

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

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

29 of February 2024

PRESS RELEASE

IMPACT DEVELOPER & CONTRACTOR S.A. with its registered headquarters at Impact Building, Drumul Padurea Mogosoia Street, No.31-41, Sector 1, Bucharest, registered with the Register of Commerce under No. J40/7228/2018, holding Unique Code No. (CUI) 1553483,

in accordance with Law no. 24/2017 on issuers of financial instruments and market operations, with Regulation no. 5/2018 regarding the issuers and securities operations, BSE Code and with the Financial calendar for 2024,

bring to the attention of investors the possibility to consult the Unaudited Preliminary Financial Statements as at 31 December 2023, on the Company website www.impactsa.ro.

Additional details concerning the report can be obtained by phone at +40 729 100 008 or by email at ir@impactsa.ro.

The Unaudited Preliminary Financial Statements as at 31 December 2023 can be accessed in the link below, the key mentions being the following:

- ❖ IMPACT sold 157 units during 2023, which generated revenues of RON 119.5 mil.. Also, IMPACT reported pre-sales of 377 dwellings, with a total value of RON 216 mil. Those pre-sales will generate revenues within the next period.
- ❖ As at 31 of December 2023, IMPACT had building permit for 2,693 units, with a market value of RON 1.9 billion;
- ❖ The gross margin of IMPACT increased to 39% in 2023 (32% in 2022);
- ❖ The leverage ratio as at 31 of December 2023 was 28%, the cash position remaining stable, at RON 51.3 mil.

Respectfully,
IMPACT DEVELOPER & CONTRACTOR S.A.
Chairman of the Board of Directors
Iuliana Mihaela Urda