

Current Report No. 21 / 2021

Report Date: 2 June 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 2 June 2021, the Issuer’s subsidiary, Ronson Development spółka z o.o. – Projekt 4 sp. k. (the “**Company**”), entered into preliminary agreement concerning the purchase of the ownership right of a plot of land located in Warsaw, Targówek district, with an area of c.a. 1.9 thousand m² (the “**Property**”) (the “**Agreement**”).

The price of the Property was set for PLN 2,000 (two thousand zlotys) net per each sqm of the usable floor area of the buildings that can be built on the Property (“**PUM**”), according to the building permit that will be obtained for the Property.

According to Issuers initial evaluation it shall be feasible to construct on the Property a development project with the total PUM area of approx. 7,000 sqm.

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, final purchase of the Property by the seller and obtaining by the seller of the final building permit for the Property. The conclusion of the final agreement shall take place not later than 31 December 2022.

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.