

Current Report No. 92 / 2021

Report Date: 14 December 2021

Issuer's name: Ronson Development SE

**Subject: Conclusion of significant agreements for purchase of real estate**

In reference to the current report no. 70 / 2021 dated 28 October 2021 and the current report no. 78 / 2021 dated 22 November 2021, regarding conclusion of the 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 management board of Ronson Development SE (the "**Issuer**"), hereby announces that today, i.e. on 14 December 2021, the Issuer's subsidiary, Ronson Development spółka z o.o. – Projekt 5 sp. k. (the "**Company**"), partially in fulfilment of the preliminary agreement mentioned above, entered into:

1. Final agreements for the purchase of plots with a total area of approx. 6.1 ha. According to the Issuer's assessment, on these plots it will be possible to implement a real estate development project with a total area of approx. 31,300 m<sup>2</sup> of usable area. The amount to be paid for those plots amounts to PLN 28,875,000 net.
2. Conditional agreements for the purchase of plots with a total area of approx. 3.4 ha, where the condition for the final purchase of this real estate by the Company is non-exercising the pre-emption right by the State Forests. According to the Issuer's assessment, on these plots it will be possible to implement a real estate development project with a total area of approx. 11,200 m<sup>2</sup> of usable area. The amount to be paid for those plots amounts to PLN 20,000,000 net.
3. Preliminary agreement for the purchase of a plot with an area of approx. 0.37 ha for a net price of PLN 2,500,000. The Company plans to build on this plot a road for the development project carried out on the Property.

As indicated in the current report no. 70 / 2021, amounts mentioned in items 1 and 2 above include the price for the plots as well as payment to third party for termination of preliminary agreement regarding those plots.

The Issuer will announce the conclusion of the final agreement(s) with respect to plots mentioned in item 2 above (or exercising the pre-emption right by the State Forests) in a separate current report.

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.