

Summary of results for Q1 2025

May 16, 2025



OGÓLNOPOLSKI
DEVELOPER

www.atal.pl



Agenda

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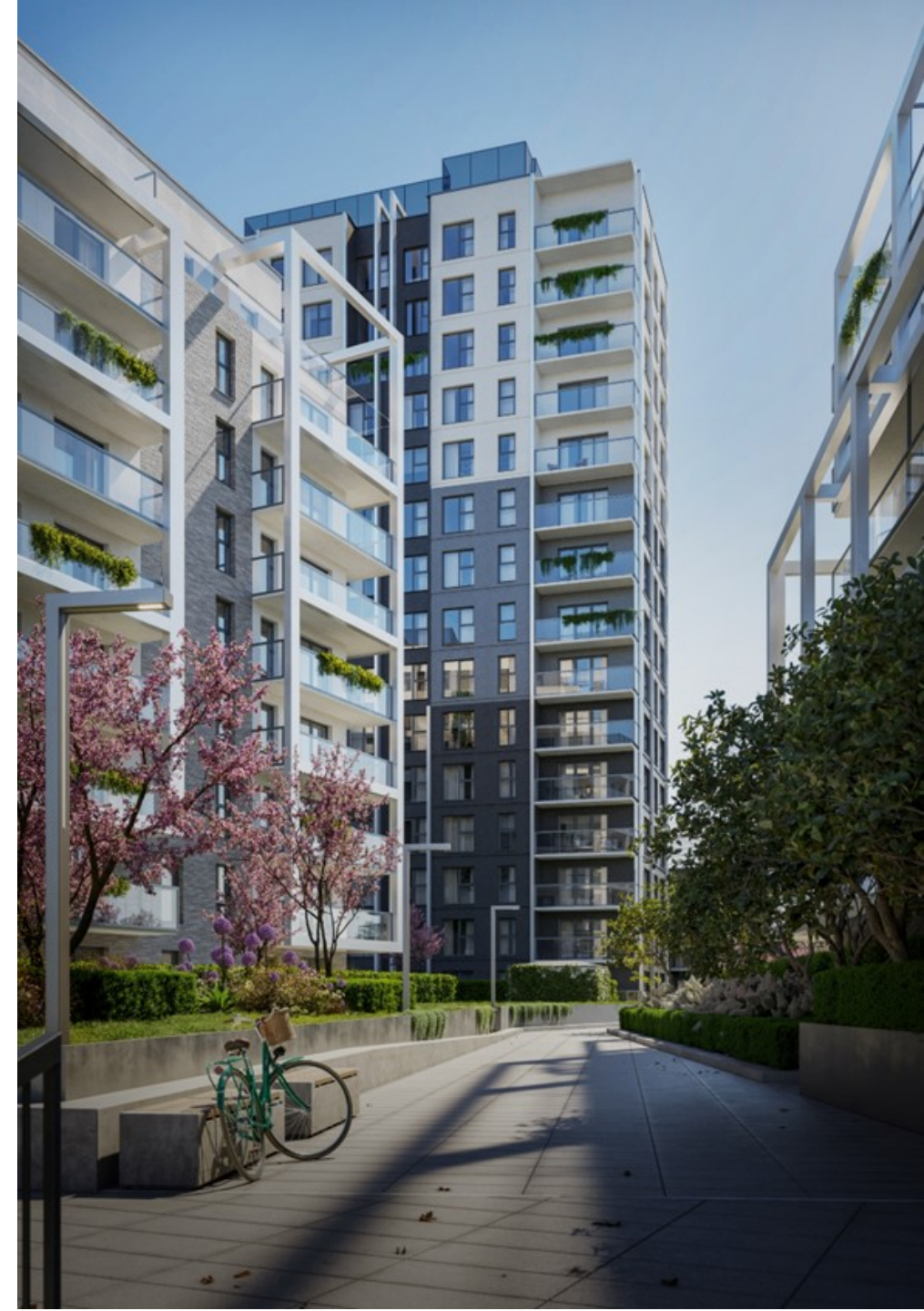
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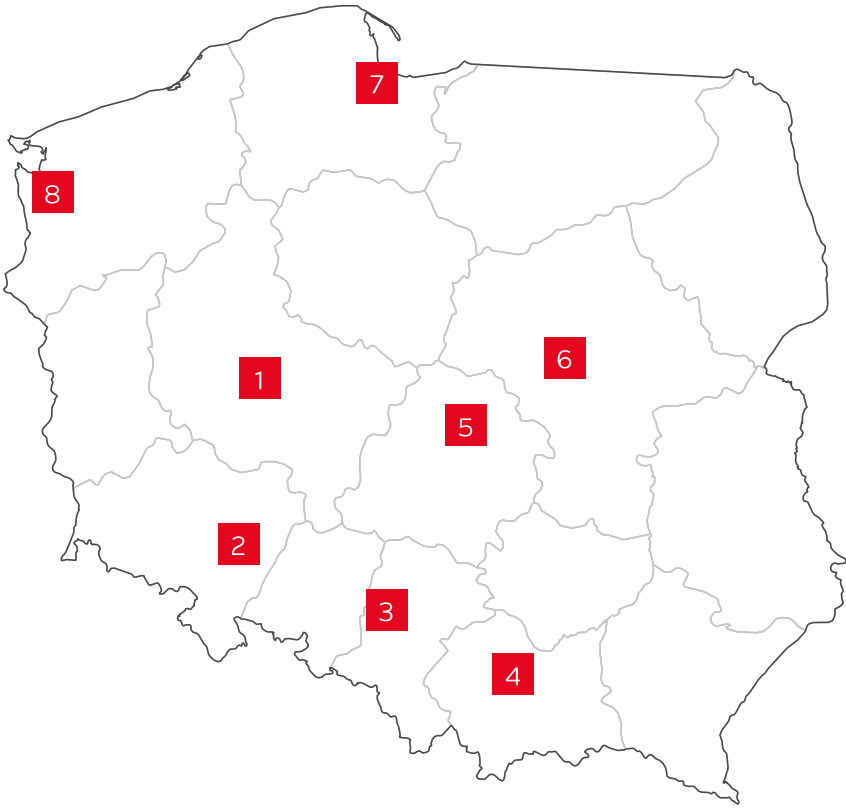


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Operating activities



Investments in progress and in the pipeline



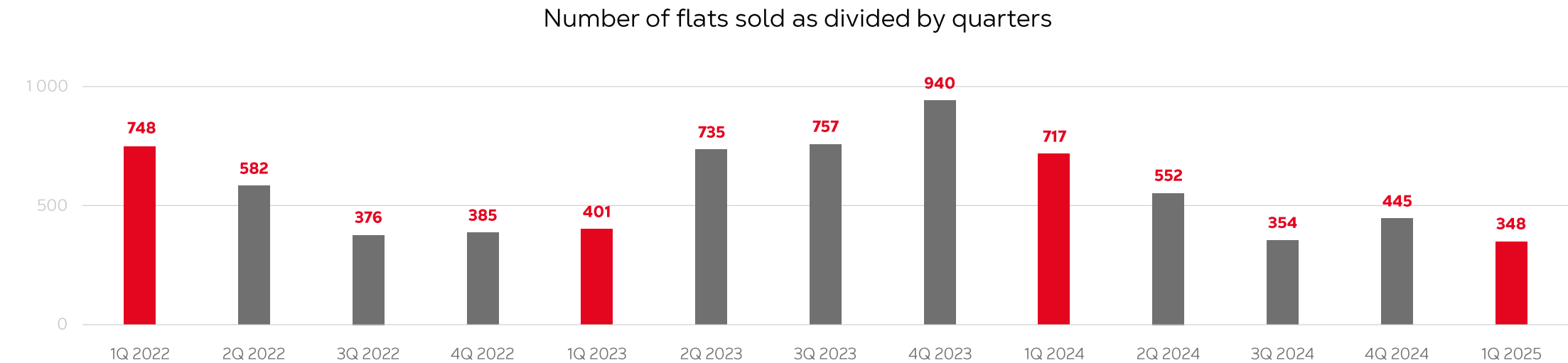
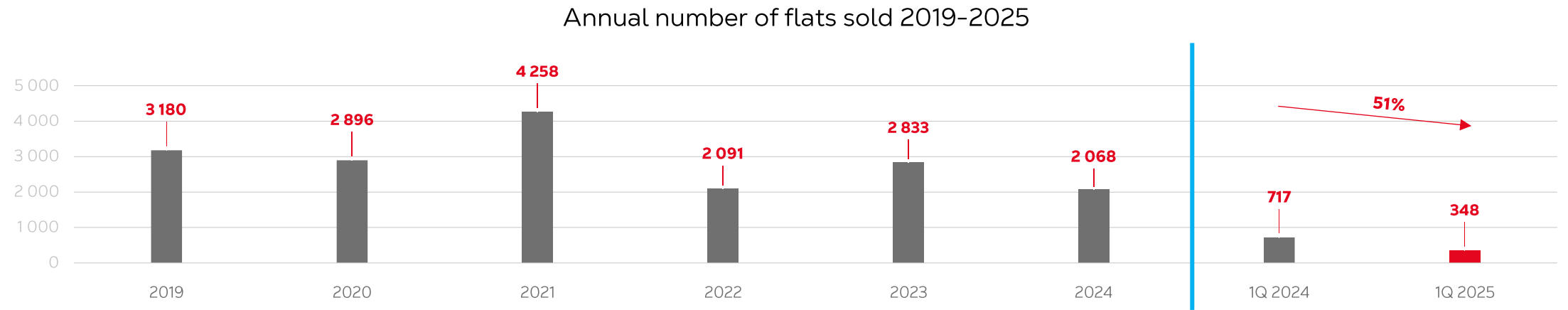
*TSA - total saleable area

