

Warsaw, 13 August 2021

From:

Amos Luzon Development and Energy Group Ltd.

34 Yerushalayim Street
Ra'anana, Israel

(hereinafter as the "**Notifying Party 1**")

Mr Amos Luzon

34 Yerushalayim Street
Ra'anana, Israel

(hereinafter as the "**Notifying Party 2**" and jointly with the Notifying Party 1, the "**Notifying Parties**")

To:

Polish Financial Supervision Authority

(Komisja Nadzoru Finansowego)

ul. Piękna 20

00-549 Warszawa

Ronson Development SE

Aleja Komisji Edukacji Narodowej 57

02-797 Warsaw, Poland

NOTIFICATION

pursuant to Article 69 section 1(1) and section 2(2) and Article 69a section 1(3) in conjunction with Article 69 section 1(1) and section 2(2) of the act on public offering, conditions governing the introduction of financial instruments to organised trading, and public companies

The Notifying Party 1, acting pursuant to Article 69 section 1(1) and section 2(2) of the act of 29 July 2005 on public offering, conditions governing the introduction of financial instruments to organised trading, and public companies (consolidated text: Journal of Laws of 2020, item 2080, as amended) (the "**Act on Public Trading**"), and The Notifying Party 2, acting pursuant to Article 69a section 1(3)) in conjunction with Article 69 section 1(1) and section 2(2) of the Act on Public Trading, hereby notify of the change of the number of votes at the general meeting of Ronson Development SE with its registered seat in Warsaw, address: Aleja Komisji Edukacji Narodowej 57, 02-797 Warsaw, Poland, entered in the Register of Business Entities maintained by the District Court for the Capital City of Warsaw in Warsaw, XIII Commercial Division of the National Court Register, under KRS No. 0000755299 (the "**Company**"), held by the Notifying Parties.

According to the information that was available to the public as at 18 January 2021, the Company, an indirect subsidiary of the Notifying Parties, held **1,567,954** (one million, five hundred and sixty-seven thousand, nine hundred and fifty-four) treasury shares which jointly represent approximately **0.96%** of the share capital of the Company and entitle their holder to **1,567,954** (one million, five hundred and sixty-seven thousand, nine hundred and fifty-four) of the votes at the general meeting of the Company, which represent approximately **0.96%** of the overall number of votes at the general meeting of the Company (the "**Treasury Shares**"), provided that, in accordance with Article 364 § 2 of the Commercial Companies Code, the Company does not exercise its share rights, including the voting rights, attaching

to the Treasury Shares. The Company conducts a treasury shares buyback programme on the terms disclosed to the public and, therefore, the number of the Treasury Shares held thereby may be increased.

All references in this notification to the “*overall number of votes*” apply to the voting rights represented by all existing shares in the share capital of the Company as at the date of the notification, i.e. 164,010,813 (one hundred and sixty-four million, ten thousand, eight hundred and thirteen) shares, meaning that they also include the voting rights represented by the Treasury Shares. Pursuant to Article 364 § 2 of the act of 15 September 2000 – the Commercial Companies Code (consolidated text: Journal of Laws of 2020, item 1526) (the “**Commercial Companies Code**”) the voting rights represented by the Treasury Shares cannot be exercised.

1. Date and type of the event resulting in the change of the shareholding that the notification relates to

On 13 August 2021, the Notifying Party 1 (an entity controlled by the Notifying Party 2) acquired (as part of the block trades conducted on the regulated market maintained by the Warsaw Stock Exchange) a total of **41,505,074** (forty-one million, five hundred and five thousand, seventy-four) shares in the share capital of the Company (the “**Transaction**”).

