solar envelope studies and open space analysis in our design process.

Engineering

Robust in-house EPC capabilities enable slab cycles as fast as 40 hours.

Proven capability to build super-tall structures.

Use of advanced formwork systems: Kumkang (Monte South), MIVAN (Nexzone and Neo), and PERI (Futurex).

On-site batching plants produce high-grade concrete; on-site testing labs ensure quality finishes.



Excellent In-house capabilities

Integrated in-house capabilities across marketing, CRM, and sales enable us to drive leads, convert efficiently, and deliver superior customer experiences.

Marketing

In-house creative, digital, and 3D teams produce high-quality images and collateral.

Digital marketing drives lead generation and brand awareness.

Custom analytics and CRM platform built on Zoho CRM for ROI-focused marketing.

WhatsApp automation and targeted outreach enhance customer engagement.

Multi-channel sales strategy combines direct sales expertise with a wide broker network.

CRM

In-house team manages customer service from onboarding to resolution.

Custom-built Zoho CRM platform ensures faster responses and data-driven decisions.

Self-service app and tech-enabled call center improve engagement and collection efficiency.

Tools like automated WhatsApp alerts and targeted marketing enhance customer experience.

Sales & Sourcing

Large sourcing team with 250+ active monthly channel partners.

Sales team uses tools like touchscreens, AR, and VR to improve site experiences and drive conversions.



Marathon Millennium, Mulund

Business highlights FY26

A snapshot of our key milestones, performance metrics, and strategic achievements that shaped our business this Quarter.

Capital Raise

₹900 Crore raised via QIP for growth initiatives and debt reduction.

Financial Strength

Post QIP, we have substantially reduced our debt and now have a net cash position.

Major Acquisitions

Acquired controlling stake in three real estate entities for ~₹70 crore, adding 6 projects with GDV potential of ~₹840 crore

Acquired 90% stake in Sunset Spaces Pvt. Ltd. for ~₹8.1 crore to strengthen redevelopment and future growth pipeline

Project Progress

Nexzone Antilia, Triton & Atria : Full tower OC received.

NeoSquare: OC received

MS Tower B: OC received up to 45th floor

Launched Nexzone Phase III – "The Nirvana Collection"

Launched new projects in Bhandup under our "Neohome portfolio"



Marathon Nextown, Kalyan-Shil Road

Acquires controlling interest in 4 real estate entities

Strengthening the residential development pipeline through strategic acquisitions

Transaction overview

DVK / SSSD/ SSSB

Acquisitions Cost ₹70 Crores

GDV ₹840 Crores

Area 5.94 Lakh sq.ft.

SSPL

Acquisitions Cost ₹8.1 Crores

Objective: Redevelopment Rights

Key Investment Highlights

1. **Near-term revenue visibility**
   Substantial portion of projects under construction or launch-ready within 12 months
2. **Accelerated capital efficiency**
   Faster realisation cycle vs greenfield — all 3 entities in same micro-market
3. **Diversified pipeline**
   6 distinct residential projects; 51% controlling stake enables direct project execution
4. **PTC model — differentiated edge**
   Sizeable portion of area as PTC units; construction handed to SRA against other developers' liabilities
5. **Debt-light structure**
   Acquisition funded without leveraging the balance sheet

Notes:
SRPL - Shree S S Developers Private Limited / DVK - DVK Developers Private Limited / SSSB - Shree Swami Samarth Builders / SSPL - Sunset Spaces Pvt Ltd

Result highlights*

An overview of key operational metrics including booking value, collections, and area sold

OPERATIONAL HIGHLIGHTS

Metric	Q4 FY26		FY26	
	Existing Portfolio	Merged Portfolio	Existing Portfolio	Merged Portfolio
Area Sold	0.48 Lakh Sq.Ft.	0.58 Lakh Sq.Ft.	2.29 Lakh Sq.Ft.	3.05 Lakh Sq.Ft.
Booking value (registered)	₹156 Cr	₹203 Cr	₹576 Cr	₹832 Cr
Collections	₹203 Cr	₹249 Cr	₹781 Cr	₹1,048 Cr
Realisation per sq.ft (commercial)	₹56,318	₹54,128	₹45,846	₹44,464
Realisation per sq.ft (residential)	₹22,156	₹21,692	₹18,720	₹17,655