- 1 Poznań
- 2 Wrocław
- 3 Aglomeracja Śląska
- 4 Kraków
- 5 Łódź
- 6 Warszawa
- 7 Trójmiasto
- 8 Szczecin

SUMMARY

PROJECTS	NUMBER OF PROJECTS	NUMBER OF FLATS	TSA (m2)
In progres	5	1 625	98 061
Planned	5	1 446	79 536
In progres	7	1 611	87 988
Planned	6	854	50 579
In progres	9	2 670	158 462
Planned	5	1 690	92 949
In progres	7	1 024	58 395
Planned	6	1 794	98 710
In progres	5	1 313	73 993
Planned	3	1 800	99 000
In progres	6	784	45 858
Planned	6	1 120	59 507
In progres	13	1 446	81 935
Planned	8	1 440	78 777
In progres	1	415	23 042
Planned	2	317	18 370
In progress	53	10 888	627 734
Planned	41	10 461	577 428

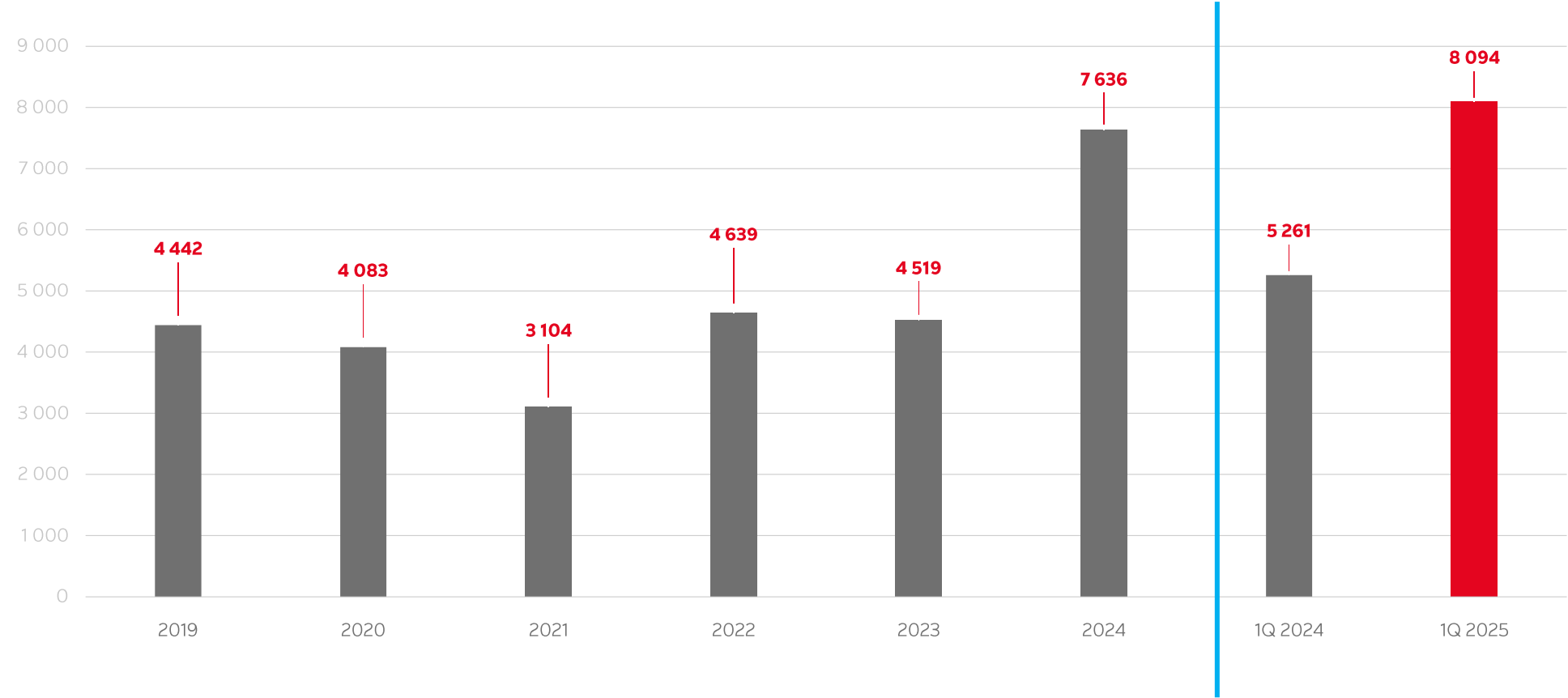
Sales of flats



Offer

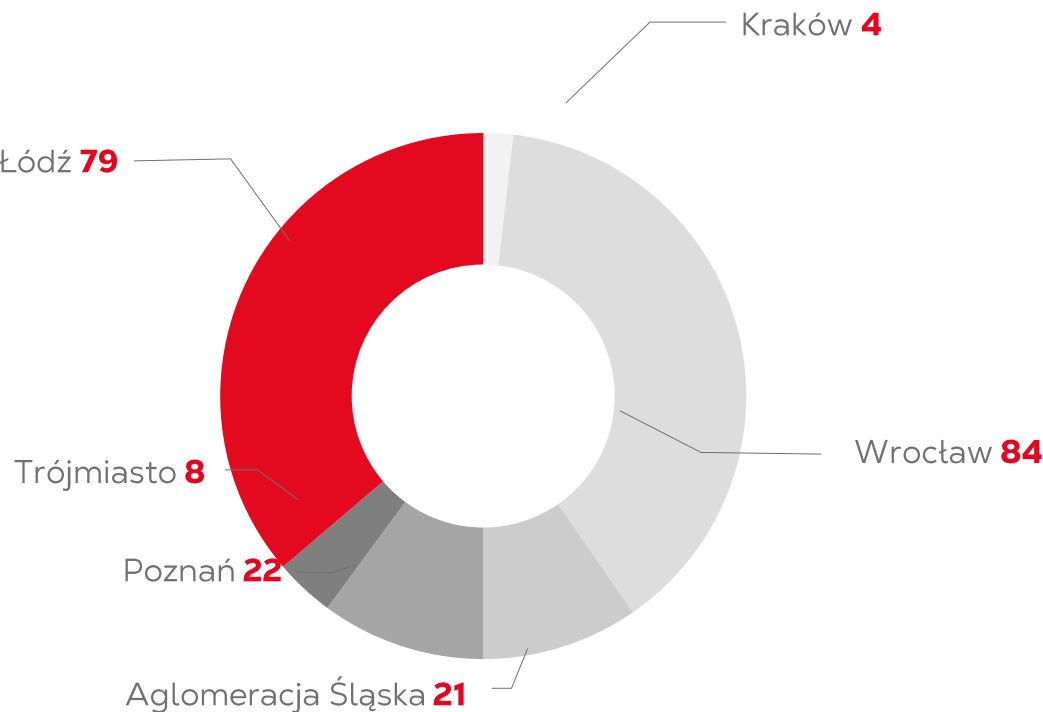


Number of flats offered in years 2019-2025



Handovers volume in Q1 2025

Number of handed over flats by city



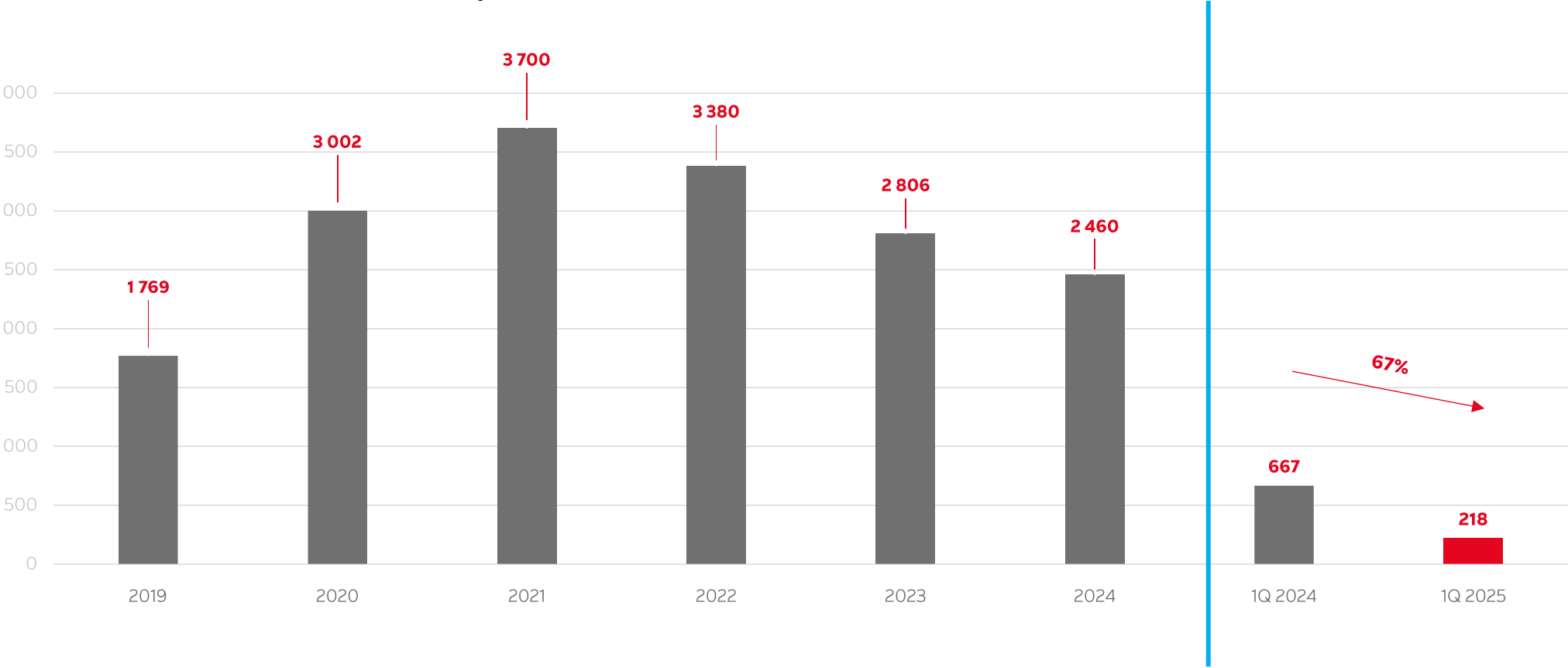
