

Current Report No. 4/2018

Report Date: 22 February 2018

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

Subject: Conclusion of significant conditional agreements relating to real properties in the Ursus district

Legal basis: Article 17 section 1 of 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**”), further to the current report No. 5/2017 dated 27 January 2017, hereby announces that on 22 February 2018, two of the Issuer’s subsidiaries, i.e. Ronson Development spółka z o.o. – City 3 sp. komandytowa and Ronson Development Construction Sp. z o.o. (the “**Companies**”), entered into conditional sale and purchase agreements with certain third parties (the “**Sellers**”) concerning the acquisition of a perpetual usufruct right to real properties located in the Ursus district of Warsaw (“**Properties**”) (the “**Conditional Sale Agreements**”). The Conditional Sale Agreements were executed following the satisfaction of conditions precedent specified in the preliminary sale agreements for the same Properties, which were described in the current report of the Issuer No. 5/2017 dated 27 January 2017.

The Properties are covered by a local zoning plan (Polish: *miejscowy plan zagospodarowania przestrzennego*) which allows for the development of multi-family housing projects. Once the final agreements concerning the acquisition of the Properties are signed, the Issuer’s subsidiaries will become perpetual usufructuaries of the land. Such land, together with another land plot to be purchased at a later stage of the above transaction, is planned to be used by the Issuer for the development of housing projects targeted at approximately 1,600 apartments.

The total sale price for the acquisition of the Properties plus the value of the work which must be performed to allow the Companies to carry out the housing projects (such work being the responsibility of the Sellers) has been agreed at PLN 81.75 million net (the “**Total Price**”).

The condition precedent included in the Conditional Sale Agreements is the non-execution by the President of Warsaw of the pre-emptive right vested with the Warsaw municipality in respect of the Properties. The final agreements regarding the transfer of the Properties to the Companies will be concluded following the lapse of the 30-day statutory deadline for the exercise of such right (or earlier if the President of Warsaw confirms the non-execution of such rights beforehand). The remaining final agreements covered by the transaction of which the Properties are a part are planned to be concluded in stages by December 2019.

The provisions of the Conditional Sale Agreements do not deviate from standard provisions commonly used for these types of agreements.

Information about the execution of the Conditional Sale Agreements is considered by the Issuer to constitute inside information due to the importance of the investment in light of the potential development of a new housing project of significant value.