2. Number of shares held prior to the change of shareholding and the percentage share thereof in the company’s share capital as well as the number of votes represented by such shares and their percentage share in the overall number of votes

Prior to the Transaction, the Notifying Parties held indirectly **109,917,141** (one hundred and nine million, nine hundred and seventeen thousand, one hundred and forty-one) ordinary bearer shares in the share capital of the Company, representing approximately **67.02%** of the share capital of the Company and entitling their holder to exercise a total of **109,917,141** (one hundred and nine million, nine hundred and seventeen thousand, one hundred and forty-one) of the votes at the general meeting, which represent approximately **67.02%** of the overall number of votes at the general meeting of the Company (although the Company does not exercise the shareholder rights, including the voting rights, represented by the Treasury Shares), provided that:

- (i) the Notifying Party 1 held the abovementioned shares through I.T.R. Dori B.V., a company created and existing under the laws of The Netherlands, with its registered office in Rotterdam, The Netherlands, with the principal place of business at Weena 210 (3012 NJ) Rotterdam, The Netherlands, entered in the Dutch Commercial Register of the Chamber of Comments under No. 24310225 (“**I.T.R. Dori**”), and the Company; and
- (ii) the Notifying Party 2 held the abovementioned shares through the Notifying Party 1, I.T.R Dori and the Company.

3. The number of currently held shares and their percentage share in the share capital of the company as well as the number of votes represented by such shares and their percentage share in the overall number of the shares

At present, i.e. after the completion of the Transaction:

- (i) the Notifying Party 1 holds, indirectly and directly, a total of **151,422,215** (one hundred and fifty-one million, four hundred and twenty-two thousand, two hundred and fifteen) ordinary bearer shares in the Company representing approximately **92.32%** of the share capital of the Company and entitling its holder to exercise a total of **151,422,215** (one hundred and fifty-one million, four hundred and twenty-two thousand, two hundred and fifteen) of votes, which represent approximately **92.32%** of the overall number of votes at the general meeting of the Company

(although the Company does not exercise the shareholder rights, including the voting rights, represented by the Treasury Shares), including:

- a. Treasury Shares, which jointly represent **0.96%** of the share capital of the Company and authorising to exercise **1,567,954** (one million, five hundred and sixty-seven thousand, nine hundred and fifty-four) of the votes at the general meeting of the Company, representing **0.96%** of the overall number of votes at the general meeting of the Company, held through the Company and I.T.R Dori (although the Company does not exercise the shareholder rights, including the voting rights, represented by the Treasury Shares);
 - b. **108,349,187** (one hundred and eight million, three hundred and forty-nine thousand, one hundred and eighty-seven) ordinary bearer shares in the share capital of the Company, representing approximately **66.06%** of the share capital of the Company and entitling their holder to exercise a total of **108,349,187** (one hundred and eight million, three hundred and forty-nine thousand, one hundred and eighty-seven) of the votes at the general meeting, which represent approximately **66.06%** of the overall number of votes at the general meeting of the Company, held through I.T.R Dori; and
 - c. **41,505,074** (forty-one million, five hundred and five thousand, seventy-four) ordinary bearer shares in the share capital of the Company, representing approximately **25.31%** of the share capital of the Company and entitling their holder to exercise a total of **41,505,074** (forty-one million, five hundred and five thousand, seventy-four) of the votes at the general meeting, which represent approximately **25.31%** of the votes at the general meeting of the Company, held directly by the Notifying Party 1;
- (ii) The Notifying Party 2 holds directly the total of **151,422,215** (one hundred and fifty-one million, four hundred and twenty-two thousand, two hundred and fifteen) ordinary bearer shares in the Company representing approximately **92.32%** of the share capital of the Company and entitling its holder to exercise a total of **151,422,215** (one hundred and fifty-one million, four hundred and twenty-two thousand, two hundred and fifteen), which represent approximately **92.32%** of the overall number of votes at the general meeting of the Company (although the Company does not exercise the shareholder rights, including the voting rights, represented by the Treasury Shares), including:
- a. Treasury Shares, which jointly represent **0.96%** of the share capital of the Company and authorising to exercise **1,567,954** (one million, five hundred and sixty-seven thousand, nine hundred and fifty-four) of the votes at the general meeting of the Company, representing **0.96%** of the overall number of votes at the general meeting of the Company, held through the Company, I.T.R Dori and the Notifying Party 1 (although the Company does not exercise the shareholder rights, including the voting rights, represented by the Treasury Shares);
 - b. **108,349,187** (one hundred and eight million, three hundred and forty-nine thousand, one hundred and eighty-seven) ordinary bearer shares in the share capital of the Company, representing approximately **66.06%** of the share capital of the Company and entitling their holder to exercise a total of **108,349,187** (one hundred and eight million, three hundred and forty-nine thousand, one hundred and eighty-seven) of the votes at the general meeting, which represent approximately **66.06%** of the overall number of votes at the general meeting of the Company, held through I.T.R Dori and the Notifying Party 1; and