Based on 40% share for Monte South project

Result highlights

Snapshot of financial performance reflecting income, profitability, and margin delivery

FINANCIAL HIGHLIGHTS

Metric	Q4 FY26	FY26
Adjusted Total Income*	-	858
Total Income	152	639
EBITDA	63	261
Margin	42%	41%
Profit After Tax (PAT)	46	206
Margin	30%	32%

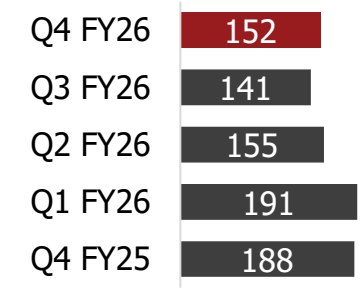
** Includes actual sales value attributable to capital gains on FutureX inventory and 40% of Monte South turnover*

Quarterly Consolidated

The Company continues to demonstrate steady operational execution, supported by healthy margins and consistent contribution from its core business verticals.

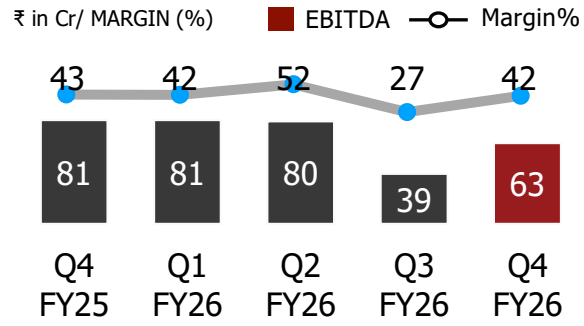
Total Income

₹ in Cr



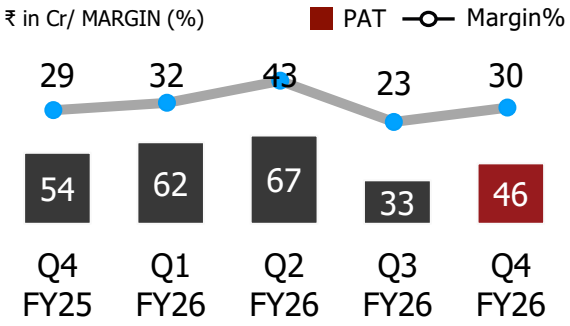
EBITDA

₹ in Cr/ MARGIN (%)



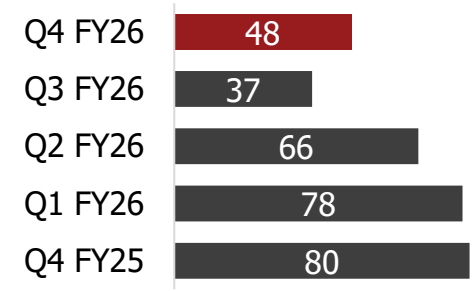
PAT

₹ in Cr/ MARGIN (%)



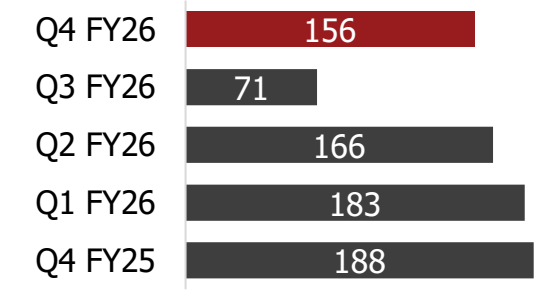
Area Sold (Carpet Area)*

in 000 sq.ft.



