

To: Financial Supervisory Authority - Financial Instruments and Investments Sector
Bucharest Stock Exchange
Regulated Market

From: *IMPACT DEVELOPER & CONTRACTOR S.A.*

20.09.2022

CURRENT REPORT

according to the provisions of Law No. 24/2017 on issuers of financial instruments and market operations and Regulation No. 5/2018 of FSA on Issuers of Financial Instruments and Market Operations

Important events to be reported:

In order to achieve the objectives undertaken in the company's medium-term development strategy, IMPACT Developer & Contractor S.A. ("**IMPACT**" or the "**Company**") informs the shareholders and investors with regard to the execution of loan agreement by IMPACT, as borrower, and **OTP BANK NYRT** and **OTP BANK ROMANIA S.A.**, as lenders.

The value of the facility is maximum EUR 34,440,465 and a VAT facility of maximum EUR 6,000,000. The loan facility shall be reimbursed, according to the contractual provisions, with the maximum maturity date on 31 March 2025. IMPACT guarantees the fulfilment of the obligations undertaken by concluding guarantees specific to this type of financing.

Such loan facilities shall be used in order to finalize 732 apartments, out of which 42% already contracted, of the fourth development phase of the GREENFIELD Băneasa complex in Bucharest, an emblematic project both for the Company's portfolio and for the entire northern area of the Capital (the "**Project**").

By the end of the year, IMPACT shall finalize GREENFIELD Plaza, part of the community center in the GREENFIELD Băneasa complex, which shall include a commercial area with convenience stores that shall cover the daily needs of the residents, a service area, as well as an area for sports and leisure activities with fitness room, squash court, indoor semi-Olympic pool, indoor children's pool, outdoor pool, hydrotherapy area, wet sauna, and infrared sauna.

IMPACT continues the works on the Boreal Plus complex in Constanța, where it shall deliver over 200 apartments by the end of the year.

Also, IMPACT aims in the next period, immediately after obtaining the construction authorization, at commencing the works on the GREENFIELD Copou complex in Iași, which shall include 1,062 apartments, built to nZEB and BREEAM Excellent standards, like all new projects developed by IMPACT. The complex

shall benefit from kindergarten and after-school, sports and relaxation club with indoor and outdoor pool, commercial spaces and 15,000 square meters of green spaces. All these elements and the location on the Copou hill, with a unique view of the Botanical Garden, contribute to the positioning of the GREENFIELD Copou complex as one of the biggest “green” projects in the area of Moldova.

The Company’s plans also include the initiation of a unique mixed-use development, aimed at the upscale segment, in the Barbu Văcărescu area of Bucharest, opposite the Verdi Park. The project includes a residential area, a five-star hotel, a shopping gallery and wellness club, developed to nZEB and BREEAM Excellent standards.

IMPACT DEVELOPER & CONTRACTOR S.A.

General Manager

Constantin Sebeșanu