Handovers volume in Q1 2025

CITY	APARTMENTS / SERVICE PREMISES
Kraków	4
Warszawa	0
Wrocław	84
Aglomeracja Śląska	21
Poznań	22
Trójmiasto	8
Łódź	79
Razem	218

Handovers volume in Q1 2025



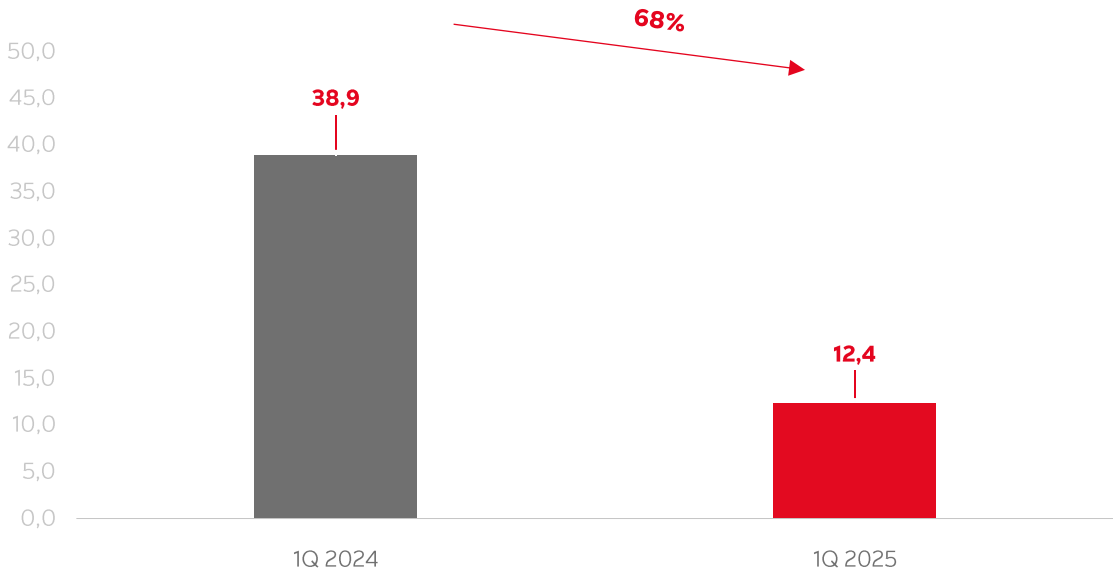
Number of handed over flats in years 2019 – 2025



Handovers volume in Q1 2025



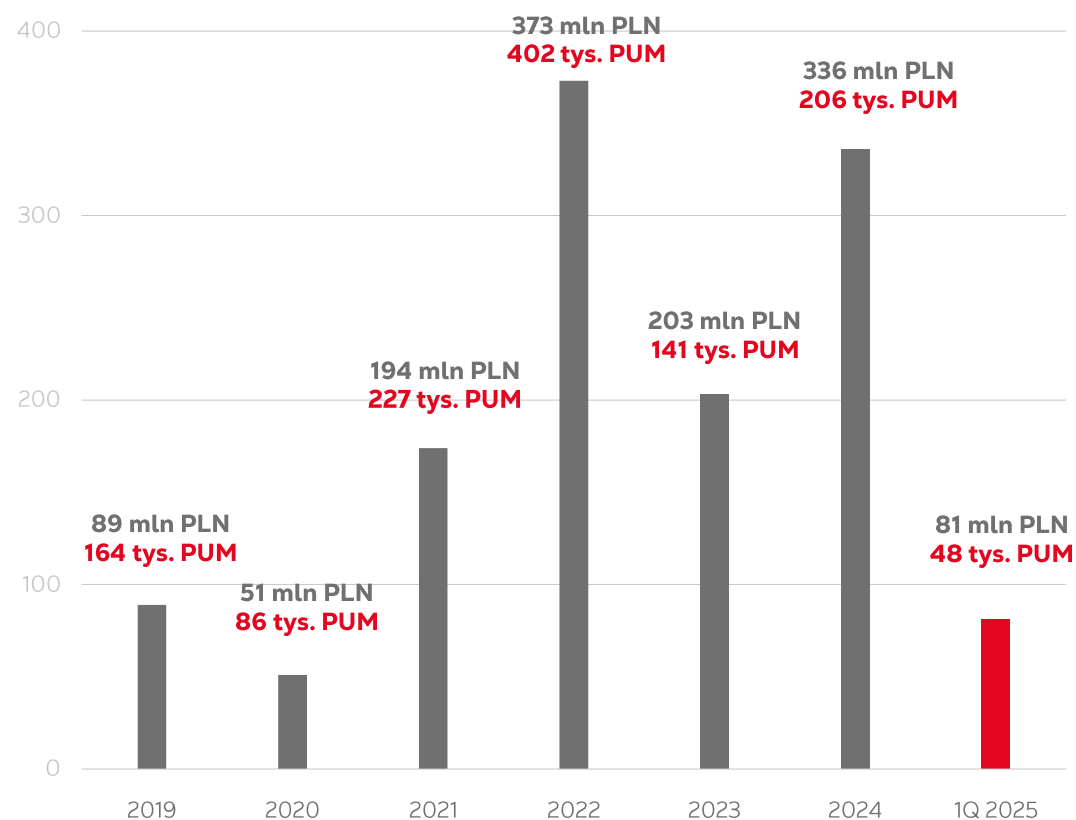
Handovers volume – TSA thou. m2



YEAR	TSA THOU. M2
2019	98,4
2020	164,7
2021	213,5
2022	196,9
2023	159,0
2024	146,9
1Q 2024	38,9
1Q 2025	12,4

New lands

Funds allocated to land purchase in years 2019 – 2025



Land acquired in the Group in Q1 2025

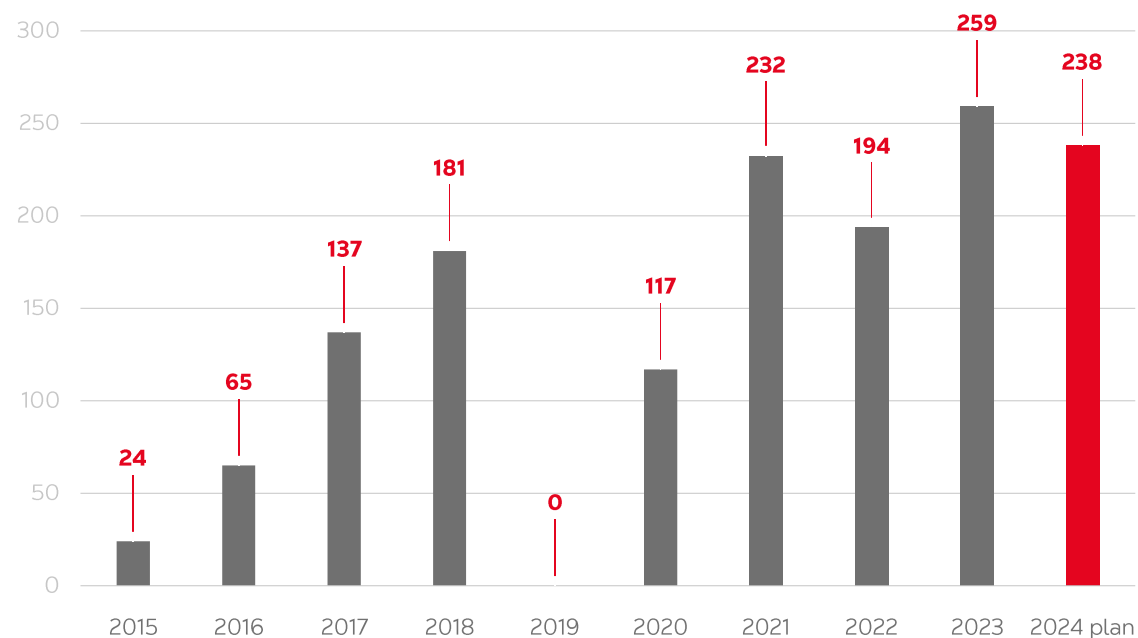
- Kraków
- Wrocław
- Warszawa
- Gdańsk

The average price of purchase of usable area was **1,697 PLN/m²**

ATAL's land bank allows for implementation of projects for the total usable area of approximately **577 thou. m²**

