

Current Report No. 54 / 2020

Report Date: 18 December 2020

Abbreviated name of the issuer: Ronson Development SE

Subject: Conclusion of significant agreements regarding purchase of plot

The Management Board of Ronson Development SE (the "Issuer") hereby announces that on 18 December 2020 the Issuer's group concluded (through the special purpose vehicle, immediately after its acquisition) the final agreement and became (through the acquisition of shares in the same special purpose vehicle) a party to the preliminary agreement, which agreements jointly concern the acquisition of the ownership title to the land property located at ul. Studzienna in Warsaw, with a total area of 2,715 m² ("**Property**").

The total price of the Property amounts to PLN 13,500,000 (thirteen million five hundred thousand zloty) net, wherein the amount of PLN 4,000,000 (four million zlotys) net will be paid upon signing the final contract for the part of the Property with an area of 1,042 m², which is to be signed until 9 August 2021.

According to the decision for building conditions, held by the special purpose vehicle, mentioned above, it shall be feasible to construct on the Property a complex of multifamily residential buildings with underground parking and necessary infrastructure with the total PUM + PUU area of approx. 4,800 m².

The remaining provisions of the agreements mentioned above do not depart from standard provisions commonly used for these types of agreements.

The Issuer will announce the conclusion of the final purchase agreement for the part of the Property with an area of 1,042 m², mentioned above, in a separate current report.

Information about the agreements mentioned above is deemed to be inside information, due to their importance 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.