

Current Report No. 70 / 2021

Report Date: 28 October 2021

Name of the issuer: Ronson Development SE

Subject: Conclusion of a significant preliminary agreement regarding the purchase of real estate by a subsidiary of the Issuer

The Management Board of Ronson Development SE (the “**Issuer**”) hereby announces that the Issuer’s subsidiary, Ronson Development Management spółka z ograniczoną odpowiedzialnością (the “**Company**”) on 28 October 2021 concluded a preliminary agreement for the acquisition of the ownership right of the real property located in Warsaw with a total area of approx. 10 hectare (the “**Property**”) (the “**Agreement**”).

The total amount to be paid was set for PLN 56,500,000 (fifty six million five hundred thousand zlotys) net increased by the VAT due. This amount includes the price for the Property as well as payment to third party for termination of preliminary agreement regarding the Property.

According to the Issuer's preliminary assessment, it will be possible to implement development project on the Property with a total area of c.a. 45,000 m² of usable area.

The conclusion of the final agreement(s) will take place upon fulfilment of conditions precedent, in particular conducting by the Company satisfactory due diligence process with respect to the Property. The conclusion of the final agreement(s) shall take place not later than on 25 November 2021.

The terms and conditions of the Agreement do not differ from standard contractual provisions of agreements of that type.

The Issuer will announce the conclusion of the final agreement(s) in a separate current report only when such an agreement is concluded with respect to last of the plots forming the Property, or earlier, if given final agreement is a material agreement due to its value.

Information on the conclusion of the Agreement constitutes confidential information due to its value, which is above 10% of Issuer’s equity.

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.