

RONSON DEVELOPMENT SE

Interim Financial Report for the nine months ended 30 September 2025

Including the Interim Condensed Consolidated Financial Statements of Ronson Development SE for the nine months ended 30 September 2025 and the Interim Condensed Separate Financial Statements of Ronson Development SE for the nine months ended 30 September 2025



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Introduction

Ronson Development SE ("the Company") is a European Company with its statutory seat in Warsaw, Poland, located at al. Komisji Edukacji Narodowej 57. The Company was incorporated in the Netherlands on 18 June 2007 as Ronson Europe N.V. with statutory seat in Rotterdam. During 2018, the Company changed its name and was transformed into a European Company (SE) and, effectively as of 31 October 2018, transferred its registered office of the Company from the Netherlands to Poland.

The Company (together with its subsidiaries, "the Group") is active in the development and sale of residential units, primarily apartments, in multi-family residential real-estate projects to individual customers in Poland. The Company prepared Interim Condensed Financial Statements for the period ended 30 September 2025, which was accepted for publication on 12 November 2025.

As of 30 September 2025, Amos Luzon Development and Energy Group Ltd. ("A. Luzon Group"), the ultimate parent company, indirectly controlled the Company through its subsidiary Luzon Ronson N.V. (former name I.T.R. Dori B.V.), in which it holds more than 70% of the shares. As of 30 September 2025, (as well as of 31 December 2024) Luzon Ronson N.V. held 108,349,187 shares (approximately 66.06% of the Company's share capital) directly and 54,093,672 shares (approximately 32.98% of the Company's share capital) through its wholly owned subsidiary Luzon Ronson Properties Ltd. The remaining 1,567,954 shares (approximately 0.96% of the Company's share capital) were treasury shares of the Company. The shareholding status described above is a result of the reorganization of the A. Luzon Group and related changes that took place in January 2024.

On 16 January 2024, the Company's shares held directly by A. Luzon Group (approximately 32.98% of the share capital) were transferred to Luzon Ronson Properties Ltd. (which was established as part of the reorganization of A. Luzon Group's operations). Subsequently, A. Luzon Group on January 25, 2024 disposed of all of its shares in Luzon Ronson Properties Ltd. to Luzon Ronson N.V. (former name I.T.R. Dori B.V.). The transfer of shares was carried out as a transfer without benefit to A. Luzon Group.

In summary, as at the date of publication of this Management Report, A. Luzon Group, the ultimate parent company, indirectly controls, through its subsidiary Luzon Ronson N.V. 100% of the Company's share capital, i.e. 164,010,813 ordinary bearer shares, including 1,567,954 (approximately 0.96% of the Company's share capital) of the Company's own shares.

Overview of the Activity of the Company and the Group

The Company together with its subsidiaries, ("the Group") is active in the development and sale of residential units, primarily apartments, in residential real-estate projects to individual customers in Poland as well as in the PRS where development first started in 2021. The Company has been operating through its subsidiaries on the following markets in Poland: Warsaw, Szczecin, Poznań and Wrocław.

During the nine months ended 30 September 2025 the Group realized sales of 350 units with the total value of PLN 248.4 million, which is a decrease of 10% (in number of units) comparing to sales of 388 units with the total value PLN 291.9 million during the nine months ended 30 September 2024.

Until 30 September 2025 the Group delivered 487 units in 100% owned projects which represent a total revenue of PLN 315.9 million compared to delivery of 454 units in 100% owned projects with a total revenue value of PLN 275.9 million for nine months period ended 30 September 2024.

As at 30 September 2025, the Group has 916 units available for sale in 12 locations, of which 824 units are in ongoing projects and the remaining 92 units are in completed projects. The ongoing projects comprise a total of 1 186 units, with an aggregate floor space of 66 494 m². The construction of 11 units with a total area of 2 503 m² is expected to be completed during the remaining period of 2025.

The Group has a pipeline of 15 residential projects in different stages of preparation, representing approximately 3 621 units with an aggregate floor space of approximately 210 153 m² for future development of the residential activity, in such cities as: Warsaw, Poznań, Szczecin and 4 projects representing approximately 526 units with an aggregate floor space of 16 211 m² for future development of PRS in Warsaw.

In addition to the above, as at 30 September 2025 the Group is in various stages of process for finalizing the purchase of four plots located in Warsaw with a total projected usage area of 103 215 m² with an estimated 1 904 units for construction for a total purchase price of PLN 225.5 million.

Business highlights during the nine months ended 30 September 2025

A. Results breakdown by project

The following table specifies revenue during the nine months ended 30 September 2025 on a project by project basis.

Project	Information on the delivered units		Revenue ⁽¹⁾	
	Number of units	Area of units (m ²)	PLN thousands	%
Ursus Centralny IIe	266	14 828	186 402	58.8%
Miasto Moje VII	124	5 838	68 088	21.5%
Zielono Mi I	12	683	11 374	3.6%
Nowa Północ Ib	24	1 078	10 612	3.3%
Viva Jagodno III	18	798	9 981	3.1%
Między Drzewami I	13	768	7 881	2.5%
Nowe Warzymice V.1	10	759	6 757	2.1%
Nowa Północ Ia	10	615	5 282	1.7%
Eko Falenty I	3	322	2 864	0.9%
Viva Jagodno IIb	3	308	2 622	0.8%
Others ⁽²⁾	4	421	5 023	1.6%
Total / Average	487	26 419	316 885	100%
Impairment recognized	n.a.	n.a.	n.a.	n.a.
Results after write-down adjustment	487	26 419	316 885	-
City Link ⁽³⁾	-	-	10	-
Economic results	487	26 419	316 895	-

(1) Revenue is recognized when the performance obligations are satisfied and when the customer obtains control of the goods, i.e., upon signing of the protocol of technical acceptance and the transfer of the key to the residential unit to the buyer and total payment obtained.

(2) The amount includes old projects delivery of units and parking places (Galileo, Sakura, Nowe Warzymice I, Viva Jagodno IIa) as well as revenue from leasing of office buildings (PLN 1 million)

(3) The project presented in the Interim Condensed Consolidated Financial Statements under investment in joint ventures; the Company's share is 50%. Amount recognized using the equity method in accordance with IAS 28.

Revenue from the sale of residential units is recognized when the customer takes control of the unit, i.e., when the technical acceptance protocol is signed, the keys to the unit are handed over and full payment is received. Revenue from sales of apartments and service units of residential projects recognized during the nine months ended 30 September 2025 amounted to PLN 316.9 million, whereas cost of sales before write-down adjustment amounted to PLN 211.0 million. Resulting in a gross profit before write-down adjustment amounting to PLN 105.9 million and a gross margin of 33.4%. Joint ventures had no material impact, and result remain unchanged on a fully consolidated basis.

Projects completed in current year

Project name	Location	Number of units	Area of units (m ²)	Total units sold until 30 September 2025	Units delivered in 2025	Units sold not delivered as at 30 September 2025
Zielono Mi I	Warsaw	91	5 702	75	12	63
Nowa Północ Ib	Szczecin	89	4 234	56	24	32
Viva Jagodno III	Wrocław	58	3 140	40	18	22
Nowe Warzymice V.2	Szczecin	27	2 263	19	-	19
Nowe Warzymice V.1	Szczecin	12	942	11	10	1
Total		277	16 281	201	64	137

Business highlights during the nine months ended 30 September 2025

A. Results breakdown by project**Projects completed in previous years with their impact on current period results**

The table below presents information on the projects that were completed (i.e., construction works are finished and the occupancy permit was received) in previous years and the income that was recognized based on units delivered during the nine months ended 30 September 2025:

Project name	Location	Completion date	Total Project Units	Total Area of units (m ²)	Total units sold until 30 September 2025	Total units delivered until 31 Dec. 2024	Units delivered during 2025	Recognized income during year 2025 (PLN'000)	Units sold not delivered as at 30 Sept. 2025	Units for sale as at 30 Sept. 2025	Left to sale/deliver after 30 Sept. 2025
Ursus Centralny IIe	Warsaw	Q4 2024	291	16 127	287	18	266	186 402	3	4	7
Miasto Moje VII	Warsaw	Q4 2024	255	11 725	255	129	124	68 088	2	-	2
Między Drzewami I	Poznań	Q3 2024	115	5 803	115	102	13	7 881	-	-	-
Nowa Północ Ia	Szczecin	Q2 2024	110	5 230	109	98	10	5 282	1	1	2
Eko Falenty I	Warsaw	Q4 2023	42	4 304	36	33	3	2 864	-	6	6
Viva Jagodno IIb	Wrocław	Q2 2023	152	8 876	152	148	3	2 622	1	-	1
Galileo	Poznań	Q4 2012	226	15 953	226	225	1	1 390	-	-	-
Viva Jagodno IIa	Wrocław	Q4 2022	76	4 329	76	74	1	667	1	-	1
Sakura (Idea)	Warsaw	Q3 2015	26	1 854	26	25	1	642	-	-	-
Nowe Warzymice I	Szczecin	Q2 2021	54	3 234	54	53	1	584	-	-	-
Miasto Moje V	Warsaw	Q3 2022	170	8 559	170	170	-	210	-	-	-
Miasto Moje VI	Warsaw	Q1 2023	227	11 722	224	224	-	186	-	3	3
Nowe Warzymice II	Szczecin	Q2 2022	66	3 492	66	66	-	134	-	-	-
Osiedle Vola	Warsaw	Q1 2024	84	4 851	83	83	-	97	-	1	1
Ursus Centralny IIc	Warsaw	Q3 2023	223	11 124	223	223	-	60	-	-	-
Nowe Warzymice III	Szczecin	Q4 2021	62	3 537	62	62	-	42	-	-	-
Młody Grunwald III	Poznań	Q4 2017	108	7 091	107	107	-	-	-	1	1
Verdis (Idea)	Warsaw	Q4 2015	11	772	11	10	-	-	1	-	1
Verdis I-IV	Warsaw	Q4 2015	441	26 062	441	440	-	-	1	-	1
Nowe Warzymice IV	Szczecin	Q2 2023	75	3 818	75	75	-	9	-	-	-
Total excluding JV			2 814	158 463	2 798	2 365	423	277 158	10	16	26
City Link I-II	Warsaw	Q3 2017	312	14 068	312	312	-	10	-	-	-
Total including JV			3 126	172 532	3 110	2 677	423	277 168	10	16	26

Management Board Report

Business highlights during the nine months ended 30 September 2025

B. Units sold during the period

The table below presents information on the total number of units sold (i.e. total number of units for which the Company signed the preliminary sale agreements with the clients), including net saleable area (in m²) of the units sold and net value (without VAT) of the preliminary sales agreements (including also parking places and storages) sold by the Group during nine months ended 30 September 2025.

Project name	Location	Total Project Saleable area (m ²)	Total project units	Units sold until 31 December 2024	Units sold during 9 months ended 30 September 2025	Net Sold area (m ²)	Value of the preliminary sales agreements (in PLN thousands)	Units for sale as at 30 September 2025
Zielono Mi I	Warsaw	5 702	91	45	30	1 859	28 209	16
Ursus Centralny IIe	Warsaw	16 127	291	256	31	1 731	23 535	4
Nowa Północ Ib	Szczecin	4 234	89	15	41	1 920	18 238	33
Viva Jagodno III	Wrocław	3 140	58	30	10	588	6 836	18
Nowe Warzymice V.2	Szczecin	2 263	27	10	9	729	6 755	8
Nowa Północ Ia	Szczecin	5 230	110	100	9	568	4 803	1
Viva Jagodno IIb	Wrocław	8 876	152	148	4	373	3 244	-
Miasto Moje VII	Warsaw	11 725	255	252	3	182	2 221	-
Galileo	Poznań	15 953	226	225	1	204	1 390	-
Viva Jagodno IIa	Wrocław	4 329	76	75	1	81	950	-
Nowe Warzymice I	Szczecin	3 234	54	53	1	65	584	-
Osiedle Vola	Warsaw	4 851	84	83	-	-	97	1
Nowe Warzymice II	Szczecin	3 492	66	66	-	-	83	-
Miasto Moje V	Warsaw	8 559	170	170	-	-	66	-
Między Drzewami I	Poznań	5 803	115	115	-	103	43	-
Nowe Warzymice V.1	Szczecin	942	12	11	-	-	38	1
Eko Falenty I	Warsaw	4 304	42	36	-	-	20	6
Nowe Warzymice III	Szczecin	3 537	62	62	-	-	18	-
Nowe Warzymice IV	Szczecin	3 818	75	75	-	-	9	-
Miasto Moje VI	Warsaw	11 722	227	224	-	-	-	3
Młody Grunwald III	Poznań	7 091	108	107	-	-	-	1
Subtotal completed projects*		134 933	2 390	2 158	140	8 404	97 140	92
Ursus Centralny IId	Warsaw	19 432	361	53	87	4 899	66 885	221
Miasto Moje VIII	Warsaw	7 734	152	55	36	1 712	23 534	61
Zielono Mi II	Warsaw	5 196	73	-	16	1 077	17 134	57
Między Drzewami II.1	Poznań	3 807	78	38	19	867	10 712	21
Startowe	Wrocław	11 625	198	-	28	782	9 898	170
Między Drzewami II.2	Poznań	10 307	202	-	13	772	9 625	189
Nova Królikarnia 4b1	Warsaw	2 503	11	6	2	455	9 444	3
Nowa Północ IIa	Szczecin	3 424	83	-	9	423	3 981	74
Nowe Warzymice VII.1	Szczecin	2 466	28	-	-	-	-	28
Subtotal ongoing projects**		66 494	1 186	152	210	10 988	151 213	824
Total excluding JV		201 427	3 576	2 310	350	19 393	248 353	916
City Link I-II***	Warsaw	14 068	312	312	-	-	10	-
Total including JV		215 495	3 888	2 622	350	19 393	248 363	916

* For information on the completed projects see "Business highlights during the nine months ended 30 September 2025 – A. Results breakdown by project".

** For information on current projects under construction, see "Outlook for the remaining period of 2025 – B. Current projects under construction and/or on sale".

*** The project presented in the Interim Condensed Consolidated Financial Statements under investment in joint ventures; the Company's share is 50%.

The table below presents further information on the value of the preliminary sales agreements (with a breakdown per city, without VAT) executed by the Group.

Location	Value of the preliminary sales agreements sold during nine months ended		Increase/(Decrease)	
	30 September 2025	30 September 2024	In PLN	%
<i>In thousands of Polish Zlotys (PLN)</i>				
Warsaw	171 155	233 837	(62 682)	(27%)
Szczecin	34 510	26 287	8 223	31%
Poznań	21 769	18 687	3 082	16%
Wrocław	20 928	13 067	7 861	60%
Total	248 363	291 878	(43 515)	(15%)

Business highlights during the nine months ended 30 September 2025

C. Commencements of new projects

The table below presents information on the projects for which the construction and sales process commenced during the period ended 30 September 2025.

Project name	Location	Number of units	Area of units (m2)
Zielono Mi II	Warsaw	73	5 196
Startowe	Wrocław	198	11 625
Grunwald Między Drzewami II.2	Poznań	202	10 307
Nowe Warzymice VII.1	Szczecin	28	2 466
Nowa Północ IIa	Szczecin	83	3 424
Total		584	33 019

For additional information see section "Outlook for 2025 – B. Current projects under construction and/or on sale".

D. Agreements significant for the business activity of the Group

The table below presents the summary of the signed preliminary purchase agreements for which the final agreements will be signed during the next periods.

Location	Type of agreement	Signed date	Agreement net value (PLN million)	Paid net till 30 September 2025 (PLN million)	Number of units	Potential usage area
Warsaw, Białoleka ¹⁾	preliminary	23 Nov 2020	1.5	1.5	n.a.	n.a.
Warsaw, Ursus	preliminary	17 Jan 2021	140.0	25.0	1 469	79 999
Warsaw, Wola	preliminary	10 Mar 2025	50.0	–	325	16 930
Wrocław, Nadodrze	preliminary	18 Sep 2025	34.0	17.0	110	6 286
Total			225.5	43.5	1 904	103 215

1) The remaining plot to be purchased in the Epopei project.

Selected financial data

PLN/EUR	Exchange rate of Polish Zloty versus Euro			
	Average exchange rate	Minimum exchange rate	Maximum exchange rate	Period end exchange rate
2025 (9 months)	4.24	4.13	4.30	4.27
2024 (9 months)	4.31	4.25	4.40	4.28
2024 (12 months)	4.31	4.25	4.40	4.27

Source: National Bank of Poland ("NBP")

	EUR		PLN	
	(thousands, except per share data)			
	For the period ended 30 September			
	2025	2024	2025	2024
Revenues	74 723	64 068	316 885	275 894
Gross profit	24 968	20 613	105 885	88 766
Profit/(loss) before taxation	16 967	13 178	71 952	56 749
Net profit/(loss) for the period attributable to the equity holders of the parent	13 339	11 363	56 566	48 931
Cash flows from/(used in) operating activities	(21 545)	17 470	(91 367)	75 231
Cash flows from/(used in) investing activities	(283)	(160)	(1 199)	(689)
Cash flows from/(used in) financing activities	(3 547)	6 456	(15 043)	27 801
Increase/(decrease) in cash and cash equivalents	(25 375)	23 766	(107 609)	102 343

Selected financial data

	EUR		PLN	
	(thousands)			
	As at			
	30 September 2025	31 December 2024	30 September 2025	31 December 2024
Inventory and Land designated for development	191 643	189 425	818 162	809 413
Total assets	285 759	298 432	1 219 960	1 275 201
Advances received	47 200	71 527	201 505	305 634
Long term liabilities	56 917	69 260	242 992	295 948
Short term liabilities (including advances received)	85 753	99 562	366 097	425 429
Equity attributable to the equity holders of the parent	143 088	129 610	610 871	553 824

Overview of results

The net profit attributable to the equity holders of the parent company for the nine months ended 30 September 2025 was PLN 56.6 million and can be summarized as follows.

	For the period of 9 months ended 30 September			
	2025	2024	change	
	PLN		nominal	%
	(thousands, except per share data)			
Revenue from sales of residential units	316 885	275 894	40 991	14.9%
Revenues	316 885	275 894	40 991	14.9%
Cost of sales of residential units	(211 000)	(187 128)	(23 872)	12.8%
Cost of sales	(211 000)	(187 128)	(23 872)	12.8%
Gross profit	105 885	88 766	17 119	19.3%
Selling and marketing expenses	(5 929)	(5 282)	(647)	12.2%
Administrative expenses	(24 885)	(23 952)	(933)	3.9%
Share of profit/(loss) from joint venture	22	10	12	120%
Other Incomes /(expense)	954	2 903	(1 949)	(67.1%)
Result from operating activities	76 047	62 445	13 602	21.8%
Finance income	5 031	5 159	(128)	(2.5%)
Finance expense	(9 126)	(10 855)	1 729	(15.9%)
Net finance income/(expense)	(4 095)	(5 696)	1 601	(28.1%)
Profit/(loss) before taxation	71 952	56 749	15 203	26.8%
Income tax benefit/(expenses)	(15 386)	(7 818)	(7 568)	96.8%
Net profit/(loss) for the period before non-controlling interests	56 566	48 931	7 635	15.6%
Net profit/(loss) for the period attributable to the equity holders of the parent	56 566	48 931	7 635	15.6%

Revenue from sales of residential units

The revenue from recognized sales in residential units increased by PLN 41 million (14.9%) from PLN 275.9 million (454 units) during the nine months ended 30 September 2024 to PLN 316.9 million (487 units) during the nine months ended 30 September 2025, which is explained by higher number of units delivered in the reporting period compering to corresponding period in previous year. The average price of units delivered during the nine months ended on 30 September 2025 was 650.7 TPLN, compared to the average price of 607.7 TPLN per unit delivered during the nine months ended 30 September 2024 (in terms of project 100% owned by the Group).

Overview of results

Cost of sales of residential units

Cost of sales of residential units increased by PLN 23.9 million (12.8%) from PLN 187.1 million during the nine months ended 30 September 2024 to PLN 211.0 million during the nine months ended 30 September 2025. The increase relates to a higher number of units delivered till 30 September 2025 comparing to the corresponding period last year. Overall, the average development cost per unit had grown. In the reported period it amounted to 433.3 TPLN per unit in delivered units, in projects fully owned by the Group comparing to 412.2 TPLN per unit delivered during the nine months ended 30 September 2024.

Gross margin

The gross margin from sales of residential units during the nine months ended 30 September 2025 was 33.4%, it increased comparing to 32.2% during the nine months ended 30 September 2024. The change in gross margin relates to a mix of projects delivered to the customers characterized by a different profitability during the nine months ended 30 September 2025 compared to the mix of projects delivered to customers during the nine months ended 30 September 2024.

During nine months ended 30 September 2025 the project that significantly impacted profitability of the Group were Ursus Centralny IIe, Miasto Moje VII and Zielono Mi I. Compared to the nine months ended 30 September 2024, the project that significantly impacted profitability of the of the Group was Ursus Centralny IIc, Osiedle Vola and Nowa Północ Ia.

Selling and marketing expenses

Selling and marketing expenses increased by PLN 0.6 million (12.2%) from PLN 5.3 million during the nine months ended 30 September 2024 to PLN 5.9 million during the corresponding period of 2025. This surge is attributed to the higher level of marketing initiatives undertaken by the Group, coupled with the increase of the cost of marketing services, outdoor advertising.

Administrative expenses

Administrative expenses increased by PLN 0.9 million (3.9%) from PLN 23.9 million in the period ended 30 September 2024 to PLN 24.8 million in the period ended 30 September 2025, mainly due to a PLN 0.7 million increase in personnel expenses cost, PLN 0.5 million increase in office maintenance costs and PLN 0.2 increase in settlement of expenses with Luzon Group which was partly offset by decrease of PLN 0.4 million in external consulting services and lower car maintenance costs.

Net finance income/(expenses)

Finance expenses are accrued and capitalized as part of the cost of inventory to the extent that is directly attributable to the construction of residential units. Unallocated finance income or financial expenses not capitalized, is recognized in the statement of comprehensive income. In the nine months period ended 30 September 2025 the Group recorded a net expense on financial operations of PLN 4.1 million compared to a net expense of PLN 5.7 million in the nine months period of 2024, it is a result of:

- Decrease of finance income by 128k was caused by no foreign exchange rate gain observed in 2025 (PLN 1.2 million in 2024) neutralized by higher received interest from deposits than in corresponding period of nine months in 2025 by PLN 1.3 million,
- Decrease of finance expense was caused by no loss on foreign exchange rate in 2025 (PLN 1 million in 2024) and no costs related to SAFE agreement which was partially offset by higher interest of bonds accrued.

For more information about the Finance expenses that took place please see Note 14 of the Interim Condensed Consolidated Financial Statements.

Overview of selected details from the Interim Condensed Consolidated Statement of Financial Position

The table below presents selected items from the Interim Condensed Consolidated Statement of Financial Position in which significant changes have occurred.

	As at 30 September 2025	As at 31 December 2024
	PLN (thousands)	
Inventory and Residential landbank	818 162	809 413
Investment properties	61 651	60 976
Advances received	201 505	305 634
Loans and borrowings	279 885	296 969

Inventory and residential landbank

The value of inventories and residential landbank on 30 September 2025 amounted to PLN 818.2 million compared to PLN 809.4 million as at 31 December 2024. The increase was observed due to direct construction costs occurred in the total amount of PLN 192.2 million and purchase of land in total amount of PLN 32.5 million which was partially offset among others by recognized costs of sales in the total amount of PLN 208.9 million and decrease of perpetual usufruct rights costs by PLN 7.9 million.

Overview of selected details from the Interim Condensed Consolidated Statement of Financial Position

Investment properties

The balance of Investment properties is PLN 61.6 million as at 30 September 2025 compared to PLN 61.0 million as at 31 December 2024. As at 30 September 2025 the balance consists of property held for long-term rental yields and capital appreciation as well as investment lands purchased to build investment property for long-term so-called institutional rental and capital appreciation.

