

Current Report No. 25 / 2016

Report Date: 2 September 2016

Abbreviated name of the issuer: Ronson Europe N.V.

Subject: **Significant preliminary agreement**

Legal basis: Article 17 section 1 of the Regulation (EU) No 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse (the market abuse regulation) and repealing Directive 2003/6/EC of the European Parliament and of the Council and Commission Directives 2003/124/EC, 2003/125/EC and 2004/72/EC.

The Report:

The management board of Ronson Europe N.V., a company listed on the Warsaw Stock Exchange (the "**Issuer**"), hereby announces that on 2 September 2016, the Issuer's subsidiary, Ronson Development spółka z o.o. – City 5 sp. komandytowa (the "**Company**"), entered into a preliminary agreement with a legal entity (the "**Seller**") concerning the sale of the right of perpetual usufruct of an undeveloped property located in Poznań, Grunwald district (the "**Property**") (the "**Agreement**").

The Seller has obtained the final planning permit (*decyzja o warunkach zabudowy*) issued by the mayor of the City of Poznań, which sets out the terms and detailed land development conditions for the Property and refers to an investment involving the construction of a building with residential, commercial and office space, an underground parking garage and the necessary technical infrastructure. The Company intends to build nearly 300 apartments on the Property.

The price of the disposal of the right of perpetual usufruct to the Property has been fixed at PLN 9.5 million and will be increased by the applicable VAT (the "**Price**").

The conclusion of the final agreement and the Price will be paid will occur within 90 days from the date of the fulfilment of one of the two conditions precedent, i.e. (i) the date of delivery to the Company of a written notification with regard to the City of Poznań waiving its right of first refusal with respect to the purchase of the Property or (ii) the lapse of the timeframe within which the City of Poznań is entitled to exercise such right.

The remaining provisions of the Agreement concluded by the Company do not depart from standard provisions commonly used for these types of agreements.

The Issuer will announce the conclusion of the final sale agreement in a separate current report.

Information about the execution of the Agreement is deemed to be inside information, due to the importance of the agreement resulting from the potential acquisition of a new property.