

Current Report No. 10 / 2021

Report Date: 3 March 2021

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 March 2021, the Issuer’s subsidiary, Ronson Development SPV3 spółka z o.o. (the “**Company**”), entered into preliminary agreement concerning the purchase of the perpetual usufruct right of a plot of land located in Warsaw, Ursynów district, with an area of c.a. 2.4 thousand m² (the “**Property**”) (the “**Agreement**”).

The price of the Property was established at PLN 15,850,000 (fifteen million eight hundred fifty thousand zlotys) net.

According to Issuers initial evaluation it shall be feasible to construct on the Property a multi-family residential building with underground car parks, commercial areas and the necessary infrastructure with a total usable area of approx. 5.7 thousand m² of PUM and PUU.

The seller may also receive additional and separate remuneration (even after signing of the final purchase agreement) in case the Seller obtains (and transfers to the Company) a decision on land development conditions for the Property, allowing for the implementation of a development with PUM higher than currently expected by the Issuer.

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 not later than 15 April 2021.

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.