

Current Report No. 51 / 2020

Report Date: 3 December 2020

Abbreviated name of the issuer: Ronson Development SE

Subject: Conclusion of significant preliminary agreement of purchase of plot

The management board of Ronson Development SE (the “**Issuer**”), hereby announces that on 3 December 2020, the Issuer’s subsidiary, Ronson Development spółka z o.o. – Projekt 8 sp. k. (the “**Company**”), entered into preliminary agreements concerning the purchase of the ownership right of a plot of land located in Warsaw, Grunwald district, with an area of c.a. 17 thousand m² (the “**Property**”) (the “**Agreement**”).

The price of the Property was established at PLN 26,000,000 net. The price may be increased, if the EUR/PLN exchange rate at the moment of signing the definite purchase agreements is higher by at least 4% in relation to exchange rate at the moment of signing of the preliminary purchase agreements, whereby the Company will have the right to choose between paying the price increased by the difference between the actual increase of EUR/PLN exchange rate and 4%, or withdrawal from the agreements, without being required to pay the sellers any compensation.

According to Issuers initial evaluation it shall be feasible to construct on the Property a complex of multi-family residential buildings with underground car parks, commercial areas on the ground floors and the necessary infrastructure with a total usable area of approx. 20 thousand m².

The conclusion of the final agreement will take place only upon fulfilment of conditions precedent, including conducting by the Company satisfactory due diligence process of the Property. The conclusion of the final agreement shall take place within 70 days after signing of the preliminary agreements.

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 purchase 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 in the context of potential acquisition of a new property and 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.