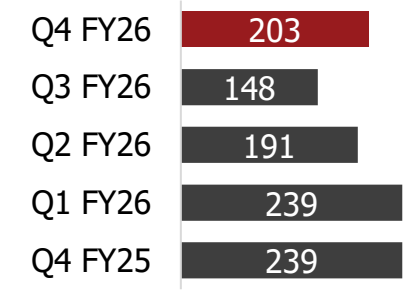
Booking Value*

₹ in Cr



Collections*

₹ in Cr



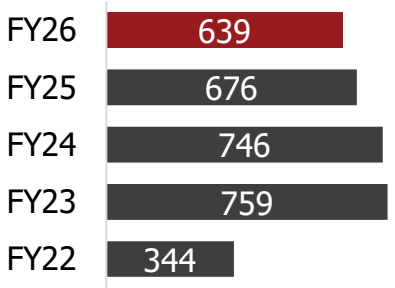
**Based on 40% share for Monte South project / MNRL Pre-merger Metrics*

Annual Consolidated

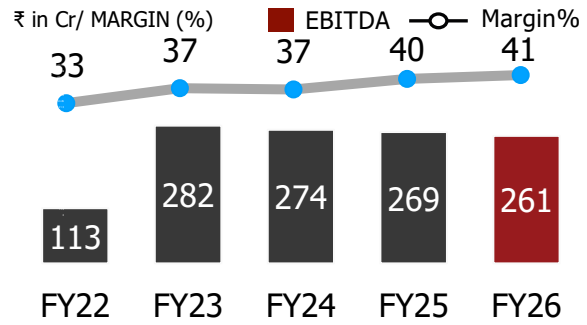
Consistent execution and resilient margins underpin the Company's performance.

Total Income

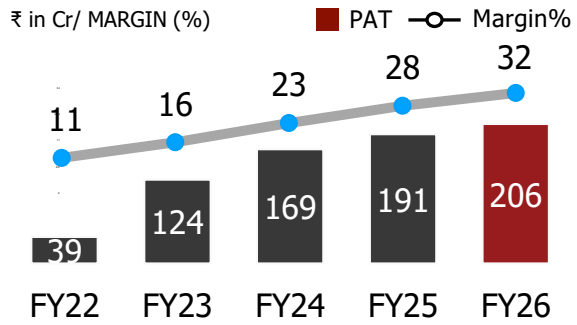
₹ in Cr



EBITDA

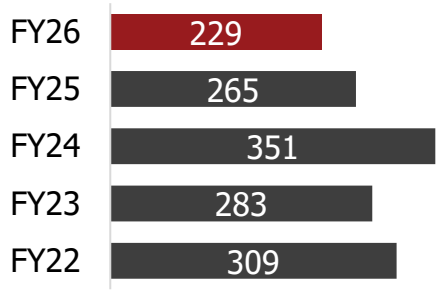


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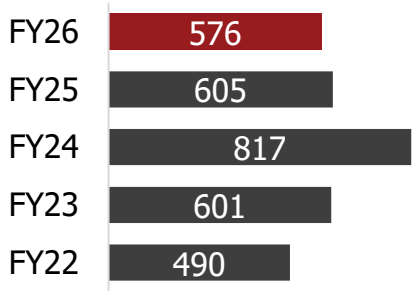
Area Sold (Carpet Area)*

in 000 sq.ft.



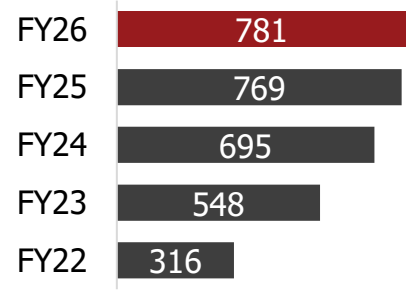
Booking Value*

₹ in Cr



Collections*

₹ in Cr



**Based on 40% share for Monte South project / MNRL Pre-merger Metrics*

Sales & Collections in Q4 FY26

Q4 FY26 reflected steady execution, with sales momentum and collections supporting stable cash flows and operational continuity

Project	Area Sold (in sq.ft.)	Booking Value (in ₹ Cr.)	Realisation (per sq.ft.)	Collection (in ₹ Cr.)
Monte South*	12,242	45	36,816	64
Nexzone	12,982	15	11,309	35
NeoPark/NeoSquare	5,404	9	17,371	9
NeoValley	2,576	4	17,190	20
Futurex (MNRL)	13,874	80	57,976	71
Millennium	720	2	24,368	4
Existing Portfolio	47,798	156		203
Futurex 2 (MRPL)	9,080	46	50,608	40
Nextown	1,511	2	11,481	6
Post-Merger Portfolio	10,591	48		46
Total	**58,389**	**203**		**249**

