

Summary of results for 2025

March 27, 2026



OGÓLNOPOLSKI
DEVELOPER

www.atal.pl



Agenda

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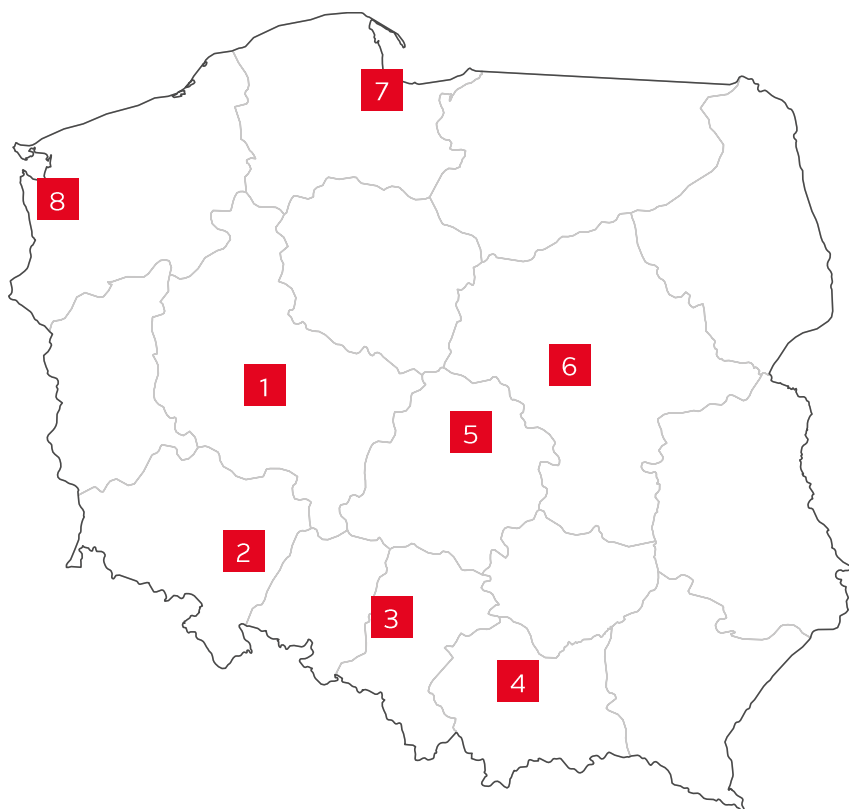


1

Operating activities



Investments in progress and in the pipeline



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

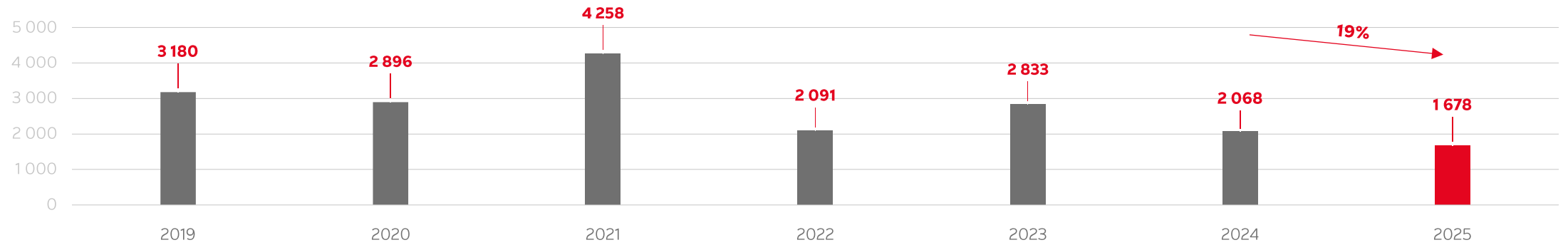
SUMMARY

PROJECTS	NUMBER OF PROJECTS	NUMBER OF FLATS	TSA (m2)
In progres	4	1 075	65 162
Planned	4	972	54 426
In progres	4	1 048	57 437
Planned	4	248	17 245
In progres	7	2 103	122 573
Planned	5	1 749	101 242
In progres	6	938	54 657
Planned	6	1 697	93 299
In progres	4	1 141	63 981
Planned	3	1 535	84 400
In progres	5	697	41 922
Planned	4	889	51 841
In progres	11	1 161	66 220
Planned	7	1 412	77 159
In progres	1	415	23 042
Planned	2	377	19 224
In progress	42	8 578	494 994
Planned	35	8 879	498 836