- c. **41,505,074** (forty-one million, five hundred and five thousand, seventy-four) ordinary bearer shares in the share capital of the Company, representing approximately **25.31%** of the share capital of the Company and entitling their holder to exercise a total of **41,505,074** (forty-one million, five hundred and five thousand, seventy-four) of the votes at the general meeting, which represent approximately **25.31%** of the votes at the general meeting of the Company, held through The Notifying Party 1;

2. Subsidiaries of the shareholder making the notification, which hold the shares in the company

The Notifying Parties inform that, besides the Company and I.T.R. Dori, and with respect to the Notifying Party 2, besides the Company, I.T.R. Dori and the Notifying Party 1, there are no subsidiaries thereof which hold any shares in the Company.

3. Information about the persons referred to in Article 87 section 1(3)(c) of the Act on Public Trading

The Notifying Parties inform that there are no third parties referred to in Article 87 section 1(3)(c) of the Act on Public Trading, i.e. third parties with which any of the Notifying Parties would conclude an agreement concerning a transfer of the power to exercise voting rights.

4. Number of votes represented by shares, calculated in the manner specified in Article 69b section 2 of the Act on Public Trading, which it, as a holder of financial instruments referred to in Article 69b section 1(1) of the Act on Public Trading and a holder of financial instruments referred to in Article 69b section 1(2) of the Act on Public Trading, may be entitled or required to purchase, which are not exercised exclusively by way of a cash settlement, the type or name of such financial instruments, the date of expiry thereof and the date or time when the shares will be or may be acquired

The Notifying Parties note that they are not entitled to any rights to votes represented by the shares in the Company which they are entitled or required, as holders of financial instruments referred to in Article 69b section 1(1) of the Act on Public Trading and financial instruments referred to in Article 69b section 1(2) of the Act on Public Trading, to acquire, which are not exercised exclusively through cash settlement.

5. The number of votes represented by the shares, calculated in the manner specified in Article 69b section 3 of the Act on Public Trading, which are, directly or indirectly, subject to the financial instruments referred to in Article 69b section 1(2) of the Act on Public Trading, the type or name of such financial instruments and the date of expiry of such financial instruments

The Notifying Parties inform that they are not entitled to exercise any voting rights represented by the shares in the Company which are, directly or indirectly, subject to the financial instruments referred to in Article 69b section 1(2) of the Act on Public Trading.

6. The total number of votes indicated on the basis of section 3, 6 and 7 and the percentage share thereof in the overall number of votes

At present, i.e. after the completion of the Transaction, the Notifying Parties are entitled to exercise a total of **151,422,215** (one hundred and fifty-one million, four hundred and twenty-two thousand, two hundred and fifteen) ordinary bearer shares in the Company representing approximately **92.32%** of the share capital of the Company and entitling its holder to exercise a total of **151,422,215** (one hundred and fifty-one million, four hundred and twenty-two thousand, two hundred and fifteen) votes, which

represent approximately **92.32%** of the overall number of votes at the general meeting of the Company (although the Company does not exercise the shareholder rights, including the voting rights, represented by the Treasury Shares), including:

