

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

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

14.12.2022

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: Transaction of the type listed in Article 234(i) of FSA Regulation 5/2018

The Company informs shareholders and investors with regard to the execution of two loan agreements for the current activity, by Impact Developer & Contractor SA and Bergamot Developments Phase II SRL, as borrowers, Bergamot Developments SRL, as guarantor, and Libra Internet Bank, as lender.

Bergamot Developments Phase II SRL borrowed EUR 5,250,000 and Impact Developer & Contractor SA borrowed EUR 1,900,000.

Impact Developer & Contractor SA, Bergamot Developments SRL and Bergamot Developments Phase II SRL guarantee the fulfilment of the obligations undertaken in the loan agreements by concluding guarantees specific to this type of financing.

The amount borrowed shall be reimbursed on a quarterly basis, with final maturity 05.12.2025.

Bergamot Developments and Bergamot Developments Phase II are the companies through which IMPACT developed the LUXURIA Residence complex in the Expoziției area in Bucharest, which was fully completed at the beginning of the year. With an estimated current market value of EUR 150 million, LUXURIA is the first residential complex in Bucharest with BREEAM Excellent certification, bringing together a mix of features rarely found so close to the city center, both individually and together: construction to the highest standards of quality and sustainability, secure access, exclusive underground residential parking dedicated to residents, over 9,650 square meters of green spaces dedicated exclusively to residents, private reception and lounge, and excellent connectivity to numerous points of interest in the city.

IMPACT DEVELOPER & CONTRACTOR S.A.

General Manager

Constantin Sebesanu