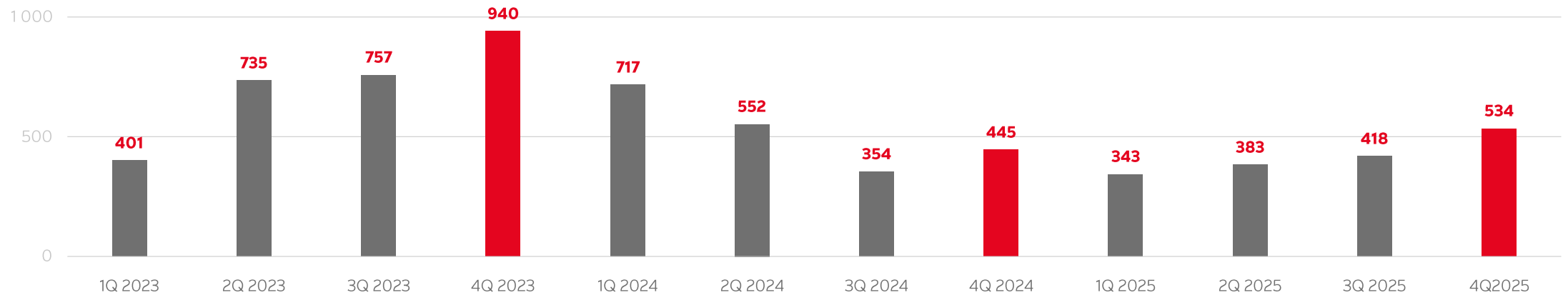
* TSA - total saleable area

Sales of flats

Annual number of flats sold 2019-2025

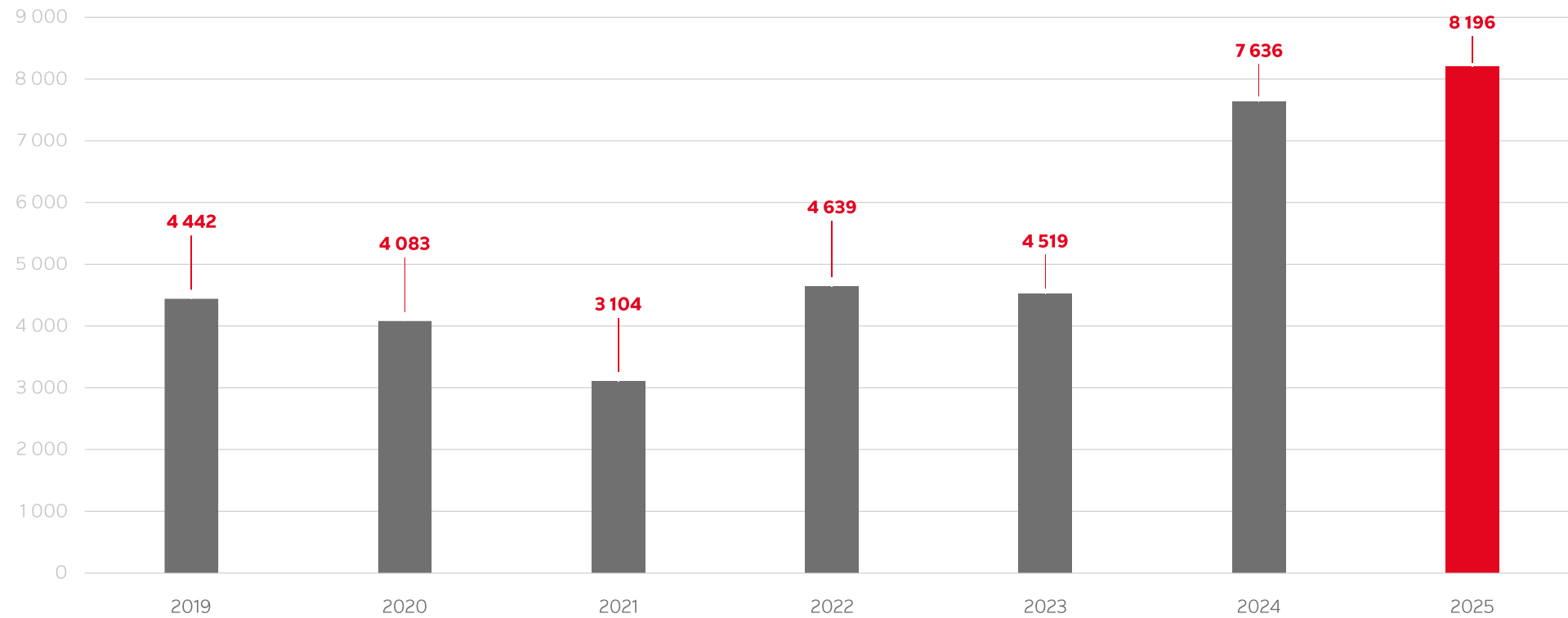


Number of flats sold as divided by quarters



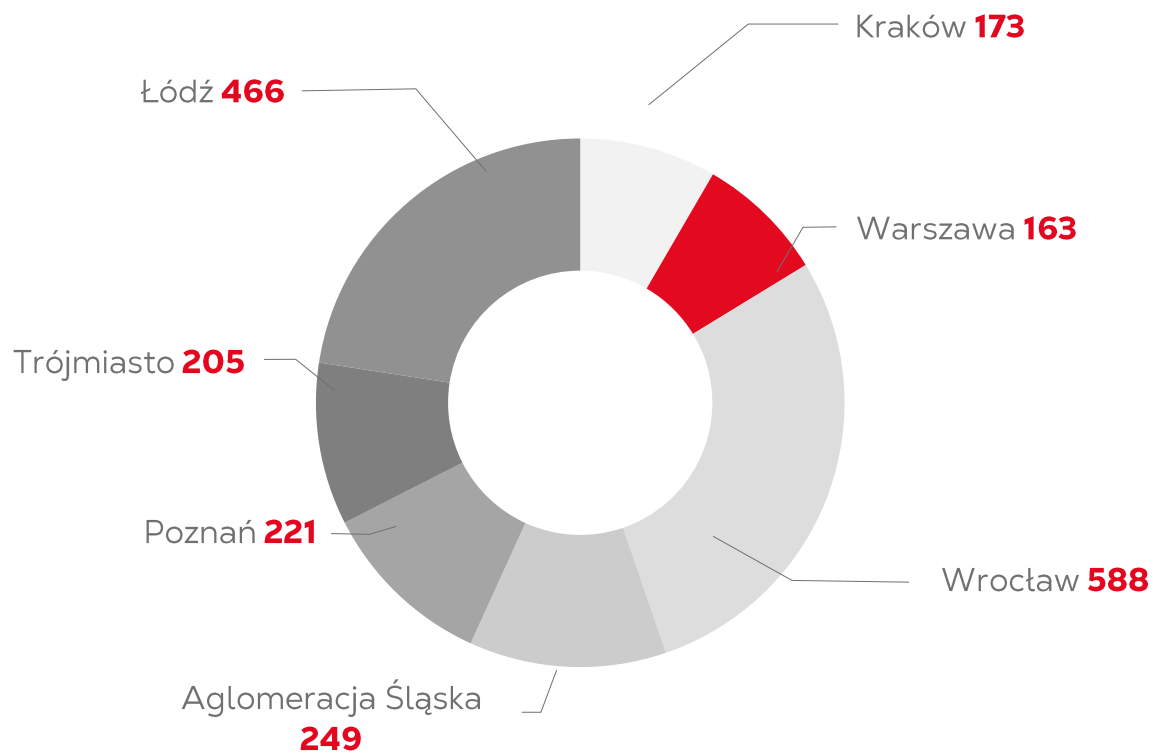
Offer

Number of flats offered in years 2019-2025



Handovers volume in 2025

Number of handed over flats by city

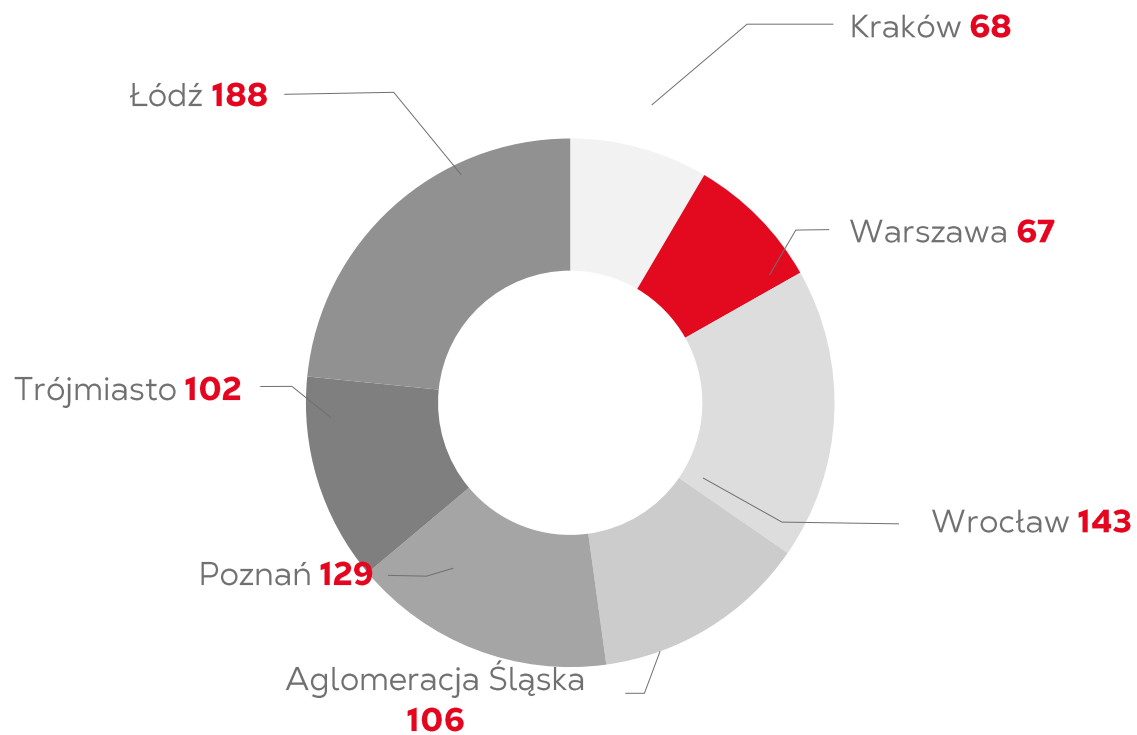


Handovers volume in 2025

CITY	APARTMENTS / SERVICE PREMISES
Kraków	173
Warszawa	163
Wrocław	588
Aglomeracja Śląska	249
Poznań	221
Trójmiasto	205
Łódź	466
Total	2 065

