

Summary of results for 1-3Q 2025

September 14, 2025



OGÓLNOPOLSKI
DEVELOPER

www.atal.pl



Agenda

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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	4	1 113	65 746
Planned	5	1 354	75 426
In progres	5	1 344	74 153
Planned	4	248	17 245
In progres	8	2 331	137 745
Planned	6	1 964	113 295
In progres	7	1 064	62 173
Planned	5	1 649	90 710
In progres	4	1 108	62 317
Planned	4	1 800	99 012
In progres	4	545	32 267
Planned	6	1 063	61 762
In progres	12	1 226	69 392
Planned	7	1 412	77 159
In progres	1	415	23 042
Planned	2	317	18 370
In progress	45	9 146	526 835
Planned	39	9 807	552 979

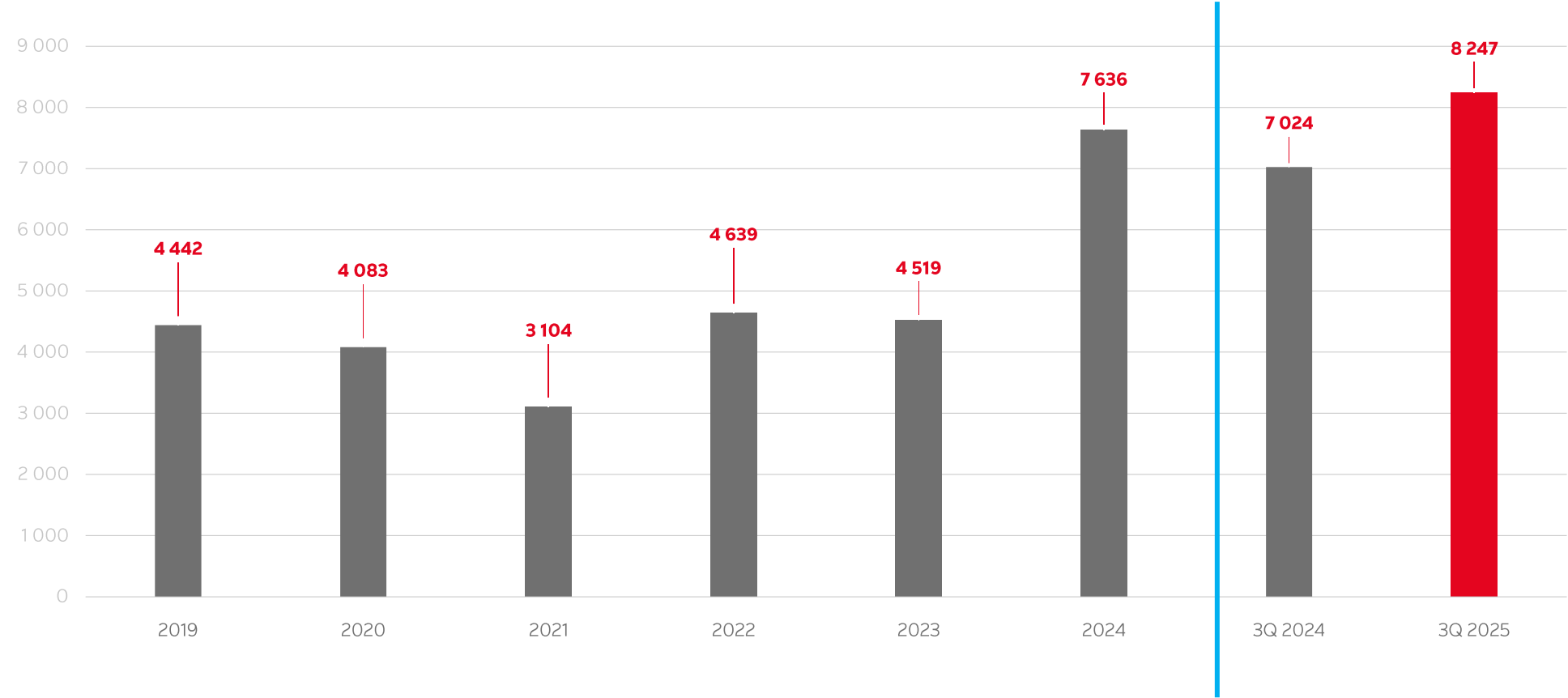
Sales of flats



Offer



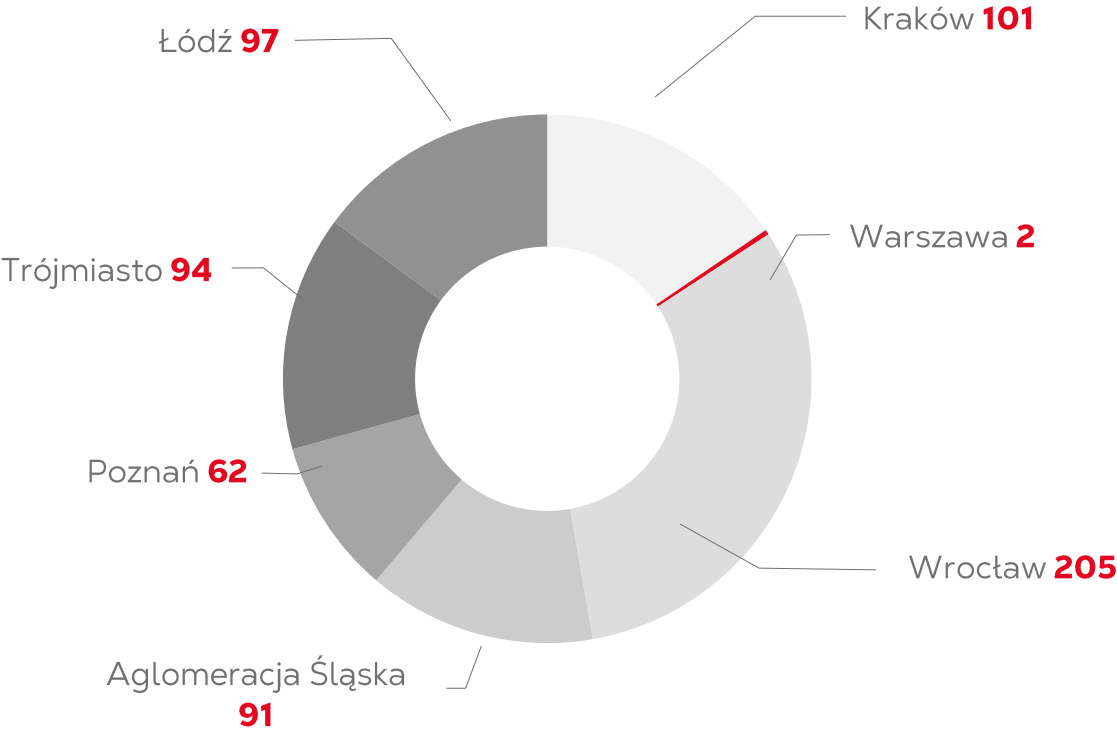
Number of flats offered in years 2019-2025