Advances received

The balance of advances received is PLN 201.5 million as at 30 September 2025 compared to PLN 305.6 million as at 31 December 2024. The decrease is explained by the revenues recognized from the sale of residential units for a total amount of PLN 315.2 million which was offset by advances received from clients regarding sales of units in amount of PLN 211.1 million during the nine months ended 30 September 2025.

Loans, bonds and borrowings

The total of short-term and long-term loans and bonds is PLN 279.9 million as at 30 September 2025 compared to PLN 297.0 million as at 31 December 2024. The decrease in loans and bonds liabilities is mainly due to net repayment of loans liabilities of PLN 11.2 million and the increase in net repayment of bonds interest of PLN 6.9 million.

The level of debt from bonds as at 30 September 2025 amounted to PLN 279.2 million, out of which an amount of PLN 62.0 million comprises facilities maturing no later than 30 September 2026. The balance of bonds comprises of principal amount of PLN 280.0 million plus accrued interest of PLN 2.2 million minus one-time costs directly attributed to the bond issuances which are amortized based on the effective interest method (PLN 3 million). For additional information see Note 14 of the Interim Condensed Consolidated Financial Statements.

Overview of cash flow results

The Group funds its day-to-day operations principally with funds generated from sales, as well as proceeds from loans, borrowings, and bonds. The following table sets forth the cash flow on a consolidated basis:

	For the period of nine months ended 30 September	
	2025	2024
	PLN (thousands)	
Cash flows from/(used in) operating activities	(91 367)	75 231
Cash flow from/(used in) investing activities	(1 199)	(690)
Cash flow (used in)/from financing activities	(15 043)	27 801

Cash flow from/(used in) operating activities

The Company's negative net cash flow from operating activities for the nine months ended 30 September 2025 amounted to PLN 91.4 million compared to positive net cash flows from these activities in the corresponding period ended 30 September 2024 of PLN 75.2 million. The decrease of PLN 166.6 million is primarily explained by:

- A decrease in net cash flow of PLN 118.1 million related to advances received from customers in the total amount of PLN 211.2 million compared to PLN 329.3 million received in the corresponding period of 2024,
- Land acquisition payments of PLN 29.1 million compared PLN 3.9 million payments in the period ended 30 September 2024,
- An Increase in amounts received, not released on escrow accounts by PLN 21.9 million,
- An Increase in advances paid for land to Notary deposit by PLN 17 million,
- An increase in cash outflows from settlements with contractors of PLN 8.5 million, which amounted to PLN 196.1 million in the first nine months of 2025, compared to PLN 187.6 million in the period ended 30 September 2024,
- An increase in interest paid on bonds and bank borrowings by PLN 7.7 million, which in total amounted to PLN 26.4 million in the period ended 30 September 2025 compared to PLN 18.7 million in the period ended 30 September 2024,
- An increase in remuneration and bonuses payments by PLN 1.1 million, which in total amounted to PLN 19.5 million in the period ended 30 September 2025 compared to PLN 18.4 million in the corresponding period of 2024.

The above mentioned negative effect on the operational cash flow was partly offset by:

- A decrease in net income tax settlement payments by PLN 17.9 million compared to the corresponding period in 2024,
- No repayment of loan to General contractor in amount of PLN 9.5 million,
- A decrease of PLN 1.3 million in net outgoing VAT payments,
- Increase of 1.3 million in amount of interest generated from deposits.

Overview of cash flow results

Cash flows from financial activities

The Company's net cash outflow from financing activities amounted to PLN 15 million during the nine months ended 30 September 2025 compared to a net cash inflow from financing activities amounted to PLN 27.8 million during the nine months ended 30 September 2024. The decrease in out flow of PLN 42.8 million is primarily explained by:

- A decrease in Bank loans received by PLN 55.5 million, at the same time with lower bank loan repayments observed by PLN 51.2 million;
- No bond issuance in ended period compering to net inflow from bond issuance of PLN 144.5 million;
- Non-repayment of shareholders loans during the period ended 30 September 2025 comparing to repayment of loans in the amount of PLN 27.2 million during the nine months period ended 30 September 2024.
- No payment of dividend of PLN 48.7 million in nine months period ended 30 September 2025.

Outlook for the remaining period of 2025

A. Completed projects

The table below presents information on the total residential units in the completed projects/stages that the Group expects to sell and deliver during the remaining period of 2025.

Project name	Location	Number of residential units delivered ⁽¹⁾			Number of residential units expected to be delivered ⁽¹⁾			Total project
		Until 31 Dec. 2024	During the nine months period ended 30 September 2025	Total units delivered	Units sold not delivered as at 30 September 2025	Units for sale as at 30 September 2025	Total units expected to be delivered	
Ursus Centralny IIe	Warsaw	18	266	284	3	4	7	291
Miasto Moje VII	Warsaw	129	124	253	2	–	2	255
Nowa Północ Ib	Szczecin	–	24	24	32	33	65	89
Viva Jagodno III	Wrocław	–	18	18	22	18	40	58
Między Drzewami I	Poznań	102	13	115	–	–	–	115
Zielono Mi I	Warsaw	–	12	12	63	16	79	91
Nowa Północ Ia	Szczecin	98	10	108	1	1	2	110
Nowe Warzymice V.1	Szczecin	–	10	10	1	1	2	12
Eko Falenty I	Warsaw	33	3	36	–	6	6	42
Viva Jagodno IIb	Wrocław	148	3	151	1	–	1	152
Viva Jagodno IIa	Wrocław	74	1	75	1	–	1	76
Sakura (Idea)	Warsaw	25	1	26	–	–	–	26
Galileo	Poznań	255	1	256	–	–	–	256
Nowe Warzymice I	Szczecin	53	1	54	–	–	–	54
Osiedle Vola	Warsaw	83	–	83	–	1	1	84
Miasto Moje VI	Warsaw	224	–	224	–	3	3	227
Nowe Warzymice IV	Szczecin	75	–	75	–	–	–	75
Ursus Centralny IIb	Warsaw	206	–	206	–	–	–	206
Młody Grunwald I	Poznań	148	–	148	–	–	–	148
Miasto Moje V	Warsaw	170	–	170	–	–	–	170
Młody Grunwald III	Poznań	107	–	107	–	1	1	108
Verdis I-IV	Warsaw	440	–	440	1	–	1	441
Verdis (Idea)	Warsaw	10	–	10	1	–	1	11
Nowe Warzymice V.2	Szczecin	–	–	–	19	8	27	27
Total		2 398	487	2 885	147	92	239	3 124

(1) For the purpose of disclosing information related to the particular projects, the word "sell" ("sold") is used, with relation to signing the preliminary sale agreement with the client for the sale of the apartment; whereas the word "deliver" ("delivered") relates to the transferring of significant risks and rewards of the ownership of the residential unit to the client and receiving 100% of the agreement price.

For information on the completed projects see "Business highlights during the nine months ended 30 September 2025 – A. Results breakdown by project".

Outlook for the remaining period of 2025

B. Current projects under construction and/or on sale

The table below presents information on projects for which completion is scheduled in the remaining period of 2025, for the year 2026 or up to end of 2027. The Company has obtained valid building permits for all projects/stages and has commenced construction.

Project name	Location	Start date of construction	Units sold until 30 September 2025	Units for sale as at 30 Sep. 2025	Total units	Total area of units (m ²)	Expected completion of construction
Ursus Centralny II d	Warsaw, Ursus, Gierdziewskiego st.	Q3 2024	140	221	361	19 432	Q4 2026
Startowe	Wrocław, Zatorska st.	Q2 2025	28	170	198	11 625	Q4 2026
Między Drzewami II.2	Poznań, Babimojska st.	Q3 2025	13	189	202	10 307	Q3 2027
Miasto Moje VIII	Warsaw, Białoleka, Marwińska st.	Q3 2024	91	61	152	7 734	Q2 2026
Zielono Mi II	Warsaw, Mokotów, Ananasowa st.	Q2 2025	16	57	73	5 196	Q4 2026
Między Drzewami II.1	Poznań, Babimojska st.	Q2 2024	57	21	78	3 807	Q3 2026
Nowa Północ IIa	Szczecin, Bogusława Świątkiewicza st.	Q3 2025	9	74	83	3 424	Q4 2026
Nova Królikarnia 4b1	Warsaw, Mokotów, Srebrnych Świerków st.	Q1 2023	8	3	11	2 503	Q4 2025
Nowe Warzymice VII.1	Szczecin, Do Rajkowa st.	Q3 2025	-	28	28	2 466	Q4 2026
Total			362	824	1 186	66 494	

C. Projects for which construction work is scheduled to begin till end of 1Q 2026

Project name	Location	Number of units	Total area of units (m ²)
Biograficzna	Warsaw	240	4 660
Nova Królikarnia 3d	Warsaw	15	2 025
Nova Królikarnia 4a	Warsaw	5	1 326
Total		260	8 011

D. Value of the preliminary sales agreements signed with clients for which revenue has not been recognized in the Consolidated Statement of Comprehensive Income

The current volume and value of the preliminary sales agreements signed with the clients do not impact the Interim Condensed Consolidated Statement of Comprehensive Income immediately but only after final settlement (i.e. upon signing of protocol for technical acceptance and transfer of the key to the client as well as obtaining full payment for the unit purchased) of the contracts with the customers. The table below presents the value of the preliminary sales agreements of units (without VAT) executed with the Company's clients that have not been recognized in the Interim Condensed Consolidated Statement of Comprehensive Income:

Project name	Location	Number of the sold but not delivered units signed with Clients	Value of the preliminary sales agreements signed with clients	Completed / expected completion of construction
Zielono Mi I	Warsaw	63	63 844	Completed
Nowa Północ Ib	Szczecin	32	14 454	Completed
Nowe Warzymice V.2	Szczecin	19	14 410	Completed
Viva Jagodno III	Wrocław	22	13 435	Completed
Ursus Centralny IIe	Warsaw	3	2 595	Completed
Miasto Moje VII	Warsaw	2	1 294	Completed
Nowe Warzymice V.1	Szczecin	1	797	Completed
Old projects		5	2 918	Completed
Subtotal completed projects⁽¹⁾		147	113 747	
Nova Królikarnia 4b1	Warsaw	8	39 434	Q4 2025
Subtotal ongoing project to be completed in 2025		8	39 434	
Ursus Centralny II d	Warsaw	140	106 289	Q4 2026
Miasto Moje VIII	Warsaw	91	63 007	Q2 2026
Między Drzewami II.1	Poznań	57	33 025	Q3 2026
Zielono Mi II	Warsaw	16	17 134	Q4 2026
Startowe	Wrocław	28	9 898	Q4 2026
Nowa Północ IIa	Szczecin	9	3 981	Q4 2026
Subtotal ongoing project to be completed in 2026		341	233 334	
Między Drzewami II.2	Poznań	13	9 625	Q3 2027
Subtotal ongoing project to be completed in 2027		13	9 625	
Subtotal ongoing projects⁽²⁾		362	282 393	
Total		509	396 140	

(1) For information on the completed projects see "Business highlights during the nine months period ended 30 September 2025 – A. Results breakdown by project".

(2) For information on current projects under construction and/or on sale, see under "B".

Additional information about the Company

The Company is mainly a holding company and management services provider with respect to the development of residential projects for its subsidiaries. The majority of the Company income are from the following sources: (i) interests from loans granted to subsidiaries for the development of projects, (ii) management fee received from subsidiaries for the provision of projects management services, and (iii) dividend received from subsidiaries. All above revenues are being eliminated on a consolidation level.

Below section presents the main data on the Company activity that were not covered in other sections of this Management Board Report.

PLN/EUR	Exchange rate of Polish Zloty versus Euro			
	Average exchange rate	Minimum exchange rate	Maximum exchange rate	Period end exchange rate
2025 (9 months)	4.24	4.13	4.30	4.27
2024 (9 months)	4.31	4.25	4.40	4.28
2024 (12 months)	4.31	4.25	4.40	4.27

Selected financial data	EUR		PLN	
	(thousands, except per share data)			
	For the 9 months ended 30 September			
	2025	2024	2025	2024
Revenues from management services	2 992	2 424	12 690	10 438
Financial income (majority from loans granted to subsidiaries)	3 549	3 774	15 049	16 251
Financial expenses (majority from Interest on bonds and fair value measurement of the financial instrument)	(5 100)	(4 992)	(21 627)	(21 498)
Net Profit including results from subsidiaries	13 338	11 363	56 566	48 931
Cash flows from/(used in) operating activities	(3 709)	3 310	(15 727)	14 252
Cash flows from/(used in) investing activities	(1 521)	7 994	(6 452)	34 425
Cash flows from/(used in) financing activities	(2 947)	12 210	(12 497)	52 580
Increase/(decrease) in cash and cash equivalents	(8 177)	23 514	(34 677)	101 257

	EUR		PLN	
	(thousands)			
	As at			
	30 September 2025	31 December 2024	30 September 2025	31 December 2024
Investment in subsidiaries	139 880	137 153	597 177	586 054
Loan granted to subsidiaries	61 779	46 942	263 746	200 582
Total assets	208 871	199 342	891 713	851 787
Long term liabilities	51 450	64 745	219 651	276 655
Short term liabilities	14 586	5 239	62 271	22 387
Equity	142 835	129 357	609 791	552 745

Changes in the Management and Supervisory Board during the nine months ended 30 September 2025 and until the date of publication of this report

During the nine months ended 30 September 2025 and until the date of publication of this report, there were no changes in the Company's Management Board or Supervisory Board.

Changes in ownership of shares and rights to shares by Management and Supervisory Board members during the nine months ended 30 September 2025 and until the date of publication of this report

Members of the Company's Management Board and Supervisory Board do not hold shares or rights to shares in the Company, and there were no changes in this regard during the nine months ended 30 September 2025. However, it should be pointed out, Mr. Amos Luzon, who is Chairman of the Company's Supervisory Board and is as well its beneficial owner.

Additional information to the report

Changes in ownership of shares and rights to shares by Management and Supervisory Board members during the nine months ended 30 September 2025 and until the date of publication of this report

All of the Company's shares (other than treasury shares, which represent approximately 0.96% of the Company's share capital) are held by Luzon Ronson N.V. (former name I.T.R. Dori B.V.), of which 108,349,187 shares (representing approximately 66.06% of the Company's share capital) are held directly, while 54,093,672 shares (representing approximately 32.98% of the Company's share capital) are held through a wholly owned subsidiary, Luzon Ronson Properties Ltd. All of the Company's shares are subject to a pledge and a registered pledge created in January 2024 to secure claims on the issue of debt securities by the Company's shareholder, Luzon Ronson N.V. (formerly under the name I.T.R. Dori B.V.). In summary, as of the date of publication of these Interim Condensed Consolidated Financial Statements, A. Luzon Group, the ultimate parent company, indirectly controls the Company through its subsidiary Luzon Ronson N.V. (in which it holds more than 70% of shares).

Disclosure obligations of the controlling shareholder

The controlling shareholder of the Company, i.e., A. Luzon Group, is a company listed on the Tel Aviv Stock Exchange, registered in Ganei Tikva, Israel, and is subject to certain disclosure obligations. Certain documents published in connection with such obligations by A. Luzon Group are available at: <http://maya.tase.co.il> (some documents are available only in Hebrew) and may contain certain information regarding the Company. Also, Luzon Ronson N.V., which directly or indirectly holds all of the Company's shares, is a company listed on the Tel Aviv Stock Exchange, and is required to comply with certain disclosure obligations. Some of the documents published in connection with such obligations by Luzon Ronson N.V. are available at: <http://maya.tase.co.il> (some documents are available only in Hebrew) and may contain certain information regarding the Company.

Agreements with shareholders

The Company is a party to a consulting agreement concluded with Luzon Ronson N.V. on 1 February 2024. The subject of this agreement is the mutual provision of services by the parties to it. The remuneration payable to Luzon Ronson N.V. for services rendered to the Company under the aforementioned agreement has been set at a lump sum of PLN 83.0 thousand per month (plus any applicable VAT), while the remuneration payable to the Company for services rendered to Luzon Ronson N.V. has been set at a lump sum of PLN 25.0 thousand per month (plus any applicable VAT). Settlement of expenses incurred by both parties in connection with the provision of services (such as travel or accommodation costs) will be made in each case based on copies of receipts documenting the incurrence of such expenses by the respective Party.

The Company is not aware of any existing agreements between shareholders.

Changes in the Company's group structure

There are no changes in the structure of the companies in the group during nine months ended on 30 September 2025, except that in February 2025, three limited liability companies established on 10 December 2024 were entered in the Register of Entrepreneurs of the National Court Register.

The structure of the Group as at 30 September 2025 and 31 December 2024 is presented in Note 7 to the Interim Condensed Consolidated Financial Statements.

Seasonality

The Group's activities are not of a seasonal nature. Therefore, the results presented by the Group do not fluctuate significantly during the year due to the seasonality.

Influence of results disclosed in the report on fulfillment of result forecasts

Pursuant to Article 35(1a) of the Act of 15 January 2015. on bonds ('Bond Act'), the Company, as an issuer of bonds, is obliged, until the bonds issued by it are fully redeemed, to publish on its website, at the latest on the last day of each subsequent financial year, information as at the last day of the following financial year concerning the forecast of the development of the Company's and the Group's financial liabilities, including an indication of the estimated value of financial liabilities and the estimated financing structure, understood as the value and percentage of liabilities from loans and borrowings, issuance of debt securities, leasing in the total liabilities of the balance sheet. In fulfilment of the above statutory obligation, on 31 December 2024, the Company published on its website a forecast of the development of the Company's and the Group's financial liabilities as of 31 December 2025.

In each annual financial report published in the period from the date of issuance to the date of redemption of the bonds, the Company will be required to indicate and explain material differences between the published information on the forecast of the development of financial liabilities as of the last day of the fiscal year and the financial liabilities resulting from the books as of that date. Apart from the financial forecasts required to be prepared and published under the Bond Act, the Company does not publish any other financial forecasts relating to the Company's and the Group's operations.

Additional information to the report

Related parties transactions

During the nine months ended 30 September 2025, transactions and balances with related parties included: remuneration of the Management Board, loans to related parties within the Group and a consulting services agreement with Luzon Ronson N.V. for a monthly amount of PLN 83 thousand, as well as payment of travel and out-of-pocket expenses. All transactions with related parties were carried out at arm's length. During the nine months ended 30 September 2025, the Group incurred total costs of PLN 1.0 million. Simultaneously, the Group recognized income from the sale of consulting services to Luzon Ronson N.V. in the amount of PLN 225 thousand.

In addition, during the nine months ended 30 September 2025, the Group recognised income from one apartment sold in 2023 to a company owned by Mr Andrzej Gutowski, Vice-President of the Company's Management Board, in the net amount (excluding VAT) of PLN 267.9 thousand. The transaction was made on an arm's length basis and in accordance with the Group's policy.

Option program

On 28 November 2022, A. Luzon Group announced a private issuance of options for shares of Amos Luzon Development and Energy Group Ltd. ("Options"). According to the allocation, Mr. Boaz Haim received 9 817 868 Options. Options were allotted free of charge.

Each Option entitles to one ordinary share of A. Luzon Group of ILS 0.01 par value, for an exercise price of 0.2 ILS (which however will be settled by Amos Luzon Development and Energy Group Ltd. on a net basis, i.e. final number of received shares will be decreased by a number of shares which market value is equal to full exercise price to be paid).

Mr. Boaz Haim will be entitled to exercise the Options as follows:

- As of November 28, 2024 – 40% of the Options have been granted but not exercised
- after 36 months from the allotment date – up to 20% of allocated Options
- after 48 months from the allotment date – up to 20% of allocated Options
- after 60 months from the allotment date – up to 20% of allocated Options

The Options can be exercised until the end of 7 years from the date of their allocation. Options that were not exercised within the above-mentioned period, expire. Assuming all the Options are exercised, Mr. Boaz Haim will hold c.a. 2.38% of the issued and paid-up capital of A. Luzon Group and about 1.89% of the issued and paid-up capital of A. Luzon Group on a full dilution basis. The Option program envisages adjustments in options for share allocation in case of various corporate events in A. Luzon Group (such as the issuance of shares or other options, merger, dividend distribution, etc.). The initial effect of the program in year 2023 was recognized in amount of PLN 1.6 million, cost for 2024 amounted to PLN 1.3 million and cost for 2025 amounted to PLN 0.5 million.

Program is accounted under IFRS 2 standard as a personnel expense, part of administrative costs and share based payment expense in equity. Total value of the program as of grant date amounted to PLN 4.7 million.

Quarterly reporting by the Company

As a result of requirements pertaining to A. Luzon Group, the Company's controlling shareholder, whose ultimate parent company is listed on the Tel Aviv Stock Exchange, the first quarter reports, semi-annual reports and third quarter reports are subject to a full-scope review by the Company's auditors. For the Company itself, being domiciled in Poland, only the semi-annual and yearly report is subject to a review.

Material court cases

As at 30 September 2025, neither the Company nor any of the Group companies were parties to individual proceedings before a court, arbitration body or public administration body concerning liabilities or receivables whose value would exceed 10% of the Company's equity.

Nevertheless, some Group companies are parties to various court proceedings (both as defendants and plaintiffs) and enforcement proceedings (as applicants) – these are mainly disputes concerning sold premises, claims against general contractors and designers, as well as disputes related to the acquisition of certain land properties. In particular:

- a) Ronson Development Sp. z o.o. – Ursus Centralny Sp.k. is in dispute with the State Treasury over the determination of the amount of the annual fee for perpetual usufruct of real estate. For more information on material court cases please see Note 21 of Interim Condensed Consolidated Financial Statements.
- b) Ronson Development Sp. z o.o. – Estate Sp. k., which ran the Galileo development project ended in year 2012 is a plaintiff in a case against the general contractor of the Galileo development project, its insurer and other entities involved in the development and their insurers, the subject of which is the acknowledgement of the liability of these entities for damage to the above-mentioned company related to the improper execution of the project and for damages.
- c) from the applications of three Group companies, i.e. Ronson Development Sp. z o.o. – Projekt 3 Sp. k., Ronson Development Sp. z o.o. – Projekt 4 Sp. k. and Ronson Development SPV4 Sp. z o.o., number of enforcement proceedings are pending against several related companies that were sellers (or otherwise participated in real estate sales transactions); these proceedings are aimed at enforcing claims, in particular for the return of deposits or payment of double deposits. For more information of material court cases please see Note 21 of Condensed Consolidated Financial Statements.

Additional information to the report

Guarantees / Securities provided by the Company or its subsidiaries

The subsidiaries provided security for Bonds issued by Ronson Development SE. For additional information see Note 14 of the Interim Condensed Consolidated Financial Statements.

The Company is a guarantor and surety in support/guarantee agreements concluded with the bank financing the investments of the Group companies, together with submission to enforcement proceedings pursuant to Article 777(1) of the Code of Civil Procedure, which constitute one of the securities established in favor of the lending bank. The total value of the security provided by the Company in this form amounts to PLN 19.7 million.

On 26 of August 2025 the Company received Insurance Guarantee in the total amount of PLN 9.6 million issued till 31 December 2027, in order to secure a road agreement signed between three subsidiaries which will construct five stages of Marynin project including residential, commercial and infrastructure in the City of Warsaw. The insurance guarantee was issued within the scope of the guarantee limit secured by submission to enforcement pursuant to Article 777 of the Code of Civil Procedure, up to 110% of the limit granted.

Employees

The average number of personnel employed by the Group – on a fulltime equivalent basis – during the nine months ended 30 September 2025 was 67 during comparing to 69 in the same period of the year 2024. There are no personnel employed directly by the Company.

Responsibility statement

The Management Board of Ronson Development SE hereby declares that:

- a) to the best of its knowledge, the Interim Condensed Consolidated Financial Statements and Interim Condensed Standalone Financial Statements and comparative data have been prepared in accordance with the applicable accounting principles and that they reflect in a true, reliable and clear manner financial position of the Company, the Group and its financial result;
- b) the Management Board Report contains a true picture of the Company's and Group's development and achievements, as well as a description of the main threats and risks.

This Management Board Report of activities of the Company and the Group during the nine months period ended 30 September 2025 was prepared and approved by the Management Board of the Company on 12 November 2025.