Handovers volume in 4Q 2025

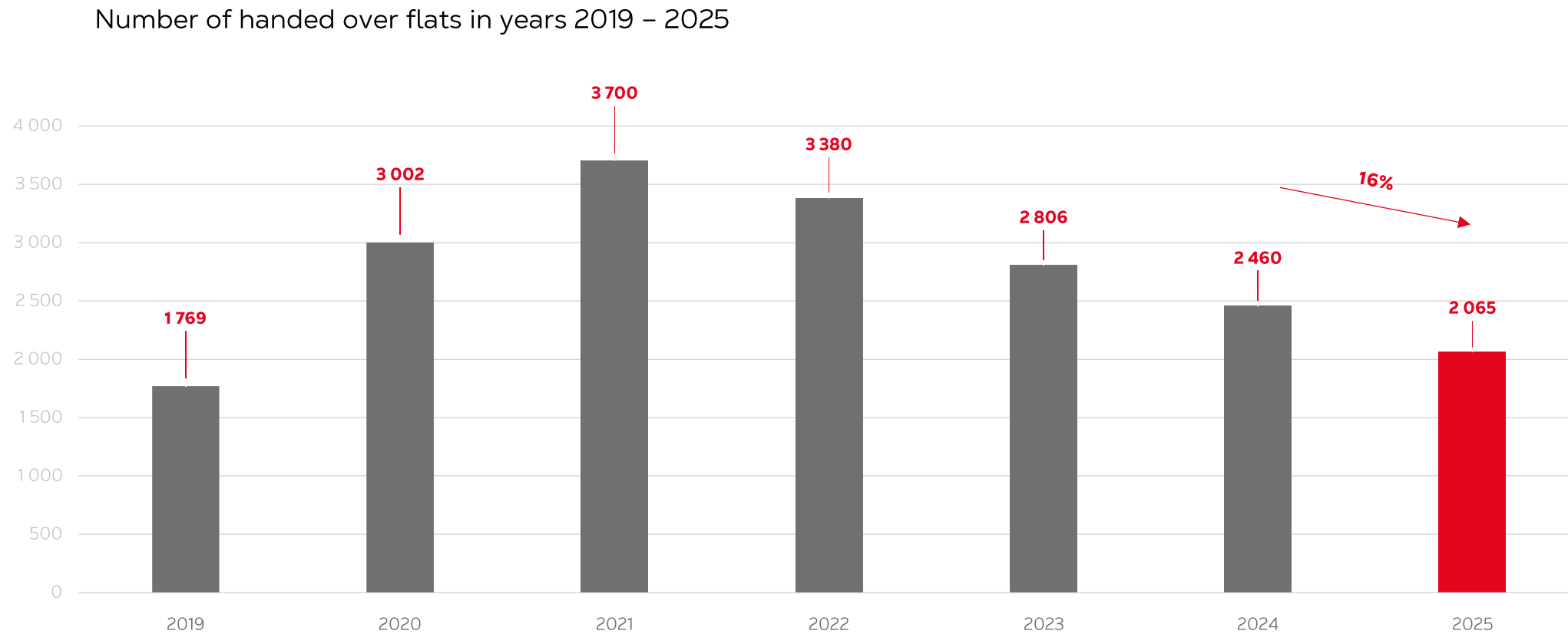
Number of handed over flats by city



Handovers volume in 4Q 2025

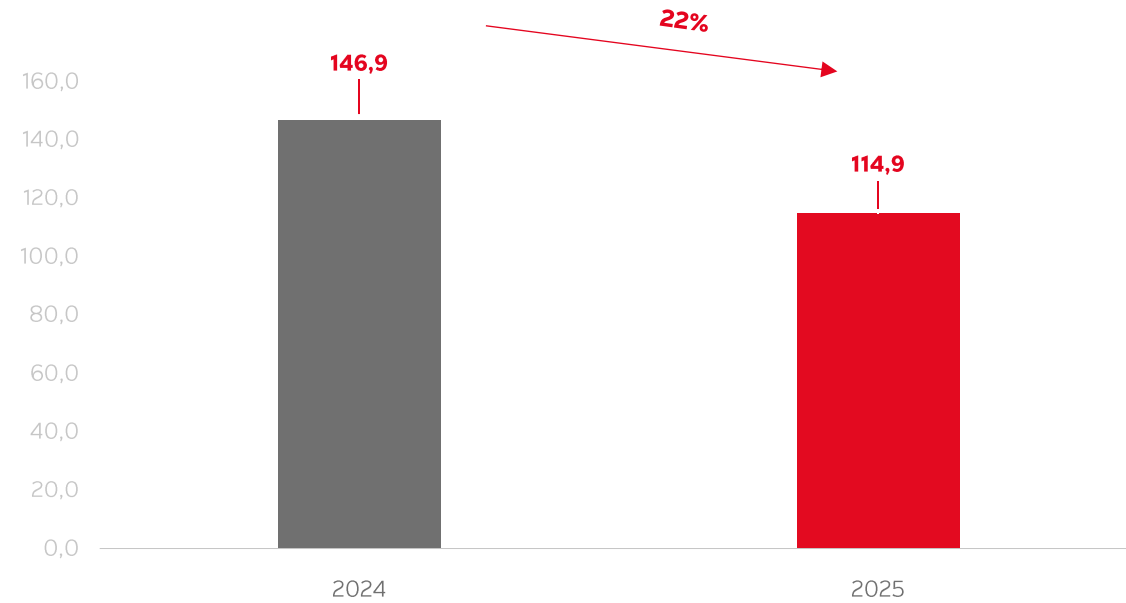
CITY	APARTMENTS / SERVICE PREMISES
Kraków	68
Warszawa	67
Wrocław	143
Aglomeracja Śląska	106
Poznań	129
Trójmiasto	102
Łódź	188
Total	803