Handovers volume in 3Q 2025



Number of handed over flats by city



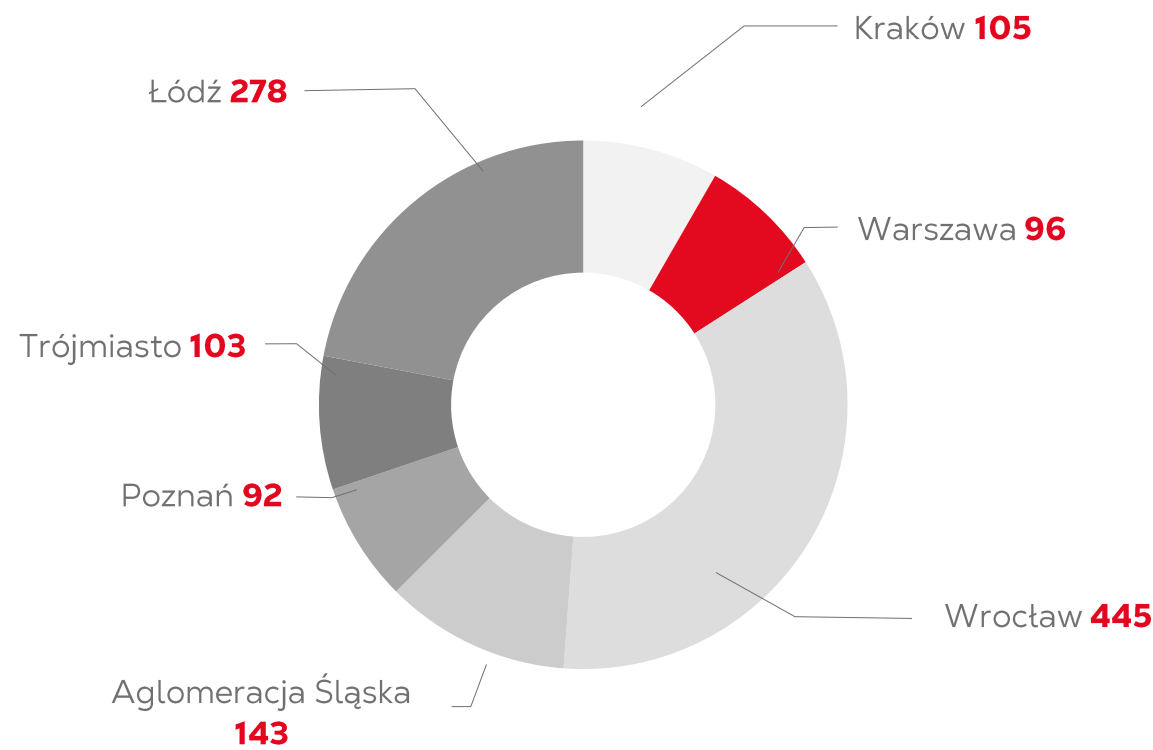
Handovers volume in 3Q 2025

CITY	APARTMENTS / SERVICE PREMISES
Kraków	101
Warszawa	2
Wrocław	205
Aglomeracja Śląska	91
Poznań	62
Trójmiasto	94
Łódź	97
Total	652

Handovers volume in 1-3Q 2025



Number of handed over flats by city



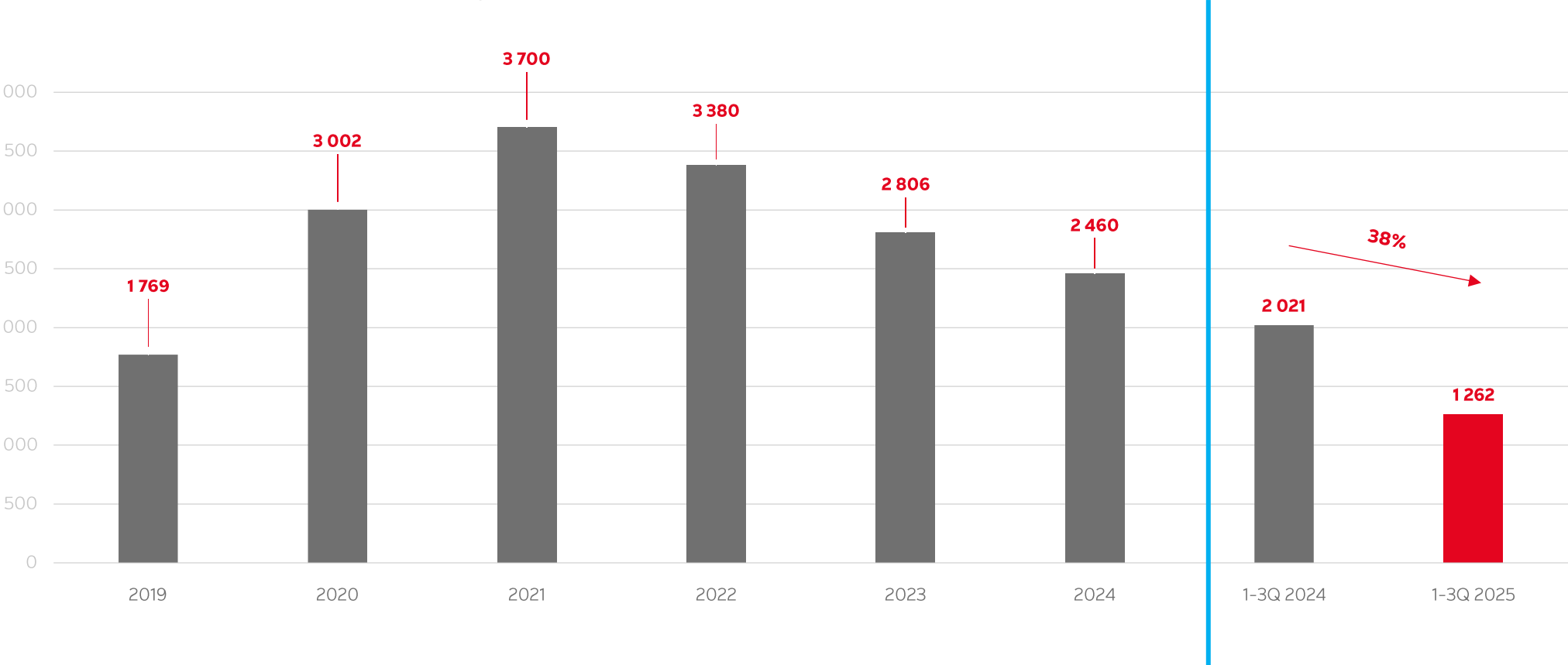
Handovers volume in 1-3Q 2025

CITY	APARTMENTS / SERVICE PREMISES
Kraków	105
Warszawa	96
Wrocław	445
Aglomeracja Śląska	143
Poznań	92
Trójmiasto	103
Łódź	278
Total	1 262