The Management Board

Boaz Haim

President of the Management Board

Yaron Shama

Finance Vice-President of the Management Board

Andrzej Gutowski

Sales Vice-President of the Management Board,

Karolina Bronszewska

Member of the Management Board
for Marketing and Innovation

Warsaw, 12 November 2025

Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025

Interim Condensed Consolidated Statement of Financial Position

<i>In thousands of Polish Zlotys (PLN)</i>	<i>Note</i>	As at 30 September 2025 (Reviewed/Unaudited)	As at 31 December 2024 (Audited)
Assets			
Property and equipment		7 768	7 862
Investment property	9	61 651	60 976
Intangible fixed assets		924	949
Long term trade and other receivables	11	5 157	5 260
Investments in joint ventures	24	544	479
Deferred tax assets	17	9 690	8 384
Land designated for development	10	46 892	36 514
Total non-current assets		132 627	120 424
Inventory	10	771 270	772 899
Trade and other receivables and prepayments	11	73 389	52 773
Advances for Land	12	26 450	26 450
Income tax receivable		551	2 027
Loans granted to joint ventures	24	162	156
Other current financial assets		33 943	11 294
Cash and cash equivalents		181 569	289 178
Total current assets		1 087 333	1 154 776
Total assets		1 219 960	1 275 201
Equity			
Share capital		12 503	12 503
Share premium		150 278	150 278
Share based payment expense		3 334	2 853
Treasury shares		(1 732)	(1 732)
Retained earnings		446 488	389 922
Total equity/Equity attributable to equity holders of the parent		610 871	553 824
Liabilities			
Non-current liabilities			
Floating rate bonds	14	217 212	275 942
Deferred tax liability	17	25 010	19 240
Lease liabilities related to perpetual usufruct of investment properties	13	770	766
Total non-current liabilities		242 992	295 948
Current liabilities			
Trade and other payables and accrued expenses	15	69 486	59 236
Floating rate bonds	14	59 783	-
Other payables – accrued interests on bonds	14	2 211	9 129
Secured bank loans	14	679	11 898
Advances received	18	201 505	305 634
Income tax payable		1 461	891
Provisions		2 799	2 986
Lease liabilities related to perpetual usufruct of land	13	28 173	35 655
Total current liabilities		366 097	425 429
Total liabilities		609 089	721 377
Total equity and liabilities		1 219 960	1 275 201

The notes included on pages 21 to 51 are an integral part of these Interim Condensed Consolidated Financial Statements

Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025

Interim Condensed Consolidated Statement of Comprehensive Income

<i>In thousands of Polish Zlotys (PLN)</i>		For the 9 months ended 30 September 2025	For the 3 months ended 30 September 2025	For the 9 months ended 30 September 2024	For the 3 months ended 30 September 2024
		(Reviewed) / (unaudited)	(Unreviewed) / (unaudited)	(Reviewed) / (unaudited)	(Unreviewed) / (unaudited)
	Note				
Revenue from residential projects	19	316 885	55 835	275 894	39 631
Revenue		316 885	55 835	275 894	39 631
Cost of sales	19	(211 000)	(38 369)	(187 128)	(32 111)
Gross profit		105 885	17 467	88 766	7 520
Selling and marketing expenses		(5 929)	(2 184)	(5 282)	(1 981)
Administrative expenses		(24 885)	(7 156)	(23 952)	(7 671)
Share of profit/(loss) in joint ventures		22	11	10	(1)
Other expenses		(2 115)	(555)	(2 976)	(1 280)
Other income		3 069	1 526	5 879	(1 987)
Result from operating activities		76 047	9 109	62 445	(1 426)
Finance income		5 031	1 223	5 159	1 040
Finance expense		(9 126)	(2 797)	(10 855)	(2 838)
Net finance income/(expense)		(4 095)	(1 574)	(5 696)	(1 798)
Profit/(loss) before taxation		71 952	7 535	56 749	(3 225)
Income tax (expense)	16	(15 386)	(2 321)	(7 818)	1 749
Profit for the period		56 566	5 214	48 931	(1 476)
Other comprehensive income		-	-	-	-
Total comprehensive income for the period, net of tax		56 566	5 214	48 931	(1 476)
Total profit/(loss) for the period attributable to:					
Equity holders of the parent		56 566	5 214	48 931	(1 476)
Non-controlling interests		-	-	-	-
Total profit for the period, net of tax		56 566	5 214	48 931	(1 476)
Total profit/(loss) for the period attributable to:					
Equity holders of the parent		56 566	5 214	48 931	(1 476)
Non-controlling interests		-	-	-	-
Total comprehensive income for the period, net of tax		56 566	5 214	48 931	(1 476)

The notes included on pages 21 to 51 are an integral part of these Interim Condensed Consolidated Financial Statements

Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025

Interim Condensed Consolidated Statement of Changes in Equity

In thousands of Polish Zlotys (PLN)	Attributable to the Equity holders of parent					
	Share capital	Share premium	Share based payment expense	Treasury shares	Retained earnings	Total equity
Balance at 1 January 2025	12 503	150 278	2 853	(1 732)	389 922	553 824
Comprehensive income:						
Profit for the nine months ended 30 September 2025	-	-	-	-	56 566	56 566
Total comprehensive income	-	-	-	-	56 566	56 566
Share based payment expense	-	-	481	-	-	481
Balance at 30 September 2025 (Reviewed/ Unaudited)	12 503	150 278	3 334	(1 732)	446 488	610 871

In thousands of Polish Zlotys (PLN)	Attributable to the Equity holders of parent					
	Share capital	Share premium	Share based payment expense	Treasury shares	Retained earnings	Total equity
Balance at 1 January 2024	12 503	150 278	1 571	(1 732)	371 053	533 673
Comprehensive income:						
Profit for the nine months ended 30 September 2024	-	-	-	-	48 931	48 931
Total comprehensive income/(expense)	-	-	-	-	48 931	48 931
Share based payment expense	-	-	1 004	-	-	1 004
Dividend payment	-	-	-	-	(48 733)	(48 733)
Balance at 30 September 2024 (Reviewed/ Unaudited)	12 503	150 278	2 576	(1 732)	371 251	534 876

The notes included on pages 21 to 51 are an integral part of these Interim Condensed Consolidated Financial Statement

Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025

Interim Condensed Consolidated Statement of Cash Flows

For the six months ended 30 September		2025	2024
<i>In thousands of Polish Zlotys (PLN)</i>	<i>Note</i>		
Cash flows from/(used in) operating activities			
Profit/(loss) for the period		56 566	48 931
Adjustments to reconcile profit for the period to net cash used in operating activities			
Depreciation		736	602
Finance expense		9 073	9 750
Finance income		(4 971)	(3 950)
Foreign exchange rates differences gain/(loss)		(7)	(104)
Reversal of write-off of receivables		-	(861)
Share of loss /(profit) from joint ventures		(26)	11
Share based payment expense		481	1 005
Income tax expense/(benefit)		15 386	7 818
Subtotal		77 238	63 202
Decrease/(increase) in inventory and land designated for development		28 949	27 023
Profit on sale of property, plant and equipment		-	(32)
Purchases of land		(29 100)	-
Decrease/(increase) in advances for land		-	(3 900)
Decrease/(increase) in trade and other receivables and prepayments		(20 484)	3 667
Decrease/(increase) in other current financial assets		(22 649)	(711)
Decrease/(increase) in trade and other payables and interests bearing deferred trade payables		9 517	(24 884)
Increase/(decrease) in provisions		(187)	(117)
Increase/(decrease) in advances received	18	(104 129)	53 085
Subtotal		(60 845)	117 333
Interest paid		(26 433)	(18 768)
Interest received		4 783	3 450
Income tax received/(paid)		(8 872)	(26 784)
Net cash from/(used in) operating activities		(91 367)	75 231
Cash flows from/(used in) investing activities			
Acquisition of property and equipment		(542)	(661)
Payments for investment property	9	(657)	(102)
Proceeds from sale of property and equipment		-	73
Net cash from investing activities		(1 199)	(689)
Cash flows (used in)/from financing activities			
Proceeds from bank loans	14	58 871	114 400
Repayment of bank loans, net of bank charges	14	(72 427)	(123 663)
Proceeds from bonds, net of charges		-	195 630
Repayment of bonds		-	(81 085)
Repayment of Liability to shareholders measured at amortised cost		-	(27 232)
Payment of perpetual usufruct rights	13	(1 486)	(1 516)
Payment of dividend		-	(48 733)
Net cash (used in)/from financing activities		(15 043)	27 801
Net change in cash and cash equivalents		(107 609)	102 343
Cash and cash equivalents at beginning of period		289 178	203 860
Effects of exchange rate changes on cash and cash equivalents		-	-
Cash and cash equivalents at end of period*		181 569	306 203
Including: cash presented as assets held for sale		-	449

* Including restricted cash that amounted to PLN 41 528 thousand and PLN 45 294 thousand as at 30 September 2025 and as at 30 September 2024, respectively.

The notes included on pages 21 to 51 are an integral part of these Interim Condensed Consolidated Financial Statements

Notes to the Interim Condensed Consolidated Financial Statements

Note 1 – General and principal activities

Ronson Development SE (“the Company”) is a European Company with its statutory seat in Warsaw, Poland. The registered office is located at al. Komisji Edukacji Narodowej 57 in Warsaw. The Company was incorporated in the Netherlands on 18 June 2007 as Ronson Europe N.V. with statutory seat in Rotterdam. During 2018, the Company changed its name and was transformed into a European Company (SE) and, effectively as of 31 October 2018, transferred its registered office of the Company from the Netherlands to Poland.

The Company (together with its subsidiaries hereinafter referred to as “the Group”) is active in the development and sale of residential units, primarily apartments, in multi-family residential real-estate projects to individual customers in Poland. In 2021 the Management Board of the Company decided to start developing new activity, so-called Private Rent Sector (PRS). PRS is sector of Poland’s residential market in which buildings are designed and built specifically for renting.

As of 30 September 2025 (as well as of 31 December 2024), Amos Luzon Development and Energy Group Ltd. (“A. Luzon Group”), the ultimate parent company, indirectly controlled the Company through its subsidiary Luzon Ronson N.V. (former name I.T.R. Dori B.V.), in which it holds more than 70% of the shares. As of 30 September 2025 (as well as of 31 December 2024), Luzon Ronson N.V. held 108,349,187 Company’s shares (approximately 66.06% of the Company’s share capital) directly and 54,093,672 Company’s shares (approximately 32.98% of the Company’s share capital) through its wholly owned subsidiary Luzon Ronson Properties Ltd. The remaining 1,567,954 shares (approximately 0.96% of the Company’s share capital) were treasury shares of the Company.

All of the Company’s shares are subject to a pledge and a registered pledge created in January 2025 to secure claims on the issue of debt securities by the Company’s shareholder, Luzon Ronson N.V. (formerly under the name I.T.R. Dori B.V.).

The Company’s beneficial owner and ultimate controlling party is Mr. Amos Luzon, who is also Chairman of the Company’s Supervisory Board.

Projects carried out by Group companies are at various stages of advancement, ranging from the phase of searching for land for purchase to projects completed or nearing completion.

The Interim Condensed Consolidated Financial Statements of the Company have been prepared for the nine months ended 30 September 2025 and contain comparative data for the nine months ended 30 September 2024 and as at 31 December 2024. The Interim Condensed Consolidated Financial Statements of the Company for the nine months ended 30 September 2025 with all its comparative data have been reviewed by the Company’s external auditors.

The information about the companies from which the financial data are included in these Interim Condensed Consolidated Financial Statements and the extent of ownership and control are presented in Note 7.

The Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025 were authorized for issuance by the Management Board on 12 November 2025 in both English and Polish languages, while the Polish version is binding.

Note 2 – Basis of preparation of Interim Condensed Consolidated Financial Statements

These Interim Condensed Consolidated Financial Statements have been prepared in accordance with IAS 34 “Interim financial reporting”.

The Interim Condensed Consolidated Financial Statements do not include all the information and disclosures required in Annual Consolidated Financial Statements, and should be read in conjunction with the Group’s Annual Consolidated Financial Statements as at 31 December 2024 prepared in accordance with IFRS Accounting Standards as endorsed by the European Union.

At the date of authorization of these Interim Condensed Consolidated Financial Statements, in light of the nature of the Group’s activities, the IFRS Accounting Standards issued by IASB are not different from the IFRS Accounting Standards endorsed by the European Union.

Notes to the Interim Condensed Consolidated Financial Statements

Note 2 – Basis of preparation of Interim Condensed Consolidated Financial Statements

IFRS Accounting Standards comprise standards and interpretations accepted by the International Accounting Standards Board ("IASB") and the International Financial Reporting Interpretations Committee ("IFRIC"). The Consolidated Financial Statements of the Group for the year ended 31 December 2024 are available upon request from the Company's registered office at Al. Komisji Edukacji Narodowej 57, Warsaw, Poland or at the Company's website: ronson.pl

These Interim Condensed Consolidated Financial Statements have been prepared on the assumption that the Group is a going concern, meaning it will continue in operation for the foreseeable future and will be able to realize assets and discharge liabilities in the normal course of its operations. Further explanation and analysis of significant changes in financial position and performance of the Company during the nine months ended 30 September 2025 are included in the Management Board Report on pages 3 through 16.

Note 3 – Summary of material accounting policies

Except as described below, the accounting policies applied by the Company and the Group in these Interim Condensed Consolidated Financial Statements are the same as those applied by the Company in its Consolidated Financial Statements for the year ended 31 December 2024.

New standards and interpretations not yet adopted

Certain new accounting standards and interpretations have been published that are not mandatory for 2025 reporting periods and have not been early adopted by the Group. These standards, besides described below IFRS 18, are not expected to have a material impact on the entity or the Group in the current or future reporting periods and on foreseeable future transactions.

IFRS 18 "Presentation and Disclosures in Financial Statements" – in April 2024, the IASB issued a new standard, IFRS 18 "Presentation and Disclosures in Financial Statements." The standard is intended to replace IAS 1 – Presentation of Financial Statements and will be effective as of 1 January 2027. Changes to the superseded standard mainly concern three issues: the statement of profit or loss, required disclosures for certain performance measures, and issues related to the aggregation and disaggregation of information contained in financial statements. The published standard will be effective for financial statements for periods beginning on or after 1 January 2027.

As of the date of these Interim Condensed Consolidated Financial Statements, the amendments have not yet been approved by the European Union. Based on the Management Board analysis above mentioned standard could have a substantial impact on the presentational aspect of the financial statements.

Note 4 – The use of estimates and judgments

The preparation of financial statements in conformity with IFRS Accounting Standards requires Management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of income and expenses during the reporting period. Actual results may differ from these estimates.

In preparing these Interim Condensed Consolidated Financial Statements, the significant judgments made by the Management Board in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those applied to the Consolidated Financial Statements for the year ended 31 December 2024.

Note 5 – Functional and reporting currency

Items included in the financial statements of each entity in the Group are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The Interim Condensed Consolidated Financial Statements are presented in thousands of Polish Zloty ("PLN"), which is the functional currency of the Parent Company and the Group's presentation currency.

Transactions in currencies other than the functional currency are accounted for at the exchange rates prevailing at the date of the transactions. Gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in currencies other than the functional currency are recognized in the Statement of Comprehensive Income.

Note 6 – Seasonality

The Group's activities are not of a seasonal nature. Therefore, the results presented by the Group do not fluctuate significantly during the year due to the seasonality.

Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025

Notes to the Interim Condensed Consolidated Financial Statements

Note 7 – Composition of the Group

The details of the companies whose financial statements have been included in these Interim Condensed Consolidated Financial Statements, the year of incorporation and the percentage of ownership and voting rights directly held or indirectly by the Company, are presented below and on the following page.

			Share of ownership & voting rights			
Entity name			Year of incorporation	Country of registration	at the end of	
					30 September 2025	31 December 2024
a. held directly by the Company:						
1	Ronson Development Management Sp. z o.o.	1999	Poland	100%	100%	
2	Ronson Development Sp. z o.o.	2006	Poland	100%	100%	
3	Ronson Development Construction Sp. z o.o.	2006	Poland	100%	100%	
4	City 2015 Sp. z o.o.	2006	Poland	100%	100%	
5	Ronson Development Village Sp. z o.o. ⁽¹⁾	2007	Poland	100%	100%	
6	Ronson Development Skyline Sp. z o.o.	2007	Poland	100%	100%	
7	Ronson Development Universal Sp. z o.o. ⁽¹⁾	2007	Poland	100%	100%	
8	Ronson Development South Sp. z o.o. ⁽²⁾	2007	Poland	100%	100%	
9	Ronson Development Partner 5 Sp. z o.o.	2007	Poland	100%	100%	
10	Ronson Development Partner 4 Sp. z o.o.	2007	Poland	100%	100%	
11	Ronson Development Providence Sp. z o.o.	2007	Poland	100%	100%	
12	Ronson Development Finco Sp. z o.o.	2009	Poland	100%	100%	
13	Ronson Development Partner 2 Sp. z o.o.	2009	Poland	100%	100%	
14	Ronson Development Partner 3 Sp. z o.o.	2012	Poland	100%	100%	
15	Ronson Development Studzienna Sp. z o.o.	2019	Poland	100%	100%	
16	Ronson Development SPV2 Sp. z o.o.	2021	Poland	100%	100%	
17	Ronson Development SPV3 Sp. z o.o.	2021	Poland	100%	100%	
18	Ronson Development SPV4 Sp. z o.o.	2021	Poland	100%	100%	
19	Ronson Development SPV5 Sp. z o.o.	2021	Poland	100%	100%	
20	Ronson Development Nowy Marynin Sp. z o.o. ⁽³⁾	2021	Poland	100%	100%	
21	Ronson Development Zaborowska Sp. z o.o. ⁽³⁾	2021	Poland	100%	100%	
22	Ronson Development SPV8 Sp. z o.o.	2021	Poland	100%	100%	
23	Ronson Development Sobieskiego Sp. z o.o. ⁽³⁾	2021	Poland	100%	100%	
24	Ronson Development Biograficzna Sp. z o.o. ⁽³⁾	2021	Poland	100%	100%	
25	Ronson Development Marynin Sp. z o.o. ⁽³⁾	2021	Poland	100%	100%	
26	LivinGO Holding sp. z o.o.	2022	Poland	100%	100%	
27	Ronson Development Brzeska Sp. z o.o. ⁽³⁾	2023	Poland	100%	100%	
28	Ronson Development SPV15 Sp. z o.o. ⁽⁴⁾	2023	Poland	100%	100%	
29	Ronson Development SPV16 Sp. z o.o.	2023	Poland	100%	100%	
30	Ronson Development SPV17 Sp. z o.o.	2024	Poland	100%	100%	
31	Ronson Development SPV18 Sp. z o.o.	2024	Poland	100%	100%	
32	Ronson Development SPV19 Sp. z o.o.	2024	Poland	100%	100%	
b. held indirectly by the Company:						
33	Ronson Development Sp z o.o. – Estate Sp.k.	2007	Poland	100%	100%	
34	Ronson Development Sp z o.o. – Horizon Sp.k.	2007	Poland	100%	100%	
35	Ronson Development Partner 3 sp. z o.o. – Viva Jagodno Sp.k.	2009	Poland	100%	100%	
36	Ronson Development Sp. z o.o. – Apartments 2011 Sp.k.	2009	Poland	100%	100%	
37	Ronson Development Partner 2 Sp. z o.o. – Retreat 2011 Sp.k.	2009	Poland	100%	100%	
38	LivinGO Ursus sp. z o.o.	2022	Poland	100%	100%	
39	Ronson Development Partner 5 Sp. z o.o. – Vitalia Sp.k.	2009	Poland	100%	100%	
40	Ronson Development Sp. z o.o. – Naturalis Sp.k.	2011	Poland	100%	100%	
41	Ronson Development Partner 3 Sp. z o.o. – Nowe Warzymice Sp.k.	2011	Poland	100%	100%	
42	Ronson Development Sp. z o.o. – Providence 2011 Sp.k.	2011	Poland	100%	100%	
43	Ronson Development Partner 5 Sp. z o.o. – Miasto Marina Sp.k.	2011	Poland	100%	100%	
44	Ronson Development Partner 5 Sp. z o.o. – City 1 Sp.k.	2012	Poland	100%	100%	
45	Ronson Development Partner 2 Sp. z o.o. – Miasto Moje Sp.k.	2012	Poland	100%	100%	
46	Ronson Development sp. z o.o. – Ursus Centralny Sp.k.	2012	Poland	100%	100%	
47	Ronson Development Sp. z o.o. – City 4 Sp.k.	2016	Poland	100%	100%	
48	Ronson Development Partner 2 Sp. z o.o. – Grunwald Sp.k.	2016	Poland	100%	100%	
49	Ronson Development Sp. z o.o. Grunwaldzka” Sp.k.	2016	Poland	100%	100%	
50	Ronson Development Sp. z o.o. – Projekt 3 Sp.k.	2016	Poland	100%	100%	
51	Ronson Development Sp. z o.o. – Projekt 4 Sp.k.	2017	Poland	100%	100%	
52	Ronson Development Sp. z o.o. – Projekt 5 Sp.k.	2017	Poland	100%	100%	

Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025

Notes to the Interim Condensed Consolidated Financial Statements

Note 7 – Composition of the Group

Entity name	Year of incorporation	Country of registration	Share of ownership & voting rights at the end of		
			30 September 2025	31 December 2024	
b. held indirectly by the Company:					
53 Ronson Development Sp. z o.o. – Stojowskiego Sp.k. ⁽³⁾	2017	Poland	100%	100%	
54 Ronson Development Sp. z o.o. – Projekt 7 Sp.k.	2017	Poland	100%	100%	
55 Ronson Development Sp. z o.o. – Projekt 8 Sp.k.	2017	Poland	100%	100%	
56 Bolzanus Limited	2013	Cyprus	100%	100%	
57 Park Development Properties Sp. z o.o. – Town Sp.k.	2007	Poland	100%	100%	
58 Tras 2016 Sp. z o.o.	2011	Poland	100%	100%	
59 Park Development Properties Sp. z o.o.	2011	Poland	100%	100%	
60 Wrocław 2016 Sp. z o.o.	2016	Poland	100%	100%	
61 Tregaron Sp. z o.o.	2017	Poland	100%	100%	
62 Tring Sp. z o.o.	2017	Poland	100%	100%	
63 Thame Sp. z o.o.	2017	Poland	100%	100%	
64 Troon Sp. z o.o.	2017	Poland	100%	100%	
65 Tywyn Sp. z o.o.	2018	Poland	100%	100%	
c. other entities not subject to consolidation – Joint venture:					
66 Coralchief sp. z o.o.	2018	Poland	50%	50%	
67 Coralchief sp. z o.o. – Projekt 1 Sp.k.	2016	Poland	50%	50%	
68 Ronson IS sp. z o.o.	2009	Poland	50%	50%	
69 Ronson IS sp. z o.o. Sp.k.	2012	Poland	50%	50%	

- (1) The Company has the power to govern the financial and operating policies of this entity and to obtain benefits from its activities, whereas Kancelaria Radcy Prawnego Jarosław Zubrzycki holds the legal title to the shares of this entity.
- (2) 99.66% of shares in the company are held by Ronson Development SE, the remaining 0.34% of shares are held by: Ronson Development Sp. z o.o. (0.19%), Ronson Development Partner 2 Sp. z o.o. (0.09%), Ronson Development Partner 3 Sp. z o.o. (0.03%) and Ronson Development Partner 4 Sp. z o.o. (0.03%) all of this companies are held 100% by Ronson Development SE.
- (3) The company's name was changed in 2025 compared to 31 December 2024
- (4) The company currently operates under the name Ronson Development – Drobnera Sp. z o.o. – the name change was entered in the register of entrepreneurs on 3 October 2025.

Note 8 – Segment reporting

The Group's operating segments are defined as separate entities developing particular residential projects, which for reporting purposes were aggregated. The aggregation for reporting purpose is based on geographical location (Warsaw, Poznań, Wrocław and Szczecin) and type of development (apartments, houses). Moreover, for particular assets the reporting was based on type of income: rental income from investment property. The segment reporting method requires also the Company to present separately joint venture within Warsaw segment. There have been no changes in the basis of segmentation or in the basis of measurement of segment profit or loss from the last Annual Consolidated Financial Statements. There is no concentration of the customers (i.e., the revenues from single customer does not exceed 10% of revenue), the revenue is distracted to many clients, mostly individual clients.

