

Current Report (ESPI) No. 7 / 2025

of 28 August 2025, at 15:37

Subject: Adoption of a resolution by the Council of the Capital City of Warsaw on the location of a residential investment and accompanying investments in ul. Gierdziejewskiego 7 in the Ursus district

With reference to current reports No. 6/2021 of 29 January 2021 and No. 88/2021 of 6 December 2021 regarding the conclusion by the Issuer's subsidiary: Ronson Development spółka z ograniczoną odpowiedzialnością – Projekt 7 sp. k. (the "**Company**") of a preliminary agreement for the acquisition of the right of perpetual usufruct of the real estate located in Warsaw in the Ursus district (the "**Real Property**") and its subsequent amendment, the Management Board of Ronson Development SE (the "**Issuer**") announces that on 28 August 2025, the Council of the Capital City of Warsaw adopted a resolution (the "**Resolution**") on determining the location of a residential investment with a number of apartments ranging from 1,388 to 1,463 and their usable area ranging from 74,496 sqm to 77,745 sqm and commercial usable area ranging from 4,234 sqm to 4,658 sqm on a part of the Real Property, pursuant to the provisions of the Act of 5 July 2018 on facilitations in the preparation and implementation of housing investments and accompanying investments (the "**Act**").

The Resolution provides for the Company to carry out accompanying investments in accordance with the provisions of the Act, consisting in (i) the construction of the traffic system - streets located in the area of Gierdziejewskiego Street and Posag 7 Panien Street, and (ii) the construction on part of the Real Property of a public primary school for 645 pupils together with land development and the necessary technical infrastructure, and donating it to the City of Warsaw in accordance with previously concluded agreements between the Company and the City of Warsaw, including preliminary donation agreements. The Company estimates the value of the donations referred to in (ii) above to total approximately PLN 105 million net.

The entry into force of the above Resolution will result that the above-mentioned preliminary donation agreements will not expire, and moreover, that the last condition precedent for concluding the promised agreement for the purchase of the Real Property by the Company will be met.

The information on the adoption of the Resolution is confidential information due to its importance for the implementation of the housing investment on the Real Property by the Company.

Signatures of representatives

Boaz Haim – President of the Management Board

Yaron Shama – Finance Vice President of the Management Board Finance

Legal basis

Article 17(1) of 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.