- (i) the Notifying Party 1 is authorised to exercise: (a) **108,349,187** (one hundred and eight million, three hundred and forty-nine thousand, one hundred and eighty-seven) of the votes at the general meeting, which represent approximately **66.06%** of the overall number of votes at the general meeting of the Company, through I.T.R. Dori; and (b) **1,567,954** (one million, five hundred and sixty-seven thousand, nine hundred and fifty-four) of the votes at the general meeting of the Company, which represent approximately **0.96%** of the overall number of votes at the general meeting of the Company, through the Company and I.T.R. Dori (although the Company does not exercise the shareholder rights, including the voting rights, represented by the Treasury Shares); and (c) **41,505,074** (forty-one million, five hundred and five thousand, seventy-four) of the votes at the general meeting, which represent approximately **25.31%** of the votes at the general meeting of the Company, directly;
- (ii) the Notifying Party 2 is authorised to exercise (a) **108,349,187** (one hundred and eight million, three hundred and forty-nine thousand, one hundred and eighty-seven) of the votes at the general meeting, which represent approximately **66.06%** of the overall number of votes at the general meeting of the Company, through I.T.R. Dori and the Notifying Party 1; and (b) **1,567,954** (one million, five hundred and sixty-seven thousand, nine hundred and fifty-four) of the votes at the general meeting of the Company, which represent approximately **0.96%** of the overall number of votes at the general meeting of the Company, through the Company, I.T.R. Dori and the Notifying Party 1 (although the Company does not exercise the shareholder rights, including the voting rights, represented by the Treasury Shares); and (c) **41,505,074** (forty-one million, five hundred and five thousand, seventy-four) of the votes at the general meeting, which represent approximately **25.31%** of the votes at the general meeting of the Company, through the Notifying Party 1.

on behalf of the Notifying Party 1 and the Notifying Party 2:



Małgorzata Deruś
Attorney-in-fact

11 August 2021

POWER OF ATTORNEY

Amos Luzon Development and Energy Group Ltd., a company limited by shares and incorporated and existing under the laws of Israel, having registration number 52-003966-0, with its registered office in Ra'anana at 34 Yerushalayim Street, Ra'anana, Israel (the "**Principal**"),

hereby grants a power of attorney to:

Pawel Rymarz, holder of Polish identity document No. DBT 197684;

Ewa Bober, holder of Polish identity document No. ATZ 971418;

Jakub Zagrajek, holder of Polish passport No. EC2141644;

Małgorzata Derus, holder of Polish identity document No. CHY 004863;

(each of them individually an "**Attorney-in-Fact**" and collectively, the "**Attorneys-in-Fact**"),

authorising each of them individually with full power of substitution:

to carry out any and all legal and other actions connected with the acquisition by the Principal of the shares in the share capital of Ronson Development SE with its registered seat in Warsaw, address: al. Komisji Edukacji Narodowej 57, 02-797 Warsaw, entered into the Register of Business Entities of the National Court Register maintained by the District Court for the Capital City of Warsaw in Warsaw, XIII Commercial Division of the National Court Register, under KRS No. 0000755299 (the "**Company**"), and in particular, but not exclusively:

1. to submit notifications required under applicable law and modifications thereto, as well as to perform other actions as a result of the acquisition by the Principal of shares in the share capital of the Company, in particular the notifications referred to in Article 69 and seq. of the Act of 29 July 2005 on public offering, the conditions governing the introduction of financial instruments to organised trading, and on public companies and in Article 19 (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; such notifications are to be submitted to any and all entities specified under applicable law;
2. to represent the Principal before the Polish Financial Supervision Authority, the Warsaw Stock Exchange, the National Deposit for Securities and other governmental authorities and private parties in connection with acquisition of any shares in the Company's share capital;
3. to take any other actions of a factual or legal nature, which an Attorney-in-Fact deems (in its sole discretion) necessary or requisite to give effect to the foregoing.

This power of attorney is valid until 31 October 2021.

The Principal shall indemnify and keep each of the Attorneys-in-Fact fully indemnified against any and all claims, losses, liabilities, damages, costs and expenses which an Attorney-in-Fact may incur as a result of, or in connection with, his appointment under this power of attorney and the exercise of the powers conferred to him hereunder, other than fraud, gross negligence or wilful misconduct by an Attorney-in-Fact in the exercise of any of the powers conferred, or purported to be conferred on an Attorney-in-Fact by this power of attorney.

This power of attorney shall be governed by Polish law.