According to the Management Board's assessment, the operating segments identified have similar economic characteristics. Aggregation based on the type of development within the geographical location has been applied since primarily the location and the type of development determine the average margin that can be realized on each project and the project's risk factors. Considering the fact that the construction process for apartments is different from that for houses and considering the fact that the characteristics of customers buying apartments slightly differ from those of customers interested in buying houses, aggregation by type of development within the geographical location has been used for segment reporting and disclosure purposes.

Segment results, assets and liabilities include items directly attributable to a segment as well as those that can be allocated indirectly based on reasonable criteria. Unallocated assets comprise mainly of holding and financing company cash and cash equivalents, fixed assets and income tax assets. Unallocated liabilities comprise mainly income tax liabilities, deferred tax liabilities, bonds and financial liability measured at amortised cost. The unallocated result (loss) comprises mainly head office expenses. "IFRS adjustments" column represent the elimination of the Joint venture segment for reconciliation of the profit (loss), assets and liabilities to the consolidated numbers as well as the effect of measurement of liability at amortised costs. Joint ventures are accounted using the equity method.

The Group evaluates its performance on a segment basis mainly based on sale revenues, own cost of sales from residential projects and rental activity, allocated marketing costs and others operating costs/income assigned to each segment. Additionally, the Group analyses the profit and gross margin on sales, as well as result before tax (including financial costs and income assigned to the segment) generated by the individual segments.

Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025

Notes to the Interim Condensed Consolidated Financial Statements

Note 8 – Segment reporting

Data presented in the table below are aggregated by type of development within the geographical location:

In thousands of Polish Zlotys (PLN)					As at 30 September 2025								
	Warsaw				Poznań		Wrocław		Szczecin		Unallocat -ed	IFRS adjustments	Total
	Apartments	Houses	Joint venture	Rental	Apartments	Houses	Apartments	Houses	Apartments	Houses			
Segment assets	587 993	129 869	1 493	63 357	108 790	10 913	81 632	-	114 350	-	-	(787)	1 097 610
Unallocated assets	-	-	-	-	-	-	-	-	-	-	122 349	-	122 349
Total assets	587 993	129 869	1 493	63 357	108 790	10 913	81 632	-	114 350	-	122 349	(787)	1 219 960
Segment liabilities	187 487	35 020	619	810	25 250	2	21 597	-	31 005	-	-	(619)	301 171
Unallocated liabilities	-	-	-	-	-	-	-	-	-	-	307 918	-	307 918
Total liabilities	187 487	35 020	619	810	25 250	2	21 597	-	31 005	-	307 918	(619)	609 089

In thousands of Polish Zlotys (PLN)					As at 31 December 2024								
	Warsaw				Poznań		Wroclaw		Szczecin		Unallocated	IFRS adjustments	Total
	Apartments	Houses	Joint venture	Rental	Apartments	Houses	Apartments	Houses	Apartments	Houses			
Segment assets	719 729	126 290	1 654	62 781	105 249	10 509	64 133	–	94 349	–	–	(1 019)	1 183 677
Unallocated assets	–	–	–	–	–	–	–	–	–	–	91 524	–	91 524
Total assets	719 729	126 290	1 654	62 781	105 249	10 509	64 133	–	94 349	–	91 524	(1 019)	1 275 201
Segment liabilities	332 836	30 899	743	858	15 489	62	12 476	–	18 736	–	–	(743)	411 356
Unallocated liabilities	–	–	–	–	–	–	–	–	–	–	310 021	–	310 021
Total liabilities	332 836	30 899	743	858	15 489	62	12 476	–	18 736	–	310 021	(743)	721 377

In thousands of Polish Zlotys (PLN)				For the nine months ended 30 September 2025									
	Warsaw				Poznań		Wrocław		Szczecin		Unallocated	IFRS Adjust-ments	Total
	Apartments	Houses	Joint venture	Rental	Apartments	Houses	Apartments	Houses	Apartments	Houses			
Revenue/Revenue from external customers ⁽¹⁾	267 236	2 864	10	826	9 270	-	13 269	-	23 420	-	-	(10)	316 885
Segment result	90 337	(341)	(26)	499	1 454	(4)	3 434	-	5 495	-	-	26	100 874
Unallocated result	-	-	-	-	-	-	-	-	-	-	(24 254)	-	(24 254)
Depreciation	(157)	(8)	-	-	(8)	-	(1)	-	(7)	-	(393)	-	(574)
Result from operating activities	90 180	(348)	(26)	499	1 446	(4)	3 433	-	5 488	-	(24 647)	26	76 046
Net finance income/expenses	1 794	101	(7)	(11)	100	(3)	116	-	115	-	(6 307)	7	(4 095)
Gain/loss on a financial instrument measured at fair value through profit and loss													
Profit/(loss) before tax	91 974	(247)	(33)	488	1 546	(7)	3 549	-	5 603	-	(30 954)	33	71 952
Income tax expenses													(15 386)
Profit/(loss) for the period													56 566

(1) Revenue in Apartments Segments and Houses Segments is recognized at the point in time when the customer takes control of the premises, i.e., on the basis of a signed protocol of technical acceptance, handover of keys to the purchaser of the premises and receipt of full payment.

Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025

Notes to the Interim Condensed Consolidated Financial Statements

Note 8 – Segment reporting

In thousands of Polish Zlotys (PLN)				For the nine months ended 30 September 2024									
	Warsaw				Poznań		Wrocław		Szczecin		Unallocated	IFRS Adjustments	Total
	Apartments	Houses	Joint venture	Rental	Apartments	Houses	Apartments	Houses	Apartments	Houses			
Revenue/Revenue from external customers ⁽¹⁾	171 179	23 879	55	658	30 401	–	11 983	–	37 794	–	–	(55)	275 893
Segment result	67 279	1 796	30	373	4 787	(20)	3 987	–	9 052	–	–	(30)	87 254
Unallocated result	–	–	–	–	–	–	–	–	–	–	(24 348)	–	(24 348)
Depreciation	(157)	(1)	–	–	–	–	–	–	(5)	–	(297)	–	(460)
Result from operating activities	67 122	1 795	30	373	4 787	(20)	3 987	–	9 047	–	(24 645)	(30)	62 445
Net finance income/expenses	1 102	86	–	(28)	203	(3)	417	–	235	–	(7 707)	–	(5 969)
Gain/loss on a financial instrument measured at fair value through profit and loss	–	–	–	–	–	–	–	–	–	–	–	–	–
Profit/(loss) before tax	68 223	1 880	30	345	4 990	(23)	4 404	–	9 282	–	(32 352)	(30)	56 749
Income tax expenses	–	–	–	–	–	–	–	–	–	–	–	–	(7 818)
Profit/(loss) for the period	–	–	–	–	–	–	–	–	–	–	–	–	48 931

(1) Revenue in Apartments and Houses segments is recognized at the point in time when the customer takes control of the premises, i.e., on the basis of a signed protocol of technical acceptance, handover of keys to the purchaser of the premises and receipt of full payment.

Note 9 – Investment properties

In thousands of Polish Zlotys (PLN)	For the 9 months ended 30 September 2025	For the year ended 31 December 2024
Balance at 1 January	60 976	83 220
IFRS 16 adjustment	19	26
Disposal of investment property	–	(24 212)
Decrease due to tax issue ⁽¹⁾	–	(500)
Investment expenditure	657	92
Change in fair value during the period	–	2 349
Balance as of the balance sheet date, including:	61 651	60 976
Cost at the time of purchase	45 317	44 660
IFRS 16	789	770
Fair value adjustments	15 545	15 545

(1) The Group decided to derecognize the capital expenditure from 2021 due to the tax authority's decision after tax control.

As at 30 September 2025, the investment property balance included:

- property held for long-term rental yields and capital appreciation, and were not occupied by the Group;
- four investment land purchased to build investment property for long-term so-called institutional rental and capital appreciation.

Measurement of the fair value

Investment properties and investment properties under construction are measured initially at cost, including transaction costs.

At the end of each reporting year, the Management Board conducts an assessment of the fair value of each property, taking into account the most up-to-date appraisals. Profits or losses resulting from changes in the fair value of investment properties are recognized in the statement of comprehensive income in the period in which they arise. The result on the valuation of investment properties is presented in the increase/ decrease in fair value of investment property.

The Management Board determines the value of the property within the range of reasonable estimates of the fair value. The best evidence to determine fair value is the current prices of comparable properties in an active market.

Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025

Notes to the Interim Condensed Consolidated Financial Statements

Note 9 – Investment properties**Measurement of the fair value**

In the absence of such information, management analyzes information from various sources, including:

- current prices from an active market for other types of real estate or recent prices of comparable properties from a less active market, adjusted to take account of these differences (comparison method),
- discounted cash flow forecasts based on reliable estimates of future cash flows (income approach),
- capitalized income forecasts based on net market income and capitalization rate estimates derived from market data analysis.

All fair value estimates of real estate determined in the manner described above, with the exception of investment land, are classified as Level 3. In the case of land, the comparative method is used, in which the key input data are the prices per square meter of comparable (in terms of location and size) plots in the same area obtained in sales transactions in the current year (Level 2 of the fair value hierarchy). However, the average period of comparable transactions was unobservable input data at Level 2. For the comparative method, an external appraiser used transactions from the period 2023–2024.

Note 10 – Inventory and Residential landbank**Inventory**

Movements in Inventory during the nine months ended 30 September 2025 were as follows:

<i>In thousands of Polish Zlotys (PLN)</i>	As at 1 January 2025	Transferred to land designated for development	Transferred to finished units	Additions	As at 30 September 2025
Land and related cost	364 063	(9 553)	(13 424)	32 480	373 566
Construction costs	95 850	–	(101 712)	169 227	163 364
Planning and permits	20 839	–	(2 646)	5 319	23 512
Borrowing costs	53 901	–	(11 285)	14 561	57 177
Borrowing costs on lease and depreciation perpetual usufruct right ⁽¹⁾	9 402	–	(24)	1 895	11 272
Other	4 535	–	(2 497)	1 229	3 267
Work in progress	548 589	(9 553)	(131 589)	224 711	632 159

<i>In thousands of Polish Zlotys (PLN)</i>	As at 1 January 2025	Transferred from work in progress	Recognized in the statement of comprehensive income	As at 30 September 2025
Finished goods	199 570	131 589	(208 913)	122 246

<i>In thousands of Polish Zlotys (PLN)</i>	As at 1 January 2025	Transferred from land designated for development	Write-down recognized in statement of comprehensive income		As at 30 September 2025
			Increase	Utilization/ Reversal	
Write-down	(4 525)	–	–	–	(4 525)

<i>In thousands of Polish Zlotys (PLN)</i>	As at 1 January 2025	Recalculation adjustment	Depreciation	Transferred to Land designated for development	Transfer to Other receivables	As at 30 September 2025
Perpetual usufruct right⁽¹⁾	29 265	(4 971)	(545)	–	(2 359)	21 390
Inventory, valued at lower of – cost and net realisable value	772 899					771 270

(1) For additional information see Note 13.

Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025

Notes to the Interim Condensed Consolidated Financial Statements

Note 10 – Inventory and Residential landbank

Inventory

For the year ended 31 December 2024

<i>In thousands of Polish Zlotys (PLN)</i>	As at 1 January 2024	Transferred to land designated for development	Transferred to finished units	Additions	As at 31 December 2024
Land and related cost	401 358	(11 936)	(50 553)	25 194	364 063
Construction costs	173 298	(104)	(275 778)	198 434	95 850
Planning and permits	19 987	–	(6 841)	7 694	20 839
Borrowing costs	51 421	(1 989)	(17 173)	21 642	53 901
Borrowing costs on lease and depreciation perpetual usufruct right ⁽¹⁾	7 363	–	(529)	2 567	9 402
Other	2 990	–	(2 958)	4 504	4 535
Work in progress	656 417	(14 029)	(353 833)	260 035	548 589

<i>In thousands of Polish Zlotys (PLN)</i>	As at 1 January 2024	Transferred from work in progress	Recognized in the statement of comprehensive income	As at 31 December 2024
Finished goods	109 608	353 833	(263 871)	199 570

<i>In thousands of Polish Zlotys (PLN)</i>	As at 1 January 2024	Transferred to land designated for development	Write-down recognized in statement of comprehensive income	As at 31 December 2024	
			Increase	Utilization/ Reversal	
Write-down	(4 577)	–	–	52	(4 525)

<i>In thousands of Polish Zlotys (PLN)</i>	As at 1 January 2024	Recalculation adjustment	Depreciation	Transferred to Land designated for development	Transfer to Other receivables	As at 31 December 2024
Perpetual usufruct right ⁽¹⁾	31 041	841	(714)	–	(1 902)	29 265
Inventory, valued at lower of – cost and net realisable value	792 488					772 899

(1) For additional information see Note 13.

Land designated for development

Plots of land purchased for development purposes on which construction is not planned within a period of three years has been reclassified as Residential landbank presented within Non-current assets. The table below presents the movement in the Residential landbank:

<i>In thousands of Polish Zlotys (PLN)</i>	As at 30 September 2025	As at 31 December 2024
Opening balance	36 514	21 663
Capital expenditure	825	822
Transferred from work in progress and advances for land to land designated for development	9 553	14 029
Total closing balance	46 892	36 514
Closing balance includes:		
Book value ⁽¹⁾	53 872	43 494
Write-down	(6 980)	(6 980)
Total closing balance	46 892	36 514

(1) Includes IFRS 16 asset PLN 1 437

Note 11 – Trade and other receivables and prepayments

The table below presents a breakdown of items comprising trade and other receivables:

<i>In thousands of Polish Zlotys (PLN)</i>	As at 30 September 2025	As at 31 December 2024
Value added tax (VAT) receivables	25 954	24 438
Trade receivables	2 029	2 170
Other receivables	13 394	13 681
Notary's deposit	17 000	–
Trade and other receivables – IFRS 16 (impact of perpetual usufruct)	1 521	859
Prepayments ⁽¹⁾	13 491	11 625
Total trade and other receivables and prepayments	73 389	52 773

(1) The capitalized contract costs relating to signed agreements with clients have been presented in this line and amounted to PLN 1.9 million for the 9 months ended 30 September 2025 and PLN 2.4 million for the year ended 31 December 2024

Notes to the Interim Condensed Consolidated Financial Statements

Note 11 – Trade and other receivables and prepayments

During the nine months ended 30 September 2025 and the year ended 31 December 2024, the Group booked allowance for expected credit losses in the amount of PLN 1.1 million and PLN 1.4 million respectively, included in trade and other receivables. The increase in receivables is primarily due to the payment of a notary deposit of PLN 17.0 million in connection with the signing of a preliminary land purchase agreement.

Other receivables balance consists mostly of receivables under dispute described in Note 21. As at balance sheet date, based on current status of the proceedings and best estimation of the management board amount of PLN 13.7 million related to the case is fully recoverable.

(i) Ronson Development Sp. z o.o. – Projekt 3 Sp.k.

On 7 February 2024, Ronson Development Sp. z o.o. – Projekt 3 Sp.k. ("Projekt 3") was served with the result of a customs and fiscal inspection conducted on 6 February 2024 by the Head of the Mazovian Customs and Fiscal Office in Warsaw ("UCS") concerning the settlements of Projekt 3 in the tax on goods and services for the period from February to April 2021.

The Head of the Customs and tax office claims they found irregularities in Projekt 3's VAT settlements and questioned Projekt 3's right to deduct input VAT from invoices issued in connection with Projekt 3's acquisition of land property. In the opinion of the Head of the UCS, the inclusion by Projekt 3 of the invoices in question in the VAT purchase registers and then in VAT returns constitutes a breach of Article 88(3a)(4a) of the VAT Act (according to which issued invoices and customs documents do not constitute grounds for a reduction in output tax and a refund of the difference in tax or a refund of input tax in the event that they state activities which have not been carried out – in the part concerning these activities). Projekt 3, disagreeing with the findings of the Head of the UCS, did not correct its VAT returns for the periods from February to April 2021.

On April 17, 2024, Projekt 3 was served with a decision on the conversion of customs and tax control into tax proceedings. The deadline for the conclusion of the proceedings was extended several times. The current deadline for the conclusion of the tax proceedings has been set for 29 December 2025. The completion date of the proceedings is subject to change.

Based on the current status of the proceedings and the Management Board's assessment, the entire amount of VAT covered by the proceedings is recoverable.

(ii) Ronson Development sp. z o.o. – Stojowskiego Sp.k. (previous company name: Ronson Development Sp. z o.o. – Projekt 6 Sp.k.)

On 29 January 2024, Ronson Development Sp. z o.o. – Stojowskiego Sp. k. ("Stojowskiego") was served with the result of a customs and fiscal inspection issued by the Head of the Mazovian Customs and Fiscal Office in Warsaw on 17 January 2024 in respect of Stojowskiego's settlements of goods and services tax for the period of August 2021.

The Head of the Customs and tax office claimed they found irregularities in Stojowskiego's settlements in value added tax and questioned Stojowskiego's right to deduct input VAT from invoices issued in connection with Stojowskiego's acquisition of land property. In the opinion of the Head of the UCS, the inclusion by Stojowskiego of the invoices in question in the VAT purchase registers and then in VAT returns constitutes a breach of Article 88(3a)(4a) of the VAT Act (according to which issued invoices and customs documents do not constitute grounds for a reduction in output tax and a refund of the difference in tax or a refund of input tax in the event that they state activities which have not been carried out – in the part concerning these activities). Stojowskiego, disagreeing with the findings of the Head of the UCS, did not correct its VAT return for August 2021.

On 24 June 2024, Stojowskiego was served with a ruling on the conversion of the customs and fiscal control into tax proceedings. During the proceedings, the deadline for its completion was extended several times. Finally, on 16 June 2025, Stojowski's representative was served with a decision issued by the Head of the Mazovian Customs and Tax Office in Warsaw on 13 June 2025 regarding Stojowski's VAT settlements for August 2021. In the decision, the Authority found irregularities in Stojowski's VAT settlements and determined the amount of tax to be refunded to Stojowski's bank account for August 2021 in the amount of PLN 102 902.00, and also determined the amount of additional tax liability for August 2021 in the amount of PLN 2 544 168.00. On 30 June 2025, an appeal was lodged against the decision of the Authority, pointing to the invalidity of the decision. The subject of the dispute currently consists of PLN 2 544 168.00, representing the value of the disputed excess of input tax over output tax to be refunded, and PLN 2 544 168.00, representing the value of the additional VAT liability determined by the Authority. An appeal procedure is currently underway before the Director of the Tax Administration Chamber in Warsaw. At present, the date of its conclusion is unknown.

Based on the status of the proceedings and the Management Board's assessment, the entire amount of VAT covered by the proceedings is recoverable.

Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025

Notes to the Interim Condensed Consolidated Financial Statements

Note 12 – Advances for land

The table below presents the lists of advances for land paid as at 30 September 2025 and 31 December 2024:

Investment location	As at 30 September 2025	As at 31 December 2024
<i>In thousands of Polish Zlotys (PLN)</i>		
Warsaw, Białołęka	1 450	1 450
Warsaw, Ursus ⁽¹⁾	25 000	25 000
Total	26 450	26 450

⁽¹⁾ as a security for the advance paid there is a mortgage in favor of Ronson subsidiary.

Note 13 – Right-of-use assets and lease liabilities (IFRS 16)

The movement on the right-of-use assets and lease liabilities during the nine months ended 30 September 2025 is presented below:

<i>In thousands of Polish Zlotys (PLN)</i>	1 January 2025	Additions/ Disposal net	Depreciation charge	Fair value adjustment	Recalculation adjustment	Transfer to trade receivables	30 September 2025
Right of use assets related to inventory	29 265	-	(545)	-	(4 971)	(2 359)	21 390
Right of use assets related to investment property	770	-	(15)	34	-	-	789
Right of use assets related to land designated for development	1 519	-	(82)	-	-	-	1 437
Right of use assets related to fixed assets	902	137	(185)	-	-	-	853
<i>In thousands of Polish Zlotys (PLN)</i>	1 January 2025	Additions/ Disposal net	Finance expense	Payments	Recalculation adjustment	Transfer to trade payables	30 September 2025
Lease liabilities related to inventory	34 630	-	1 245	(1 471)	(4 887)	(2 431)	27 086
Lease liabilities related to fixed assets	1 025	137	-	(75)	-	-	1 087
Lease liabilities related to investment property	766	-	19	(15)	-	-	770

The movement on the right of use assets and lease liabilities during the period ended 31 December 2024 is presented below:

<i>In thousands of Polish Zlotys (PLN)</i>	1 January 2024	Additions/ Disposals	Depreciation charge	Fair value adjustment	Recalculation adjustment ⁽¹⁾	Transfer to trade receivables	31 December 2024
Right of use assets related to inventory	31 040	-	(714)	-	841	(1 902)	29 265
Right of use assets related to investment property	744	-	(19)	45	-	-	770
Right of use assets related to Land designated for development	1 625	-	(106)	-	-	-	1 519
Right of use assets related to fixed assets	558	508	(165)	-	-	-	902
<i>In thousands of Polish Zlotys (PLN)</i>	1 January 2024	Additions/ Disposals	Finance expense	Payments	Recalculation adjustment	Transfer to trade payables	31 December 2024
Lease liabilities related to inventory	35 368	-	1 735	(1 418)	868	(1 923)	34 630
Lease liabilities related to fixed assets	650	469	-	(93)	-	-	1 025
Lease liabilities related to investment property	720	-	45	(45)	45	-	766

Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025

Notes to the Interim Condensed Consolidated Financial Statements

Note 14 – Loans and Bonds

Bonds

The table below presents the movements in bonds during the nine months ended 30 September 2025 and during the year ended 31 December 2024 as well as the Current and Non-currents balances as at the end of respective periods:

In thousands of Polish Zloty (PLN)	For the period ended 30 September 2025 (Reviewed/ Unaudited)	For the year ended 31 December 2024 (Audited)
Opening balance	285 071	225 320
Repayment of bond	-	(139 886)
Redemption of bonds at new issuance ⁽¹⁾	-	(20 114)
Proceeds from bonds (nominal value)	-	220 000
Issue cost	-	(4 343)
Issue cost amortization	1 053	1 775
Accrued interest	19 515	23 994
Interest repayment	(26 433)	(21 675)
Total closing balance	279 206	285 071
Closing balance includes:		
Current liabilities	61 994	9 129
Non-current liabilities	217 212	275 942
Total Closing balance	279 206	285 071

(1) At the issuance date of new series Y part of the bonds W were redeemed.

Bonds as at 30 September 2025

In thousands of Polish Zlotys (PLN)	Currency	Nominal interest rate	Year of maturity	Capital	Accrued interest	Charges and fees	Carrying value	Fair value ⁽¹⁾
Bonds series X ⁽²⁾	PLN	6-month Wibor + 4.20%	2026	60 000	1 353	(217)	61 136	61 104
Bonds series P2023A ⁽³⁾	PLN	6-month Wibor + 3.85%	2027	60 000	650	(860)	59 790	61 563
Bonds series Y ⁽⁴⁾	PLN	6-month Wibor + 3.30%	2028	160 000	208	(1 928)	158 280	162 400
Total				280 000	2 211	(3 005)	279 206	285 040

(1) The fair value is set based on the bond price on Stooq as at 30 September 2025. Classified as level 1 of fair value hierarchy.

(2) The series X bonds issued on July 2023 are secured by joint mortgage up to the amount of 90.7 million Polish zlotys.

(3) The series P2023A were issued in February 2024 on basis of approved base prospectus for the Company's Public Bond Issuance Program, drawn up in connection with the public offering of bearer bonds with an aggregate nominal value of no more than 175 million Polish zlotys which was expired on 25 July 2024.

(4) In accordance with the Terms and Conditions of the Bonds, the Bonds will be repaid in two installments: (i) at the end of the seventh interest period (24 March 2028), so that after this redemption the balance of the Bonds will be no more than 50% of the originally issued Bonds, and (ii) on 24 September 2028, by paying the remaining part value of the Bonds.