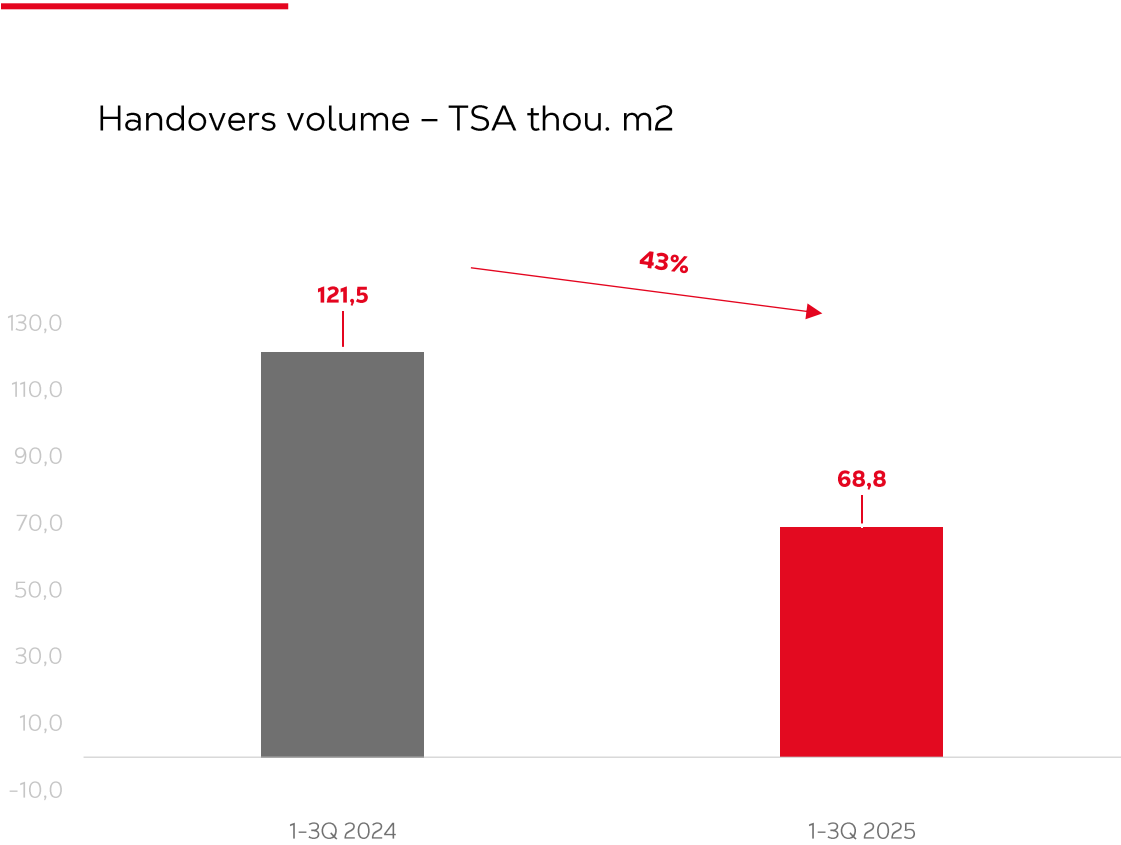
Handovers volume in 1-3Q 2025



Number of handed over flats in years 2019 – 2025



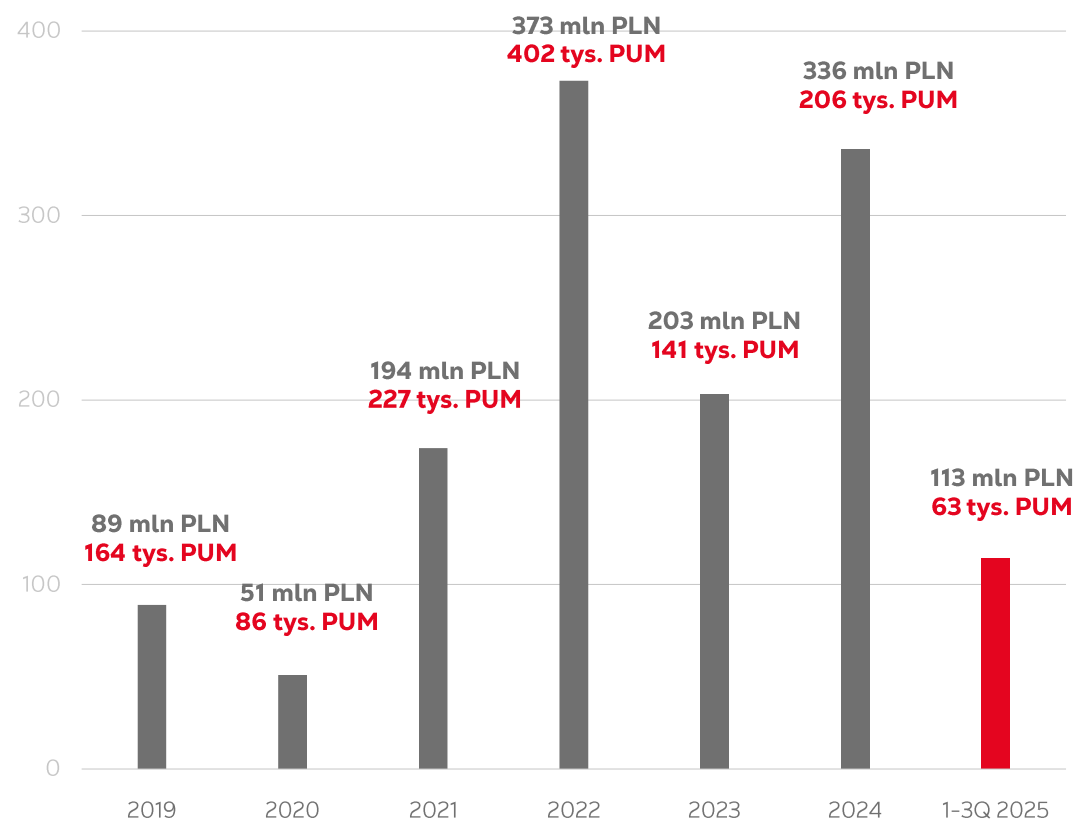
Handovers volume in 1-3Q 2025



YEAR	TSA THOU. M2
2019	98,4
2020	164,7
2021	213,5
2022	196,9
2023	159,0
2024	146,9
1-3Q 2024	121,5
1-3Q 2025	68,8

New lands

Funds allocated to land purchase in years 2019 – 2025



Land acquired in the Group in 1-3Q 2025

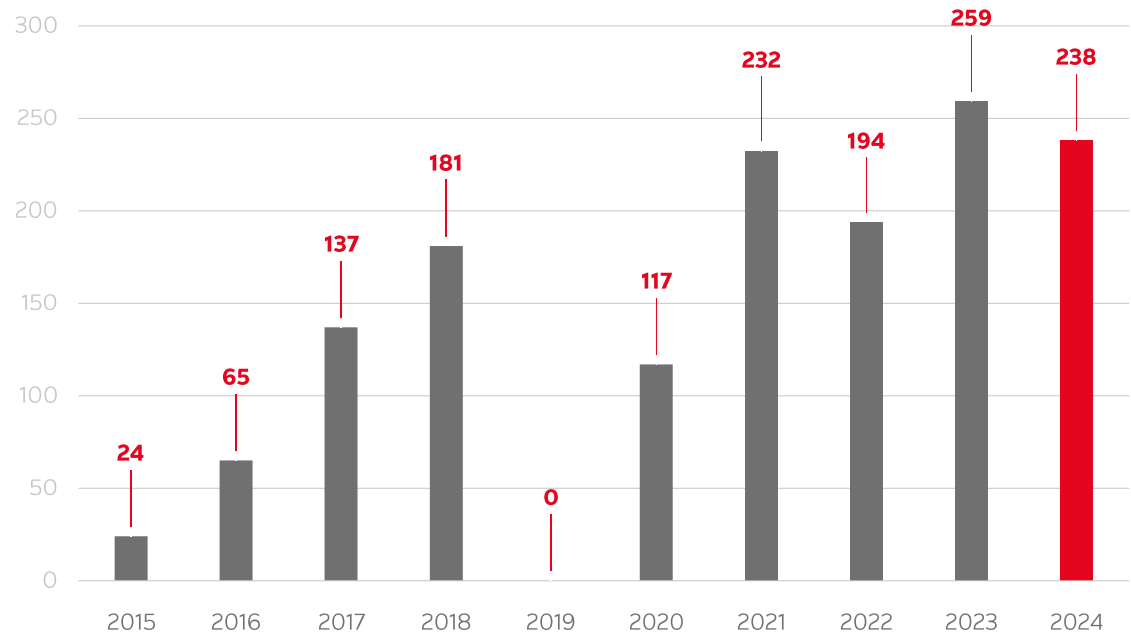
- Kraków
- Wrocław
- Warszawa
- Gdańsk

The average price of purchase of usable area was **1,800 PLN/m²**

ATAL's land bank allows for implementation of projects for the total usable area of approximately **561 thou. m²**

