

**IMPACT DEVELOPER & CONTRACTOR SA**

Registered office: Willbrook Platinum Business & Convention Center, 172-176 Bucharest – Ploiesti Road, Building A,  
1st floor, Bucharest, 1st District, Phone:+40 21.230.75.70/71/72, Fax: +40 21.230.75.81/82/83  
Subscribed and paid up share capital: RON 265,000,000.  
Registered with the Trade Registry Office within Bucharest Court under no. J40/7228/2018, S.R.C. RO 1553483

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**PRESS RELEASE**

**Impact's balance sheet for 2020, approved by GMS: revenues increased by 28% due to sales in Greenfield Băneasa and Luxuria Residence projects**

**Bucharest, April 23<sup>rd</sup>, 2021:** The General Meeting of Shareholders approved the financial statements of Impact Developer & Contractor for 2020. The company's balance sheet shows revenues worth 42.3 million euros, obtained from home sales in the projects Greenfield Băneasa and Luxuria Residence. The revenues increased by 28% compared to 2019, thus representing the developer's best result of the last decade.

Last year **Impact sold a total of 368 apartments** (30,864 sqm built), in Greenfield Băneasa complex and the upper-class compound Luxuria Residence located in Expoziției area. Besides these, the developer **has concluded 199 sale-purchase precontracts and reservations**, totaling 24.5 million euros, which are to be converted into revenues during this year and in 2022.

For Impact, 2020 marked **the beginning of its national expansion**, with the mission to build sustainable residential projects that will provide a high quality of living, attested by the green BREEAM Excellent certification.

The developer has started the **Boreal Plus** complex in Constanța. Located 15 minutes from the beach and the city center, the project includes green spaces, children's playgrounds, shopping spaces, Kaufland hypermarket, and kindergarten. Impact also expanded in the capital of Moldova, acquiring the land for the development of **Greenfield Copou**, which will be one of the largest green residential building projects in the region.

The financing solutions considered by the company are still based on the **capital market**, respectively bond issues listed on the main market of BVB, with private placement, new shares issues, but also bank financing. The shares of IMPACT Developer & Contractor SA ("IMP") are listed in the Premium category of the Bucharest Stock Exchange, the company's market capitalization at the end of 2020 exceeding 102 million euros. In the last 3 years, the value of the company's shares has constantly increased, to the value of 0.39 euro/share, up by 28.5% compared to 2019.

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*"The year 2020 was an opportunity to consolidate our leading position in residential development while demonstrating the stability of the company's long-term perspectives and strategy. Housing demand still remains high, which creates a favorable context to accelerate our expansion and meet our clients with innovative projects that raise current standards regarding life quality, architecture, design, and environmental protection"*, said Tinu Sebeșanu, COO Impact Developer & Contractor.

As part of its **social responsibility policy**, in 2020 Impact donated to the Bucharest City Hall a land plot of 9,620 sqm, together with the building project of a public school and kindergarten in Greenfield Băneasa, in order to ensure easy schooling access to children who live in the northern part of the capital. The total value of the land and the project amounts to 1.75 million euros.

**About Impact Developer & Contractor S.A.**

With 30 years of experience on the market, Impact Developer & Contractor SA is the only real estate developer listed on the Bucharest Stock Exchange. The mission of Impact Developer & Contractor is to develop sustainable projects, at modern standards, both in Bucharest and in the big cities of the country. Among the developer's reference projects are Greenfield Băneasa and Luxuria Residence, a luxury residential complex with BREEAM Excellent Certification. As part of the national expansion strategy, in 2020, Impact started the construction of a premium residential project in Constanța, Boreal Plus, a mixed project consisting of 18 villas and 673 apartments, built on an area of 43,000 square meters, which will be completed in 2024. Also, Impact continues the expansion at regional level and starts Greenfield Copou, in Iași. The works will start this year, with a completion deadline in 2024, being built in three phases. The project includes a total of 1,100 apartments, built on an area of 48,685 square meters.