Bonds as of 31 December 2024

In thousands of Polish Zlotys (PLN)	Currency	Nominal interest rate	Year of maturity	Capital	Accrued interest	Charges and fees	Carrying value	Fair value ⁽¹⁾
Bonds series X ⁽²⁾	PLN	6-month Wibor + 4.20%	2026	60 000	2 993	(432)	62 561	61 440
Bonds series P2023A ⁽³⁾	PLN	6-month Wibor + 3.85%	2027	60 000	2 205	(1 204)	61 001	61 080
Bonds series Y ⁽⁴⁾	PLN	6-month Wibor + 3.30%	2028	160 000	3 931	(2 423)	161 508	160 160
Total				280 000	9 129	(4 059)	285 071	282 680

(1) The fair value is set based on the bond price on Catalyst as at 31 December 2024. Classified as level 1 of fair value hierarchy.

(2) The series X bonds issued on July 2023 are secured by joint mortgage up to the amount of 90.7 million Polish zlotys.

(3) The series P2023A were issued in February 2024 on basis of approved base prospectus for the Company's Public Bond Issuance Program, drawn up in connection with the public offering of bearer bonds with an aggregate nominal value of no more than 175 million Polish zlotys which was expired on 25 July 2024.

(4) In accordance with the Terms and Conditions of the Bonds, the Bonds will be repaid in two installments: (i) at the end of the seventh interest period (24 March 2028), so that after this redemption the balance of the Bonds will be no more than 50% of the originally issued Bonds, and (ii) on 24 September 2028, by paying the remaining part value of the Bonds.

Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025

Notes to the Interim Condensed Consolidated Financial Statements

Note 14 – Loans and Bonds**Collaterals in the Terms and Conditions of the Bond Issue**

Series X bonds are secured by a joint mortgage up to the amount of PLN 90.7 million rounded, established on following real estate owned by the Company's subsidiaries:

Project Name	Plot no./ unit no	Area of the plot/units (sqm)	Value (PLN thousands)
Marynin / Zaborowska (Ronson Development Zaborowska Sp. z o.o.)	81, 80/4, 79, 76, 82, 83	6 289	31 656
Dudka (Ronson Development Sp. z o.o. Projekt 5 Sp. k.)	90, 92, 94, 96, 98, 100, 102, 103, 104 115, 126, 127/1, 127/2, 88	64 403	40 373
KEN 57 Ronson headquarters (Ronson Development South Sp. z o.o.)	4, U8, 45, 47, 47/A, 82, 117, 120, 1	953	11 232
Gwiaździsta Office building (Ronson Development Sp. z o.o. – Horizon Sp. k.)	1/7	1 423	7 400
Total			90 661

The value of security of the series X bonds, until the redemption date, may not be lower than PLN 75.0 million.

Financial ratio covenants in Bond Terms and Conditions

In the terms and conditions of the issue of the series X bonds, the series P2023A bonds, and the series Y bonds, the Company undertook that the Net Debt Ratio would not exceed 100% at any time.

Exceeding the aforementioned levels of the Ratio will result in an increase in the margin of the respective bond series and may lead to the obligation of the Company to redeem the respective bonds. The Group analyses level of the ratio on monthly basis.

As at the date of publication of this report, 30 September 2025 and as at 31 December 2024, the Company has not exceeded any of the Ratios contained in the Terms and Conditions of the Bonds.

The Net Debt Ratios as at 30 September 2025 and as at 31 December 2024 are set out below:

<i>In thousands of Polish Zlotys (PLN)</i>	As at 30 September 2025	As at 31 December 2024
Bonds	279 206	285 071
Secured bank loans	679	11 898
IFRS 16 – Lease liabilities related to cars	890	864
Less: cash on individual escrow accounts (other current financial assets)	(33 943)	(11 294)
Less: Cash and cash equivalents	(181 569)	(289 178)
Net Debt	65 263	(2 639)
Equity	610 807	553 824
Ratio	10.7%	(0.5%)
Max Ratio series X, P2023A and Y	100.0%	100.0%

Given the financial projections, management estimates that the aforementioned covenants will not be violated in 2025.

Other covenants

Pursuant to the Terms and Conditions of Issue of the series X bonds, the series P2023A bonds, and the series Y bonds, transactions of purchase of services, products or assets from a shareholder of the Company holding more than 25 % of the Company's shares (within the meaning of IAS 24) or from a related entity (including an entity controlling the Company jointly or individually, in a direct and indirect manner, the Company) or from its subsidiary outside the Group may not in total exceed the amount of PLN 2.0 million in any calendar year and, for the avoidance of doubt, the reimbursement of expenses incurred by such shareholder or entity in connection with the purchase of services, products or assets for the Group from third parties does not constitute an acquisition of such services, products or assets from such shareholder or entity.

During the nine months ended 30 September 2025 and during the year ended 31 December 2024, the consulting fees related to A. Luzon Group amounted to PLN 746 thousand and PLN 984 thousand, respectively.

Impact of the implementation of IFRS 16 on financial ratios in bond covenants

Terms and conditions of issuance of Bonds of the Company ("T&C's") provide that only certain, specified types of financial indebtedness should be taken into account when determining the level of financial indebtedness for the purpose of calculating financial ratios in accordance with T&C's. In particular, certain T&C's require that financial indebtedness resulting from finance lease agreements (in Polish: umowy leasingu finansowego) should be included in calculation of the financial indebtedness.

Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025

Notes to the Interim Condensed Consolidated Financial Statements

Note 14 – Loans and Bonds**Impact of the implementation of IFRS 16 on financial ratios in bond covenants**

Those T&C's do not provide that the indebtedness resulting from finance lease agreements shall also include other financial indebtedness which is recognized as lease liability in accordance with IFRS 16.

Given the above, and taking into the account the type of activities carried out by the Group, despite changes in the IFRS in this respect, the Company concluded that inclusion of other type of financial indebtedness, in particular liabilities from annual fees for perpetual usufruct, for the purposes of calculations of financial ratios would not be in line with T&C's and therefore the Company does not include such finance lease alike items in such calculations. For additional information about IFRS 16 see Note 13.

Secured bank loans

<i>In thousands of Polish Zloty (PLN)</i>	For the period ended 30 September 2025 (Reviewed/ Unaudited)	For the year ended 31 December 2024 (Audited)
Opening balance	11 898	8 815
New bank loan drawdown	61 207	149 917
Bank loans repayments	(72 427)	(146 833)
Interests accrued	547	735
Interests repayment	(547)	(735)
Bank charges paid	(2 337)	(2 586)
Bank charges presented as prepayments	1 537	(350)
Bank charges amortization (capitalized on Inventory)	800	2 936
Total closing balance	679	11 898
Closing balance includes:		
Current liabilities	679	11 898
Non-current liabilities	-	-
Total closing balance	679	11 898

Bank loans as at 30 September 2025

Investment	Currency	Nominal interest rate	Signing date	Year of maturity	Credit line amount in (‘000 PLN)	Balance as at 30 September 2025 (‘000 PLN)
Viva Jagodno III	PLN	3 Month Wibor + 2.10%	8 Nov 2024	2025	24 500	9
Między Drzewami II.1	PLN	1 Month Wibor + 2.70%	19 Dec 2024	2028	32 000	624
Miasto Moje VIII	PLN	3 Month Wibor + 2.10%	26 May 2025	2027	57 800	15
Ursus Centralny II.d	PLN	3 Month Wibor + 2.10%	27 Jun 2025	2028	150 000	31
Total					264 300	679

Bank loans as at 31 December 2024

Investment	Currency	Nominal interest rate	Signing date	Year of maturity	Credit line amount in (‘000 PLN)	Balance as at 31 December 2024 (‘000 PLN)
Nova Królikarnia 4b1	PLN	1 Month Wibor + 2.90%	23 Jun 2023	2026	29 000	912
Zielono Mi I	PLN	1 Month Wibor + 2.70%	11 Jun 2024	2027	45 500	10 986
Viva Jagodno III	PLN	3 Month Wibor + 2.10%	8 Nov 2024	2025	24 500	-
Między Drzewami II.1	PLN	1 Month Wibor + 2.70%	19 Dec 2024	2028	32 000	-
Total					131 000	11 898

In the case of bank loans, the fair value does not differ significantly from the carrying amount because the interest payable on these liabilities is close to the current market rates or the liabilities are short-term. For unquoted financial instruments, the discounted cash flow model was used and classified to the second level of the fair value hierarchy.

All credit bank loans are secured. For additional information about unutilized credit loans see Note 21. The bank loans are presented as short-term due to the fact that those are the credit lines used by the Group and repaid during normal course of business (up to 12 months from each tranche loan drawdown).

Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025

Notes to the Interim Condensed Consolidated Financial Statements

Note 15 – Trade and other payables and accrued expenses

<i>In thousands of Polish Zlotys (PLN)</i>	As at 30 September 2025	As at 31 December 2024
Trade payables	15 937	23 156
Accrued expenses	46 773	27 183
Guarantees for construction work	2 749	4 502
Value added tax (VAT) and other tax payables	1 831	3 328
Non-trade payables	578	183
Other trade payables – IFRS 16	1 618	884
Total trade and other payables and accrued expenses	69 486	59 236

Trade and non-trade payables are non-interest bearing and are normally settled on 30-day terms.

Note 16 – Income tax

<i>In thousands of Polish Zlotys (PLN)</i>	For the 9 months ended 30 September 2025 (Reviewed) / (unaudited)	For the 3 months ended 30 September 2025 (Unreviewed) / (unaudited)	For the 9 months ended 30 September 2024 (Reviewed) / (unaudited)	For the 3 months ended 30 September 2024 (Unreviewed) / (unaudited)
Current tax expense				
Current period	10 797	7 580	29 845	6 832
Taxes in respect of previous periods	125	(40)	195	144
Total current tax expense	10 922	7 540	30 040	6 976
Deferred tax expense				
Origination and reversal of temporary differences	7 412	(4 949)	(22 451)	(10 996)
Deferred tax asset recognized from the tax losses	(2 947)	(268)	229	2 270
Total deferred tax (benefit)/expense	4 464	(5 219)	(22 222)	(8 725)
Total income tax expense	15 386	2 321	7 818	(1 749)

The effective income tax rate in the period ended 30 September 2025 amounted to 21.4% (16.0% in the comparative period ended 30 September 2024). The effective interest rate for the nine months ended 30 September 2025 was the result of not recording a deferred tax asset for interest paid in excess of the thin capitalization limit.

Note 17 – Deferred tax assets and liabilities

Movements in Deferred tax assets and liabilities during the nine months ended 30 September 2025 were as follows:

<i>In thousands of Polish Zlotys (PLN)</i>	Opening balance 1 January 2025	Recognized in the statement of comprehensive income	Closing balance 30 September 2025
Deferred tax assets			
Tax loss carry forward	4 660	2 947	7 607
Not used interests in previous periods	3 141	1 286	4 427
Difference between tax and accounting basis of inventory	17 793	5 610	23 403
Accrued interest	1 735	(1 314)	420
Accrued expense	1 082	(379)	703
Write-down on work in progress	2 635	(10)	2 625
Fair value valuation of Investment property	320	-	320
Other	583	52	635
Total deferred tax assets	31 949	8 192	40 141
Deferred tax liabilities			
Difference between tax and accounting revenue recognition	27 538	12 235	39 773
Difference between tax base and carrying value of capitalized finance costs on inventory	10 727	506	11 233
Accrued interest	571	-	571
Fair value gain on investment property	3 161	23	3 184
Other	808	(108)	700
Total deferred tax liabilities	42 805	12 656	55 461
Total deferred tax benefit		4 464	
Deferred tax assets	31 949	-	40 141
Deferred tax liabilities	42 805	-	55 461
Offset of deferred tax assets and liabilities for individual companies	(23 564)	-	(30 451)
Deferred tax assets reported in the statement of financial position	8 384	-	9 690
Deferred tax liabilities reported in the statement of financial position	19 240	-	25 010

Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025

Notes to the Interim Condensed Consolidated Financial Statements

Note 18 – Advances received

Payments from customers on account of the purchase of apartments and parking places are recorded as deferred income until the time that they are delivered to the buyer and are recognized in the income statement as "sales revenue". This balance sheet item is closely dependent over time on the relationship between the sales rate (which as it increases, increases this item) and the deliveries rate (which as it decreases, decreases this item).

<i>In thousands of Polish Zlotys (PLN)</i>	As at 30 September 2025	As at 31 December 2024
Deferred income related to the payments received from customers for the purchase of products, not yet included as income in the income statement		
Opening balance	303 717	231 008
– increase (advances received)	211 163	459 311
– decrease (revenue recognized)	(315 250)	(386 602)
Total advances received	199 630	303 717
Other (deferred income)*	1 875	1 917
Total	201 505	305 634

* Deferred income from invoices issued for premises delivered but not fully paid as well as reservation fees for apartments paid at 30 September 2025

Additional information regarding contracted proceeds not yet received which are a result of signed agreements with the clients, please see Note 21.

Revenues from contracts will be recognized at the time of handover the apartment to the client, completion of construction process and obtaining all necessary administrative decisions (occupancy permit), which usually takes from 1 to 3 months from the completion of construction stage.

Note 19 – Sales revenue and cost of sales

<i>In thousands of Polish Zlotys (PLN)</i>	For the 9 months ended 30 September 2025 (Reviewed) / (unaudited)	For the 3 months ended 30 September 2025 (Unreviewed) / (unaudited)	For the 9 months ended 30 September 2024 (Reviewed) / (unaudited)	For the 3 months ended 30 September 2024 (Unreviewed) / (unaudited)
Sales revenue				
Revenue from residential projects	316 885	55 835	275 894	39 631
Total sales revenue	316 885	55 835	275 894	39 631
Cost of sales				
Cost of finished goods sold	(211 000)	(38 369)	(187 128)	(32 111)
Total cost of sales	(211 000)	(38 369)	(187 128)	(32 111)
Gross profit on sales	105 885	17 467	88 766	7 519
Gross profit on sales %	33%	31%	32%	19%

Note 20 – Impairment losses and provisions

During the nine months period ended 30 September 2025, the Group analysed inventories for valuation to net realizable value and did not identify indications of an impairment of inventories and the necessity to recognize inventory write-downs.

Note 21 – Commitments and contingencies**(i) Investment commitments**

The amounts in the table below present uncharged investment commitments of the Group in respect of construction services to be rendered by the general contractors:

<i>In thousands of Polish Zlotys (PLN)</i>	Contracted amount as at 30 September 2025	Commitments as at 30 September 2025	Contracted amount as at 31 December 2024	Commitments as at 31 December 2024
Hochtief Polska S.A.	184 346	91 319	82 800	55 740
TechBau Budownictwo Sp. z o.o.	118 853	80 300	95 276	6 136
W.P.I.P. – Mardom Sp. z o.o.	94 850	84 682	62 748	25 071
Przedsiębiorstwo Wielobranżowe „EBUD” – Przemysłówka Sp. z o.o.	44 500	22 518	22 800	12 259
KMJ Deweloper Sp. z o.o.	30 750	12 618	17 050	9 642
Przedsiębiorstwo Budowlane ARKOP Sp. z o.o. Sp. k.	20 538	152	20 538	8 238
Totalbud S.A.	19 451	449	19 222	3 507
Total	513 288	292 040	320 434	120 594

Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025

Notes to the Interim Condensed Consolidated Financial Statements

Note 21 – Commitments and contingencies

(ii) Unutilized construction loans

The table below presents the list of the construction loan facilities, which the Group arranged for in conjunction with entering into bank loan agreements in order to secure financing of the construction and other costs of the ongoing projects. The amounts presented in the table below include the unutilized part of the construction loans available to the entities within Group:

<i>In thousands of Polish Zlotys (PLN)</i>	As at 30 September 2025	As at 31 December 2024
Ursus Centralny IId	143 302	-
Miasto Moje VIII	45 520	-
Między Drzewami II.1	24 074	32 000
Viva Jagodno III	11 991	24 500
Zielono Mi I	-	22 134
Nova Królikarnia 4b1	-	14 895
Total	224 888	93 529

(iii) Contracted proceeds not yet received

The table below shows the amounts that the Group expects to receive from clients undersigned agreements for the sale of apartments, i.e. expected payments undersigned agreements with clients up to 30 September 2025, net of amounts received up to the balance sheet date (which are presented in the Interim Condensed Consolidated Statement of Financial Position as advances received):

<i>In thousands of Polish Zlotys (PLN)</i>	Completion date*	As at 30 September 2025			As at 31 December 2024		
		Total value of preliminary sales agreements signed with clients	Advances received from Clients until 30 September 2025	Contracted payments not received yet as at 30 September 2025	Total value of preliminary sales agreements signed with clients	Advances received from Clients until 31 December 2024	Contracted payments not received yet as at 31 December 2024
Ursus Centralny IId	Q4 2026	106 289	29 975	76 313	39 404	4 099	35 304
Zielono Mi I	Q3 2025	63 844	51 929	11 916	47 010	21 171	25 839
Miasto Moje VIII	Q2 2026	63 007	29 622	33 385	39 473	8 003	31 470
Nova Królikarnia 4b1	Q4 2025	39 434	32 940	6 494	29 990	24 160	5 830
Między Drzewami II.1	Q4 2026	33 025	15 525	17 500	22 313	3 257	19 057
Zielono Mi II	Q4 2026	17 134	4 175	12 959	-	-	-
Nowa Północ IB	Q3 2025	14 454	12 474	1 979	6 827	2 218	4 608
Nowe Warzymice V.2	Q3 2025	14 410	8 676	5 734	7 656	3 795	3 860
Viva Jagodno III	Q3 2025	13 435	8 816	4 618	16 579	8 328	8 251
Startowe	Q4 2026	9 898	1 567	8 331	-	-	-
Między Drzewami II.2	Q3 2027	9 625	824	8 801	-	-	-
Nowa Północ Ia	Q1 2024	3 981	-	3 981	-	-	-
Ursus Centralny IId	Q4 2024	2 595	-	2 595	165 524	153 611	11 913
Miasto Moje VII	Q4 2024	1 294	1 280	14	67 161	58 623	8 539
Nowe Warzymice V.1	Q3 2025	797	734	63	7 516	5 752	1 764
Viva Jagodno IIa	Q4 2022	-	143	(143)	702	67	635
Viva Jagodno IIb	Q2 2023	-	70	(70)	227	232	(5)
Nowa Północ Ia	Q1 2024	-	-	-	984	541	443
Między Drzewami	Q3 2024	-	24	(24)	7 838	6 665	1 173
Eko Falenty I	Q4 2023	-	-	-	2 843	1 437	1 406
Nowe Warzymice III	Q4 2022	-	6	(6)	-	29	(29)
Miasto Moje VI	Q1 2023	-	-	-	186	152	34
Miasto Moje V	Q3 2022	-	-	-	144	132	12
Ursus Centralny IId	Q3 2023	-	1	(1)	60	56	4
Ursus Centralny IIb	Q1 2023	-	1	(1)	-	1	(1)
Osiedle Vola	Q1 2024	-	-	-	-	(2)	2
Nowe Warzymice IV	Q2 2023	-	27	(27)	-	26	(26)
Nowe Warzymice II	Q2 2022	-	6	(6)	-	29	(29)
Other (old) projects		2 918	814	2 103	1 461	1 338	123
Total (excluding JV)		396 140	199 630	196 509	463 898	303 720	160 178
Wilanów Tulip	Q3 2021	-	-	-	8 833	5 023	3 810
Total (including JV)		396 140	199 630	196 509	472 731	308 742	163 988

*From the completion date the assumed recognition of the advances as revenue is between 3–9 months

Notes to the Interim Condensed Consolidated Financial Statements

Note 21 – Commitments and contingencies

(iv) Litigations

Ursus Centralny

Ronson Development Sp. z o.o. – Ursus Centralny Sp.k. ('Ursus Centralny Company') is a party to court proceedings to determine the amount of the perpetual usufruct fee for the land owned by the State Treasury, located in Warsaw at 6, 6A Taylora Street.

The Group treats this as a contingent liability.

In a letter dated 19 November 2021, the State Treasury – Mayor of the Capital City of Warsaw informed Ursus Centralny Company about the determination of the annual fee for plot 98/2 with an area of 65 198 m² in the new amount, i.e.:

- for 2022 in the amount of PLN 476 000.00,
- for 2023 in the amount of PLN 2 034 000.00,
- for 2024 and subsequent years in the amount of PLN 3 591 000.00.

In view of Ursus Centralny Company's objection to the increase in the annual fee, the case was finally referred to court.

In the course of the proceedings, plot 98/2 was divided several times:

- as of 1 September 2022 three newly separated road plots with a total area of 15,140 m² became the property of the Capital City of Warsaw, which means that any increased annual fee calculated on the basis of their area will be payable to the City only for the period from 1 January 2022 to 1 September 2022;
- on 28 October 2022, the perpetual usufruct right to the newly separated investment plot with an area of 8,686 m², developed with residential buildings, was converted into ownership, which means that from the indicated area, as of 28 October 2022, the City is not entitled to an annual fee for use;
- pursuant to an agreement concluded between Ursus Centralny Company and the State Treasury on the change of the purpose of perpetual usufruct of part of the property, it was established that with regard to the properties constituting plots with a total area of 24,383 m², the annual fee for perpetual usufruct of the land will be 1% starting from 1 January 2023.

In the court proceedings pending in the case, on 14 March 2024, an expert opinion was issued by a property appraiser valuing plot 98/2 as at 19 November 2021 at PLN 124 928 900.00. The opinion was questioned and supplemented several times.

By a decision of 10 October 2025, the court dismissed further motions for evidence filed by Ursus Centralny and issued an order requiring the parties to submit their final positions in the case within 14 days, while also informing them of its intention to refer the case to a closed session and close the hearing. The case is expected to be resolved in 2025. Taking into account the content of the expert opinion and the course of the proceedings to date, the court will most likely dismiss the claim of Ursus Centralny Company in its entirety and charge it with the costs of the proceedings.

An analysis of the agreement on the change in the manner of perpetual usufruct, as well as the agreement on the future conclusion of an agreement on the change in the manner of perpetual usufruct, indicates that after the court proceedings are completed, Ursus Centralny Company will have to pay the difference between twice the fee determined in the final court ruling or settlement agreement and the fee already paid (amounting to twice the fee applicable before the termination). This means that, regardless of the amounts already paid as a result of the conclusion of the agreement on the change of the purpose of perpetual usufruct, Ursus Centralny Company will have to pay the difference calculated on the basis of the final decision ending the pending proceedings.

Taking into account the progress of the land change and current market practice in similar cases, the Group decided to reassess the right-of-use liability and asset, as a result of which additional right-of-use assets relating to inventory were recognized, and the right-of-use lease liabilities relating to inventory amounted to PLN 13,916 thousand and were recognized during the year ended 31 December 2023.

Galileo

On 3 February 2023, in a case against Ronson Development Sp. z o.o. – Estate Sp. k., a subsidiary of the Company that operated the Galileo development project (the "Estate Company"), a judgment was issued obligating the Estate Company to pay the plaintiff (the purchaser of a unit in this project) the amount of PLN 80 thousand with statutory interest from the date of filing the lawsuit (May 28, 2013) as a reduction in the price of the unit due to its defects. The judgment was issued by the court of second instance and is final and has been executed. In connection with its issuance, the Estate Company decided to establish a provision for other similar cases in the total amount of PLN 2.1 million, as of 31 December 2022, and from which the amount of PLN 535 thousand was released in the previous year. Currently, due to the fact that settlements have been reached in five cases (court settlements concluded), this provision currently amounts to PLN 1.4 million.