Handovers volume in 2025



Handovers volume in 2025

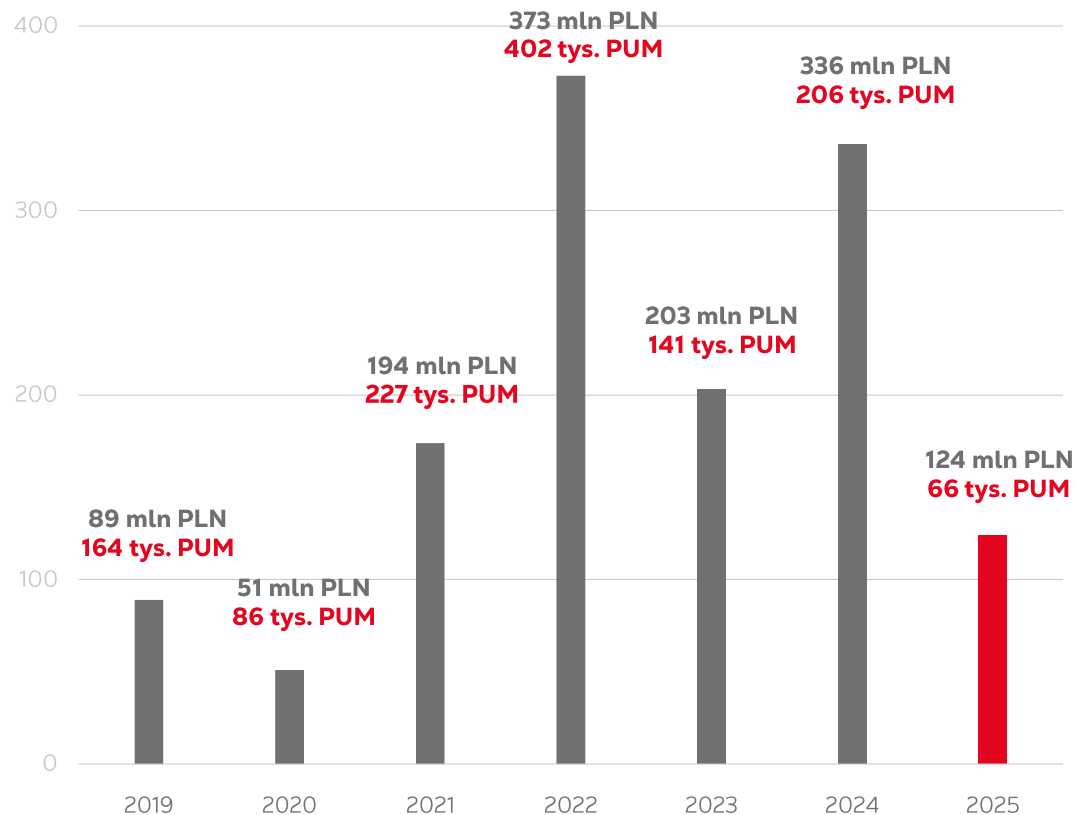
Handovers volume – TSA thou. m2



YEAR	TSA THOU. M2
2019	98,4
2020	164,7
2021	213,5
2022	196,9
2023	159,0
2024	146,9
2025	114,9

New lands

Funds allocated to land purchase in years 2019 – 2025



Land acquired in the Group in 2025

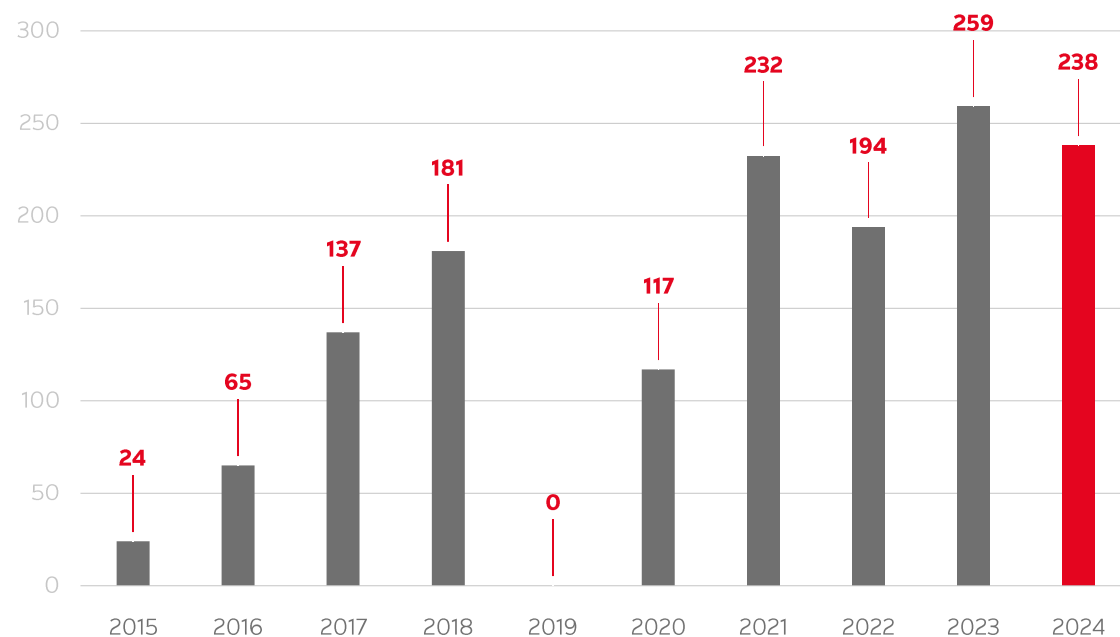
- Kraków
- Wrocław
- Warszawa
- Gdańsk
- Katowice

The average price of purchase of usable area was **1,895 PLN/m²**

ATAL's land bank allows for implementation of projects for the total usable area of approximately **499 thou. m²**

Dividend

Dividend paid for 2015 – 2024



Planned dividend for 2025

Dividend rate: 8,1 %

(on 31.12.2025 r.)

Nominal amount of the dividend: PLN 194.7 million, which represents 88% of net result ATAL S.A.

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

**1.447 + plan 195
= 1.642 mln PLN**

Projects completed as at 31.12.2025

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
Krakowska 35 - Apartamenty inwestycyjne	Wrocław	5 638	131	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
Strefa Cegielnia II	Kraków	7 675	134	III kw.	2025
Aleja Pokoju V aparthotel	Kraków	6 139	148	III kw.	2025
Zakątek Harmonia II	Warszawa	5 671	95	III kw.	2025
Żerniki na Novo I	Wrocław	16 717	296	IV kw.	2026
Idea Swarzędz	Poznań	7 115	128	IV kw.	2025
Nowe Miasto Polesie IVb	Łódź	13 834	246	IV kw.	2026
Ogrody Andersa II	Katowice	13 006	223	IV kw.	2025
Osiedle Przyjemne I	Gdańsk	3 138	72	IV kw.	2025
Przewóz 42 I	Kraków	7 516	126	IV kw.	2025
Olimpijska bud. C	Katowice	14 219	220	IV kw.	2025
TOTAL		226 191	3 999		

Number of flats not transferred as at 31.12.2025: 2 151

Potential of handover in 2026 – projects under construction as at 31.12.2025 – part 1

PROJECT	CITY	TSA (m2)	NUMBER OF FLATS	DATE OF FINALIZATION (Q)	
Galaktyczna	Gdańsk	7 630	144	I kw.	2026
Francuska Park IX	Katowice	10 334	168	I kw.	2026
ATAL Olimpijska bud. B	Katowice	18 227	282	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	137	II kw.	2026
Żerniki na Novo II	Wrocław	21 370	388	II kw.	2026
Nowy Targówek VI	Warszawa	7 042	112	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
ATAL Strachowicka II	Wrocław	16 400	301	III kw.	2026

Potential of handover in 2026 – projects under construction as at 31.12.2025 – part 2

PROJECT	CITY	TSA (m2)	NUMBER OF FLATS	DATE OF FINALIZATION (Q)	
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
Ideaó Swarzędz II	Poznań	13 042	237	III 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		315 336	5 524		

Potential of handover in 2027 – projects under construction as at 31.12.2025

PROJECT	CITY	TSA (m2)	NUMBER OF FLATS	DATE OF FINALIZATION (Q)	
Zakątek Harmonia III	Warszawa	11 008	178	I kw.	2027
Ogrody Andersa III	Katowice	12 817	193	I kw.	2027
Strefa Cegielnia III	Kraków	7 144	137	I kw.	2027
Żerniki na Novo III	Wrocław	16 583	300	I kw.	2027
Hipoteczna Park I	Łódź	13 579	219	I kw.	2027
Przystań Sobieszewo	Gdańsk	1 619	28	I kw.	2027
Skwer Harmonia II	Kraków	16 325	251	II kw.	2027
Francuska Park VIIIB	Katowice	10 899	191	II kw.	2027
ATAL Grabiszyn	Wrocław	3 084	59	II kw.	2027
Zacisze MarceLin IIIa	Poznań	6 531	90	II kw.	2027
Zakole Wisły	Kraków	7 964	134	III kw.	2027
Niebieski Bursztyn II	Gdańsk	9 608	172	III kw.	2027
ATAL Parkowa	Poznań	16 113	262	III kw.	2027
ATAL Bronowice (Starego Dębu)	Kraków	9 628	188	III kw.	2027
Ogrody Andersa IV	Katowice	12 053	215	III kw.	2027
TOTAL		154 956	2 617		

Potential of planned projects after 2028

Potential of transfers 2028+ (projects launched and being prepared to be launched in years 2026-2028)

CITY	NUMBER OF PROJECTS/STAGES	PLANNED TSA (M2)	NUMBER OF FLATS (PROJECTION)
Trójmiasto	7	77 159	1 412
Wrocław	4	17 245	248
Warszawa	5	61 880	1 048
Katowice	5	101 242	1 749
Łódź	4	99 065	1 814
Kraków	6	93 299	1 698
Poznań	4	54 427	972
Szczecin	2	19 224	377
TOTAL	37	523 541	9 318

2

Consolidated financial results

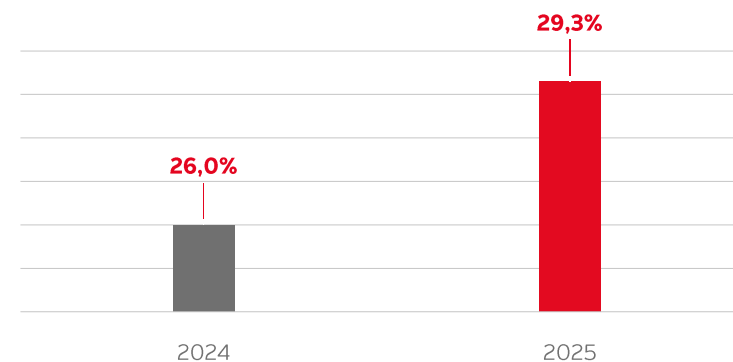


Consolidated financial results

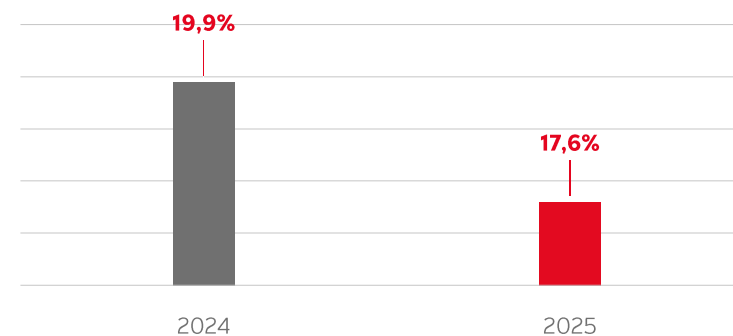
Profit and loss account

PLN THOU.	31.12.2024	31.12.2025	VAR.
Revenues from sale of products, goods and materials	1 486 898	1 267 068	-15%
Costs of products, goods and materials sold	1 100 561	895 215	-19%
Gross result of sale	386 337	371 853	-4%
Costs of sale	22 407	28 146	+26%
Costs of general management	35 961	34 619	-4%
Remaining operational revenues	10 931	21 101	+93%
Remaining operational costs	7 784	3 030	-61%
Result of the operational activity	331 116	327 159	-1%
Financial revenues	45 347	16 371	-64%
Financial costs	10 707	69 090	+545%
Gross result	365 756	274 440	-25%
Income tax	70 189	50 950	-27%
Net result	295 567	223 490	-24%
Profit per share	6,84	5,16	