Dividend

Dividend paid for 2015 – 2024



Dividend paid for 2024

Dividend rate: 9,5 %

on 15.07.2025 – dividend day

**Nominal amount of the dividend: PLN 237.9 million,
wchich represents 86% of ATAL's net profit**

The total amount of dividends paid from IPO on GPW:

1.447 mln PLN

Potential of handover in 2025 – projects under construction as at 30.09.2025

PROJECT	CITY	TSA (m2)	NUMBER OF FLATS	DATE OF FINALIZATION (Q)
ATAL City Square IV	Wrocław	15 403	326	I kw. 2025
Nowe Miasto Polesie IV a	Łódź	12 051	211	I kw. 2025
Osiedle Poematu II	Warszawa	7 920	144	II kw. 2025
Na Opoczyńskiej	Wrocław	4 949	90	II kw. 2025
Ogrody Andersa	Katowice	6 175	114	II kw. 2025
ATAL Olimpijska bud. A	Katowice	14 542	225	II kw. 2025
ATAL Strachowicka I	Wrocław	6 332	105	III kw. 2025
Naramowice Odnova	Poznań	32 315	512	III kw. 2025
ATAL Aura II	Łódź	11 676	205	III kw. 2025
Niebieski Bursztyn	Gdańsk	11 142	188	III kw. 2025
Kowale Apollina	Gdańsk	3 020	60	III kw. 2025
Aleja Pokoju V aparthotel	Kraków	6 139	148	III kw. 2025
Strefa Cegielnia II	Kraków	7 675	134	III kw. 2025
Krakowska 35 - Apartamenty inwestycyjne	Wrocław	5 638	131	III kw. 2025
Zakątek Harmonia II	Warszawa	5 671	95	III kw. 2025
Żerniki na Novo I	Wrocław	16 717	296	IV kw. 2025
ATAL Olimpijska bud. B	Katowice	18 227	282	IV kw. 2025
Ogrody Andersa II	Katowice	13 006	223	IV kw. 2025
Przewóz 42 I	Kraków	7 516	126	IV kw. 2025
Idea Swarzędz	Poznań	7 115	128	IV kw. 2025
Osiedle Przyjemne I	Gdańsk	3 138	72	IV kw. 2025
TOTAL		216 367	3 815	

Completed with an occupancy permit in 1-3Q

Completed with an occupancy permit in 4Q

In progress

Number of flats not transferred as at 30.09.2025: 1 643

Potential of handover in 2026 – projects under construction as at 30.09.2025 – part 1

PROJECT	CITY	TSA (m ²)	NUMBER OF FLATS	DATE OF FINALIZATION (Q)	
Olimpijska bud. C	Katowice	14 219	220	I kw.	2026
Francuska Park IX	Katowice	10 334	168	I kw.	2026
Galaktyczna	Gdańsk	7 630	144	I kw.	2026
ATAL Jasieny	Gdańsk	2 709	48	I kw.	2026
Osiedle Poematu III	Warszawa	9 105	166	II kw.	2026
ATAL Symbioza IA	Gdańsk	5 836	91	II kw.	2026
ATAL Symbioza IB	Gdańsk	9 024	130	II kw.	2026
Żerniki na Novo II	Wrocław	21 370	388	II kw.	2026
Nowy Targówek VI	Warszawa	7 042	112	III kw.	2026
Nowe Miasto Polesie IVb	Łódź	13 834	246	III kw.	2026
ATAL Sky + II	Katowice	42 012	764	III kw.	2026
Ogrody Geyera I	Łódź	23 411	409	III kw.	2026
ATAL Zawiślańska	Gdańsk	4 227	64	III kw.	2026

Potential of handover in 2026 – projects under construction as at 30.09.2025 – part 2

PROJECT	CITY	TSA (m ²)	NUMBER OF FLATS	DATE OF FINALIZATION (Q)	
ATAL Strachowicka II	Wrocław	16 400	301	III kw.	2026
Naramowice Odnova II	Poznań	29 476	486	III kw.	2026
Przewóz 42 II	Kraków	7 581	126	III kw.	2026
Osiedle Przyjemne II	Gdańsk	5 012	107	III kw.	2026
Osiedle Przyjemne III	Gdańsk	3 626	79	III kw.	2026
Osiedle Przyjemne IV	Gdańsk	6 088	111	III kw.	2026
Warszawska 58a	Warszawa	4 728	82	III kw.	2026
Modern Helenów	Łódź	12 327	234	III kw.	2026
Ideao Swarzędz II	Poznań	13 042	237	IV kw.	2026
Francuska Park VIII A	Katowice	16 231	290	IV kw.	2026
Kowale Apollina II	Gdańsk	10 841	181	IV kw.	2026
Akacyjowa Wita	Kraków	6 015	102	IV kw.	2026
Heyki City	Szczecin	23 042	415	IV kw.	2026
TOTAL		325 163	5 701		

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	6	36 912	607
Warszawa	7	73 154	1 248
Katowice	8	137 011	2 348
Łódź	5	111 758	2 019
Kraków	9	131 771	2 359
Poznań	6	91 540	1 616
Szczecin	2	18 370	317
TOTAL	51	688 937	12 126

2

Consolidated financial results

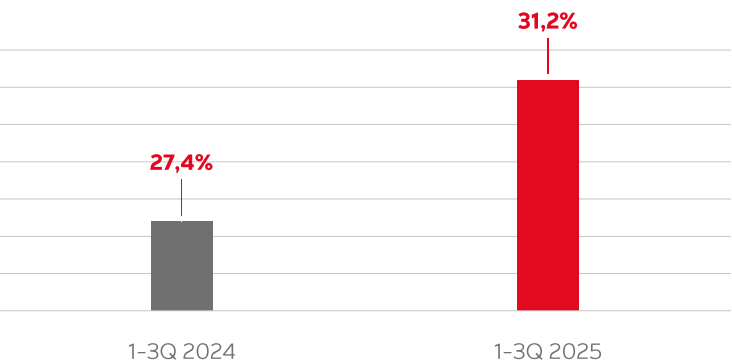


Consolidated financial results

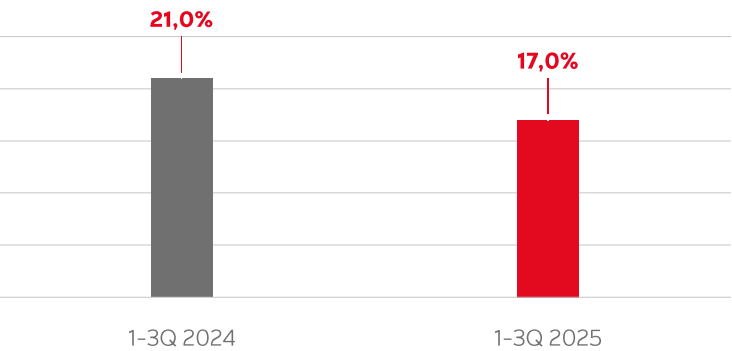
Profit and loss account

PLN THOU.	30.09.2024	30.09.2025	VAR.
Revenues from sale of products, goods and materials	1 215 527	772 887	-36%
Costs of products, goods and materials sold	882 253	531 425	-40%
Gross result of sale	333 274	241 462	-28%
Costs of sale	16 551	19 171	+16%
Costs of general management	26 035	28 226	+8%
Remaining operational revenues	4 436	14 091	+218%
Remaining operational costs	3 525	962	-73%
Result of the operational activity	291 599	207 194	-29%
Financial revenues	31 151	14 493	-53%
Financial costs	7 685	60 861	+692%
Gross result	315 065	160 826	-49%
Income tax	60 225	29 225	-51%
Net result	254 840	131 601	-48%
Profit per share	5,89	3,04	