Notes to the Interim Condensed Consolidated Financial Statements

Note 21 – Commitments and contingencies

(iv) Litigations

Galileo

Currently, there are three court proceedings pending, brought by buyers of premises against Galileo Company, for a reduction in the purchase price of the premises due to defects in the building. These are:

- a case with a value in dispute of PLN 944,106, concerning four premises purchased by one person. On April 5, 2024, the court issued a judgment awarding the claimant PLN 669,003.41 from Galileo Company, together with statutory interest for delay calculated from the date of the payment request, which at present is close to the amount of the principal claim. Both parties appealed against the above judgment. The case is pending before the court of second instance;
- case with a value in dispute of PLN 231,000. On May 28, 2025, the court of first instance issued a judgment awarding the claimant PLN 231,000 from Galileo Company, together with statutory interest for delay calculated from December 14, 2012, until the date of payment. We are currently awaiting the preparation of the grounds for the judgment;
- Case with a value in dispute of PLN 150,000. The case is at the first instance stage. A decision is not expected in the coming months due to the ongoing evidence proceedings.

In 2025, the following cases brought by buyers against Galileo Company were concluded:

- 1) a case with a value in dispute of PLN 80,000.00. The claim was dismissed in its entirety due to the statute of limitations on the plaintiffs' claims. The plaintiffs appealed the judgment, which was dismissed by a judgment dated February 25, 2025.
- 2) a case with a value in dispute of PLN 80,000.00. The claim was dismissed by a judgment of February 25, 2025, due to the statute of limitations on the claims. The claimant did not appeal, and as a result, the judgment became final.

In addition, to date, the Galileo Company has entered into settlements in five cases, pursuant to which payments were made for price reductions and court proceedings were discontinued.

At the same time, Estate Company is a plaintiff in a case against Eiffage Polska Budownictwo S.A. the general contractor of the Galileo development project ("Eiffage"), its insurer and others involved in the development and their insurers, the subject of which is the recognition of the liability of Eiffage and others for Estate Company's damages related to the improper implementation of the project and compensation. In addition, Estate Company has already received partial compensation from the designers and their insurer for damage caused in the implementation of this project. The settlement of this litigation is not expected in 2025.

Matters relating to the acquisition of certain real estate

During the nine months ended 30 September 2025, three Group companies, i.e. Ronson Development Sp. z o.o. – Projekt 3 Sp.k. ("Projekt 3"), Ronson Development SPV4 Sp. z o.o. ("SPV4") and Ronson Development Sp. z o.o. – Projekt 4 Sp.k. ("Projekt 4"), were parties (as claimants) to number of enforcement proceedings pending against several related companies that were sellers or otherwise participated in the sale of certain land properties. The claims of the above-mentioned companies from the Group constitute claims for the return of deposits paid or demands for payment of double deposits. In addition, during the nine months ended 30 September 2025, proceedings were pending for the disclosure of the debtor's assets (three cases pending), as well as three proceedings for the enforcement of a notarial deed (concluded with the delivery of the requested enforcement titles).

Based on the current status of the proceedings and Management's best judgment, the Group recognized an asset impairment charge of PLN 2.6 million in the year ended December 31, 2023, and subsequently, in connection with the signing of the agreement described below and the collection of PLN 0.9 million in 2024, the Group reversed part of the write-off. As at 30 September 2025, the remaining amount of the write-off of receivables amounted to PLN 1.7 million.

In July 2024, the Group companies involved in the above disputes entered into an agreement with the main shareholder and the sole member of the management board of the entities with which these disputes are pending and with some of these entities. Pursuant to this agreement: (i) all of the obligations of these entities to the aforementioned Group companies were confirmed and acknowledged, (ii) additional security was provided for the repayment of the Group companies' receivables in the form of a voluntary submission to enforcement by the aforementioned shareholder and member of the Management Board, and by one of these entities, (iii) consent to the removal of the mortgage from the real estate belonging to the Group company and acknowledgment of the action to remove this mortgage has been granted, (iv) the amount covered by one of the above claims has been deposited and in September 2024 has been released to the Group company.

Notes to the Interim Condensed Consolidated Financial Statements

Note 21 – Commitments and contingencies

(iv) Litigations

Matters relating to the acquisition of certain real estate

In addition, an agreement was concluded for the transfer of future receivables, under which other claims of the Group companies may be satisfied. In return, one of the Group companies agreed to discontinue enforcement proceedings against the selected property.

Consequently, in connection with the deletion of the mortgage from the property belonging to the Group company, that company withdrew its claim in this respect, and in connection with the payment to the Group company of the amount covered by one of the claims, that company undertook not to enforce that claim, despite the fact that a final judgment had been issued in favour of the company.

In addition, as part of the above enforcement proceedings:

- on 28 April 2025, a bailiff's auction was held, during which Ronson Development spółka z ograniczoną odpowiedzialnością – Projekt 4 sp.k. (Projekt 4) auctioned its share of 174/480 of the unseparated part of the real estate located at 32A Wysockiego Street for the price of PLN 1 011 103.50 (the starting price being 75% of the assessed value of the share in the real estate). On 1 September 2025, the court issued a decision on the award of ownership. The decision became final on 1 October 2025. The finality of the decision on the award of ownership means that Projekt 4 has formally become the owner of the above-mentioned share in the property;
- on 25 June 2025, a bailiff's auction was held, during which Projekt 4 bid for a share of 6/16 of the unseparated part of the property located at 15 Wysockiego St for the price of PLN 800 000.00. The court has issued a decision to grant the bid. We are awaiting delivery of the summons to pay the price by the bailiff. This means that Projekt 4 is not yet the formal owner of the above-mentioned share in the property (it will become the owner after fulfilling the auction conditions, the court issuing a decision on the award of ownership and its becoming final).

Note 22 – Risk management

The Group's activities expose it to a variety of risks: global risks, market risks and financial risk factors (currency risk, liquidity risk, fair value measurement risk, interest rate risk). The Group's overall risk management program focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Group's financial performance. The Management Board reviews and updates policies for managing each of these risks and they are summarized below. The Group also monitors the market price risk arising from all financial instruments.

The Group does not use derivative financial instruments to hedge currency or interest rate risks arising from the Group's operations and its sources of finance. The Group's principal financial instruments comprise cash balances, other current financial assets, loans granted to JVs and Group subsidiaries, bank loans, bonds, trade receivables and trade payables. The main purpose of these financial instruments is to manage the Group's liquidity and to raise finance for the Group's operations.

In terms of risks specific for the sector, in which the Group operates, the Group is exposed to potential increase in construction costs, increase of interest rates, the challenge of securing lands for reasonable prices, which can lead to the significant negative impact on the margins of projects, a prolongation of administrative procedures as well as an increasing competition on the market are considered to be the most significant uncertainties for the financial period ending 30 September 2025.

The Interim Condensed Consolidated Financial Statements for the period ended on 30 September 2025 do not include all financial risk management information and disclosures required in the Annual Financial Statements and should be read in conjunction with the Group's Annual Consolidated Financial Statements for the year ended 31 December 2024 (Note 32). There have been no changes in the risk management measurements performed by the Company since year end or in any risk management policies.

Global risks – The impact on the Polish economy and the real estate industry

Initial estimates from Poland's Statistic Office (GUS) indicate that Poland's GDP growth in 2025 should oscillate around 3.3%, compared to 2.9% in 2024. Household consumption jumped by 3.6% (3.1 % in 2024), and public consumption rose by 5% (7.0% in 2024), while fixed investment increased by 8.9% (1.3% in 2024). In 2025, real GDP is forecast to increase by 3.6%.

Notes to the Interim Condensed Consolidated Financial Statements

Note 22 – Risk management

Global risks – The impact on the Polish economy and the real estate industry

The general government deficit is expected to increase to 6.9%–7% of GDP in 2025, driven by increased spending on defense and health. The unemployment rate is set to rise slightly to 5.6% in 2025 and expected to decline in year and 2026.

In Q3 2025, sales in most cities were higher than in the previous quarter. The only city with a drop in sales was the Tri-City, although the result from Q3 2025 was still higher in this city. In total, developers sold 10,800 units in six markets, which is 8% more than in Q2 2025. Sales were the highest since Q1 2024.

At the same time, developers have clearly slowed down new introductions, in all six agglomerations developers have introduced less than 9,500 units to the market, which is the lowest since Q1 2023. The new offer on a quarterly basis was lower in all cities, except Warsaw, where developers introduced 18% more apartments to the market than in Q2 2025.

The increase in sales in Q3 2025 is mainly due to the reduction in interest rates. The cycle of cuts started in May 2025, which resulted in a drop of 100 basis points in the NBP base rate by the end of Q3, encouraged potential customers to return to the residential market and check the developers' offer. Further cuts in the interest rate is expected by the end of 2025 which is essential to further customers return to the market.

Construction costs remain stable which allowed investments to be introduced to the market at similar prices as in previous quarter while maintaining a profitable margin.

In September 2025 WIBOR6M fell to 4.4% from 5.8% at the end of 2024. Recent forecasts for the future of interest rates predict cuts of 25–50 basis points that can still be expected in 2025 and beginning of 2026. Following the decrease in the interest rates the total number of mortgage inquiries in Poland by potential buyers with market interest rates during the third quarter of 2025 increased by about 40% year on year although majority of these applications are for refinancing fix rate loans taken when interest rate were in their pick. Experts assume that the NBP base interest rate may fall as low as 3.5% in 2026.

The primary market situation in Q3 2025 was most significantly influenced on the supply side by activities related to implementing the price transparency law, while on the demand side by falling interest rates on one hand, and vacations and some expectation for all prices to appear online on the other.

For the first time since Q3 2023, the new supply was less than the number of apartments sold, thanks to which the offer, which has been strongly built up in recent quarters, has fallen slightly. At the end of September 60 300 apartments were recorded on offer in the 6 largest markets, which is 2.4% less than a quarter earlier.

In the third quarter of 2025, the largest percentage decrease in supply was recorded in the Tri-City (–7.4%) and Łódź (–3.8%). In other cities, the offer fell from 0.4% in Krakow to 3.0% in Wrocław.

The average prices of apartments sold in the six cities decreased by 2.1%. The largest decreases were recorded in tri-City (–4.7% q/q) and Lodz (–2.7% q/q). In Warsaw the average price of apartments sold decreased by 2%. The average price of apartments sold in Poznan, Wrocław and Krakow remain stable.

The number of ready and unsold units in aggregate across 6 biggest markets increased by 13.7% compared to the previous quarter.

During the nine months ended in 30 September 2025 there was a drop of 28% in number of building permits issued comparing to the same period in 2024.

As a result of high competition on the market in recent months, it was still possible to observe high flexibility of developers in terms of negotiating apartment prices. Discounts and interesting sales opportunities were standard in many projects on offer. The market was dominated by buyers looking for apartments for their own needs. The small scale of purchases by investors is permanent. Savings holders prefer to choose alternative investments, and caution is favoured by the announcement of various forms of limitation or taxation of rental income.

The Group is observing the situation and introduced an appropriate offer.

Market risk – Inflation risk

According to the Statistical office of Poland (GUS) Poland's annual inflation rate was confirmed at 2.9% in September 2025, compared with the corresponding month of the previous year, and comparing to the inflation rate of 4.7% at the end of 2024.

This remains the lowest level since June 2024, led by slower price growth in food and non-alcoholic beverages (4.2% vs 4.9% in August), education (6.8% vs 8.6%), recreation and culture (2.5% vs 2.9%), housing and utilities (4.1% vs 4.2%), restaurants and hotels (5.4% vs 5.7%), and communication (5.4% vs 5.9%). In contrast, prices rose faster in alcoholic beverages and tobacco (6.8% vs 6.6%) and miscellaneous goods and services (2% vs 1%), while price growth held steady for health (4.8%).

Notes to the Interim Condensed Consolidated Financial Statements

Note 22 – Risk management

Market risk – Inflation risk

At the same time, contractions eased for transport (–3.8% vs –5.4%), furnishings, household equipment and routine household maintenance (–0.9% vs –1.1%), and clothing and footwear (–0.8% vs –1.5%). On a monthly basis, consumer prices were flat in September, unchanged from the previous two months and confirming preliminary estimates.

The inflation rate and with it the interbank interest still affects the Polish economy in many aspects and the real estate residential sector in the following:

- the risk of high average mortgage rates which might result in decline in volume of mortgages lending which will influence reduction of the demand from individual clients;
- risk of increase in construction costs, related to problems of manufacturing, energy, labor costs and transportation;
- risk of slowdown in sales due to not clear government policy with respect to the new subsidized mortgage loan plan;
- risk in delay or withholding of starting new projects due to inflated costs and slowdown in sales.

A high level of interest rates has had negative consequences for the Group in the form of high interest expenses on the debt held – total financial expenses for the period ended 30 September 2025 amounted to PLN 20.6 million (including capitalized expenses), as compared to PLN 18.2 million in the comparative period ended 30 September 2024. The benchmark interest (WIBOR) as of 30 September 2025 was 4.58% (WIBOR 6M), compared to 5.86% in the comparative period of previous year.

The Management Board is continuing to monitor the situation, and adopt further actions, if necessary, in order to reduce as much as possible the effect of the inflation and interest rates on the Group's operations and strategy. The significance of the above risk factor and the probability of its occurrence is assessed by the Group as high. It had a significant, negative impact on business activity and financial situation of the Group and may have such negative impact in the future.

Market risk – Construction cost risk and nonperformance by General contractors

The Group's activities expose it to a variety of construction costs risks such as construction cost increase risk, raw materials cost increase, shortage of qualified workforce, increase in labor costs and delay in obtaining the necessary permits to start construction.

The construction costs have significantly risen within the last two years, reaching their peak in the second half of 2022 and had stabilized during 2023 and in 2024. However, there is still a risk that construction costs may rise in 2025.

The increase so far has been mainly due to rising prices of construction materials and energy, which has translated directly and indirectly into production costs, in addition to the continuation of the Russian-Ukrainian conflict which caused energy prices rise across Europe and shortages of construction workers as well as increase in labor costs due to increase in higher minimum average remuneration to employees. Construction labor costs have increased by approximately 8.0% according to published information in August 2025.

The rising costs are driven not only by economic conditions and inflation but primarily by legislative changes. A significant increase was due to dual increase in the minimum wage, which reached PLN 4 300 gross in July 2024 and 4 666 gross from January 2025, and inflation-driven rises in many sectors. Every wage increase automatically raises ZUS contributions and other employer expenses. Adding onboarding, training, and non-wage benefits increase dramatically the overall costs of remuneration for employees.

The Group do not conduct construction business, however, for each project an agreement with an external general contractor is concluded. The general contractor is responsible for the construction works and completion of the project, including obtaining all permits necessary for safe use of the residential units.

The risk related to improper performance of the agreement by the general contractor may cause delays in the project or have a significant impact on the Group's operations, financial conditions, or results. The Group sees potential sources of improper performance of the obligations by the general contractor in a lack of access to qualified workforce, increase in salaries/wages, costs of construction materials and increase in energy prices.

Inadequate performance of the agreement may lead to claims against the general contractor, potentially rendering it unable to meet the claims of the Company and the Group. A crucial factor in selecting a general contractor is its experience, professionalism, financial stability (including its capacity to provide bank and/or insurance guarantee) and the adequacy of the insurance policy to cover all risks associated with the construction process. The Group is carefully analyzing each General Contract with whom cooperation is being considered.

Significance of the above risk factor and the probability of its occurrence is assessed by the Group as medium, it may have negative impact in the future.

Notes to the Interim Condensed Consolidated Financial Statements**Note 22 – Risk management****Market risk – Risk related to financing of the Group's operations**

The real estate development business, in which the Company and the Group operates, requires significant initial expenditures to purchase land and to cover construction, infrastructure, and design costs.

The Company and the Group, in order to continue and develop its business, require significant amounts of cash through external bank financing and the issuance of bonds. The Company's and Group's ability to obtain such financing depends on many factors in particular, on market conditions which are beyond the Company's and the Group's control. In the event of difficulties to obtain the required financing, there is a risk that the operational scale of the Company's and Group's development and pace of achieving its strategic objectives may differ from what was originally planned. To mitigate the risk of insufficient financial resources, the Group is actively exploring alternative financial sources that can provide the necessary funding with favorable conditions.

The Group defines significance of the above risk factor and the probability of its occurrence as medium, because in the event of its occurrence, the scale of the negative impact on business activity and financial situation of the Group could be significant.

Market risk – Risk related to the development of PRS Business in the Group's structures

At the end of 2021 year, the Group resolved to commence its business operations in the Private Rented Sector (PRS). This segment has been recognized as a promising and complementary addition to the Group's residential business portfolio. Despite extensive experience in the housing market, entering a new segment entails a multitude of financial, legal, and public relations risks. These risks include an increased capital commitment, elevated debt levels, reduced flexibility in responding to market fluctuations, diminished competitiveness, the potential for underperformance in relation to projections, and the risk of adverse public perception. Despite thorough analyses conducted prior to the commencement of operations, the outcomes of such projects may deviate from initial assumptions and adversely impact the Group's operations and financial standing.

As at 30 September 2025, the carrying amount of investment properties was PLN 61.7 million, and land designated for development in the PRS segment was PLN 53.1 million, which accounted for approximately 4.4% of the Group's assets. The Group is exploring the possibility of commencing construction of its first PRS project in the third quarter of 2025.

As the PRS activity is complementary to the Group's core business, the risk of lack of success in this segment will not significantly affect the Group's financial position. If there is no success in the rental area, the completed units will mostly be able to be sold by the Group on the market as ordinary flats or the whole PRS project will be sold to an external Investor.

Market risk – Legislation and administrative risk

The nature of development projects requires the Company and the Group to obtain a number of permits, approvals and agreements at each stage of the development process. Despite the utmost care being taken to meet project schedules, there is always a risk of delay in obtaining these.

Furthermore, the Polish legal environment is characterized by frequent changes, inconsistency and lack of uniform interpretation of legal and tax regulations which are also subject to frequent amendments, contributing to the emergence of risk factors related to the legal environment in which the Company and the Group operate.

The Group's operations cannot be conducted in isolation from the legal environment, which consists of both applicable laws and the practice of applying them. Since laws and the interpretation and practice of their application are subject to changes that are not always favorable to the Group's operations, these changes must be taken into account by the Group when conducting its operations, especially when planning future projects.

The amendment to the Planning and Development Act, which came into force on 30 September 2023 (many of its solutions will in fact be in force from 1 January 2026 or from the adoption of a general plan by a municipality), has introduced significant changes and these should be taken into account in 2025.

Notes to the Interim Condensed Consolidated Financial Statements

Note 22 – Risk management

Market risk – Legislation and administrative risk

Indeed, among the most significant changes introduced in the aforementioned law, it is necessary to point out:

- resignation from the study of spatial development conditions and directions in favor of a general plan, which will cover the area of the entire municipality and will be an act of local law;
- establishment of new rules for issuing decisions on land development conditions – after 31 December 2025, decisions on development conditions will only be able to be issued in the areas designated in the new municipality's general plan in the so-called areas of development completion (OUZ). The municipality may designate these in the general plan, but is not obliged to do so. This means that in some municipalities that choose not to designate OUZs, the issuing of development conditions will not be possible. In addition, decisions on land development conditions issued after 1 January 2026 will be valid for 5 years and not indefinitely as before;
- repealing as of 31 December 2025 the so-called lex developer and introducing a new planning tool in the form of integrated investment plans.

In addition, as of 1 July 2024, the transitional period of the existing Act of 20 May 2021 on the Protection of the Rights of the Purchaser of a Dwelling or Single-Family House and on the Developer Guarantee Fund (the so-called Developer Act) ended and, as of 1 July 2024, the sale of flats in all ongoing development projects has already taken place in accordance with the new Developer Act. Moreover, on 1 August 2024, the Ordinance of the Minister of Development and Technology of 27 October 2023 amending the Ordinance on technical conditions to be met by buildings and their location will come into force.

The amendment to the technical conditions particularly concerns the requirements for multi-family residential buildings, the most important of which include:

- a change in the distance between buildings (as a rule, the minimum distance of a multi-family residential building of more than 4 overground stories, facing the wall with windows or doors towards the plot boundary is to be at least 5 meters);
- an obligation to provide for a biologically active area of at least 25% of the area of building plots intended, inter alia, for the construction of multi-family residential buildings, unless a different percentage results from the local spatial development plan;
- a change in the minimum area of commercial premises, which will be 25 sq. m;
- an increase in the requirements for the organization of child-friendly playgrounds and recreation areas for people with special needs next to multi-family buildings (the amended regulations introduce requirements for the minimum area of a playground in relation to the number of flats in a multi-family residential building or a complex of such buildings. They also set out requirements for the equipment of playgrounds and their fencing or surfacing);
- an obligation to provide a storage room for bicycles and strollers with an area of at least 15 square meters.

Although another important change for the market will come into force on 1 January 2026, it must nevertheless already be taken into account by the Company in the context of future projects. Namely, the Civil Protection and Civil Defence Act of 5 December 2024 (the so-called Shelter Act) imposes an important obligation to construct shelters and hiding places in new multi-family residential buildings and in selected public facilities. In addition, on 29 July 2025, the Regulation of the Minister of Internal Affairs and Administration of 9 July 2025 came into force, which specifies the conditions for organising temporary shelters and the requirements that temporary shelters should meet. With regard to the Shelter Act, a transitional period is still in force in 2025, and the new regulations will apply to projects where a building permit application is submitted after 31 December 2025. Shelters will have to meet certain standards for safety, structural strength and equipment. This means additional costs for investors and the need to adapt projects to the new technical requirements. Developers should take these changes into account already at the planning stage of future developments to avoid problems with obtaining permits once the regulations come into force.

Moreover, the Ministry of Development and Technology is working on a law to increase the availability of land for housing. It is planned to remove restrictions on the trading of agricultural properties within the administrative boundaries of cities and to abandon the right of repurchase by the National Agricultural Support Centre.

In addition, it is planned to reduce the ratio of parking places under the procedure of the Act on Facilitation (the so-called Lex developer), changes in the procedure for drawing up the Integrated Investment Plan by introducing the principles of investor participation by allowing the municipal council to establish within a resolution, constituting an act of local law, the guidelines for urban planning agreements concluded in connection with the drawing up of integrated investment plans. This is intended to regulate the scope of obligations of the municipality and the investor that can be established in the urban planning agreement. In addition, several changes have been proposed to streamline the procedure for drawing up Integrated Investment Plan, to simplify the procedures for issuing building permits and to shorten the waiting time for administrative decisions in terms of changes to the rules for lodging appeals and complaints. The introduction of these changes is likely to reduce the bureaucratic burden that currently prolongs investment processes by up to several years.

Notes to the Interim Condensed Consolidated Financial Statements

Note 22 – Risk management

Market risk – Legislation and administrative risk

Another significant change in the market is the enactment of the so-called “Housing Price Disclosure Act”, i.e. the Act of 21 May 2025 amending the Act on the Protection of the Rights of the Purchaser of a Dwelling or Single-Family House and the Developer Guarantee Fund, which came into force on 11 July 2025, with the proviso that for development projects whose sales started before 11 July 2025, these projects are subject to the application of the Housing Price Disclosure Act from 11 September 2025.

The Housing Price Disclosure Act introduces the following obligations on the part of developers:

- an obligation on the developer to have its own website since the start of sales, including before the conclusion of reservation agreements,
- an information obligation on the developer's own website to:
 - a) provides the general part of the prospectus concerning a given development project or development task in the case of separate development tasks,
 - b) provides information about the address of the registered office, the address of the premises where he conducts sales, the method of contact between the purchaser and the Developer, the location of the project or task,
 - c) provides the price per m2 (square meter) of usable floor area of each offered apartment or detached house and the entire property or part thereof, which is the subject of the agreement, (e.g., parking space, as a division for use),
 - d) provides the price of accessory premises or rights necessary for the use of the dwelling or detached house, if the price of these premises or rights is not included in the price referred to in point c), (e.g. a storage room organized as an accessory, a share in a detached garage),
 - e) provides information on cash benefits other than those referred to in points c) and d), which the purchaser is obliged to make to the developer in performance of the agreement transferring the ownership, (e.g. fee for processing tenant's amendments, fee for increase in VAT, increase in area – the so-called tolerance, etc.), – prices from items c), d), e) including the value added tax,
 - an obligation to update data, keep history of changes – in the event of change of prices or cash benefits, the developer, as of the date of such change, updates the information on the website with the date of such change, keeping the information provided so far, starting from the date of commencement of sale. It should be noted that in the event of a discrepancy between the price stated on the developer's own website and the price offered at the conclusion of the contract, or even entered in the contract, the purchaser has the right to demand conclusion of the contract at the price most favorable to him. The Act on the disclosure of housing prices does not prohibit selling cheaper than the price offered on the website, as this is a more favorable situation for the purchaser,
 - an obligation to report above price information to the minister responsible for information technology once a day, via a designated IT system and the developer's individual account.