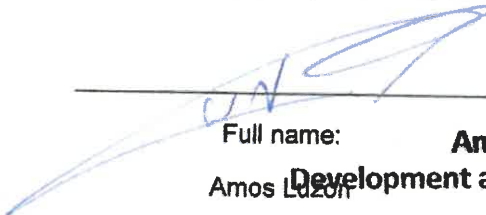
[Signature page to follow]

#100092528v1-RZ1MS>

Za zgodność z oryginałem
2021-08-13
Małgorzata Derus
Współpraca

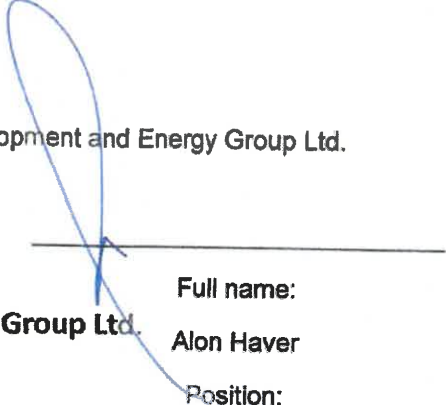
Amos Luzon
Development and Energy Group Ltd.

For and on behalf of Amos Luzon Development and Energy Group Ltd.



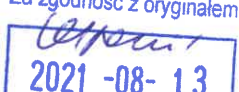
Full name: **Amos Luzon**
Amos Luzon Development and Energy Group Ltd.

Position:
Chief Executive Officer



Full name:
Alon Haver

Position:
Chief Financial Officer

Warszawa
Za zgodność z oryginałem

2021 -08- 13
Małgorzata Deruś
radca prawny

Warszawa
Za zgodność z oryginałem

2021 -08- 13
Małgorzata Deruś
radca prawny



Szczegóły płatności RZ KRAJOWY

Kod szablonu	--
Numer/waluta/nazwa rachunku obciążanego	62 1030 1508 0000 0005 0004 8018 - PLN - RYMARZ I WSPOLNICY R.B.PLN-E
Waluta/kwota płatności	PLN - 68,00
Metoda płatności	Przelew krajowy
Typ płatności	Przelew zwykły
Identyfikator podmiotu zależnego	-- --
Identyfikator	RZ KRAJOWY
Poufny	Nie
Sorbnet	Nie
Data waluty	13/08/2021
Express Elixir	Nie
Numer Rachunku Beneficjenta	21103015080000000550000070
Nazwa i Adres Beneficjenta	Urząd Miasta Stołecznego Warszawa Centrum Obsługi Podatnika
Kod Banku Beneficjenta	10301508
Nazwa Banku Beneficjenta	BANK HANDLOWY RCR OLSZTYN
Szczegóły płatności	Opłata od pełnomocnictwa Amos Luzon Development and Energy Group Ltd
Zatwierdzone przez	REGINA RACHWAŁ - ZUBA
Data/godzina zatwierdzenia	13/08/2021, 13:51:16 GMT+01:00
Numer czeku	--
Status	Wysłany
Status pomocniczy	--
Metoda utworzenia	Wprowadzony ręcznie

11 August 2021

POWER OF ATTORNEY

Mr Amos Luzon an Israeli citizen, holder of an Israeli passport No. 39034579 (issued in Jerusalem, Israel, on 27 January 2021), address for service: 34 Yerushalayim Street, Ra'anana, Israel (the "**Principal**"),

hereby grants a power of attorney to:

Paweł Rymarz, holder of Polish identity document No. DBT 197684;

Ewa Bober, holder of Polish identity document No. ATZ 971418;

Jakub Zagrajek, holder of Polish passport No. EC2141644;

Małgorzata Deruś, holder of Polish identity document No. CHY 004863;

(each of them individually an "**Attorney-in-Fact**" and collectively, the "**Attorneys-in-Fact**"),

authorising each of them individually with full power of substitution:

