

## Current report (EBI) no. 3 / 2024

of 15 February 2024, 19:14

Subject: Summary of the Series P2023A bond issue

The Management Board of Ronson Development SE (the "**Company**"), pursuant to § 10 of Appendix 4 to the Alternative Trading System Rules, hereby provides information concerning the completed public offering of Series P2023A bonds (the "**Bonds**") issued under the Public Bond Issue Programme (the "**Programme**") covered by the base prospectus approved by the Polish Financial Supervision Authority on 25 July 2023.

Detailed data on the issue of Bonds:

1. Subscription start and end dates:  
The subscription of the Bonds commenced on 24 January 2024 and ended on 7 February 2024;
2. Date of allotment of the Bonds:  
The Bonds were conditionally allotted by the Management Board of the Company on 12 February 2024.  
  
The final (unconditional) allotment of the Bonds was made on 15 February 2024.
3. Number of Bonds covered by the subscription:  
As part of the offering, the Issuer offered up to 60,000 (*sixty thousand*) Bonds; with a total nominal value of up to PLN 60,000,000.
4. Rates of reduction in individual tranches, if at least in one tranche the number of bonds allocated was lower than the number of bonds subscribed for:  
The average reduction rate was 61.26 %;
5. Number of Bonds that were allocated as part of the subscription:  
As a result of the Offering, a total of 60,000 (*sixty thousand*) Bonds with a total nominal value of PLN 60,000,000.00 (*sixty million zloty*) were allocated.
6. The price at which the Bonds were purchased (subscribed for):  
The Bonds were purchased (subscribed for) for PLN 1,000 (*one thousand zlotys*) for one Bond;
7. Nominal value of the Bonds:  
The nominal value of one Bond is PLN 1,000 (*one thousand zlotys*); Nominal value of all Bonds: PLN 60,000,000.00.
8. Number of persons who subscribed for the Bonds:  
Subscriptions for the Bonds were submitted by 1.226 persons (entities);
9. Number of persons to whom the Bonds were allocated:  
The bonds were allocated to 1.074 persons (entities);

10. Information whether the persons to whom the Bonds have been allocated as part of the subscription are entities related to the Issuer within the meaning of § 4 section 6 of the Alternative Trading System Regulations:

The Issuer allocated 2,141 Bonds to entities related to the Issuer within the meaning of § 4 section 6 of the Alternative Trading System Regulations, which was an investment company providing the Issuer with the service of offering Bonds together with its related parties;

11. Names (business names) of the underwriters who took up the Bonds in performance of the underwriting agreements, specifying the number of Bonds they subscribed for, together with the actual price of one Bond (issue or sale price, after deduction of consideration for taking up a unit of a financial instrument, in performance of an underwriting agreement acquired by the underwriter):

The bonds were not subscribed for by the underwriter;

12. The total costs included in the costs of the Bonds issue:

The Company estimates the cost of issuing Bonds at PLN 1,623,682.36, including:

- costs of preparing and carrying out the offer: PLN 1,196,644.25;
- underwriters' remuneration costs: not applicable;
- costs of preparing the information document, including consulting costs: PLN 427,038.11.  
The Issuer reserves that the costs of preparing the prospectus may increase due to the need to prepare supplements to the prospectus and may also be spread over any subsequent bond issues carried out under the Programme;
- offer promotion costs: PLN 0.

The bonds were acquired only for cash contributions.

The above costs will be included in the calculation of the value of the liability arising from the Bonds and will be charged to financial costs during the repayment period of the Bonds in accordance with the amortized cost method using the effective interest rate.

#### Signatures of representatives

Boaz Haim – President of the Management Board

Yaron Shama – Finance Vice-President of the Management Board

#### Legal basis

§ 10 of the Exhibit 4 to the Alternative Trading System Rules “Current and periodic reports presented by issuers of debt financial instruments in the alternative trading system on Catalyst”.