

Current report (ESPI) no. 5 / 2024

of 25 January 2024

Subject: Notification from a person closely associated with persons discharging managerial responsibilities received pursuant to Article 19 (1) of the MAR Regulation.

The Management Board of Ronson Development SE (the "**Issuer**") hereby announces that it received on 25 January from Luzon Ronson N.V. (former name ITR Dori B.V.) (the "**Luzon Ronson**"), a person closely associated (within the meaning of Article 3(1)(26) lit. d of the MAR Regulation) with Mr. Amos Luzon, acting as Chairman of the Issuer's Supervisory Board, and Mr. Boaz Haim, acting as President of the Issuer's Management Board, notification of the acquisition of 100% of shares in Luzon Ronson Properties Ltd., which resulted in the acquisition of 54,093,672 (fifty-four million, ninety-three thousand, six hundred and seventy-two) ordinary bearer shares in the Issuer's share capital, ISIN code NL0006106007, with a nominal value of EUR 0.02 each, with a total nominal value of EUR 1,081,873.44, held indirectly by Luzon Ronson Properties Ltd.

As a result of the aforementioned transaction, Luzon Ronson holds in total 164,010,813 ordinary bearer shares in the Issuer, representing approximately 100% of the Issuer's share capital, including 108,349,187 shares (approximately 66.06% of the Issuer's share capital) held directly, 54,093,672 shares (approximately 32.98% of the Issuer's share capital) held through Luzon Ronson Properties Ltd and indirectly 1,567,954 (approximately 0.96% of the Issuer's share capital) of the Issuer's own shares, but in accordance with Article 364 § 2 of the Polish Commercial Companies Code, the Issuer does not exercise participation rights, including voting rights, from its own shares.

The text of the notification is attached to this report.

Signatures of representatives

Boaz Haim – Chairman of the Board

Yaron Shama – Finance Vicepresident of Management Board

Legal basis

Article 19 (3) of Regulation (EU) No. 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse (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 (the "**MAR Regulation**").