The above-described legislative changes are some of the most major changes that, in the opinion of the Management Board, may have a direct or indirect impact on the Group's operations and results. However, considering the Group's extensive market experience, its ability to swiftly adapt to evolving market conditions, its financial standing, and its market reputation, the Board is confident that these changes will have a diminished impact on the Group compared to other developers.

Financial risk factors

The Group's activities expose it to a variety of financial risks such as currency risk, liquidity risk, fair value measurement risk and interest rate risk.

(i) Currency risk

Entities within the Group are exposed to foreign exchange risk in relation to receivables, payables and financial instrument measured through profit and loss denominated in currencies other than the polish zloty.

In 2024 as well as 2025 the Group did not hedge its investments or liabilities in foreign operations. As of 30 September 2025, there are no significant monetary balances held by the Group that are denominated in a non-functional currency and have a material effect on the Group results.

(ii) Liquidity risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due. The Group's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressful conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

The table below analyses the Group's financial liabilities into relevant maturity groups based on the remaining period from reporting date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows.

Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025

Notes to the Interim Condensed Consolidated Financial Statements

Note 22 – Risk management**Financial risk factors****(ii) Liquidity risk**

In thousands of Polish Zlotys (PLN)	Period ended 30 September 2025:				
	Less than 1 year	Between 1 and 2 years	Between 3 and 5 years	Over 5 years	Total
Bond loans (principal only)	59 783	59 140	158 072	-	276 995
Interest on bond loans	23 350	17 800	9 489	-	50 639
Secured bank loans	679	-	-	-	679
Lease liabilities related to perpetual usufruct of land and investment property	1 261	1 261	3 783	22 638	28 943
Trade and other payables	69 486	-	-	-	69 486
Total	154 559	78 200	171 344	22 638	426 741

In thousands of Polish Zlotys (PLN)	Period ended 31 December 2024:				
	Less than 1 year	Between 1 and 2 years	Between 3 and 5 years	Over 5 years	Total
Bond loans (principal only)	-	59 568	216 374	-	275 942
Interest on bond loans	26 490	26 472	31 462	-	84 424
Secured bank loans	11 898	-	-	-	11 898
Lease liabilities related to perpetual usufruct of land and investment property	1 463	1 463	4 388	29 108	36 421
Trade and other payables	59 236	-	-	-	59 236
Total	99 087	87 503	252 224	29 108	467 921

The Group is exposed to liquidity risk as a result of mismatching maturity of assets and liabilities. The Group's liquidity risk is managed with respect to the Group's risk using a recurring liquidity planning tool.

This tool considers the maturity of both its financial investments and financial assets (e.g., accounts receivable, other financial assets) and projected cash flows from operations. The Group's objective is to maintain a balance between continuity of funding and flexibility through the use of cash, bank loans, bond loans and other financial instruments. The Group constantly looks for other opportunities to obtain funds which will ensure necessary financing with favorable conditions.

(iii) Fair value measurement risk

The Investment properties are valued at fair value determined by an independent appraiser (please refer to Note 9).

During the nine months ended 30 September 2025 there were no significant changes in the business or economic circumstances that affect the fair value of the Group's financial assets, investment property.

(iv) Interest rate risk

The Bonds obtained by the Group bear interest at a floating rate based on WIBOR6M plus a margin. As of 30 September 2025, the WIBOR6M was 4.58% (as of 31 December 2024, it was 5.8%). The Bank loans are based on WIBOR3M or WIBOR1M plus margin. Changes in the WIBOR rate will have a significant impact on the Group's cash flow and profitability.

As at 30 September 2025 the company have three series of bonds series X in the amount of PLN 60 million maturing on 3 July 2026, series P2023A in the amount of PLN 60 million maturing on 15 August 2027 as well as Series Y in the amount of PLN 160 million that is scheduled to be repaid in 2 tranches PLN 80 million by 24 March 2028 and PLN 80 million by 24 September 2028.

The table below presents the sensitivity analysis and its impact on net assets and income statement assuming if the variable interest rate changes by 1% assuming that all other variables remain unchanged:

In thousands of Polish Zlotys (PLN)	30 September 2025		31 December 2024	
	Increase by 1%	Decrease by 1%	Increase by 1%	Decrease by 1%
Income statement				
Variable interest rate assets	738	(738)	2 500	(2 500)
Variable interest rate liabilities	(2 799)	2 799	(2 970)	2 970
Total	(2 061)	2 061	(470)	470
Net assets				
Variable interest rate assets	738	(738)	2 500	(2 500)
Variable interest rate liabilities	(2 799)	2 799	(2 970)	2 970
Total	(2 061)	2 061	(470)	470

Short-term receivables and payables are not exposed to interest rate risk.

Notes to the Interim Condensed Consolidated Financial Statements

Note 22 – Risk management

Financial risk factors

(iv) Interest rate risk

Significance of the above risk factor is defined by the Group as medium, because in the event of its occurrence, the scale of the negative impact on business activity and the financial situation of the Group could be significant. The Group estimates the probability of occurrence of this risk as high.

New benchmark reference index

The National Benchmark Reform Working Group (NGR), operating under the Polish Financial Supervision Authority, is working on replacing WIBOR and WIBID with a new RFR reference rate – POLSTR (Polish short-term reference rate). This rate is intended to become a key element of the financial market in Poland, in line with the EU's BMR regulation.

Implementation schedule:

- March 2025 – The NGR Steering Committee approved the updated action plan.
- Q2 2025 – The administrator (GPW Benchmark) will complete the formalities related to the implementation of POLSTR, make the documentation available and ensure compliance with the BMR.
- Q3–Q4 2025 – Publication of recommendations on standards for the use of POLSTR for new and existing financial instruments.
- December 2025 – Planned first issue of POLSTR-based treasury bonds.

Year 2026:

- Completion of systemic and operational adjustments by financial market institutions.
- Start of offering POLSTR-based credit products to businesses and individual customers.
- Issue of bonds and launch of the market for POLSTR-based derivatives.
- Central clearing of derivative transactions by national and international clearing houses.

Year 2027

- Widespread availability of POLSTR-based products in banks' offerings.
- Full liquidity of the OIS market and the possibility of converting existing WIBOR contracts to POLSTR.
- The Ministry of Finance will publish a regulation specifying the date of replacement of WIBOR and the rules for applying the replacement index and the adjustment spread.

Year 2028:

- Planned end of publication of WIBOR and WIBID rates.
- Mandatory use of POLSTR as a replacement rate in contracts and financial instruments, in accordance with the provisions of the new regulation.

The aim of the reform is to ensure a safe and EU-compliant transition to the new reference standard in the Polish financial system. The Group did not use any hedging instruments to mitigate the interest risk as the interest rates in Poland were exceptionally low for a long time and the Group was benefiting from low floating rates. Due to high inflation, the floating rates increased considerably exposing the Group for high interest rates. The Group considered hedging instruments but at this stage, there was no benefit for doing so as costs of hedging together with the capped interests were similar to the floating rates the Group will pay. As at 30 September 2025, the published rate for POLSTR 6M was 5.03%, compared to WIBOR 6M, which was 4.58%.

The Group assesses the significance of the Interest rate risk as medium because its occurrence has had a moderate effect on business activity and the financial situation of the Group and may have such a negative impact in the future. The Group estimates the probability of occurrence of this risk as high.

Note 23 – Related party transactions

The main related parties' transactions arise on:

- Agreement with the major shareholder,
- Transactions with key management personnel,
- Share based payment.

Agreement with the major shareholder

The Company is a party to a consulting agreement concluded with Luzon Ronson N.V. on 1 February 2024. The subject matter of this agreement is the mutual provision of services.

Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025

Notes to the Interim Condensed Consolidated Financial Statements

Note 23 – Related party transactions**Agreement with the major shareholder**

The remuneration due to Luzon Ronson N.V. for services provided to the Company under the above-mentioned agreement has been set at a lump sum of PLN 83,0 thousand per month (plus any applicable VAT), while the remuneration due to the Company for services provided to Luzon Ronson N.V. has been set at a lump sum of PLN 25,0 thousand per month (plus any VAT due).

Pursuant to the above agreement, the settlement of expenses incurred by both parties in connection with the provision of services (such as travel or accommodation costs) will be made each time on the basis of copies of invoices documenting the incurrence of such expenses by the respective party.

All transactions with related parties were carried out at arm's length. During the nine months ended 30 September 2025, the Group recognized total expenses of PLN 1.0 million. At the same time, the Group generated income from the sale of consulting services to Luzon Ronson N.V. in the amount of PLN 225 thousand.

Transactions with key management personnel

During the nine months period ended 30 September 2025 and 30 September 2024, key management personnel of the Company included the following members of the Management Board and Supervisory Board:

Mr. Amos Luzon – Chairman of Supervisory Board

Mr. Ofer Kadouri – Member of Supervisory Board

Mr. Alon Kadouri – Member of Supervisory Board

Mr. Boaz Haim – President of the Management Board

Mr. Yaron Shama – Finance Vice-President of the Management Board

Mr. Andrzej Gutowski – Sales Vice-President of the Management Board

Mrs. Karolina Bronszewska – Member of the Management Board for Marketing and Innovation

Compensation paid and due or payable to members of the Management and Supervisory Board in the period of nine months period ended 30 September 2025 and in the period of nine months period ended 30 September 2024:

	For 9 months ended 30 September 2025			For 9 months ended 30 September 2024		
Compensation of the Management Board:	From the Company	In other subsidiaries of the Group	Total	From the Company	In other subsidiaries of the Group	Total
<i>In thousands of Polish Zlotys (PLN)</i>						
Salary and other short time benefit	1 991	1 087	3 077	1 638	1 669	3 307
Management bonus	2 332	–	2 332	48	90	138
Incentive plan linked to financial results	159	–	159	204	–	204
Share based payment	481	–	481	1 005	–	1 005
Other ⁽¹⁾	–	536	536	99	554	653
Total	4 962	1 622	6 585	2 994	2 313	5 307
Compensation of the Supervisory Board:						
Salary and other short time benefit	89	–	89	83	–	83
Total	5 051	1 622	6 673	3 077	2 313	5 390

⁽¹⁾ Mainly contractual benefits related to accommodation, private school and car expenses.

Share based payment expense

On 28 November 2022, A. Luzon Group announced a private issuance of options for shares of Amos Luzon Development and Energy Group Ltd. ("Options"). According to the allocation, Mr. Boaz Haim received 9,817,868 Options. Options were allotted free of charge. Each Option entitles to one ordinary share of A. Luzon Group of ILS 0.01 par value, for an exercise price of ILS 0.2 (which however will be settled by Amos Luzon Development and Energy Group Ltd. on a net basis, i.e. final number of received shares will be decreased by a number of shares which market value is equal to full exercise price to be paid).

Mr. Haim will be entitled to exercise the Options as follows:

- (i) As of November 28, 2024 – 40% of the Option has been granted but not exercised
- (ii) after 36 months from the allotment date – up to 20% of allocated Options
- (iii) after 48 months from the allotment date – up to 20% of allocated Options
- (iv) after 60 months from the allotment date – up to 20% of allocated Options

The Options can be exercised until the end of 7 years from the date of their allocation. Options that were not exercised within the above-mentioned period, expire. Assuming all the Options are exercised, Mr. Haim will hold c.a. 2.38% of the issued and paid-up capital of A. Luzon Group and about 1.89% of the issued and paid-up capital of A. Luzon Group on a full dilution basis.

Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025

Notes to the Interim Condensed Consolidated Financial Statements

Note 23 – Related party transactions**Share based payment expense**

The Option program envisages adjustments in options for share allocation in case of various corporate events in A. Luzon Group (such as the issuance of shares or other options, merger, dividend distribution, etc.).

The initial effect of the program in year 2023 was recognized in amount of PLN 1.6 million, cost for 2024 amounted to PLN 1.3 million and cost for 2025 amounted to PLN 0.5 million. Program is accounted under IFRS 2 standard as a personnel expense, part of administrative costs and share based payment expense in equity. Total value of the program as of grant date amounted to PLN 4.7 million.

Note 24 – Investment in joint ventures**Share of profit/(loss) of joint venture**

<i>In thousands of Polish Zlotys (PLN)</i>	As at 30 September 2025	As at 31 December 2024
Loans granted	162	156
Share in net equity value of joint ventures	521	479
The Company's carrying amount of the investment	683	635
Presented as Loans granted to joint ventures (current assets)	(139)	(156)
Investment in joint ventures	544	479

Share of profit/(loss) from joint ventures comprise the Group's shares in four entities where the Group is holding 50% shares and voting rights in each of those entities: Ronson IS Sp. z o.o. and Ronson IS Sp. z o.o. Sp.k. which were running the first two stages of the City Link project, as well as Coralchief Sp. z o.o. and Coralchief Sp. z o.o. – Projekt I Sp.k. which were running the Wilanów Tulip project. Both projects are residential sector which is the same as the Group.

Loans granted to joint venture

<i>In thousands of Polish Zlotys (PLN)</i>	As at 30 September 2025	As at 31 December 2024
Opening balance	156	145
Loans repaid	-	-
Accrued interest	6	11
Total closing balance	162	156

As of 30 September 2025, loans granted to joint ventures were presented in full as current assets. Short-term loans granted to joint ventures should not be treated as investments in joint ventures and are presented within current assets in the Interim Consolidated Financial Statements as "Loans granted to joint ventures." Loans granted to joint ventures bore interest at a fixed rate of 5%.

Note 25 – Other events during the period**Occupancy permits**

Project name	Location	Occupancy permit date	Number of units	Area of units (m²)
Nowa Północ IB	Szczecin	8 August 2025	89	3 670
Nowe Warzymice V.1	Szczecin	14 August 2025	12	948
Zielono Mi I	Warsaw	1 September 2025	91	5 522
Nowe Warzymice V.2	Szczecin	24 September 2025	27	2 256
Viva Jagodno III	Wrocław	29 September 2025	58	2 841
Total			277	15 236

Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025

Notes to the Interim Condensed Consolidated Financial Statements

Note 25 – Other events during the period**Conclusion of a material agreement for General contractors**

Project name	Location	Number of units	General contractor	Agreement signing date	Agreement net value (PLN million)	Additional provisions
Ursus Centralny IId	Warsaw	361	Techbau Budownictwo Sp. z o. o.	13 January 2025	118.8	None
Zielono Mi II	Warsaw	73	Hochtief Polska S.A.	1 April 2025	31.7	None
Startowe	Wrocław	198	Hochtief Polska S.A.	20 May 2025	69.8	None
Nowe Warzymice VII.I	Szczecin	28	KMJ Deweloper Sp. z o. o.	1 July 2025	13.7	None
Nowa Północ 2A	Szczecin	83	Przedsiębiorstwo wielobranżowe "EBUD" – Przemysłówka Sp. z o. o.	14 July 2025	21.7	None
Między Drzewami II.2	Poznań	202	W.P.I.P. – Mardom Sp. z o.o.	30 July 2025	68.7	None
Total		945			324.4	

Bank loans contracted or repaid

On 25 of February 2025 financing of Nova Królikarnia 4b1 Investment was fully repaid.

On 26 May 2025, the Group signed agreements for bank loans for Miasto Moje VIII in amount up to PLN 57.8 million.

On 27 June 2025, the Group signed agreements for bank loans for Ursus Centralny IId in amount up to PLN 150.0 million.

On 4 September 2025 financing of Zielono Mi I Investment was fully repaid.

Purchase of land

On 22 January 2025, the Group company (Ronson Development Brzeska Sp. z o.o. previously under the name of Ronson Development SPV14 Sp. z o.o.) entered into an open oral tender for the sale of land located in Warsaw at 16 Brzeska Street and won the tender offering a price of PLN 16 300 000. The agreement transferring ownership of the property was concluded on 21 February 2025. The price for the property has been paid in full. According to the Company's expectations, it will be possible to build a multi-family residential building on the Real Property with an underground car park and the necessary infrastructure with a PUM and PUU area of approx. 3 400 m².

On 10 March 2025, the Company's subsidiary (Ronson Development SPV16 Sp. z o. o.) entered into a preliminary agreement for the acquisition of the property located at Wolska Street in Warsaw. The total price for the perpetual usufruct right to the property will be the sum of the following net amounts: (i) the net amount of PLN 50 000 000 (fifty million zlotys), (ii) an amount equivalent to the first fee for the transfer of the above-mentioned property to the seller in perpetual usufruct. (ii) the amount equivalent to the first fee for handing over the above-mentioned real estate to the Seller for perpetual usufruct (in the net value of this fee), (iii) the amount constituting the fee for buildings and improvements, if such a fee is payable, (iv) the amount of the annual fee for perpetual usufruct of the real estate, payable in accordance with relevant regulations for the year in which the final agreement is concluded (however, in the light of the regulations currently in force, no such fee is payable for this year). The conclusion of the final agreement is conditional on a positive outcome of the due diligence of the real estate and the acquisition of the perpetual usufruct right to the real estate by the seller. The conclusion of the promised agreement should take place no later than 25 October 2027. According to the Company's expectations, it will be possible to build a development project on the property with a total area of 16 229 m² PUM (usable floor space of dwellings) and 700 m² PUU (usable floor space for services).

On 9 April 2025, Ronson Development Partner 2 Sp. z o.o. – Retreat 2011 Sp.k., in performance of the above-mentioned preliminary sale agreement and in performance of the preliminary sale agreement concluded on 13 December 2024 (concerning the purchase of real estate located in Warsaw, in the Mokotów district at ul. Polska 16), concluded two separate real estate sale agreements, on the basis of which it acquired two adjacent properties located in Warsaw, in the Mokotów district – a property located at ul. Polska 14 with an area of 3,207 m² for PLN 10.1 million and a property located at ul. Polska 16 with an area of 1,055 m² for PLN 2.7 million. The sale price for each of the above-mentioned properties has been paid. According to the Company's preliminary assessment, the acquisition of these properties will enable an increase in the usable floor space of the neighbouring Zielono Mi investment by approximately 3,000 m².

Signing of preliminary purchase agreement for land

On 28 April 2025, as part of enforcement proceedings, Ronson Development sp. z o.o. – Projekt 4 sp. k. purchased a 174/480 share of an undivided part of the property located at ul. Wysockiego 32A for PLN 1,011,103.50 (the starting price representing 75% of the estimated value of the share in the property). On 1 September 2025, the court issued a decision on the award of ownership. The decision became final on 1 October 2025. The finality of the decision on the award of ownership means that Ronson Development sp. z o.o. – Projekt 4 sp. k. formally became the owner of the above-mentioned share in the property.

Notes to the Interim Condensed Consolidated Financial Statements

Note 25 – Other events during the period

Signing of preliminary purchase agreement for land

On 25 June 2025, a bailiff's auction was held, during which Ronson Development sp. z o.o. – Projekt 4 sp. k. bid for a 6/16 share of the undivided part of the property located at ul. Wysockiego 15 for PLN 800,000.00. The court issued a decision to grant the bid. Ronson Development sp. z o.o. – Projekt 4 sp. k. has not yet been requested by the bailiff to pay the price. This means that Ronson is not yet the formal owner of the above-mentioned share in the property (it will become the owner after fulfilling the auction conditions, the court issuing a decision on the award of ownership and its becoming final).

On 28 August 2025, the City Council of Warsaw adopted a resolution on determining the location of a residential development with 1,388 to 1,463 flats and a usable area of 74,496 m² to 77,745 m², as well as a usable service and commercial area of 4 234 m² to 4,658 m² on part of the property located at Gierdziejewskiego 7 street in Warsaw (Ursus district), pursuant to the provisions of the Act of 5 July 2018 on facilitating the preparation and implementation of residential and accompanying investments. The resolution in question provides for the implementation by a company from the Group (Ronson Development Sp. z o.o. – Projekt 7 sp. k.) , pursuant to the provisions of the above-mentioned Act, of accompanying investments consisting of (i) the construction of a transport system – streets located in the area of Gierdziejewskiego and Posagu 7 Panien Streets, and (ii) the construction on part of the property (for which the above-mentioned Group company has concluded a preliminary agreement for the acquisition of perpetual usufruct rights) a public primary school for 645 pupils, including land development and the necessary technical infrastructure, and donating it to the Capital City of Warsaw in accordance with previously concluded agreements between that company and the Capital City of Warsaw, including preliminary donation agreements. The company estimates the value of the donations referred to in (ii) above at a total of approximately PLN 105 million net. The entry into force of the above resolution will mean that the above-mentioned preliminary donation agreements will not expire, and, in addition, the last condition precedent for the conclusion of the promised agreement for the purchase of the property in question by the Company will be fulfilled.

On September 18, 2025, a subsidiary of the Company (i.e. Ronson Development SPV 15 sp. z o.o., currently operating under the name Ronson Development Drobnera sp. z o.o.) entered into a conditional sale agreement, under which it undertook to purchase the property located in Wrocław, in the Nadodrże district, with an area of 2,439 m², for a net price of PLN 34,000,000, and the copyrights to designs created under a design work agreement for a net price of PLN 1,600,000. The agreement was concluded on condition that the Municipality of Wrocław did not exercise its right of pre-emption.

Resolution on Dividend

On 4 June 2025, the Company's Annual General Meeting of Shareholders adopted a resolution on the distribution of the net profit for 2024 in the amount of PLN 67 602 520.32 as follows:

- 1) to allocate the amount of PLN 40 610 714.75 for the payment of dividends to shareholders of the Company,
- 2) to leave the remaining part of the Company's net profit for 2024 undivided.

The distribution of the profit as specified above is subject to the condition that the payment will not affect the Company's development plans. The fulfilment or non-fulfilment of this condition shall be determined by the Extraordinary General Meeting of the Company no later than 19 November 2025.

Adoption by the Ordinary General Meeting of Shareholders of Ronson Development SE of a resolution on dividend for year 2024

In the event that no such Extraordinary General Meeting is held or that the aforementioned Extraordinary General Meeting of the Company fails to pass a resolution to that effect, or if a resolution is passed that the above condition is not fulfilled, the entire amount of profit for 2024 will remain undivided in the Company. In the event of payment of the dividend described above, the date by which the list of shareholders entitled to payment of the dividend referred to in item 1 above is determined (the dividend date) is set for 4 September 2025. The dividend payment date is set for 4 December 2025. The above resolution is in line with the proposal of the Company's Management Board regarding the distribution of the Company's net profit for 2024. The Supervisory Board gave a positive opinion on the said proposal of the Management Board.

Interim Condensed Consolidated Financial Statements for the nine months ended 30 September 2025

Notes to the Interim Condensed Consolidated Financial Statements

Note 26 – Subsequent events**Conclusion of a significant agreement for the acquisition of real estate**

On 16 October 2025, the Company's subsidiary (i.e. Ronson Development Drobnera sp. z o.o.), in performance of the conditional sale agreement described above – in Note 25, concluded a transfer of ownership agreement, on the basis of which it acquired a property located in Wrocław, in the Nadodrze district with an area of 2 439 m² and copyrights to designs created on the basis of a design work agreement for a total price of PLN 34 000 000. The sale price has been paid.

According to the Company's preliminary assessment, it will be possible to carry out a development project on the property with a total area of approximately 6,250 m².

Building permits

Project name	Location	Occupancy permit date	Number of units	Area of units (m ²)
Nova Królikarnia 3d*	Warsaw	15 October 2025	8	714
Total			8	714

* The building permit obtained applies to one of the buildings belonging to the project, with a total area of 2 025 m².

Conclusion of a material agreement for General contractors

Project name	Location	Number of units	General Contractor	Agreement signing date	Agreement net value (PLN million)	Additional provisions
Nova Królikarnia 4a	Warsaw	5	Instalnika Sp. z o. o	16 October 2025	10,7	None
Total		5			10,7	

Bank loans contracted or repaid

On 30 October 2025 financing of Viva Jagodno III Investment was fully repaid.