Gross margin of sales

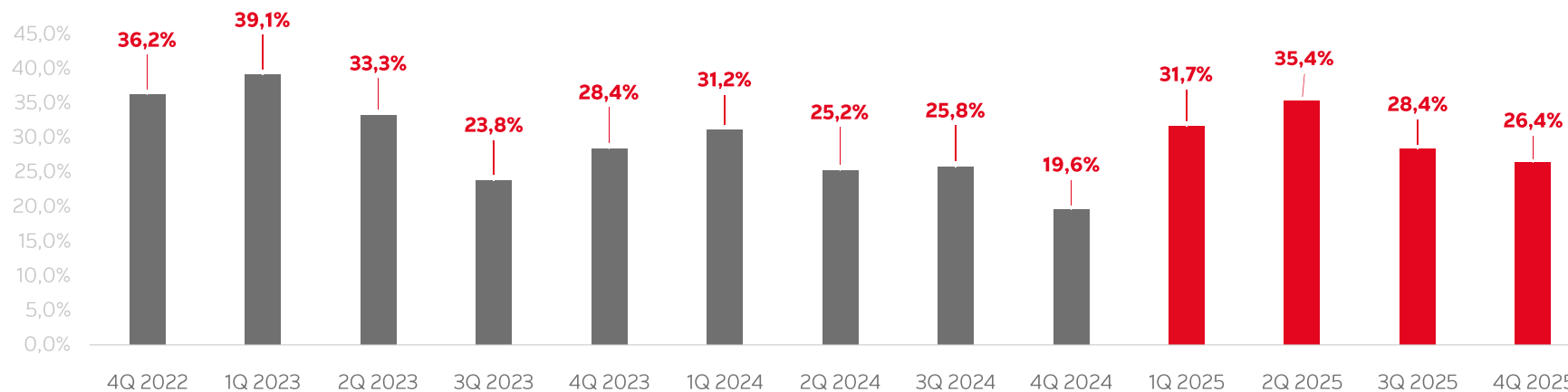


Net margin

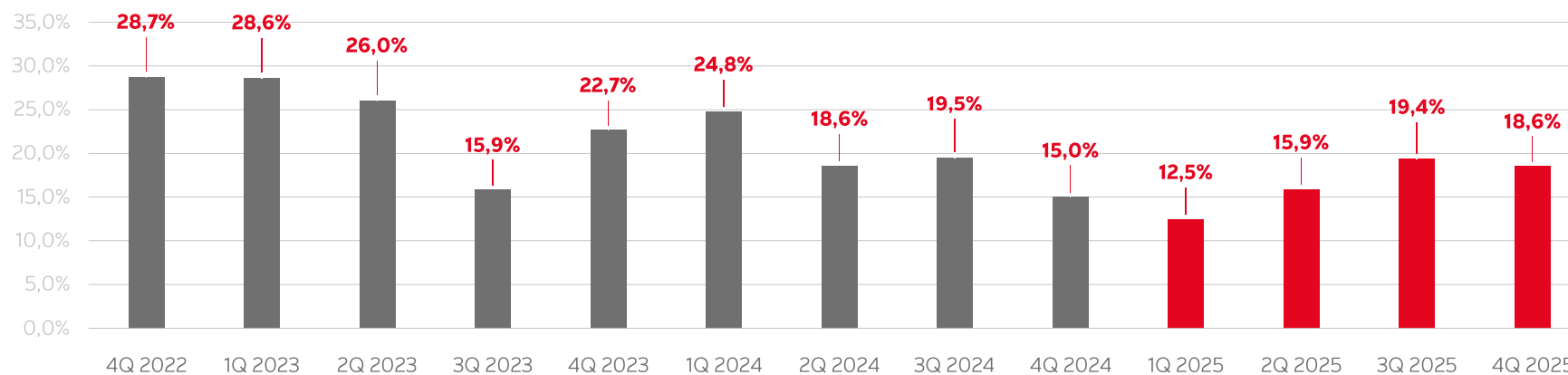


Consolidated financial results

Gross margin on sales by quarters



Net margin by quarters

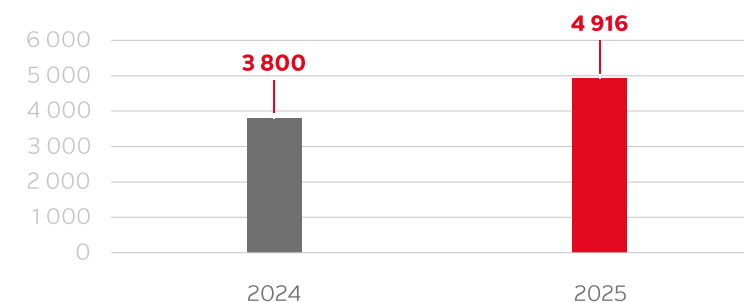


Consolidated financial results

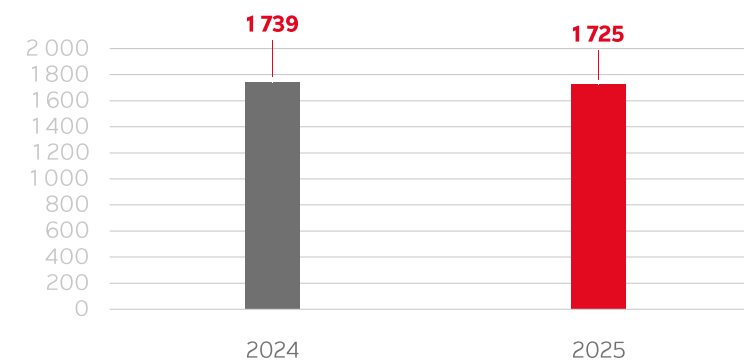
Balance sheet

PLN THOU.	31.12.2024	31.12.2025	ZM./VAR.
Assets in total	3 799 642	4 915 533	+29%
Fixed assets	194 820	203 452	+4%
Current assets	3 604 822	4 712 081	+31%
Liabilities and capital in total	3 799 642	4 915 533	+29%
Equity	1 739 067	1 725 362	-1%
Liabilities in total	2 060 575	3 190 171	+55%
Long term liabilities	821 143	1 509 706	+84%
Short term liabilities	1 239 432	1 680 465	+36%
PLN THOU.	31.12.2024	31.12.2025	
Net Debt Ratio for the Group	0,16	0,26	

