

Current Report No. 44 / 2020

Report Date: 27 October 2020

Abbreviated name of the issuer: Ronson Development SE

**Subject: Significant agreement of purchase of plot**

The management board of Ronson Development SE (the “**Issuer**”), hereby announces that on 27 October 2020, the Issuer’s subsidiary, Ronson Development Partner 2 spółka z ograniczoną odpowiedzialnością – Retreat 2011 (the “**Company**”), entered into an agreement concerning the purchase of plots of land located in Warsaw, at Gąsocińska street, with an area of c.a. 5.9 thousand sqm (the “**Property**”) (the “**Agreement**”).

The price of the Property was established at PLN 11,300,000 plus VAT (i.e. PLN 13,899,000 gross), but it may be reduced in the event of failure to obtain specific permits for demolition of buildings and road investments related to the Property within the prescribed period. Part of the price in the amount of PLN 12,969,000 was paid today.

The property is covered by a local zoning plan which provides for the possibility of implementing multi-family housing development. The Company plans to build approximately 80 apartments on the Property with a total area of approximately 4,800 m<sup>2</sup>.

The Property was purchased to increase the current land bank that the Company is holding in the same location in order to develop a bigger and more efficient project.

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

Information about the execution of the Agreement is deemed to be inside information, due to the importance of the agreement in the context of commencing on a Property a real estate development project.

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.