

Current Report No. 1 / 2022

Report Date: 4 January 2022

Issuer's name: Ronson Development SE

Subject: Amendment of preliminary agreement of purchase of plot

In reference to the current report no. 10 / 2021 dated 3 March 2021 and the current report no. 13 / 2021 dated 13 April 2021, regarding conclusion and amendment of the preliminary agreement for the purchase of the perpetual usufruct right of a plot of land located in Warsaw, with an area of c.a. 2.4 thousand m² (the “**Property**”) (the “**Preliminary Agreement**”), the management board of Ronson Development SE (the “**Issuer**”), hereby announces that today, i.e. on 4 January 2022, the Issuer's subsidiary, Ronson Development SPV3 spółka z o.o. (the “**Company**”), entered into an annex to the Preliminary Agreement, based on which the price for the Property was lowered, while the remuneration for obtaining and transferring to the Company by the Seller the decision on land development conditions for the Property was raised, so that the entire amount to be paid by the Company for the Property and the decision on land development conditions remained unchanged.

At the same time, the payment of another part of the price for the Property to the Seller (after the establishment of appropriate securities) was agreed and the Company received an irrevocable power of attorney authorizing it to conclude a final agreement transferring the ownership of the Property.

The remaining material provisions of the Preliminary Agreement did not change.

The Issuer will announce the conclusion of the final purchase agreement 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.