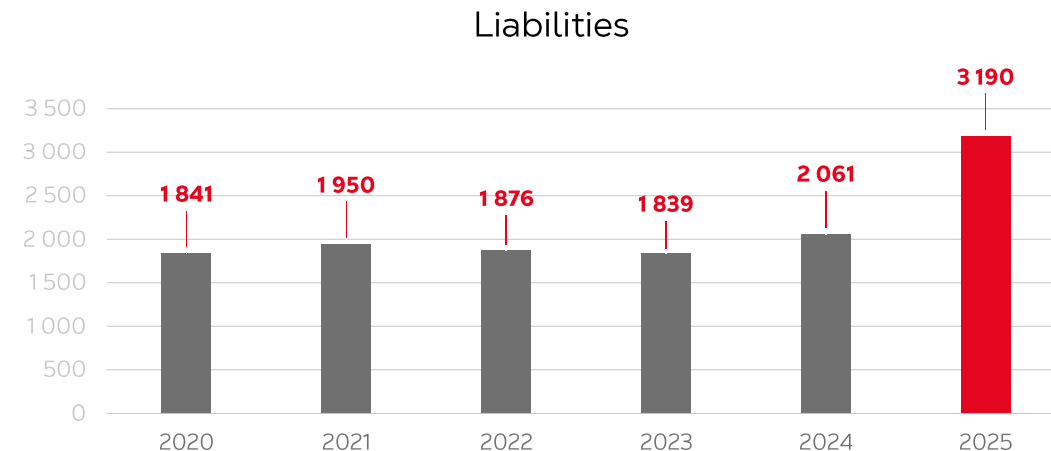
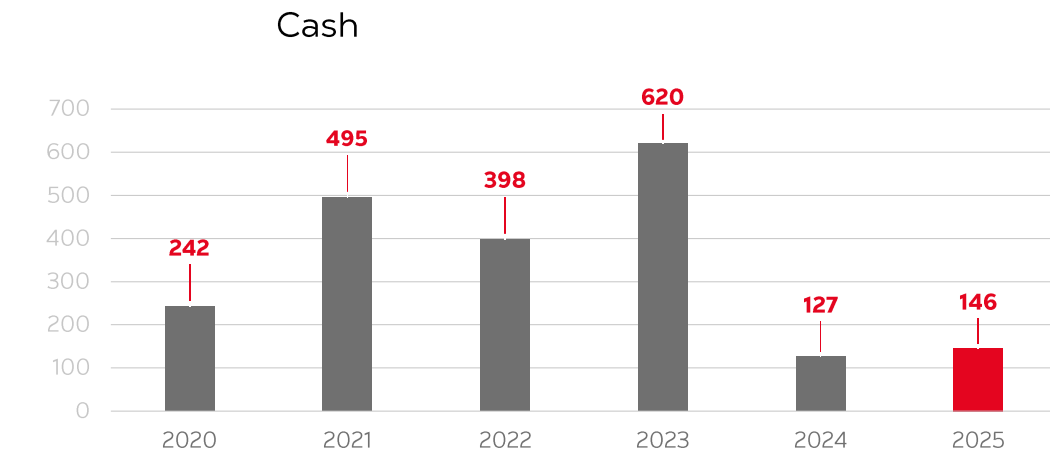
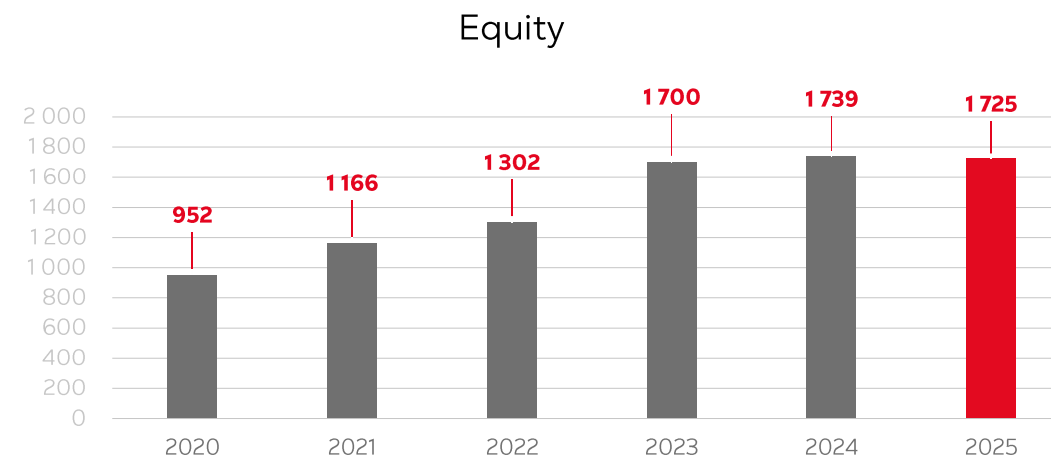
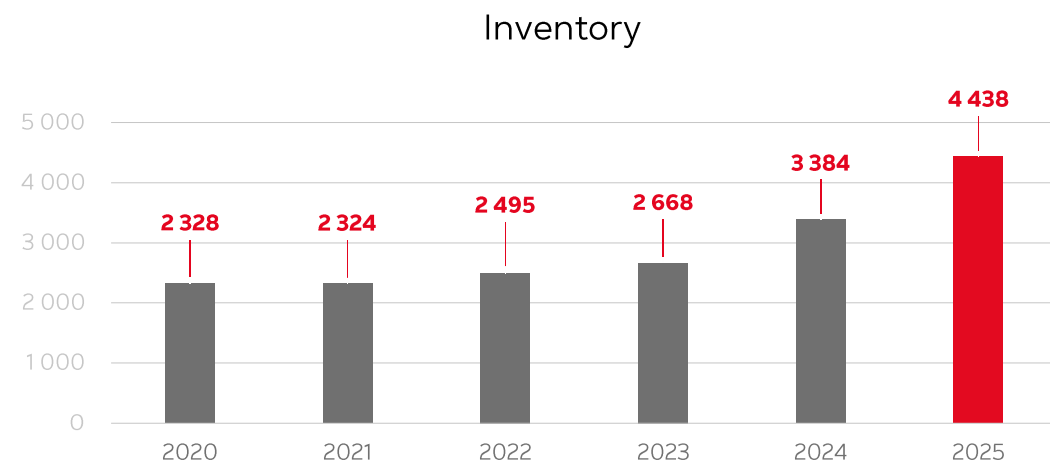
Assets in total in PLN million



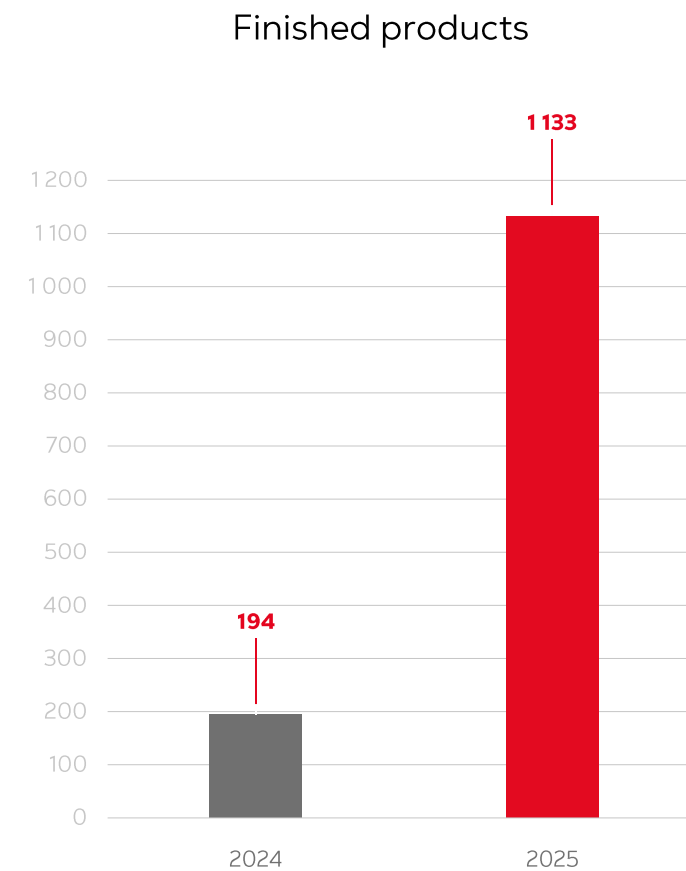
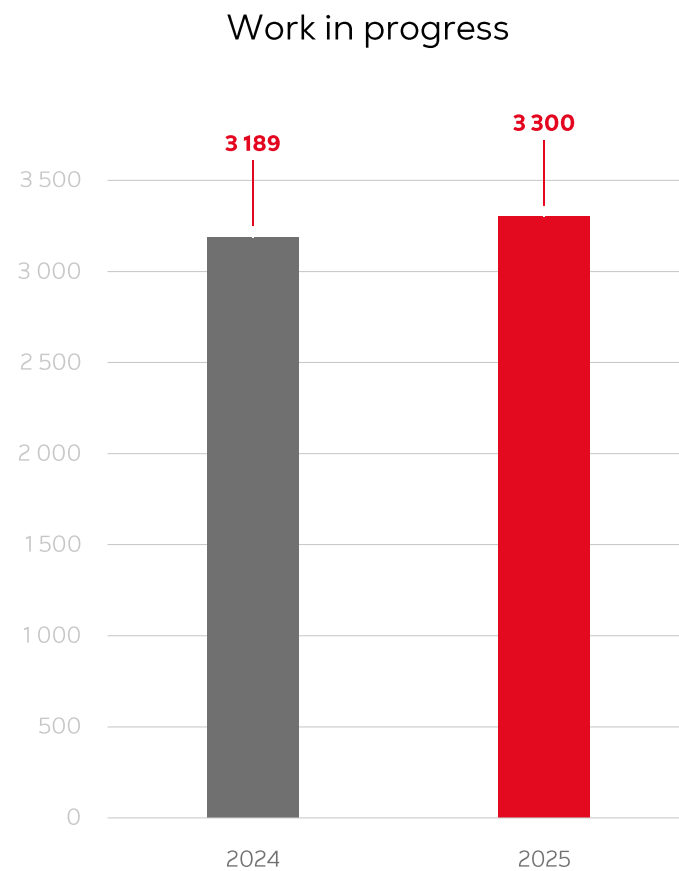
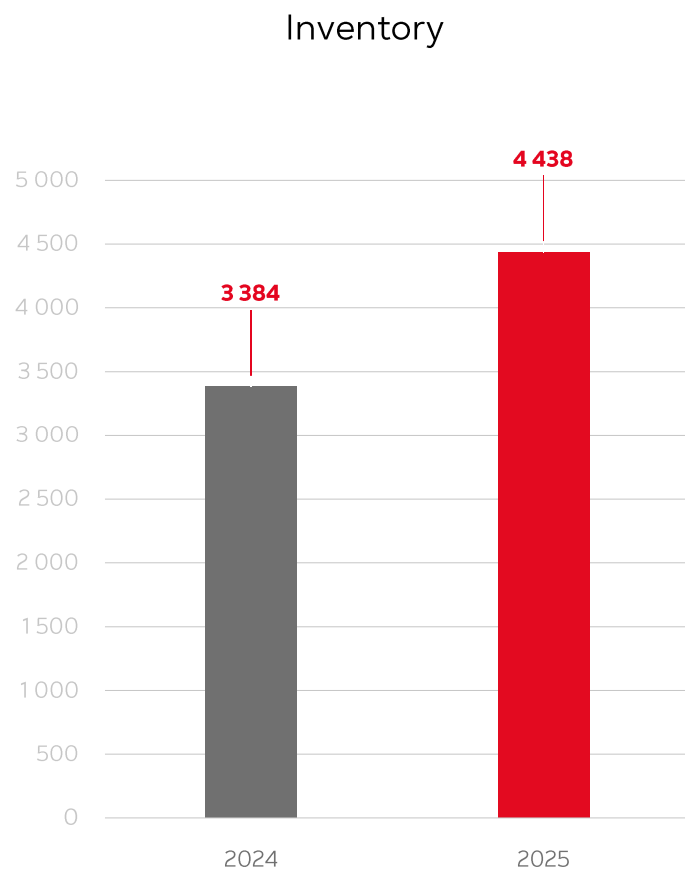
Equity in PLN million