Gross margin on sales



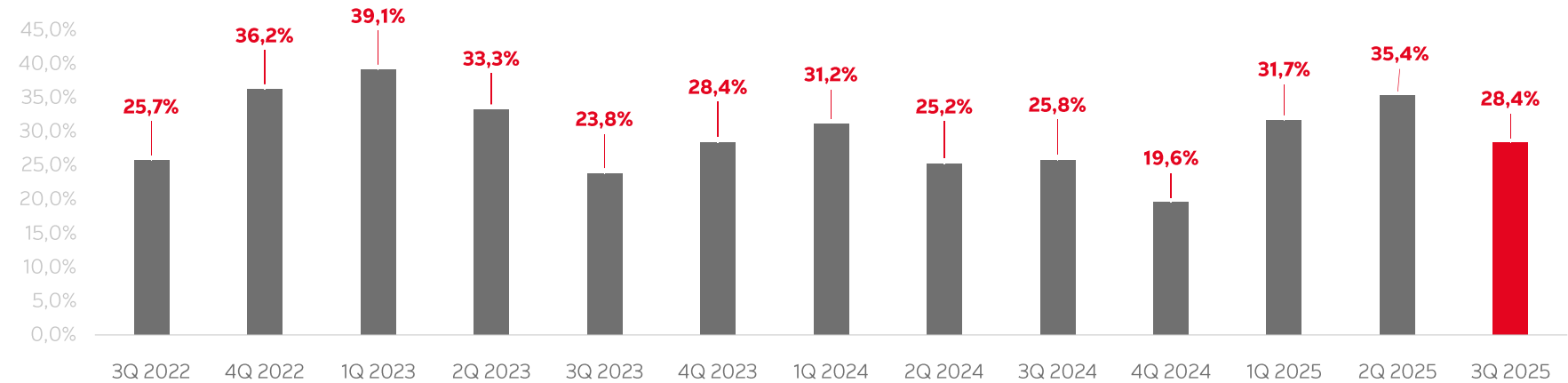
Net margin



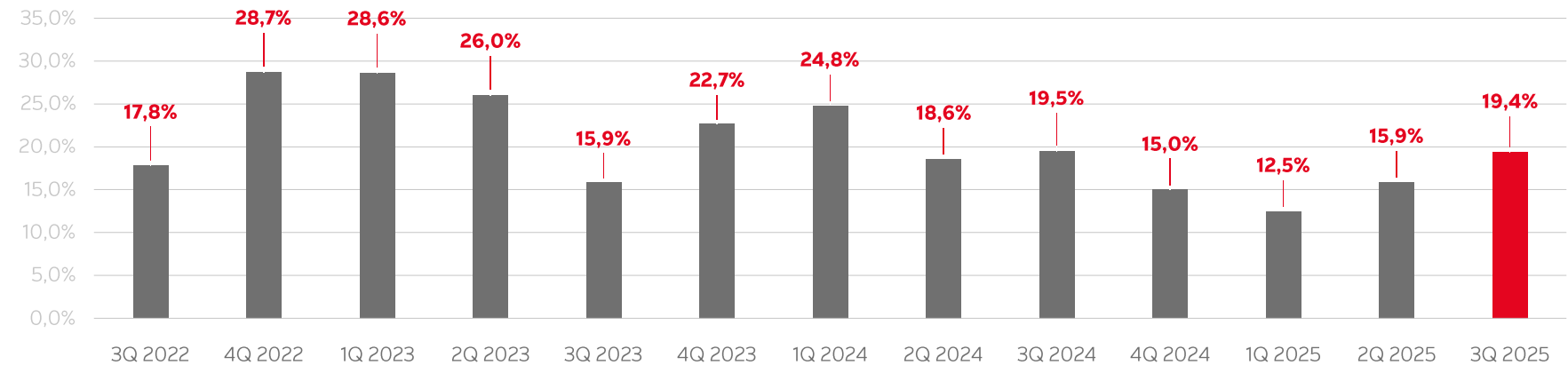
Consolidated financial results



Gross margin on sales by quarters



Net margin by quarters

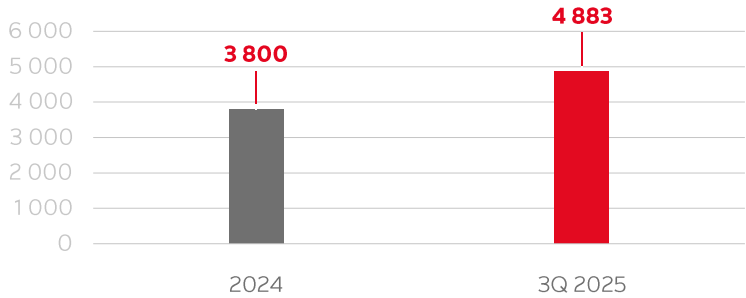


Consolidated financial results

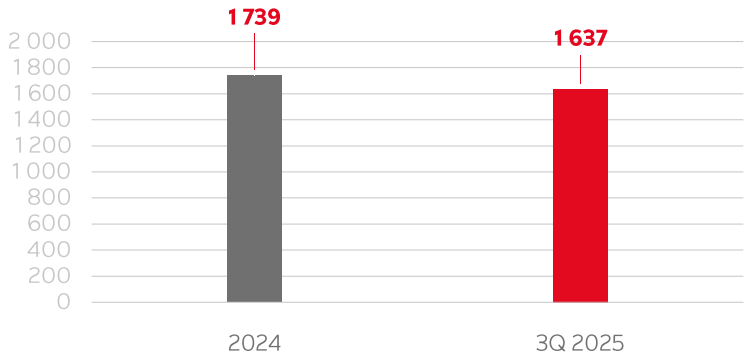
Balance sheet

PLN THOU.	31.12.2024	30.09.2025	VAR.
Assets in total	3 799 642	4 882 795	+29%
Fixed assets	194 820	212 035	+9%
Current assets	3 604 822	4 670 760	+30%
Liabilities and capital in total	3 799 642	4 882 795	+29%
Equity	1 739 067	1 636 637	-6%
Liabilities in total	2 060 575	3 246 158	+58%
Long term liabilities	821 143	1 274 150	+55%
Short term liabilities	1 239 432	1 972 008	+59%
PLN THOU.	31.12.2024	30.09.2025	
Wskaźnik zadłużenia netto Grupy* Net Debt Ratio for the Group	0,16	0,23	

