



Translation note:

This version of our report is a translation from the original, which was prepared in Polish language. All possible care has been taken to ensure that the translation is an accurate representation of the original. However, in all matters of interpretation of information, views or opinions, the original language version of our report takes precedence over this translation.

Independent registered auditor's report on the review of the interim condensed standalone financial statements

To the Shareholders and the Supervisory Board of Ronson Development SE

Introduction

We have reviewed the accompanying interim condensed standalone financial statements of Ronson Development SE (hereinafter called "the Company"), with its registered office in Warsaw, Av. Komisji Edukacji Narodowej 57, comprising the interim condensed standalone statement of financial position as at 30 September 2025 and the interim condensed standalone statement of comprehensive income, the interim condensed standalone statement of changes in equity, the interim condensed standalone statement of cash flows for the nine-month period from 1 January to 30 September 2025 and notes to the interim condensed standalone financial statements.

Management is responsible for the preparation and presentation of these interim condensed standalone financial statements in accordance with the International Accounting Standard 34 Interim Financial Reporting as adopted by the European Union. Our responsibility is to express a conclusion on these interim condensed standalone financial statements based on our review.

Scope of review

We conducted our review in accordance with the National Standard on Review Engagements 2410 in the wording of the International Standard on Review Engagements 2410 Review of Interim Financial Information Performed by the Independent Auditor of the Entity as adopted by the National Council of Certified Auditors. A review of interim condensed standalone financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures.

A review is substantially less in scope than an audit conducted in accordance with National Standards on Auditing. Consequently, it does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

PricewaterhouseCoopers Polska spółka z ograniczoną
odpowiedzialnością Audyt sp. k.,
Polna 11 str., 00-633 Warsaw, Poland
T: +48 (22) 746 4000, F: +48 (22) 742 4040

PricewaterhouseCoopers Polska spółka z ograniczoną odpowiedzialnością Audyt sp. k. is entered into the National Court Register maintained by the District Court for the Capital City of Warsaw, under KRS number 0000750050, NIP 526-021-02-28. The seat of the Company is in Warsaw at Polna 11.



Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed standalone financial statements have not been prepared, in all material respects, in accordance with the International Accounting Standard 34 Interim Financial Reporting as adopted by the European Union.

Conducting the review on behalf of PricewaterhouseCoopers Polska spółka z ograniczoną odpowiedzialnością Audyt sp.k., a company entered on the list of Registered Audit Companies with the number 144:

Piotr Wyszogrodzki

Registered Auditor

No. 90091

Warsaw, 12 November 2025