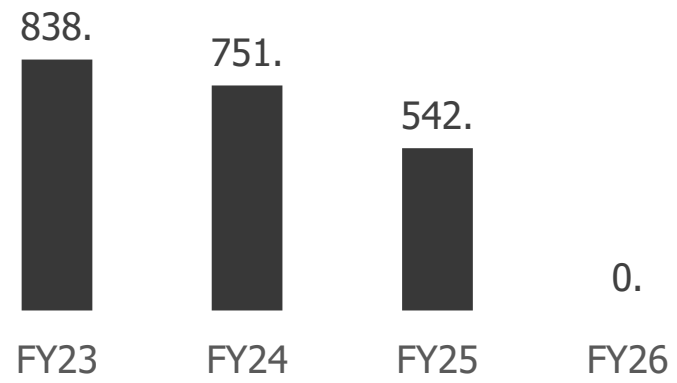
**Based on 40% share for Monte South project*

Debt Profile

Our debt profile reflects a conservative financial approach with a strong focus on maintaining low leverage, optimizing cost of capital, and ensuring ample liquidity for future growth.

Net Debt

(₹ In Cr)



Completed ₹ 900 crore QIP in June 2025, with ₹ 340 crores earmarked for debt reduction.

Achieved net cash position post-QIP, significantly strengthening balance sheet.


Monte South, Byculla

Portfolio Summary (Existing Portfolio)

With a presence across high-opportunity corridors in the MMR, our diversified portfolio is well-positioned to cater to evolving market demands and support our long-term growth objectives.

Project	Location	Ownership %	Total GDV in ₹ Cr	Sold GDV in ₹ Cr	Unsold GDV in ₹ Cr	MNRL Share of Unsold GDV in ₹ Cr
Monte South	Byculla	40%	9,161	2,657	6,504	2,602
Nexzone	Panvel	91%	2,779	2,069	710	710
NeoPark/ NeoSquare	Bhandup	100%	1,034	204	830	830
NeoValley	Bhandup	90%	2,405	283	2,122	2,122
Futurex	Lower Parel	100%	1,174	1,119	55	55
Millennium	Mulund	100%	393	286	107	107
Total			**16,946**	**6,618**	**10,328**	**6,425**

Ongoing Projects

RERA REGISTERED

With a robust pipeline of ongoing projects, we continue to build with purpose and precision.

ONGOING PROJECT STATUS

Project	Location	Ownership %	Total Carpet Area (in sq.ft.)	Completion %	Area Sold in Sq.Ft. (Registered Units)	Sale Value of Registered Units (in ₹ Cr)	Collection from Sold Area (in ₹ Cr)	Area Unsold in Sq.Ft. (Registered Units)	Estimated Revenue from unsold area (in ₹ Cr)*
Monte South Residential**	Byculla	40%	7,33,222	55%	3,93,661	1,309	1,110	3,39,561	1,201
Nexzone	Panvel	91%	9,23,640	38%	3,79,630	389	346	5,44,010	655
NeoPark / NeoSquare	Bhandup	100%	1,68,053	94%	1,27,197	204	169	40,856	70
NeoValley	Bhandup	90%	2,28,797	63%	1,75,205	283	162	53,592	91
Millennium	Mulund	100%	1,79,440	91%	1,33,453	286	264	45,987	107
Total (100% share)			**22,33,152**		**12,09,146**	**2,471**	**2,052**	**10,24,006**	**2,124**
Total (MNRL's share)			**17,93,219**		**9,72,950**	**1,685**	**1,386**	**8,20,269**	**1,404**

EXPECTED SURPLUS FROM ONGOING PROJECTS

Project	Value of Unsold (in ₹ Cr)	Sold but yet to collect (in ₹ Cr)	Cost to complete (in ₹ Cr)	Surplus (in ₹ Cr)
Monte South Residential**	1,201	199	956	443
Nexzone	655	42	495	203
NeoPark/NeoSquare	70	35	25	80
NeoValley	91	121	124	88
Millennium	107	21	27	102
Total (100% share)	**2,124**	**419**	**1,627**	**916**
Total (MNRL's share)	**1404**	**299**	**1,053**	**650**
OC Ready Inventory (MNRL's share)	**233**	**-**	**-**	**233**