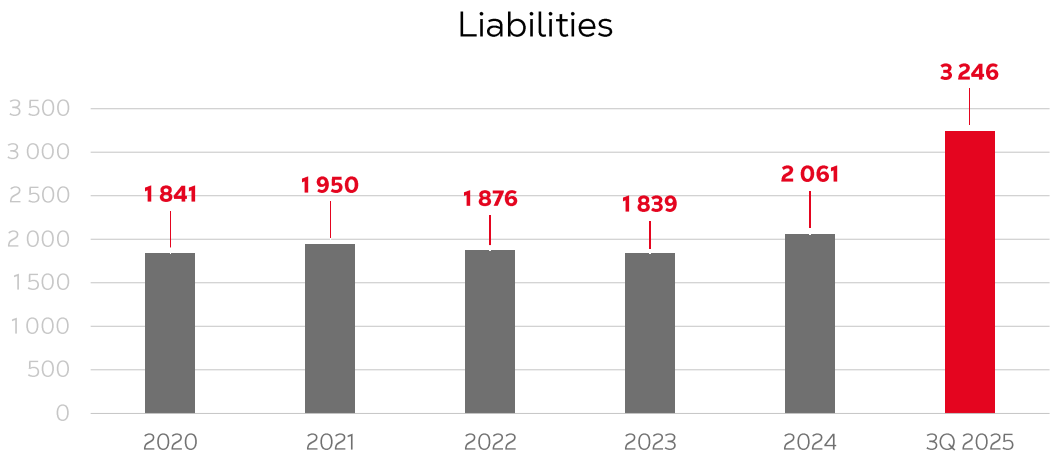
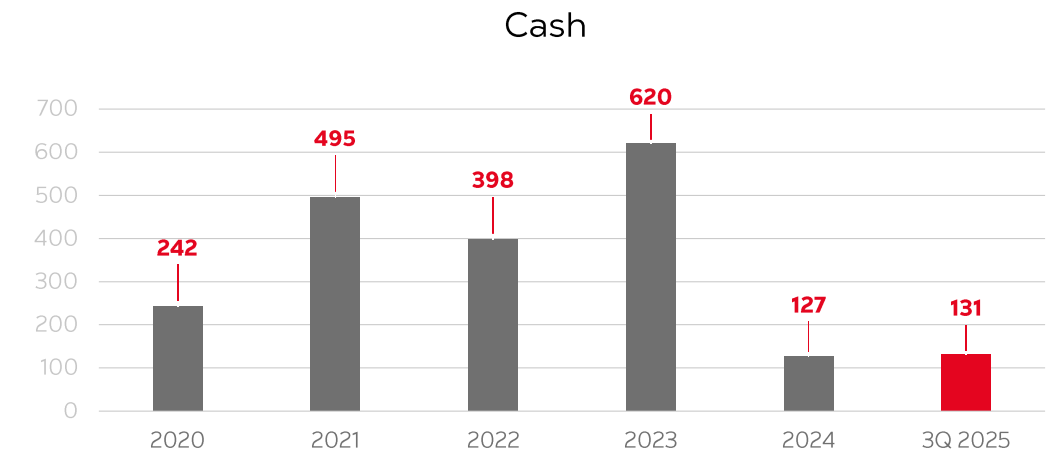
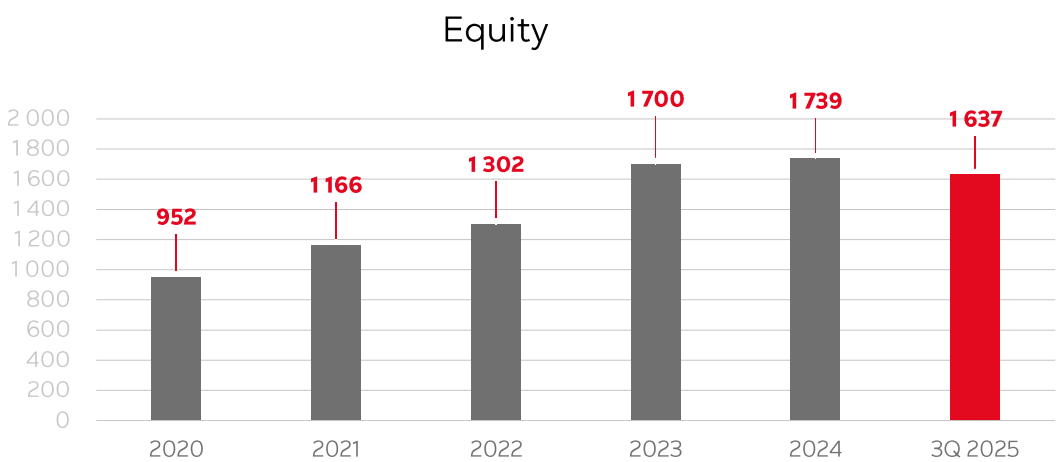
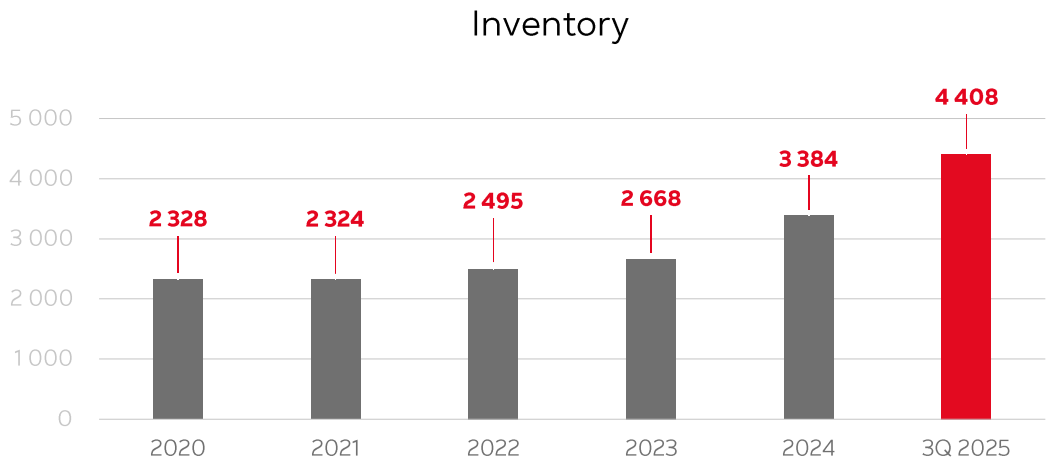
Assets in total in PLN million