Dividend

Dividend paid for 2015 – 2023



Planned dividend for 2024

Dividend rate: 9,5 %

(on 31.03.2025)

**Nominal amount of the dividend: PLN 237.7 million,
which represents 86% of net result ATAL S.A.**

**The total amount of dividends paid (and planned) from IPO on
GPW:**

**1.209 + plan 238
= 1.447 mln PLN**

Potential of handover in 2025 – projects under construction as at 31.03.2025

PROJECT	CITY	TSA (m2)	NUMBER OF FLATS	SOLD	DATE OF FINALIZATION (Q)	
ATAL City Square IV	Wrocław	15 403	326	318	I kw.	2025
Nowe Miasto Polesie IV a	Łódź	12 051	211	164	I kw.	2025
Osiedle Poematu II	Warszawa	7 920	144	95	II kw.	2025
Na Opoczyńskiej	Wrocław	4 949	90	37	III kw.	2025
Ogrody Andersa	Katowice	6 175	114	59	III kw.	2025
Aleja Pokoju V aparthotel	Kraków	6 139	148	0	III kw.	2025
Naramowice Odnova	Poznań	32 315	512	110	III kw.	2025
Strefa Cegielnia II	Kraków	7 675	134	104	III kw.	2025
ATAL Strachowicka I	Wrocław	6 332	105	104	III kw.	2025
ATAL Aura II	Łódź	11 676	205	73	III kw.	2025
Kowale Apollina	Gdańsk	3 020	60	33	III kw.	2025
ATAL Olimpijska bud. A, B	Katowice	32 769	507	207	III kw.	2025
Krakowska 35 - Apartamenty inwestycyjne	Wrocław	5 638	131	12	III kw.	2025
Zakątek Harmonia II	Warszawa	5 671	95	71	IV kw.	2025
Niebieski Bursztyn	Gdańsk	11 142	188	96	IV kw.	2025
Ogrody Andersa II	Katowice	13 006	223	52	IV kw.	2025
TOTAL		181 881	3 193	1 535		

Completed with an occupancy permit in 1Q

Completed with an occupancy permit in 2Q

In progress

Number of flats not transferred as at 31.03.2024: 682

Sales contracting 48%

Potential of handover in 2026 – projects under construction as at 31.03.2025 – part 1

PROJECT	CITY	TSA (m2)	NUMBER OF FLATS	SOLD	DATE OF FINALIZATION (Q)	
ATAL Olimpijska bud. C	Katowice	14 219	220	30	I kw.	2026
ATAL Idea Swarzędz	Poznań	7 115	128	35	I kw.	2026
Francuska Park IX	Katowice	10 334	168	17	I kw.	2026
Przewóz 42	Kraków	7 516	126	82	I kw.	2026
Żerniki Na Novo I	Wrocław	16 717	296	93	I kw.	2026
Galaktyczna	Gdańsk	7 630	144	24	I kw.	2026
Osiedle Przyjemne I	Gdańsk	3 138	72	32	I kw.	2026
ATAL Jasiony	Gdańsk	2 709	48	2	I kw.	2026
Osiedle Poematu III	Warszawa	9 105	166	49	II kw.	2026
ATAL Symbioza IA	Gdańsk	5 836	91	14	II kw.	2026
ATAL Symbioza IB	Gdańsk	9 024	130	3	II kw.	2026
Żerniki Na Novo II	Wrocław	21 370	388	52	II kw.	2026
Nowy Targówek VI	Warszawa	7 042	112	31	III kw.	2026
Nowe Miasto Polesie IV B	Łódź	13 834	246	113	III kw.	2026
ATAL Sky + II	Katowice	42 012	764	112	III kw.	2026
Ogrody Geyera I	Łódź	23 411	409	60	III kw.	2026

Potential of handover in 2026 – projects under construction as at 31.03.2025 – part 2

PROJECT	CITY	TSA (m ²)	NUMBER OF FLATS	SOLD	DATE OF FINALIZATION (Q)	
ATAL Zawiślańska	Gdańsk	4 227	64	3	III kw.	2026
ATAL Strachowicka II	Wrocław	16 400	301	42	III kw.	2026
Naramowice Odnova II	Poznań	29 476	486	23	III kw.	2026
Przewóz 42 II	Kraków	7 581	126	42	III kw.	2026
Osiedle Przyjemne II	Gdańsk	5 012	107	35	III kw.	2026
Osiedle Przyjemne III	Gdańsk	3 626	79	8	III kw.	2026
Osiedle Przyjemne IV	Gdańsk	6 088	111	6	III kw.	2026
Warszawska 58	Warszawa	4 728	82	12	III kw.	2026
Modern Helenów	Łódź	12 327	234	1	III kw.	2026
ATAL Idea Swarzędz II	Poznań	13 042	237	2	IV kw.	2026
Francuska Park VIII A	Katowice	16 231	290	7	IV kw.	2026
ATAL Apollina II	Gdańsk	10 841	181	7	IV kw.	2026
Akcyjowa Wita	Kraków	6 015	102	19	IV kw.	2026
Heyki City ATAL	Szczecin	23 042	415	26	IV kw.	2026
TOTAL		359 648	6 323	982		

Sales contracting 16%

Potential of planned projects after 2027

Potential of transfers 2027+ (projects launched and being prepared to be launched in years 2025-2027)

CITY	NUMBER OF PROJECTS/STAGES	PLANNED TSA (M2)	NUMBER OF FLATS (PROJECTION)
Trójmiasto	9	88 421	1 612
Wrocław	7	67 162	1 108
Warszawa	7	70 899	1 305
Katowice	8	116 665	2 074
Łódź	4	111 746	2 019
Kraków	8	122 179	2 183
Poznań	6	95 649	1 708
Szczecin	2	18 370	317
TOTAL	51	691 091	12 326

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Consolidated financial results

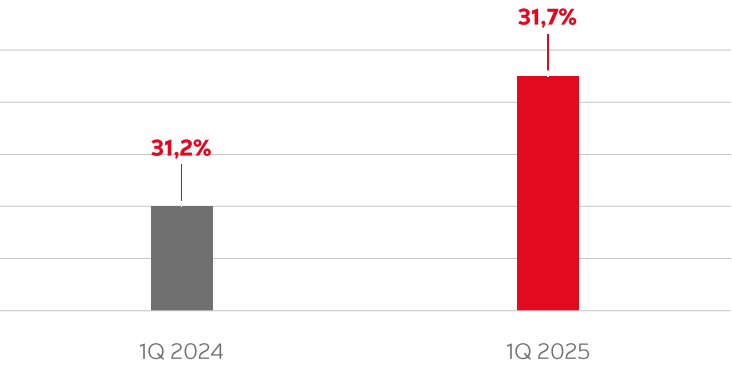


Consolidated financial results

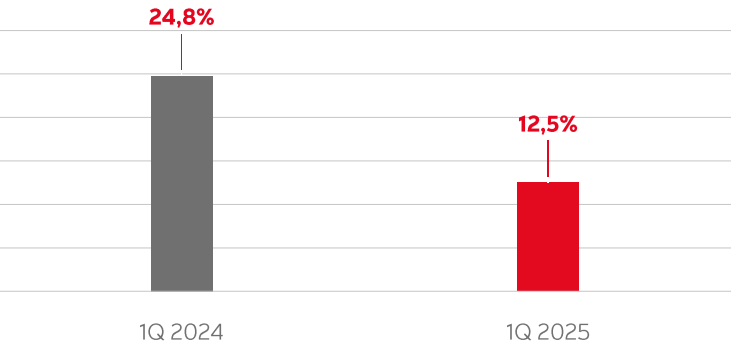
Profit and loss account

PLN THOU.	31.12.2024	31.12.2025	VAR.
Revenues from sale of products, goods and materials	390 287	136 724	-65%
Costs of products, goods and materials sold	268 395	93 442	-65%
Gross result of sale	121 892	43 282	-64%
Costs of sale	5 514	5 240	-5%
Costs of general management	7 713	7 872	+2%
Remaining operational revenues	2 110	2 132	+1%
Remaining operational costs	479	1 083	+126%
Result of the operational activity	110 296	31 219	-72%
Financial revenues	11 381	3 303	-71%
Financial costs	2 325	13 863	+496%
Gross result	119 352	20 659	-83%
Income tax	22 762	3 544	-84%
Net result	95 590	17 115	-82%
Profit per share	2,23	0,39	