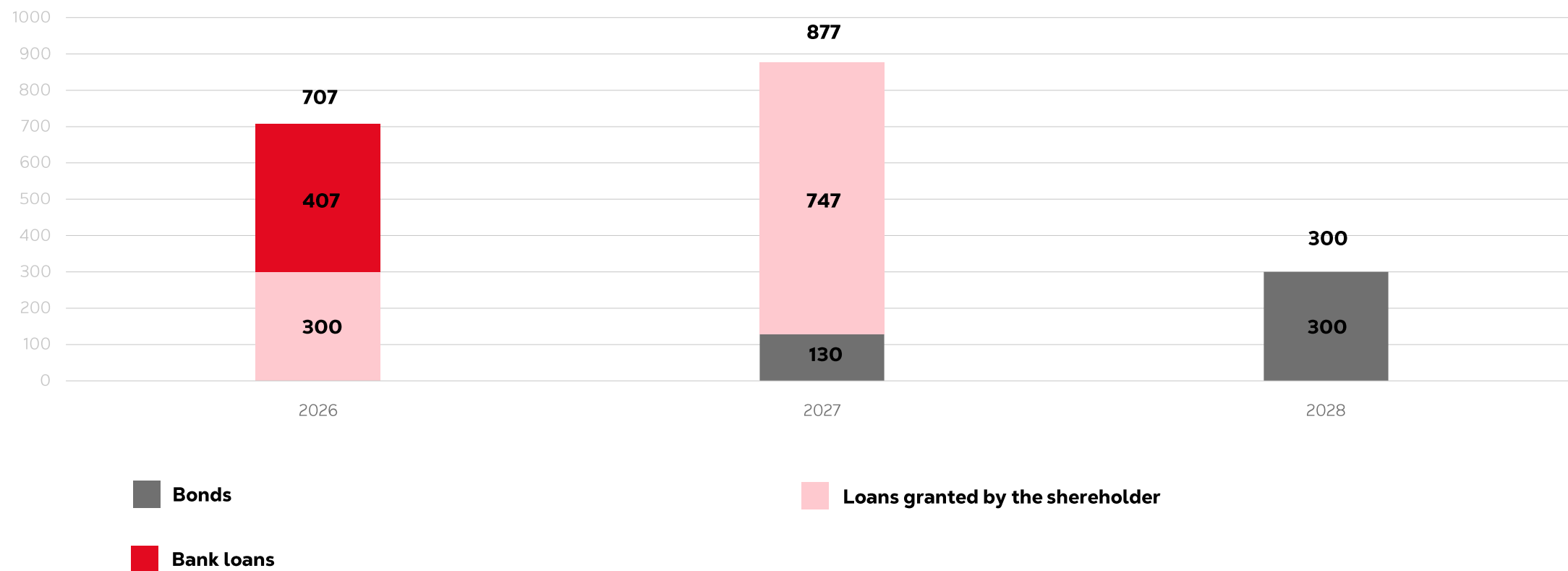
Main items of the financial results in PLN million



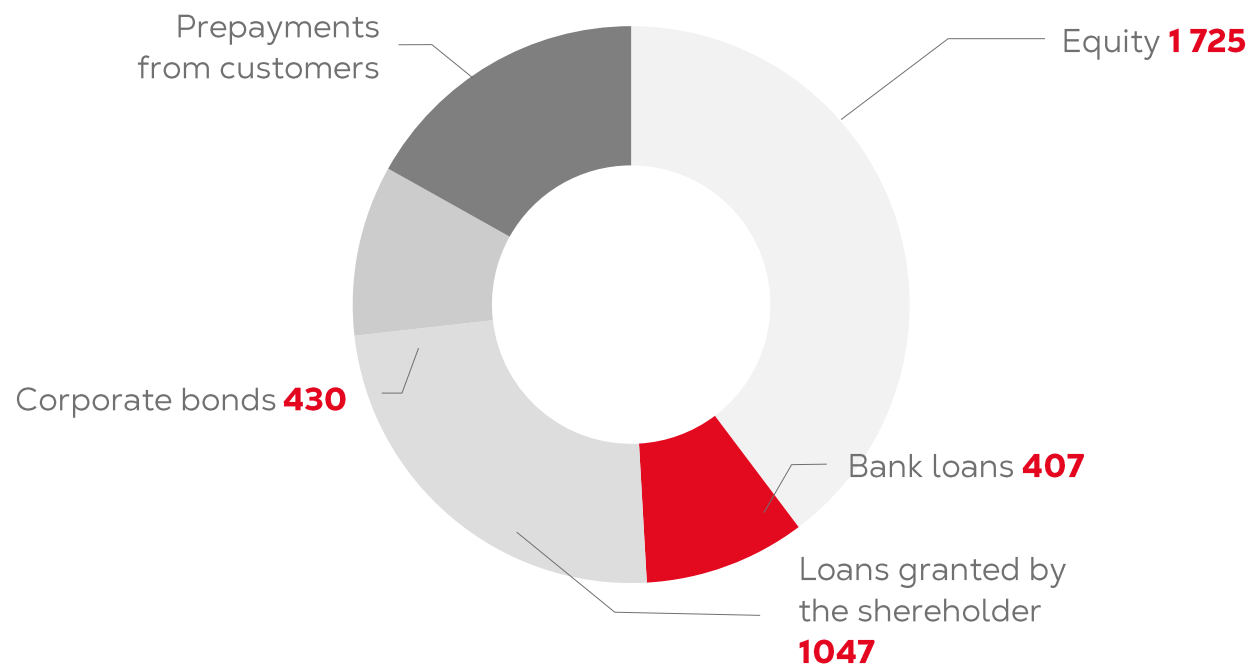
Consolidated financial results in PLN million



Structure of debt maturity as at 31.12.2025



Business financing sources in PLN million



BUSINESS FINANCING SOURCES AS AT 31.12.2025

Equity	1 725
Bank loans	407
Loans granted by the shereholder	1 047
Corporate bonds	430
Prepayments from customers	733

Our achievements

- Start of construction works for 13 projects (2,022 flats)
- Sales launched for 14 investments (2,150 flats)
- Construction works finalised for 22 investments (3,933 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.