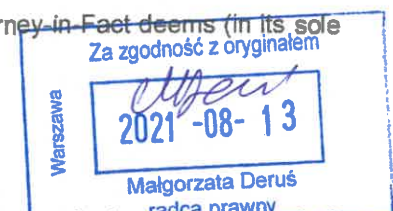
to carry out any and all legal and other actions connected with the acquisition by Amos Luzon Development and Energy Group Ltd., a company limited by shares and incorporated and existing under the laws of Israel, having registration number 52-003966-0, with its registered office in Ra'anana at 34 Yerushalayim Street, Ra'anana, Israel, an entity controlled by the Principal, of the shares in the share capital of Ronson Development SE with its registered seat in Warsaw, address: al. Komisji Edukacji Narodowej 57, 02-797 Warsaw, entered into the Register of Business Entities of the National Court Register maintained by the District Court for the Capital City of Warsaw in Warsaw, XIII Commercial Division of the National Court Register, under KRS No. 0000755299 (the "**Company**"), and in particular, but not exclusively:

1. to submit notifications required under applicable law and modifications thereto, as well as to perform other actions as a result of the acquisition by the Principal of shares in the share capital of the Company, in particular the notifications referred to in Article 69 and seq. of the Act of 29 July 2005 on public offering, the conditions governing the introduction of financial instruments to organised trading and in Article 19 (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; such notifications are to be submitted to any and all entities specified under applicable law;
2. to represent the Principal before the Polish Financial Supervision Authority, the Warsaw Stock Exchange, the National Deposit for Securities and other governmental authorities and private parties in connection with acquisition of any shares in the Company's share capital;
3. to take any other actions of a factual or legal nature, which an Attorney-in-Fact deems (in its sole discretion) necessary or requisite to give effect to the foregoing.

This power of attorney is valid until 31 October 2021

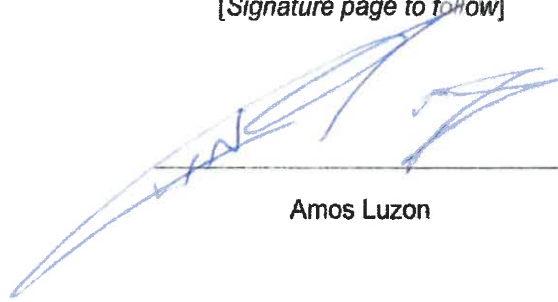
The Principal shall indemnify and keep each of the Attorneys-in-Fact fully indemnified against any and all claims, losses, liabilities, damages, costs and expenses which an Attorney-in-Fact may incur as a result of, or in connection with, his appointment under this power of attorney and the exercise of the powers conferred to him hereunder, other than fraud, gross negligence or wilful misconduct by an Attorney-in-Fact in the exercise of any of the powers conferred, or purported to be conferred on an Attorney-in-Fact by this power of attorney.

#100092528v1-RZDMS-



This power of attorney shall be governed by Polish law.

[Signature page to follow]



Amos Luzon





Szczegóły płatności RZ KRAJOWY

Kod szablonu	--
Numer/waluta/nazwa rachunku obciążanego	62 1030 1508 0000 0005 0004 8018 - PLN - RYMARZ I WSPOLNICY R.B.PLN-E
Waluta/kwota płatności	PLN - 68,00
Metoda płatności	Przelew krajowy
Typ płatności	Przelew zwykły
Identyfikator podmiotu zależnego	-- --
Identyfikator	RZ KRAJOWY
Poufny	Nie
Sorbnet	Nie
Data waluty	13/08/2021
Express Elixir	Nie
Numer Rachunku Beneficjenta	21103015080000000550000070
Nazwa i Adres Beneficjenta	Urząd Miasta Stołecznego Warszawa Centrum Obsługi Podatnika
Kod Banku Beneficjenta	10301508
Nazwa Banku Beneficjenta	BANK HANDLOWY RCR OLSZTYN
Szczegóły płatności	Oplata od pełnomocnictwa Amos Luzon
Zatwierdzone przez	REGINA RACHWAŁ - ZUBA
Data/godzina zatwierdzenia	13/08/2021, 13:51:00 GMT+01:00
Numer czeku	--
Status	Wysłany
Status pomocniczy	--
Metoda utworzenia	Wprowadzony ręcznie