Gross margin on sales

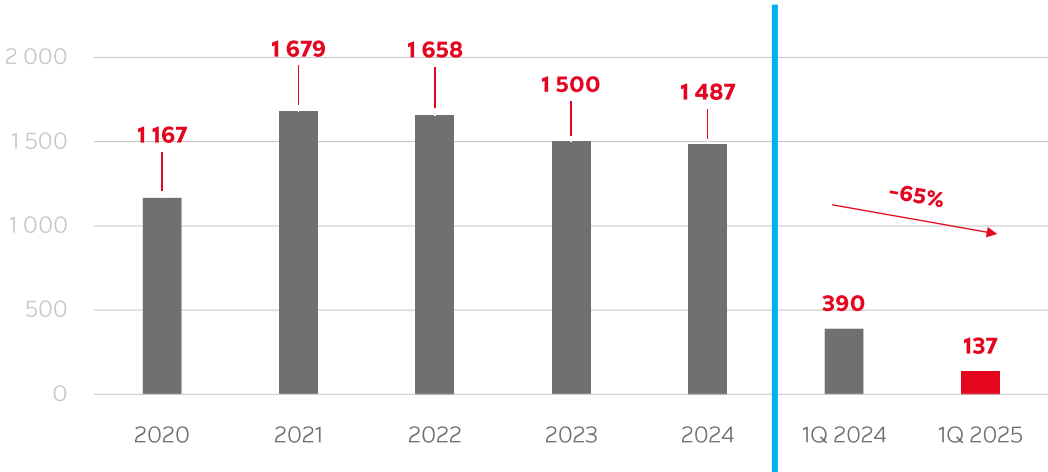


Net margin

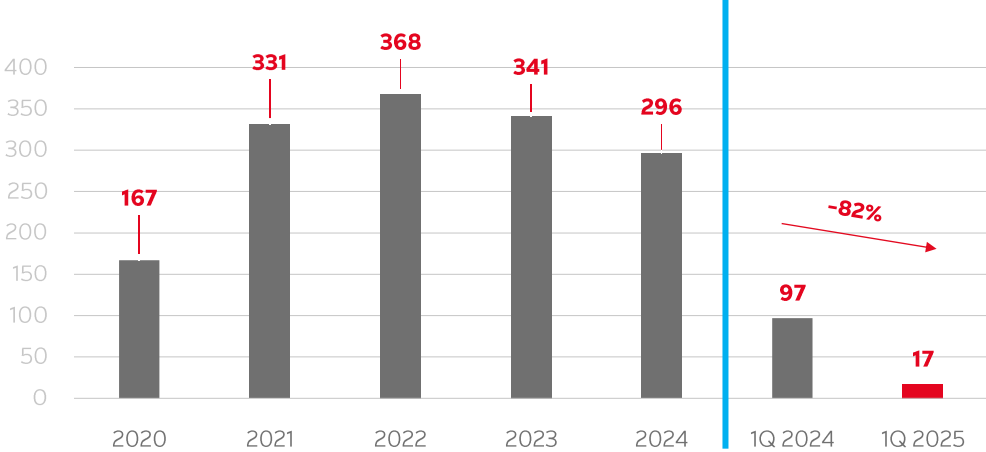


Consolidated financial results

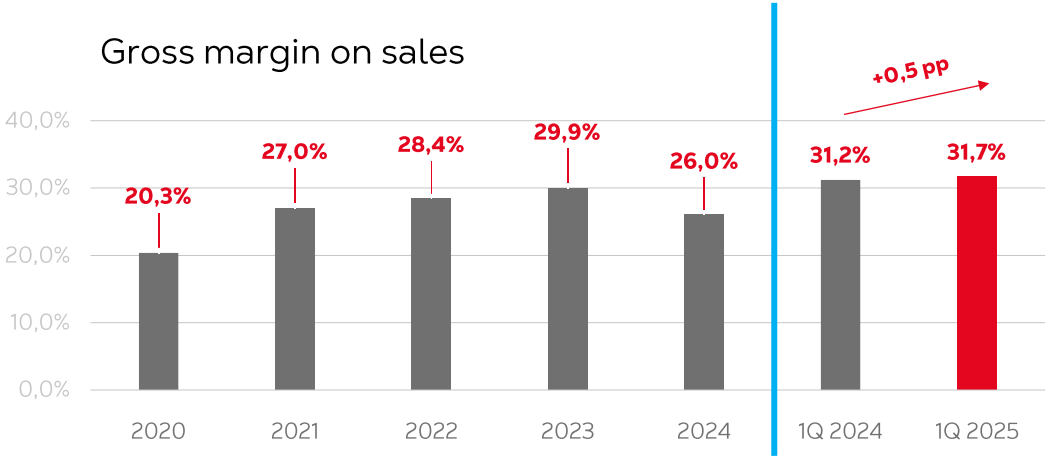
Net revenues from sales in PLN million



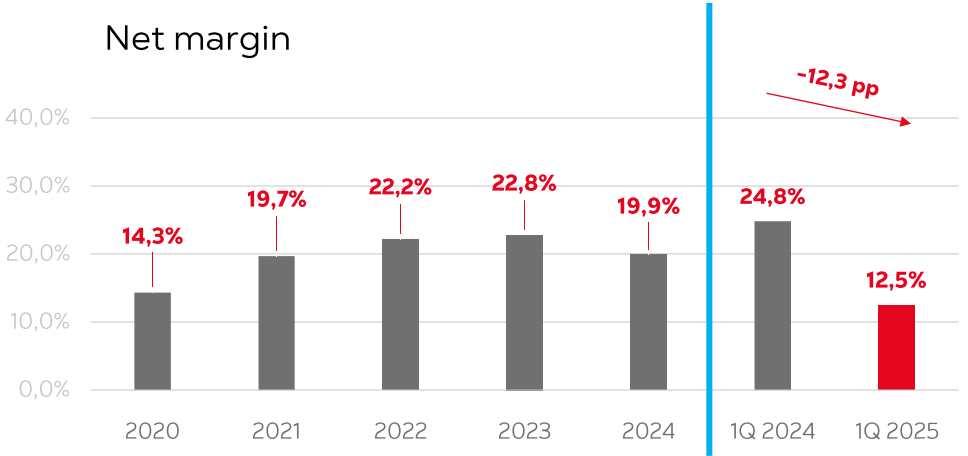
Net result in PLN million



Gross margin on sales



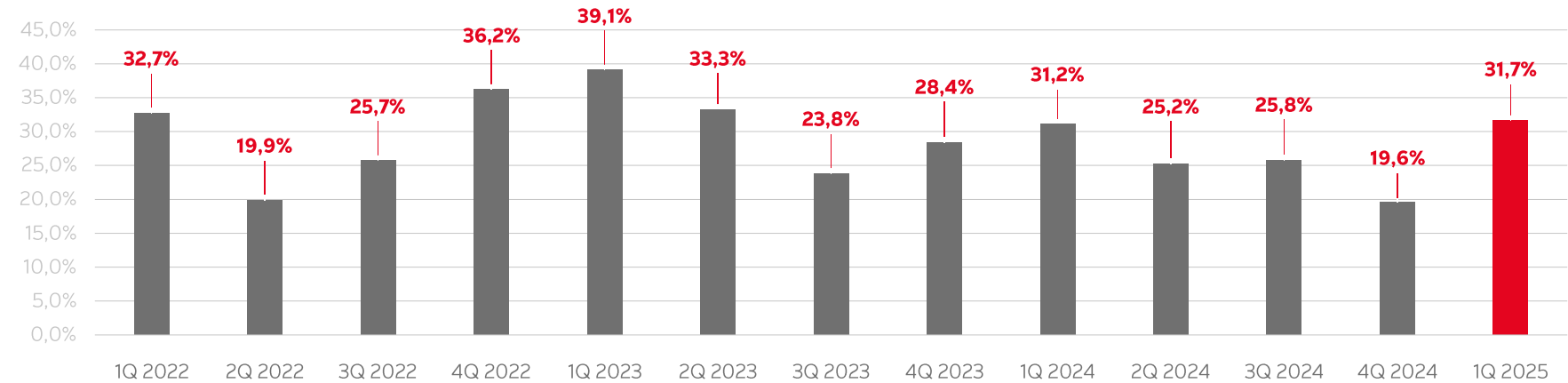
Net margin



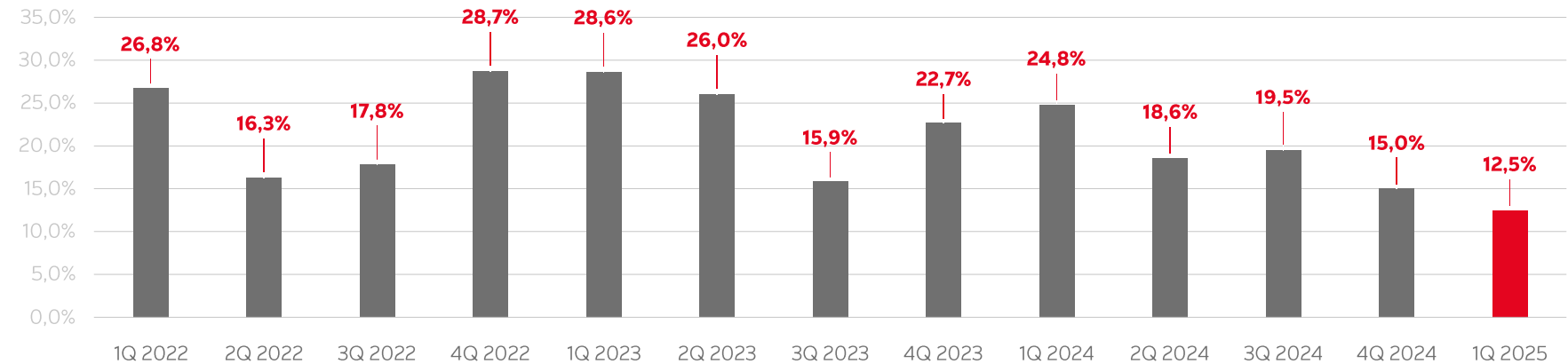
Consolidated financial results



Gross margin on sales by quarters



Net margin by quarters

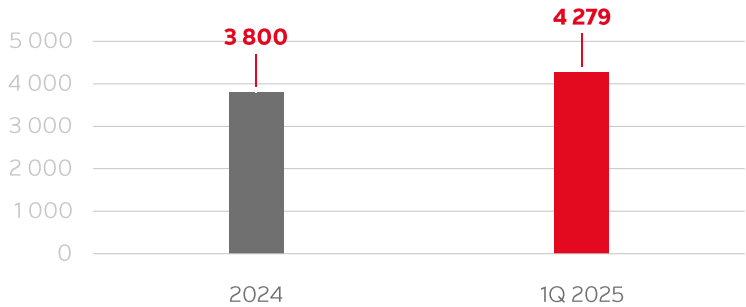


Consolidated financial results

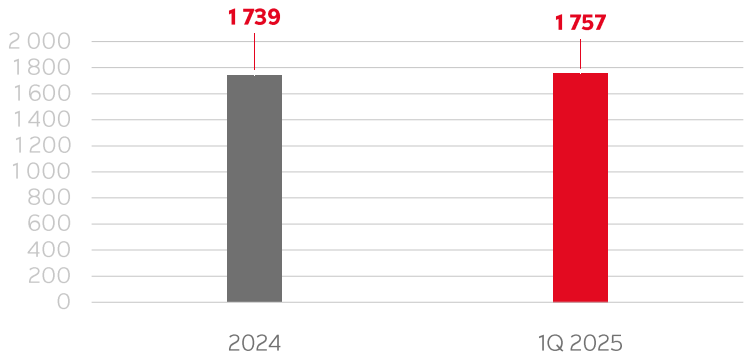
Balance sheet