**35 YEARS
ON THE MARKET**

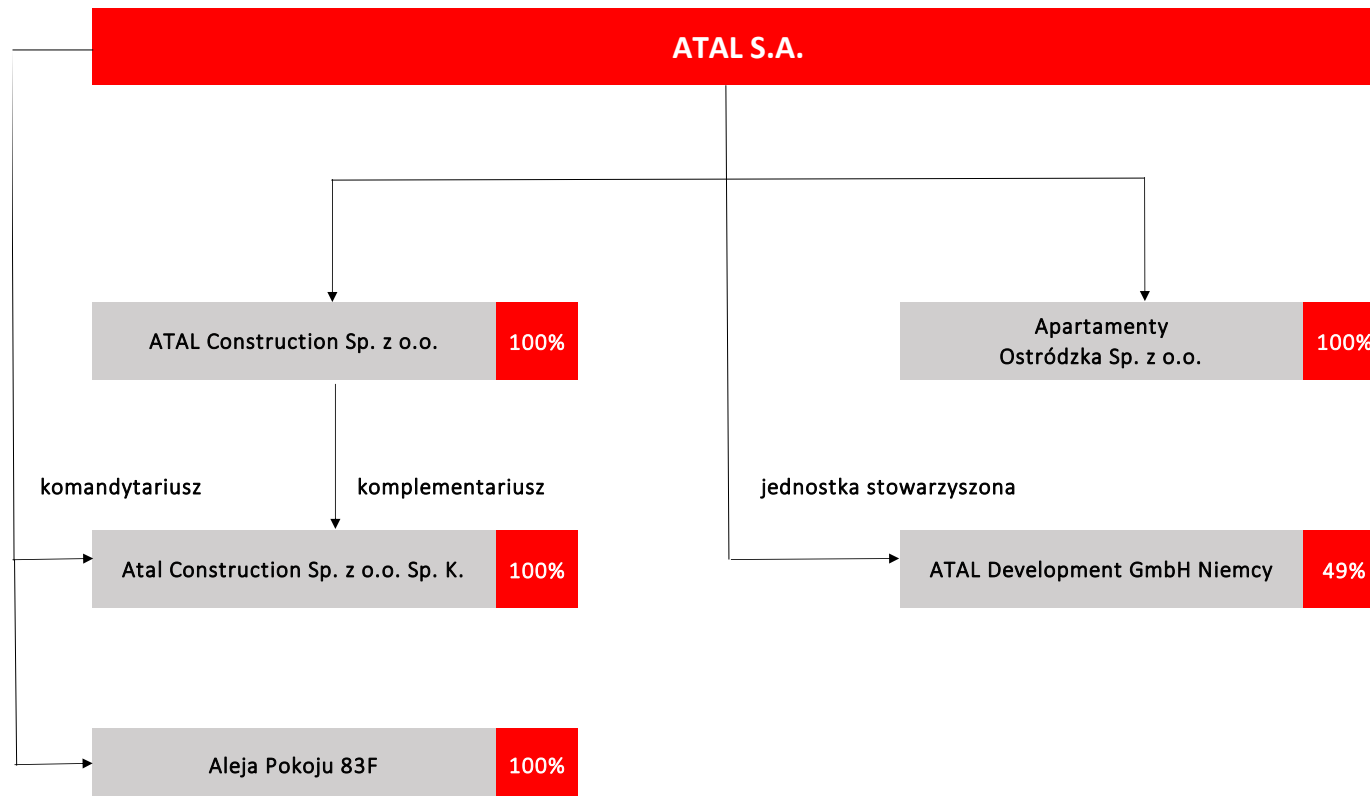


**35 897
APARTMENTS SOLD**



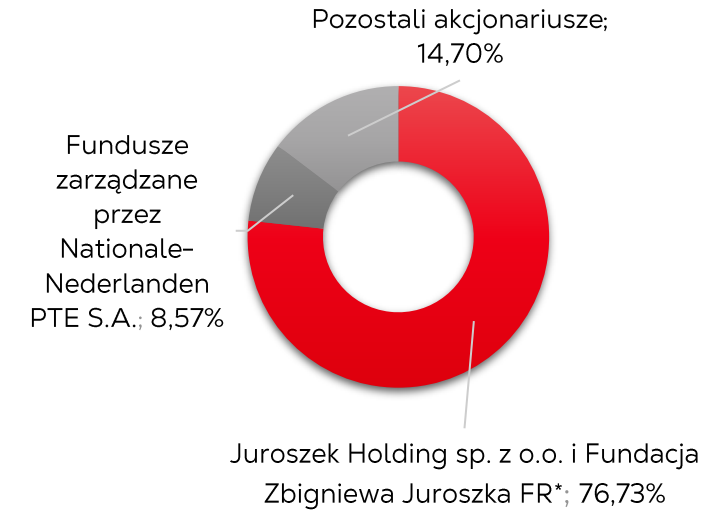
**2 029 761
TOTAL AREA OF FLATS SOLD**

Capital Group

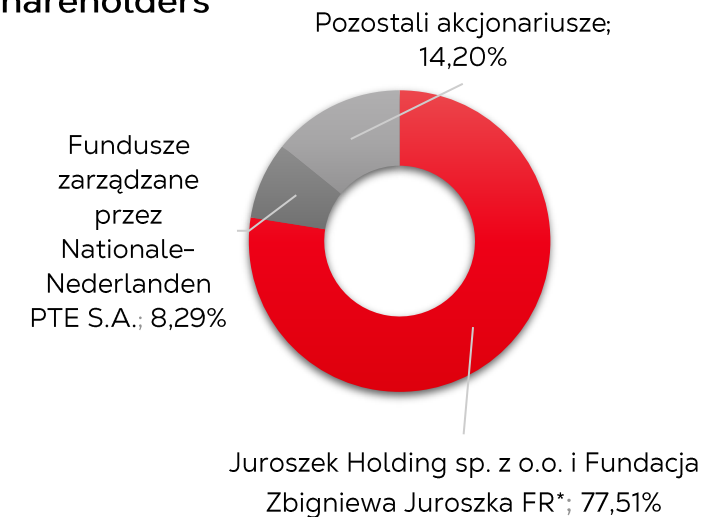


* Juroszek Holding Sp. z o.o., in which 100% of shares is possessed by Zbigniew Juroszek, the founder and the president of the company. The Zbigniew Juroszek FR Foundation, founded by Zbigniew Juroszek

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

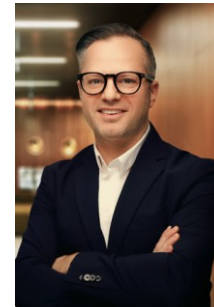
**Vice-President
of ATAL S.A.**

- With ATAL S.A. for 10 years
- In charge of formal and legal issues related to ATAL S.A. Group' 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 by 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 Jasieny	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
Zakole Wisły	Kraków	134	IV kw. 2025
Zacisze Marcelin IIIa	Poznań	90	IV kw. 2025
ATAL Bronowice	Kraków	188	IV kw. 2025
TOTAL		2 150	

Projects completed as at 31.12.2025

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
Olimpijska 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
Nowe Miasto Polesie IVb	Łódź	246	IV kw. 2025
Osiedle Przyjemne I	Gdańsk	72	IV kw. 2025
Idea Swarzędz	Poznań	128	IV kw. 2025
Galaktyczna	Gdańsk	144	IV kw. 2025
Ogrody Andersa II	Katowice	223	IV kw. 2025
Przewóz 42	Kraków	126	IV kw. 2025
Olimpijska bud. C	Katowice	220	IV kw. 2025
TOTAL		3 933	



Investor relationships

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