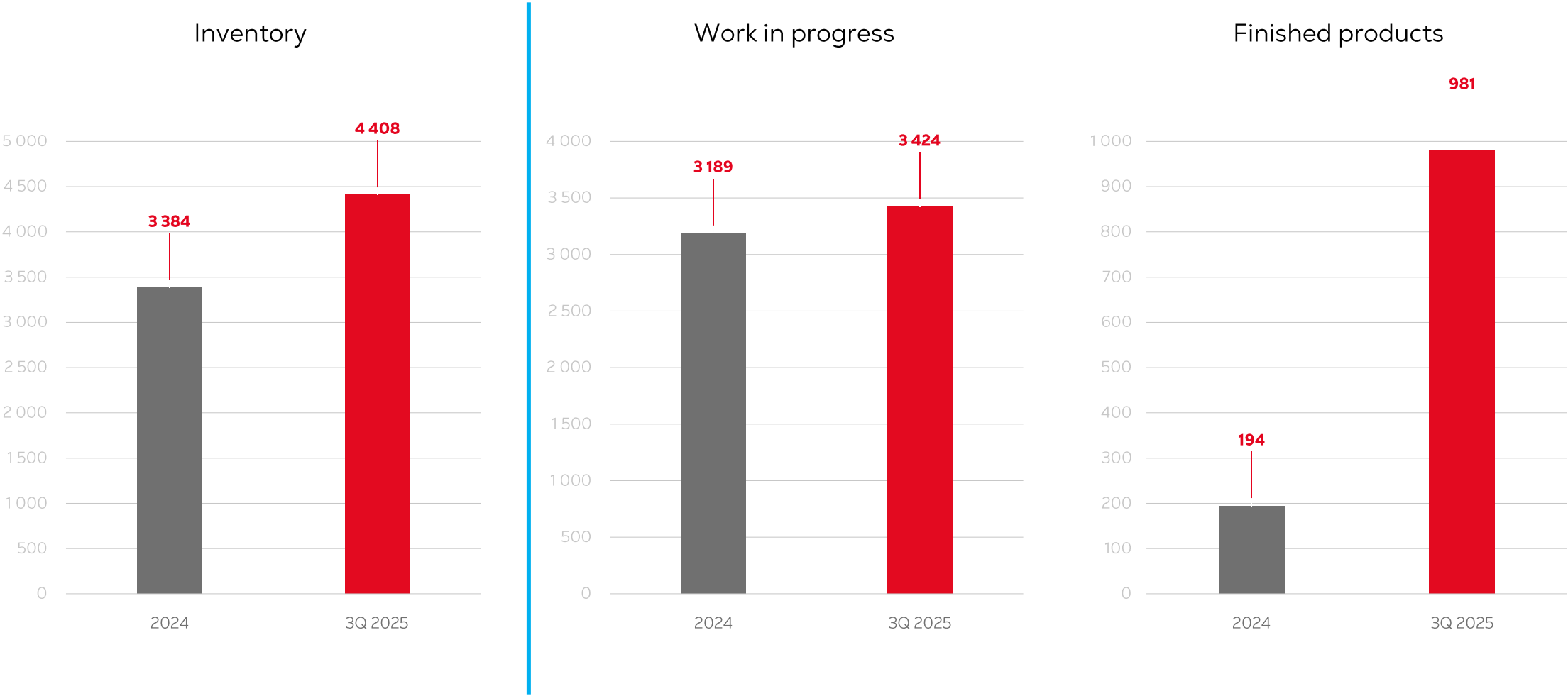
Equity in PLN million



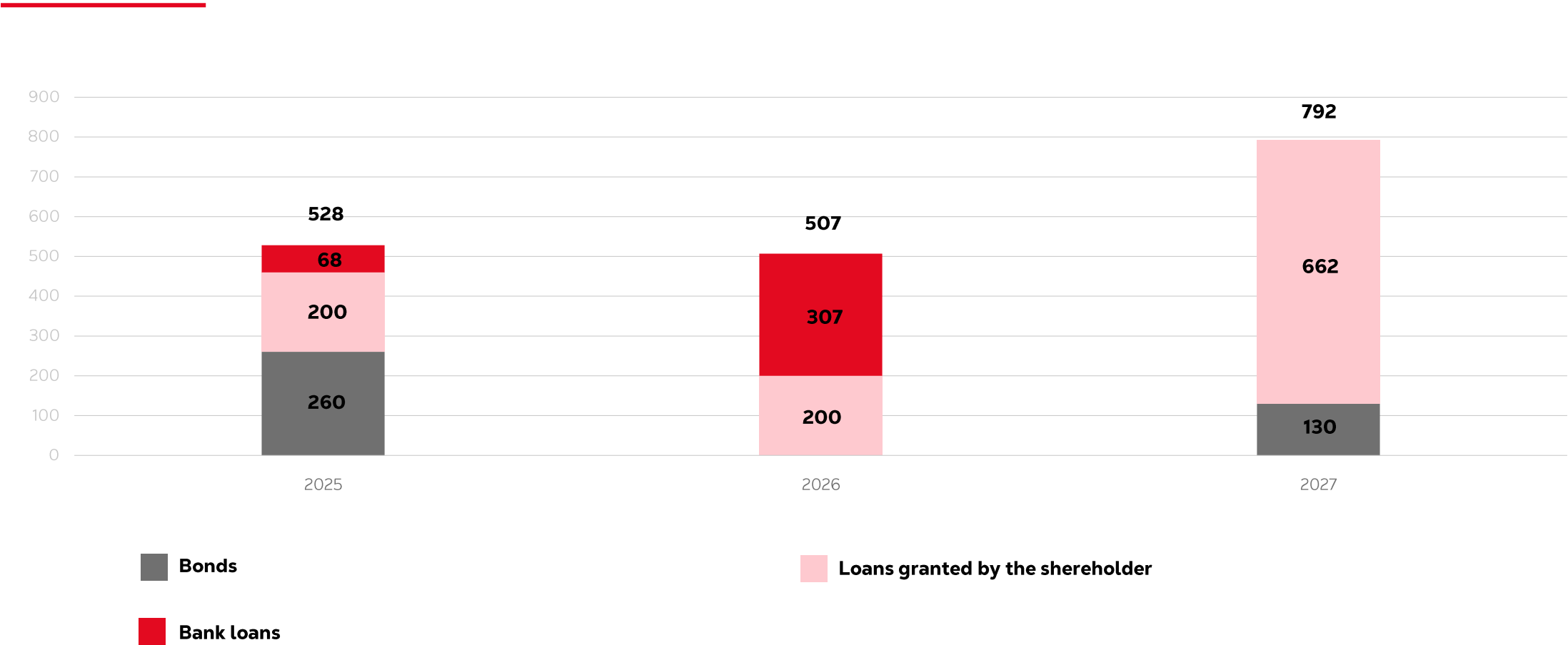
Main items of the financial results in PLN million



Consolidated financial results in PLN million

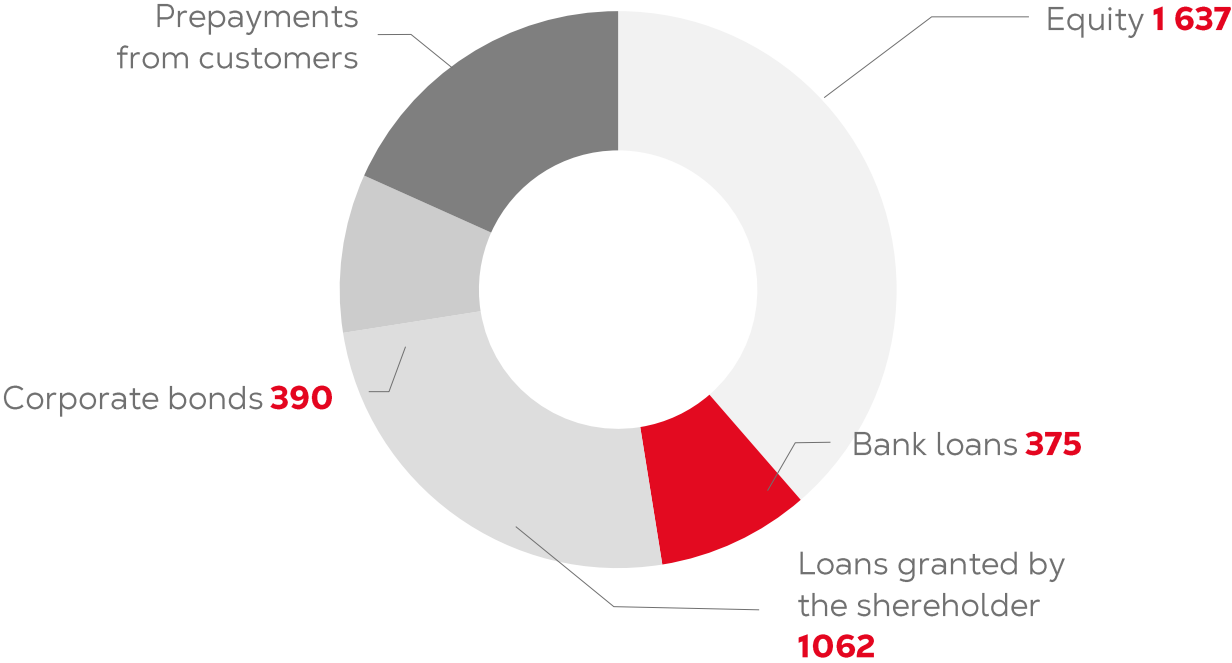


Structure of debt maturity as at 30.09.2025



- After September 30, 2025, a loan of PLN 100 million was received from the main shareholder
- After September 30, 2025, bonds in the amount of PLN 260 million were redeemed
- After September 30, 2025, bonds in the amount of PLN 200 million were issued

Business financing sources in PLN million



BUSINESS FINANCING SOURCES AS AT 30.09.2025

Equity	1 637
Bank loans	375
Loans granted by the shereholder	1 062
Corporate bonds	390
Prepayments from customers	775

Our achievements

- Start of construction works for 10 projects (1,494 flats)
- Sales launched for 11 investments (1,738 flats)
- Construction works finalised for 15 investments (2,774 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 35 years of business experience.