The Management Board

Boaz Haim
President of the Management Board

Yaron Shama
Finance Vice-President of the Management Board

Andrzej Gutowski
Sales Vice-President of the Management Board,

Karolina Bronszewska
Member of the Management Board
Marketing and Innovation Director

Tomasz Kruczyński
Person responsible for financial statements
Preparation

Warsaw, 12 November 2025

Interim Condensed Standalone Financial Statements for the nine months ended 30 September 2025

Interim Condensed Standalone Statement of Financial Positions

As of <i>In thousands of Polish Zlotys (PLN)</i>	Note	As at 30 September 2025 (Reviewed/Unaudited)	As at 31 December 2024 (Audited)
Assets			
Investment in subsidiaries	6	597 177	586 054
Loans granted to subsidiaries	7	224 770	163 490
Total non-current assets		821 947	749 543
Trade and other receivables and prepayments		734	492
Receivable from subsidiaries		227	363
Income tax receivable		211	-
Loan granted to subsidiaries	7	38 976	37 092
Cash and cash equivalents		29 619	64 296
Total current assets		69 766	102 243
Total assets		891 713	851 787
Equity			
Share capital		12 503	12 503
Share premium reserve		150 278	150 278
Share based payment expense		3 334	2 853
Treasury shares		(1 732)	(1 732)
Retained earnings		445 408	388 843
Total shareholders' equity		609 791	552 745
Liabilities			
Long-term liabilities			
Bond loans	9	217 212	275 942
Deferred tax liabilities		2 439	714
Loans from subsidiaries	8	-	12 089
Total long-term liabilities		219 651	288 744
Current liabilities			
Bond loans	9	59 783	-
Other payables – accrued interests on bonds	9	2 211	9 129
Trade and other payables and accrued expenses		277	1 169
Total current liabilities		62 271	10 299
Total liabilities		281 922	299 042
Total shareholders' equity and liabilities		891 713	851 787

The notes included on pages 56 to 60 are an integral part of these Interim Condensed Standalone Financial Statements

Interim Condensed Standalone Financial Statements for the nine months ended 30 September 2025

Interim Condensed Standalone Statement of Comprehensive Income

		For the 9 months ended 30 September 2025 (Reviewed) / (unaudited)	For the 3 months ended 30 September 2025 (Unreviewed) / (unaudited)	For the 9 months ended 30 September 2024 (Reviewed) / (unaudited)	For the 3 months ended 30 September 2024 (Unreviewed) / (unaudited)
<i>In thousands of Polish Zlotys (PLN)</i>	<i>Note</i>				
Revenues from consulting services		12 690	5 632	10 438	2 162
General and administrative expense		(7 436)	(1 671)	(4 494)	(1 780)
Other income/(expenses)		1 000	1 004	(52)	1
Operating profit / (loss)		6 254	4 964	5 892	383
Share of profit/loss from the investments in subsidiaries accounted for using the equity method	6	58 890	3 526	44 692	(876)
Operating profit after result from subsidiaries		65 144	8 491	50 584	(492)
Finance income	10	15 049	5 253	16 251	4 807
Finance expense	10	(21 627)	(6 982)	(21 498)	(6 420)
Net finance income/(expense)		(6 578)	(1 729)	(5 247)	(1 614)
Profit/(loss) before taxation		58 566	6 762	45 337	(2 106)
Income tax benefit/(expense)		(2 000)	(1 548)	3 594	630
Profit for the period		56 566	5 214	48 931	(1 476)
Other comprehensive income		-	-	-	-
Total comprehensive income/(expense) for the period, net of tax		56 566	5 214	48 931	(1 476)

The notes included on pages 56 to 60 are an integral part of these Interim Condensed Standalone Financial Statements

Interim Condensed Standalone Financial Statements for the nine months ended 30 September 2025

Interim Condensed Standalone Statement of Changes in Equity

<i>In thousands of Polish Zlotys (PLN)</i>	Attributable to the Equity Owners					Total equity
	Share capital	Share premium	Share based payment expense	Treasury shares	Retained earnings	
Balance at 1 January 2025	12 503	150 278	2 853	(1 732)	388 843	552 745
Net profit for the period ended 30 September 2025	-	-	-	-	56 566	56 566
Total comprehensive income/(expense)	-	-	-	-	56 566	56 566
Share based payment expense	-	-	481	-	-	481
Balance at 30 September 2025	12 503	150 278	3 334	(1 732)	445 408	609 791

<i>In thousands of Polish Zlotys (PLN)</i>	Attributable to the Equity Owners					Total equity
	Share capital	Share premium	Share based payment expense	Treasury shares	Retained earnings	
Balance at 1 January 2024	12 503	150 278	1 571	(1 732)	369 974	532 593
Net profit for the period ended 30 September 2024	-	-	-	-	48 931	48 931
Total comprehensive income/(expense)	-	-	-	-	48 931	48 931
Share based payment expense	-	-	1 005	-	-	1 005
Dividend	-	-	-	-	(48 733)	(48 733)
Balance at 30 September 2024	12 503	150 278	2 576	(1 732)	370 172	533 797

The notes included on pages 56 to 60 are an integral part of these Interim Condensed Standalone Financial Statements

Interim Condensed Standalone Financial Statements for the nine months ended 30 September 2025

Interim Condensed Standalone Statement of Cash Flows

For the 9 months period ended 30 September			
<i>In thousands of Polish Zlotys (PLN)</i>	<i>Note</i>	2025	2024
Cash flows from operating activities			
Profit for the year		56 566	48 931
<i>Adjustments to reconcile profit for the period to net cash (used in)/from operating activities:</i>			
Finance income	10	(14 993)	(15 046)
Finance expense	10	21 395	20 422
Foreign exchange rates differences gain/(loss)		176	(129)
Income tax (expense) / benefit		2 000	(3 594)
Bond security costs settled during the period		385	-
Share based payment expense		481	1 005
Identification of an asset at the subsidiary level		(1 008)	-
Share of profit/loss from the investments in subsidiaries accounted for using the equity method	6	(58 890)	(44 692)
Subtotal		6 113	6 897
Decrease/(increase) in trade and other receivables and prepayments		(452)	(329)
(Decrease)/increase in receivable from subsidiaries		136	8 237
(Increase)/decrease in trade and other payable and accrued expense		(893)	(2 729)
Subtotal		4 904	12 076
Income tax paid		(601)	(843)
Interest paid (including commissions and fees)	9	(27 087)	(19 002)
Interest received		7 056	22 021
Net cash used in operating activities		(15 727)	14 252
Cash flows from investing activities			
Loans granted to subsidiaries, net of issue cost	7	(58 900)	(585)
Proceeds from loans granted to subsidiaries	7	3 674	35 015
Dividend from subsidiary	6	48 790	-
Contribution to subsidiaries	6	(15)	(5)
Net cash used in investing activities		(6 452)	34 425
Cash flows from financing activities			
Dividends paid		-	(48 733)
Loans received from subsidiaries	8	-	14 000
Repayment of loans from subsidiaries	8	(12 497)	-
Proceeds from bond issuance, net of issuance costs	9	-	195 630
Repayment of financial liability measured at amortised costs		-	(27 232)
Repayment of bonds	9	-	(81 085)
Net cash from financing activities		(12 497)	52 580
Net change in cash and cash equivalents		(34 677)	101 257
Cash and cash equivalents at 1 January		64 296	22 830
Effects of exchange rate changes on cash and cash equivalents		-	-
Cash and cash equivalents at the end of the period		29 619	124 086

The notes included on pages 56 to 60 are an integral part of these Interim Condensed Standalone Financial Statements

Notes to the Interim Condensed Standalone Financial Statements

Note 1 – General

Ronson Development SE ('the Company'), formerly named Ronson Europe N.V., is an European Company with its statutory seat in Warsaw, Poland. The registered office is located at al. Komisji Edukacji Narodowej 57 in Warsaw. The Company was incorporated in the Netherlands on 18 June 2007 as Ronson Europe N.V. with statutory seat in Rotterdam. During 2018, the Company changed its name and was transformed into an European Company (SE) and, effectively as of 31 October 2018, transferred its registered office of the Company from the Netherlands to Poland.

The Company (together with its subsidiaries, 'the Group') is active in the development and sale of residential units, primarily apartments, in multi-family residential real-estate projects to individual customers in Poland. In 2021 the Management Board of the Company decided to start developing new activity, so-called Private Rent Sector (PRS). PRS is sector of Poland's residential market in which buildings are designed and built specifically for renting. The Company prepared Interim Condensed Financial Statements for the year ended 30 September 2025, which was authorized for issue on 12 November 2025.

As of 30 September 2025 (as well as of 31 December 2024), A. Luzon Group, the ultimate parent company, indirectly controlled the Company through its subsidiary Luzon Ronson N.V. (former name I.T.R. Dori B.V.), in which it held more than 70% of the shares. As of 30 September 2025 (as well as of 31 December 2024), Luzon Ronson N.V. held 108,349,187 Company's shares (approximately 66.06% of the Company's share capital) directly and 54,093,672 Company's shares (approximately 32.98% of the Company's share capital) through its wholly owned subsidiary Luzon Ronson Properties Ltd. The remaining 1,567,954 shares (approximately 0.96% of the Company's share capital) were treasury shares of the Company.

The shareholding status described above is a result of the reorganization of the A. Luzon Group and related changes that took place in January 2024.

On January 16, 2024, the Company's shares held directly by A. Luzon Group (approximately 32.98% of the share capital) were transferred to Luzon Ronson Properties Ltd. 100% fully owned company by A. Luzon Group (which was established as part of the reorganization of A. Luzon Group's operations). As part of the restructuring, A. Luzon Group on January 25, 2024 disposed of all its shares in Luzon Ronson Properties Ltd. to Luzon Ronson N.V. (former name I.T.R. Dori B.V.).

The Company's beneficial owner and ultimate controlling party is Mr. Amos Luzon, who is also Chairman of the Company's Supervisory Board.

Note 2 – Basis of preparation of Interim Condensed Standalone Financial Statements

These Interim Condensed Standalone Financial Statements of Ronson Development SE have been prepared in accordance with IAS 34 (concerning the preparation of interim financial statements). The Interim Condensed Standalone Financial Statements do not include all the information and disclosures required in Annual Financial Statements prepared in accordance with the IFRS Accounting Standards and should be read in conjunction with the Company's Annual Financial Statements for the year ended 31 December 2024, which have been prepared in conformity with IFRS Accounting Standards. At the date of authorization of these Interim Condensed Standalone Financial Statements, the IFRS Accounting Standards applied by the Company are not different from the IFRS Accounting Standards endorsed by the European Union. IFRS Accounting Standards comprise standards and interpretations accepted by the International Accounting Standards Board ("IASB") and the International Financial Reporting Interpretations Committee ("IFRIC").

In order to fully understand the financial situation and results of operations of the Company as the Parent of the Group, these standalone financial statements should be read together with the consolidated financial statements of the Ronson Group for the interim reporting period ended 30 September 2025. These consolidated financial statements are available together with standalone financial statements in this Interim Financial Report.

The Interim Condensed Standalone Financial Statements of Ronson Development SE have been prepared on the going concern assumption, i.e., the continuation of the Company's business activity in the foreseeable future. As at the day of the approval of these financial statements, there were no circumstances identified implying any threats to the continuation of the Company's activity.

The Company does not run separate operating segments, in the opinion of the Management Board, the only operating segment is the holding activity of the Group companies.

These Interim Condensed Standalone Financial Statements of Ronson Development SE were approved by the Management Board for publication on 12 November 2025 in both English and Polish languages, while the Polish version is binding.

For additional information about material accounting policy information and the influence of the new accounting pronouncements, see Note 3 of the Interim Condensed Consolidated Financial Statements.

Interim Condensed Standalone Financial Statements for the nine months ended 30 September 2025

Notes to the Interim Condensed Standalone Financial Statements

Note 3 – The use of estimates and judgments

The preparation of financial statements requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, the disclosure of contingent assets and liabilities at the date of the Standalone Financial Statements, and the reported amounts of income and expenses during the reported period. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised.

Note 4 – Functional and reporting currency

Items included in the financial statements of the Company are measured using the currency of the primary economic environment in which the Company operates (the “functional currency”). The Company Financial Statements are presented in thousands of Polish Zloty (“PLN”), which is the Company’s functional and presentation currency.

Transactions in currencies other than the functional currency are accounted for at the exchange rates prevailing at the date of the transactions. Gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in currencies other than the functional currency are recognized in the Statement of Comprehensive Income.

Note 5 – Seasonality

The Company’s activities are not of a seasonal nature. Therefore, the results presented by the Company do not fluctuate significantly during the year due to the seasonality.

Note 6 – Investment in subsidiaries

The subsidiaries of the Company are valued with equity method.

The table below presents the movement in investment in subsidiaries during the nine months ended 30 September 2025 and during the year ended 31 December 2024. Changes in the value of shares in subsidiaries:

<i>In thousands of Polish Zlotys (PLN)</i>	For the 9 months ended 30 September 2025	For the 12 months ended 31 December 2024
Balance at beginning of the period	586 054	519 740
Investments in subsidiaries	15	5
Identification of an asset at the subsidiary level	1 008	–
Sale of shares	–	(5)
Net result subsidiaries during the period	58 890	66 314
Dividend from subsidiary	(48 790)	–
Balance at end of the period	597 177	586 054

As at 30 September 2025 the Company holds and owns (directly and indirectly) 69 companies, from which 4 are joint ventures.

These companies are active in the development and sale of units, primarily apartments, in multi-family residential real-estate projects to individual customers in Poland. The projects carried out by the various Group companies are at various stages of advancement, ranging from the land search phase for acquisition to projects completed or nearing completion.

For additional information see Note 7 to the Interim Condensed Consolidated Financial Statements.

The net result of the investments in subsidiaries in the period of nine months ended 30 September 2025 amounted to PLN 58.9 million.

Note 7 – Loans granted to subsidiaries

The table below presents movements in loans granted to subsidiaries held directly and indirectly by the Company during the nine months ended 30 September 2025 and during the year ended 31 December 2024:

<i>In thousands of Polish Zloty (PLN)</i>	For the 9 months ended 30 September 2025 (Reviewed/ Unaudited)	For the 12 months ended 31 December 2024 (Audited)
Opening balance	200 582	240 294
Loans granted	58 900	585
Loans repayment during the period	(3 674)	(35 015)
Accrued interest	13 512	18 829
Repayment of interest	(5 574)	(24 111)
Total closing balance	263 746	200 582
Current assets	38 976	37 092
Non-current assets	224 770	163 490
Total closing balance*	263 746	200 582

* Includes the amount of loans granted within the Group as at 30 September 2025 and 31 December 2024 in the amount of PLN 10.1 million.

Interim Condensed Standalone Financial Statements for the nine months ended 30 September 2025

Notes to the Interim Condensed Standalone Financial Statements

Note 7 – Loans granted to subsidiaries

The company estimates the credit risk on its loans as minimal. All loans were granted within the Group, where the main shareholder Ronson Development SE, which, as the main company in the Group, manages its subsidiaries.

The loans are not secured.

All new loans granted are at similar conditions to those presented in the Company Financial Statements for the year ended 31 December 2024 (information was presented in Note 10). The fair value of loans received and granted is not materially different from their carrying amount.

Note 8 – Loans borrowed from subsidiaries

The table below presents movements in loans borrowed from subsidiaries held directly and indirectly by the Company during the nine months period ended 30 September 2025 and during the year ended 31 December 2024:

	For the 9 months ended 30 September 2025	For the 12 months ended 31 December 2024
<i>In thousands of Polish Zloty (PLN)</i>	(Reviewed/ Unaudited)	(Audited)
Opening balance	12 089	-
Loans borrowed	-	14 000
Loans repayment during the period	(11 876)	(2 124)
Accrued interests	408	424
Repayment of interests	(621)	(212)
Total closing balance	-	12 089
Non-current assets	-	12 089
Total closing balance	-	12 089

Note 9 – Bonds

The table below presents changes in bonds during the period ended 30 September 2025 and during the year ended 31 December 2024:

	For the period ended 30 September 2025 (Reviewed/ Unaudited)	For the year ended 31 December 2024 (Audited)
<i>In thousands of Polish Zloty (PLN)</i>		
Opening balance	285 071	225 320
Repayment of bonds	-	(139 886)
Redemption of bonds at new issuance	-	(20 114)
Proceeds from bond issuance – nominal value	-	220 000
Bonds issuance costs	-	(4 343)
Issue cost amortization	1 053	1 775
Accrued interest	19 515	23 994
Interest repayment	(26 433)	(21 675)
Total closing balance	279 206	285 071
Closing balance includes:		
Current liabilities	61 994	9 129
Non-current liabilities	217 212	275 942
Total Closing balance	279 206	285 071

For more information about bond covenants please refer to Note 14 in the Interim Condensed Consolidated Financial Statements.

Note 10 – Finance costs and income

	For the period of 9 months ended 30 September 2025	For the period of 3 months ended 30 September 2025	For the period of 9 months ended 30 September 2024	For the period of 3 months ended 30 September 2024
<i>In thousands of Polish Zlotys (PLN)</i>				
Interests and fees on granted loans to subsidiaries	13 512	4 963	14 370	4 646
Interest income on bank deposits	1 482	279	676	159
Foreign exchange gain	56	10	1 205	2
Finance income	15 049	5 253	16 251	4 807
Interest expense on bonds measured at amortised costs	(19 515)	(6 422)	(17 074)	(5 656)
Interest and fees on loans received from subsidiaries	(408)	-	(132)	(132)
Bank charges	(33)	(11)	(234)	(202)
Discount factor reversal on liability measured at amortised cost	-	-	(1 852)	-
Commissions and fees	(1 053)	(355)	(1 130)	(416)
Other	(617)	(194)	(1 076)	(15)
Finance expense	(21 627)	(6 982)	(21 498)	(6 420)
Net finance income/(expense)	(6 578)	(1 729)	(5 247)	(1 614)

Interim Condensed Standalone Financial Statements for the nine months ended 30 September 2025

Notes to the Interim Condensed Standalone Financial Statements

Note 11 – Related parties transactions

In the period of nine months ended 30 September 2025 there were no transactions between the Company on the one hand, and its shareholders, their affiliates and other related parties which would qualify as not being at arm's length.

The main related parties' transactions arise on:

- Agreement with the major shareholder;
- Transactions with key management personnel;
- Share based payment.

Agreement with the major shareholder

The Company is a party to a consulting agreement concluded with Luzon Ronson N.V. on 1 February 2024. The subject matter of this agreement is the mutual provision of services. The remuneration due to Luzon Ronson N.V. for services provided to the Company under the above-mentioned agreement has been set at a lump sum of PLN 83 thousand per month (plus any applicable VAT), while the remuneration due to the Company for services provided to Luzon Ronson N.V. has been set at a lump sum of PLN 25 thousand per month (plus any VAT due). Pursuant to the above agreement, the settlement of expenses incurred by both parties in connection with the provision of services (such as travel or accommodation costs) will be made each time on the basis of copies of invoices documenting the incurrence of such expenses by the respective party.

All transactions with related parties were carried out at arm's length. During the nine months ended 30 September 2025, the Group recognized total expenses of PLN 1.0 million. At the same time, the Group generated income from the sale of consulting services to Luzon Ronson N.V. in the amount of PLN 225 thousand.

Transactions with key management personnel

During the period ended 30 September 2025 and 30 September 2024, key management personnel of the Company included the following members of the Management Board and Supervisory Board:

Mr. Amos Luzon – Chairman of the Supervisory Board

Mr. Ofer Kadouri – Member of the Supervisory Board

Mr. Alon Kadouri – Member of the Supervisory Board

Mr. Boaz Haim – President of the Management Board

Mr. Yaron Shama – Finance Vice-President of the Management Board

Mr. Andrzej Gutowski – Sales Vice-President of the Management Board

Mrs. Karolina Bronszewska – Member of the Management Board for Marketing and Innovation

Compensation paid and due or payable to members of the Management and Supervisory Board in the period of nine months ended 30 September 2025 and in the period of nine months ended 30 September 2024:

Compensation of the Management Board:	For the 9 month period ended 30 September 2025	For the 9 month period ended 30 September 2024
<i>In thousands of Polish Zlotys (PLN)</i>		
Salary and other short time benefit	1 991	1 638
Management bonus	2 332	48
Incentive plan linked to financial results	159	204
Share based payment	481	1 005
Other ⁽¹⁾	–	99
Total	4 962	2 994
Compensation of the Supervisory Board:		
<i>Salary and other short time benefit</i>	89	83
Total	5 051	3 077

⁽¹⁾ Mainly contractual benefits related to accommodation, private school and car expenses.

Share based payment expense

On November 28, 2022, Luzon Group announced a private issuance of options for shares of Amos Luzon Development and Energy Group Ltd. ("Options"). According to the allocation, Mr. Boaz Haim received 9,817,868 Options. Options were allotted free of charge. Each Option entitles to one ordinary share of Luzon Group of ILS 0.01 par value, for an exercise price of ILS 0.2 (which however will be settled on a net basis, i.e. final number of received shares will be decreased by a number of shares which market value is equal to full exercise price to be paid).

Interim Condensed Standalone Financial Statements for the nine months ended 30 September 2025

Notes to the Interim Condensed Standalone Financial Statements

Note 11 – Related parties transactions**Share based payment expense**

Mr. Boaz Haim will be entitled to exercise the Options as follows:

- (i) As of November 28, 2024 – 40% of the Option has been granted but not exercised
- (ii) after 36 months from the allotment date – up to 20% of allocated Options
- (iii) after 48 months from the allotment date – up to 20% of allocated Options
- (iv) after 60 months from the allotment date – up to 20% of allocated Options

The Options can be exercised until the end of 7 years from the date of their allocation. Options that were not exercised within the above-mentioned period, expire. Assuming all the Options are exercised, Mr. Boaz Haim will hold c.a. 2.38% of the issued and paid-up capital of A. Luzon Group and about 1.89% of the issued and paid-up capital of A. Luzon Group on a full dilution basis. The Option program envisages adjustments in options for share allocation in case of various corporate events in A. Luzon Group (such as the issuance of shares or other options, merger, dividend distribution, etc.).

The initial effect of the program in year 2023 was recognized in amount of PLN 1.6 million, cost for 2024 amounted to PLN 1.3 million and cost for 2025 amounted to PLN 0.5 million. Program is accounted under IFRS 2 standard as a personnel expense, part of administrative costs and share based payment expense in equity. Total value of the program as of grant date amounted to PLN 4.7 million.

Note 12 – Risk management**Liquidity risk**

Liquidity risk is the risk that the Entity will not be able to meet its financial obligations as they fall due. The Entity's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Entity's reputation. The table below analyses the Entity's financial liabilities into relevant maturity groupings based on the remaining period from reporting date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows.

<i>In thousands of Polish Zlotys (PLN)</i>	Period ended 30 September 2025				Total
	Less than 1 year	Between 1 and 2 years	Between 3 and 5 years	Over 5 years	
Bond loans (principal only)	59 783	59 140	158 072	–	276 995
Interests on bond loans	23 350	17 800	9 489	–	50 639
Total	83 133	76 940	167 561	–	327 633

<i>In thousands of Polish Zlotys (PLN)</i>	Period ended 31 December 2024				Total
	Less than 1 year	Between 1 and 2 years	Between 3 and 5 years	Over 5 years	
Bond loans (principal only)	–	59 568	216 374	–	275 942
Interests on bond loans	26 490	26 472	31 462	–	84 424
Total	26 490	86 040	247 836	–	360 366

Note 13 – Subsequent events

There were no material subsequent events after balance sheet date that could have significant impact on Condensed Standalone Financial Statements.

The Management Board

Boaz Haim

President of the Management Board

Yaron Shama

Financial Vice-President of the Management Board

Andrzej Gutowski

Sales Vice-President of the Management Board

Karolina Bronszewska

Member of the Management Board
Marketing and Innovation Director

Tomasz Kruczyński

Person responsible for financial statements preparation

Warsaw, 12 November 2025