PLN THOU.	31.12.2024	31.03.2025	VAR.
Assets in total	3 799 642	4 279 183	+13%
Fixed assets	194 820	195 570	<1%
Current assets	3 604 822	4 083 613	+13%
Liabilities and capital in total	3 799 642	4 279 183	+13%
Equity	1 739 067	1 756 649	+1%
Liabilities in total	2 060 575	2 522 534	+22%
Long term liabilities	821 143	990 737	+21%
Short term liabilities	1 239 432	1 531 797	+24%
PLN THOU.	31.12.2024	31.03.2025	
Net Debt Ratio for the Group	0,16	0,20	

Assets in total in PLN million



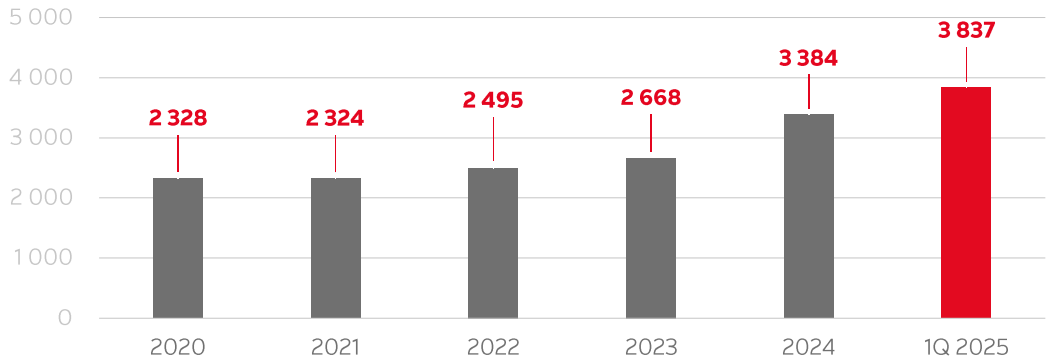
Equity in PLN million



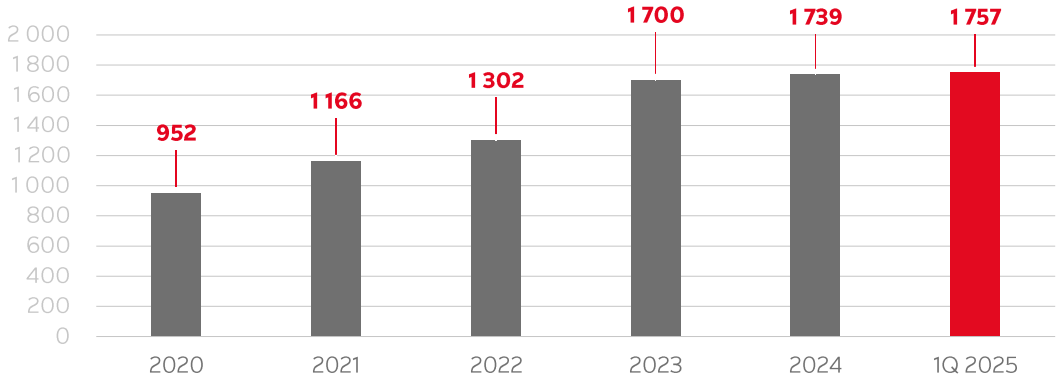
Main items of the financial results in PLN million



