

Current report (ESPI) No. 10 / 2025

of 13 November 2025, at 15:45

Subject: Conclusion of a significant agreement for the purchase of real estate

With reference to:

- current reports no. 6/2021 of 29 January 2021 and no. 88/2021 of 6 December 2021 concerning 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 Estate**") and its subsequent amendment, as well as
- current report no. 7/2025 of 28 August 2025 on the adoption by the Warsaw City Council of a resolution on determining the location of a residential investment on a part of the Real Estate (the "**Resolution**"),

the Management Board of Ronson Development SE (the "**Issuer**") announces that on 13 November 2025 the Company entered into an agreement on the basis of which it acquired the Real Estate (the "**Agreement**") for the price of PLN 140,000,000 (one hundred and forty million zloty) (the "**Price**").

The Price was paid on the date of conclusion of the Agreement, whereby the payment of a part of the Price in the amount of PLN 65,000,000 (sixty-five million) was made by set-off with a loan in this amount granted to the Company by the seller (the "**Loan**"). The Loan bears interest at a fixed rate of 5% per annum, payable yearly, and is to be repaid within 5 years from the date of disbursement. Other conditions of granting the Loan, including collaterals securing its repayment, do not deviate materially from market standards.

The Issuer anticipates that it will be possible to implement a development project on the Property with the parameters indicated in the Resolution, i.e. with the number of apartments from 1,388 to 1,463 and their usable area from 74,496 m² to 77,745 m² and usable service and commercial area from 4,234 m² to 4,658 m².

The information on the conclusion of the Agreement is confidential information due to the importance of the Agreement in the context of the potential implementation of a development project on the Property.

Signatures of representatives

Boaz Haim – President of the Management Board

Yaron Shama – Finance Vice-President of the Management Board

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.

BIURO WARSZAWAal. Komisji Edukacji Narodowej 57
02-797 Warszawa
tel. (22) 823 97 98**BIURO POZNAŃ**ul. Kamiennogórska 7
60-179 Poznań
tel. (61) 886 93 00**BIURO SZCZECIN**ul. Spacerowa 4/l
72-005 Rajkowo
tel. (91) 383 12 44**BIURO WROCŁAW**ul. Kajdasza 10A/5
52-129 Wrocław
tel. (71) 733 06 29**EXPECT
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