35 YEARS
ON THE MARKET

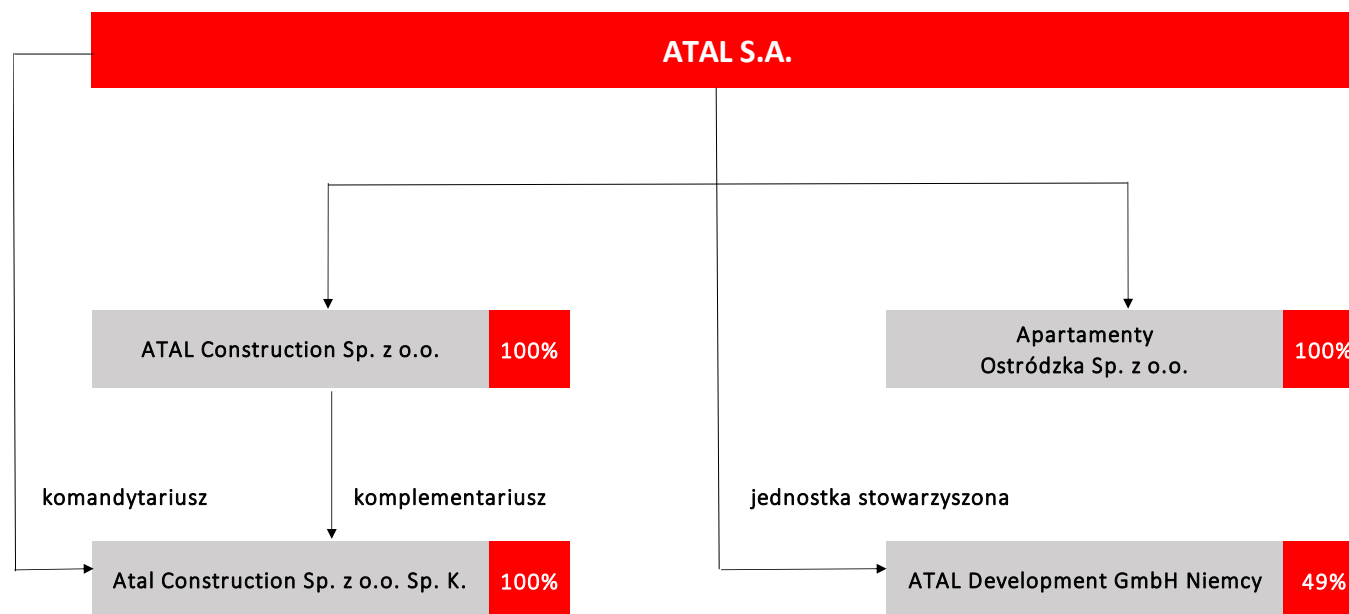


35 187
APARTMENTS SOLD



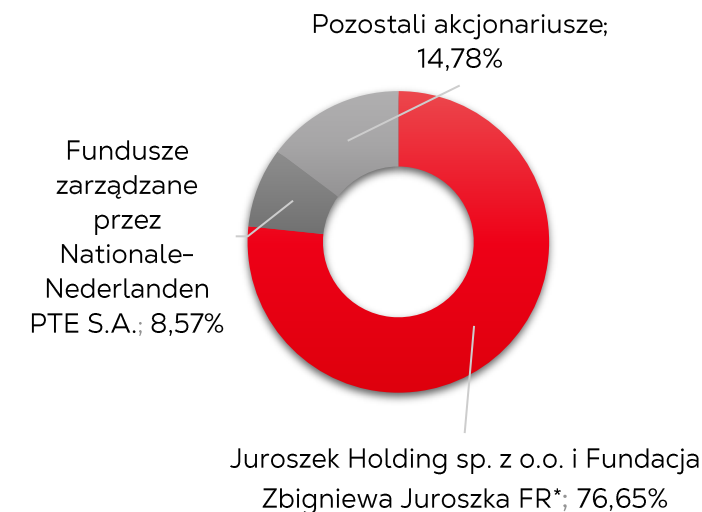
2 029 761
TOTAL AREA OF FLATS SOLD

Capital Group

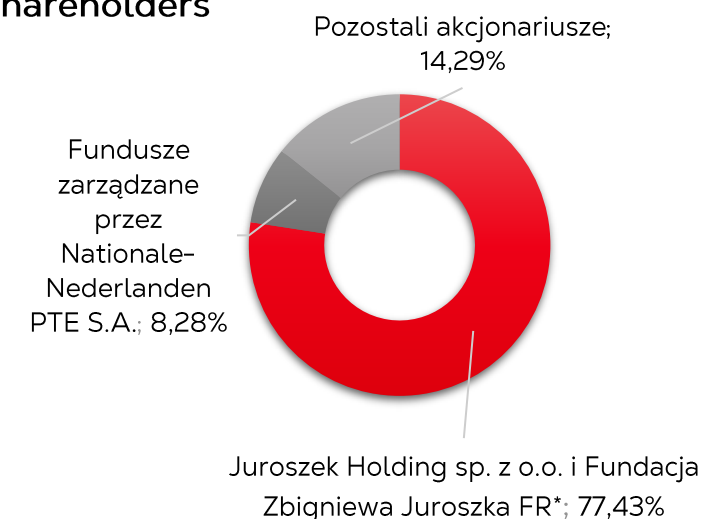


* Juroszek Holding Sp. z o.o., in which 100% of shares is possessed by Zbigniew Juroszek, the founder and the president of the company. The Zbigniew Juroszek FR Foundation, founded by Zbigniew Juroszek

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
- 35 years of professional experience, 25 years of professional experience in the development field



Mateusz Bromboszcz

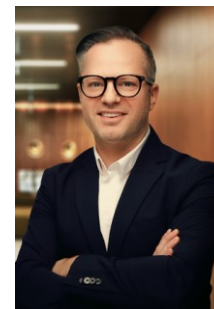
**Vice-President
of ATAL S.A.**

- 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 1-3Q 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
Niebieski Bursztyn II	Gdańsk	172	II kw. 2025
ATAL Parkowa	Poznań	262	II kw. 2025
ATAL Jasiony	Gdańsk	48	II kw. 2025
Francuska Park VIII B	Katowice	191	II kw. 2025
ATAL Grabiszyn	Wrocław	59	II kw. 2025
Przystań Sobieszewo	Gdańsk	28	II kw. 2025
Zakątek Harmonia III	Warszawa	178	II kw. 2025
TOTAL		1 738	

Projects completed in 1-3Q 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
Kowale Apollina	Gdańsk	60	II kw. 2025
Na Opoczyńskiej	Wrocław	90	II kw. 2025
Oilimpijska Bud. A	Katowice	225	II kw. 2025
ATAL Aura II	Łódź	205	II kw. 2025
Strefa Cegielnia II	Kraków	134	II kw. 2025
Krakowska 35 - Aparthotel	Wrocław	131	III kw. 2025
Naramowice Odnova	Poznań	512	III kw. 2025
Niebieski Bursztyn	Gdańsk	188	III kw. 2025
Zakątek Harmonia II	Warszawa	96	III kw. 2025
Aleja Pokoju V Aparthotel	Kraków	148	III kw. 2025
Żerniki na Novo	Wrocław	296	III kw. 2025
TOTAL		2 774	



Investor relationships

ATAL S.A.

ul. Stawowa 27
43-400 Cieszyn

tel.: (+48) 33 857 59 12

fax: (+48) 33 857 59 02

ri@atal.pl

www.atal.pl



OGÓLNOPOLSKI
DEVELOPER