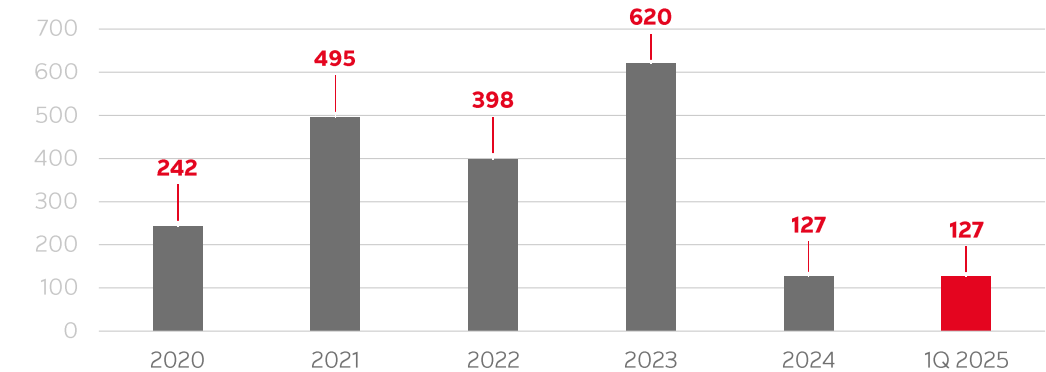
Inventory



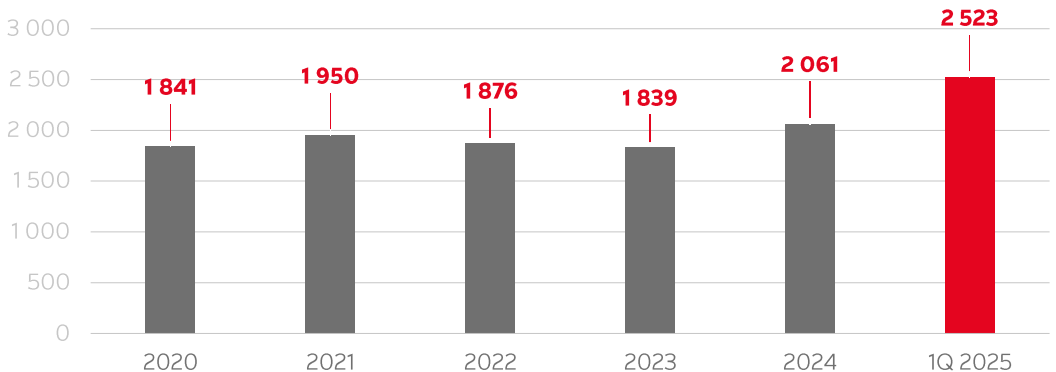
Equity



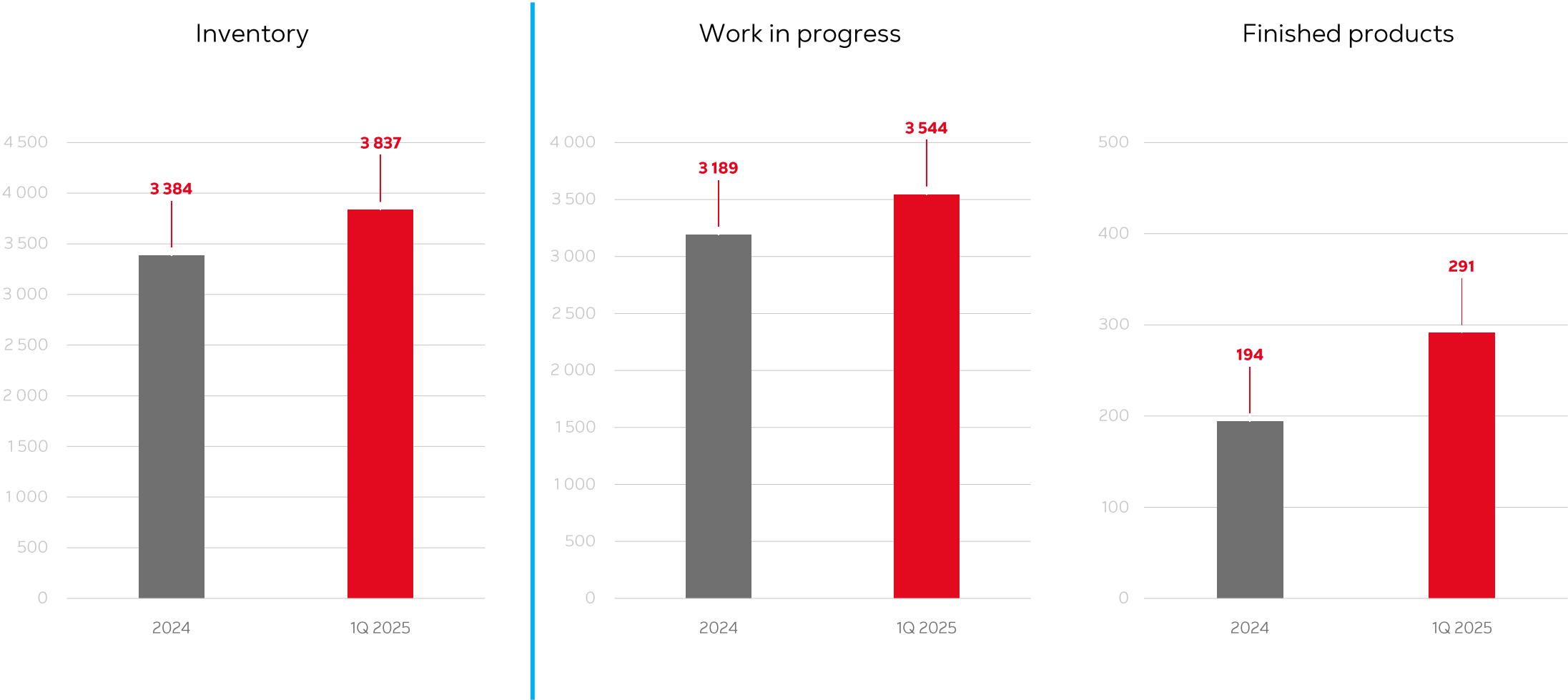
Cash



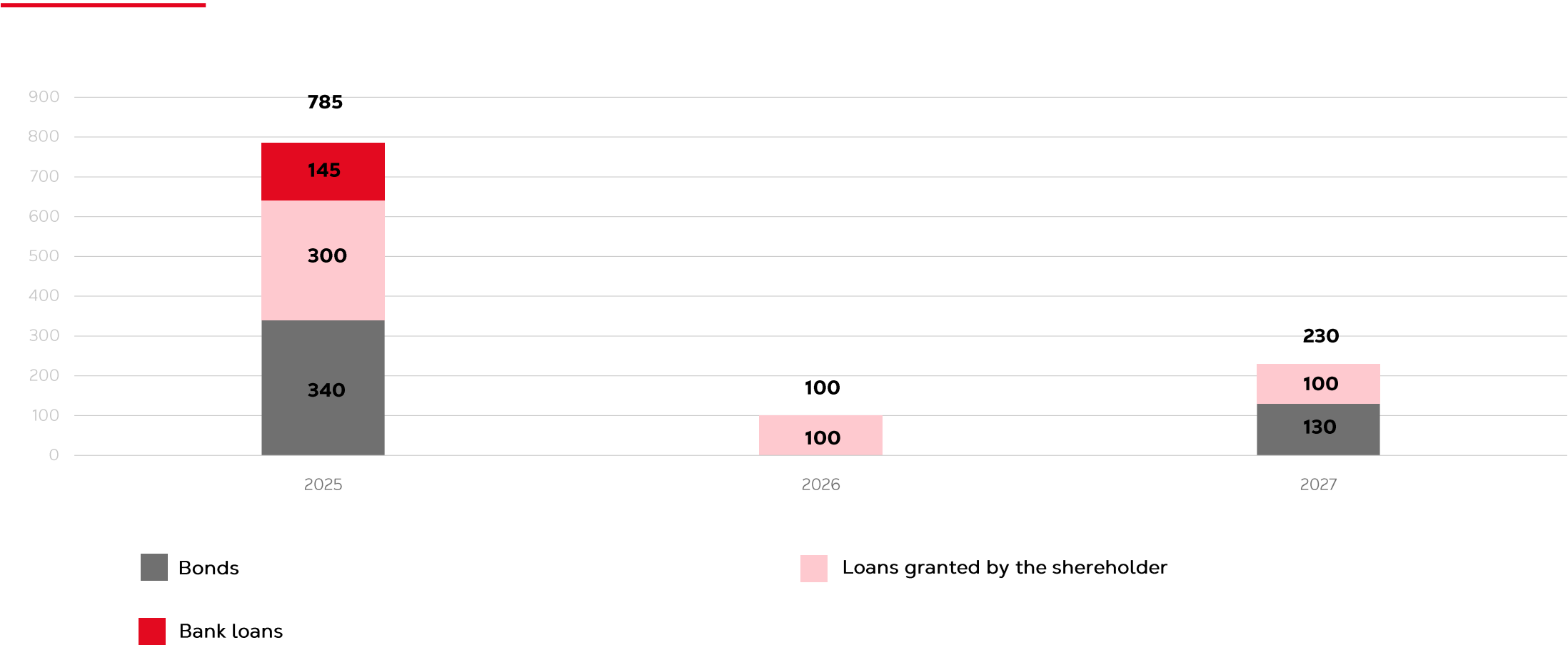
Liabilities



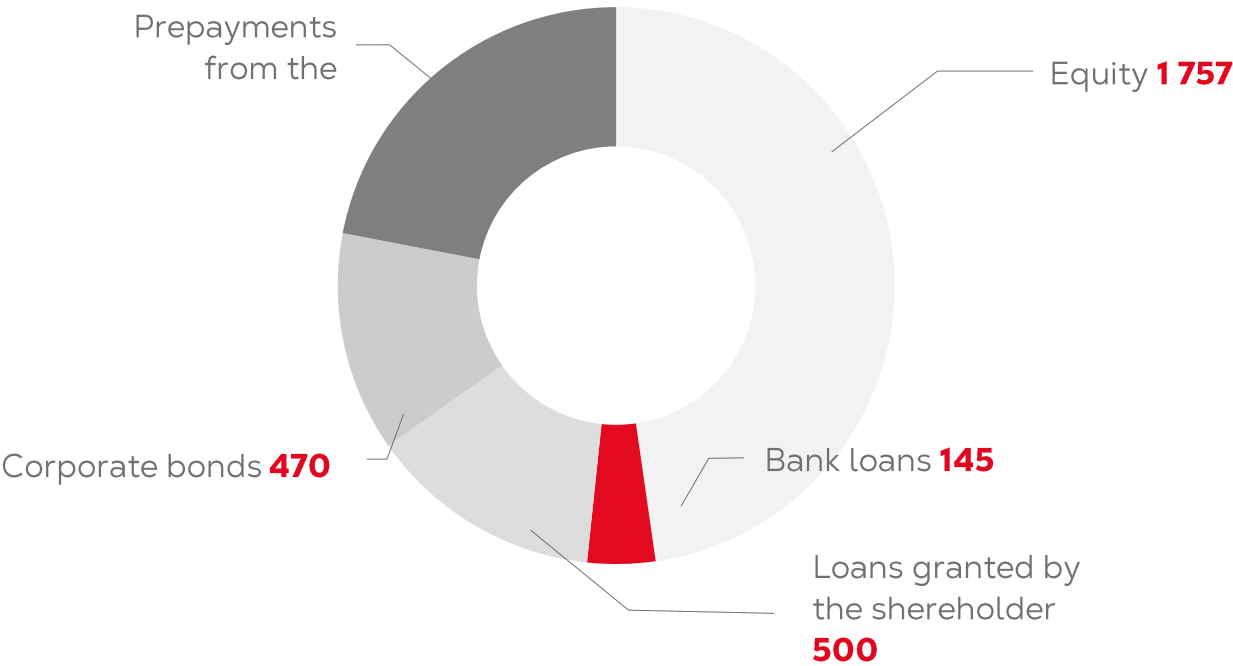
Consolidated financial results in PLN million