**As per rates of FY26. **Includes 100% share for Monte South project*

Upcoming Projects

Monte South
Byculla

Monte South Commercial (Announced the Launch)

7.5 Lakhs sq.ft.
Total Area

Rs 3,400 Cr
Gross Development Value

Set to benefit from growing demand for premium commercial spaces in South Mumbai

Designed with efficient layouts, modern architecture, and sustainability focus — building on the success of Marathon Futurex, Lower Parel.

Prime central location ensures strong visibility and connectivity across Mumbai's key commercial corridors.

Monte South Residential Tower D (Future Launch)

4 Lakhs sq.ft.
Total Area

Rs 1,600 Cr
Gross Development Value

Strong demand continues – 7.8 lakh sq. ft. (~₹2,403 Cr) sold to date

Among the top 5 projects in Byculla market by marketable supply

Occupation Certificate received for Tower A

Part OC obtained for Tower B with RCC completed;

RCC work for Tower C completed up to the 10th floor.



Upcoming Projects

MARATHON neoHOMES
Bhandup (W)

Marathon Neo Series (Future Launch)

15.82 Lakhs sq.ft. — Total Area

Rs 2,792 Cr — Gross Development Value

Supported by robust social infrastructure – education, healthcare, retail & commercial growth driving end-user demand

Strong execution track record: 700+ Neohomes delivered, Neosquare with OC received

Strategic location: Bhandup emerging as a key residential hub with strong connectivity via Goregaon–Mulund Link Road and upcoming Shangrila Metro Station

NeoSquare:- OC received/ NeoValley Kaveri:- Building B terrace slab completed; Building A RCC up to 9th floor done/ NeoValley Narmada:- Plinth work completed/ NeoPark:- Buildings A & B RCC up to 22nd floor done, Building C RCC till 11th floor.





Strong Leadership Team

A visionary leadership team with global education and deep real estate experience guiding Marathon's long-term growth.



Mr. Chetan R. Shah

Chairman

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

The next-gen team is steering Marathon into the future—leveraging innovation, education, and execution to lead key projects and strategic initiatives.



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. Parmeet Shah

Project Head

BA - Economics, Yale University and MS, Columbia University.

Parmeet heads the Marathon Nexworld project.

He played an instrumental role in the foundation of the NEXT School.



Mr. Samyag Shah

Director

BA - Economics, University of California, San Diego.

Samyag heads one of our largest projects – Nexzone and Futurex.

ESG OVERVIEW



ENVIRONMENTAL

- ❑ LED lighting and energy-efficient systems installed in common areas across project sites
- ❑ STP-treated water reused for flushing and landscaping
- ❑ AAC blocks, fly ash and similar material used in construction to reduce embodied carbon; aluminium formwork adopted to minimise material waste
- ❑ IGBC Gold Pre-certification obtained for Futurex, Lower Parel, reflecting the building's strong focus on sustainability and energy efficiency



SOCIAL

- ❑ Daily safety training, PPE briefings, mock drills and working-at-heights sessions conducted at project sites
- ❑ Equal Opportunity Policy in place; access to roles ensured free from bias across designation, location and tenure
- ❑ Prevention of Sexual Harassment policy in place and applicable to all employees; Internal Complaints Committee constituted
- ❑ Training programmes conducted for employees covering POSH, safety protocols and code of conduct



GOVERNANCE

- ❑ Code of Conduct applicable to all Directors, KMPs and employees; covers conflict of interest and ethics
- ❑ Mechanism in place for employees to report concerns without fear of retaliation
- ❑ Policies covering all nine NGRBC principles in place and approved by the Board of Directors
- ❑ All projects registered under RERA

Thank you

Marathon Nextgen Realty Limited

Mr. Avinash Tanawade • +91 22 6724 8484 • avinash.tanawade@marathonrealty.com

Mr. Rahul Agarwal • +91 98214 38864 • rahul.agarwal@sgapl.net