Structure of debt maturity as at 31.03.2025



Business financing sources in PLN million



BUSINESS FINANCING SOURCES AS AT 31.03.2025

Equity	1 757
Loans granted by the shereholder	145
Corporate bonds	500
Bonds acquired by the shareholder	470
Prepayments from customers	809

Our achievements

- Start of construction works for 5 projects (870 flats)
- Sales launched for 4 investments (800 flats)
- Construction works finalised for 4 investments (689 flats)



3

Appendix



ATAL S.A. is one of Poland's leading developers. It specializes in housing estates, single multi-family houses located in Poland's largest cities. It is since June 2015 that the shares of ATAL S.A. have been officially listed on the Warsaw Stock Exchange. ATAL's founder and leading shareholder is Polish entrepreneur Zbigniew Juroszek who can boast a 30 years of business experience.



**30 YEARS
ON THE MARKET**

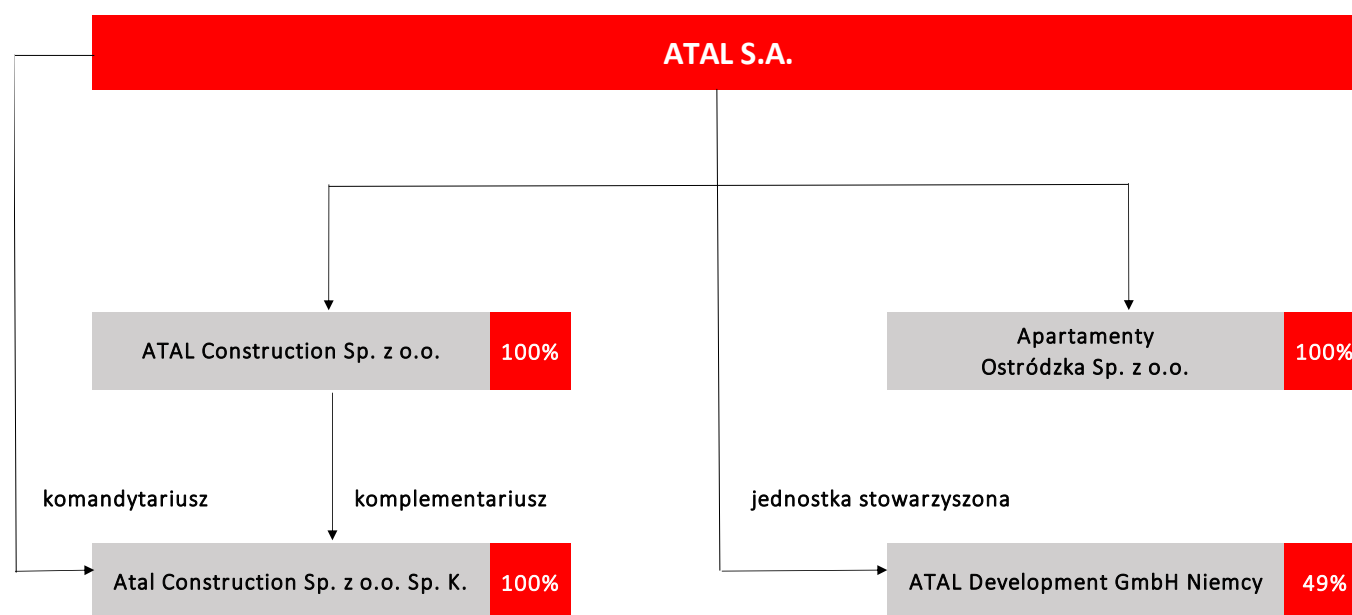


**34,407
APARTMENTS SOLD**



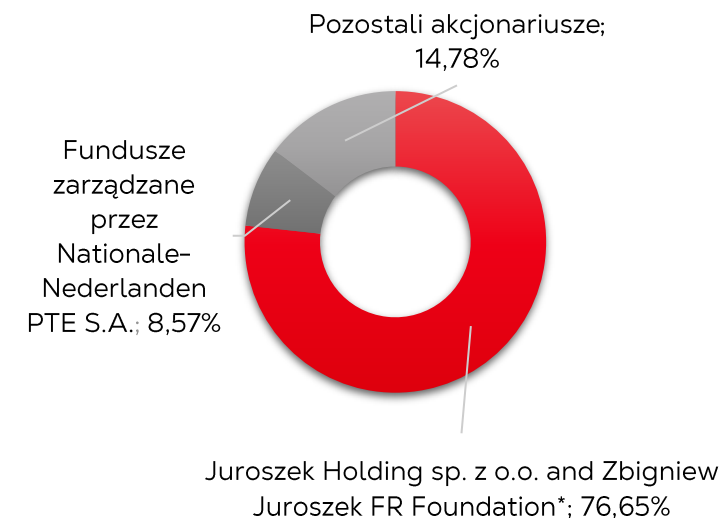
**2,009,577
TOTAL AREA OF FLATS SOLD**

Capital Group

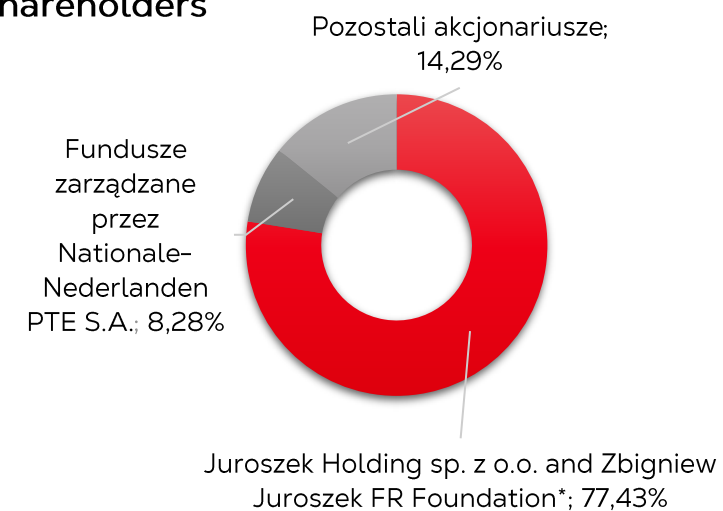


Juroszek Holding Sp. z o.o., in which 100% of shares is possessed by Zbigniew Juroszek, the founder and the president of the company. The Zbigniew Juroszek FR Foundation, founded by Zbigniew Juroszek

Structure of ownership



Articipation in votes during the general meeting of shareholders



Management Board



Zbigniew Juroszek

**President
of ATAL S.A.**

- ATAL S.A.'s founder and main shareholder
- Responsible for determining the development direction and the implementation of the given strategy in the entire ATAL S.A. Group
- 30 years of professional experience, 20 years of professional experience in the development field



Mateusz Bromboszcz

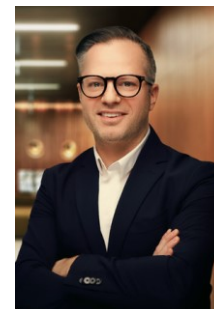
**Vice-President
of ATAL S.A.**

- With ATAL S.A. for 10 years
- In charge of formal and legal issues related to ATAL S.A. Group's business
- 16 years of professional experience, including 15 years of experience in real estate and construction industry

Urszula Juroszek

**Member of the
Management Board for
Human Resources and
Payroll**

- With ATAL since almost the very beginning of her professional career, she was associated with the creation, organization and ongoing management of business ventures
- Responsible for HR department



Andrzej Biedronka - Tetla

**Member of the
Management Board for
Finances**

- With ATAL S.A. for 8 years
- Responsible for the financial and corporate aspects of the Group's operations, budgeting and controlling as well as investor relations

Investments Introduction to sale in 1Q 2025



PROJECT	CITY	NUMBER OF FLATS	DATE OF FINALIZATION (Q)
Hipoteczna Park	Łódź	219	I kw. 2025
Skwer Harmonia II	Kraków	251	I kw. 2025
Ogrody Andersa III	Katowice	193	I kw. 2025
Strefa Cegielnia III	Kraków	137	I kw. 2025
TOTAL		800	

Projects completed in 1Q 2025



PROJECT	CITY	NUMBER OF FLATS	DATE OF FINALIZATION (Q)
ATAL City Square IV	Wrocław	326	I kw. 2025
Osiedle Poematu II	Warszawa	144	I kw. 2025
ATAL Strachowicka I	Wrocław	105	I kw. 2025
Ogrody Andersa	Katowice	114	I kw. 2025
TOTAL		689	



Investor relationships

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