

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

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

**20 August 2025**

## **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 2025,

bring to the attention of investors the possibility to consult Company Report for H1 2025 and the Financial Statements as at 30 June 2025, on the Company website [www.impactsa.ro](http://www.impactsa.ro). The Financial Statements as at 30 June 2025 presented in the Company Report for H1 2025 are not audited.

Supplementary details concerning the report can be obtained by phone at +40 729 100 144 or by email at [ir@impactsa.ro](mailto:ir@impactsa.ro).

The Company Report for H1 2025 and the Financial Statements as at 30 June 2025 can be accessed in the link below, also.

Key aspects:

- In the first half of the year, the IMPACT group generated revenues of EUR 35.3 million, up 79% compared to the first half of last year;
- The IMPACT Group achieved a consolidated net profit of EUR 9.1 million in the first 6 months of 2025, with a net margin of 26%;
- IMPACT recorded a 125% increase in home sales in the first half of the year, compared to the first half of 2024: 153 units sold;
- As of June 30, 2025, IMPACT had a stock of apartments worth EUR 72 million;
- The group's indebtedness decreased to 17% at the end of the first half of the year;
- As of June 30, 2025, the market value of net assets was EUR 260 million;
- EBITDA increased by 512% at the end of the first half compared to the first half of last year, standing at EUR 14.1 million;
- At the end of the first half of the year, IMPACT had a pipeline of 9,758 units, with an estimated gross development value of EUR 1.9 billion.

The results in the first half of the year were boosted by deliveries from GREENFIELD Baneasa, the expansion of the construction activity and the strategy to reduce financial debts.

The structure of consolidated revenues in the first half of 2025 reflects the group's business model: 59% from real estate development (EUR 20.7 million), 37% from construction activity through the RCTI subsidiary (EUR 13 million), and the remaining 4% from rents and other sources, such as wellness, administration and brokerage services. This structure confirms the majority share of development activity, while the construction segment and related revenues reinforce the sustainability of the results.

This year, IMPACT recorded a strong start in sales of residential units, which it maintained throughout the semester. Thus, the company reached the highest number of residential units sold in the first half of the last 5 years: 153 units, worth 20.7 million euros, an increase of 125% compared to the first half of 2024. The largest share of sales is held by the GREENFIELD Baneasa project, in which 732 new apartments in the fourth phase of development were delivered in the last quarter of 2024.

As of June 30, 2025, in addition to the 153 units traded, IMPACT had 45 pre-sold and reserved homes, with a value of EUR 6.7 million. Thus, at the end of the first semester of the year, 71% of IMPACT's completed projects were sold and pre-sold. The stock of completed units, available for sale on June 30, was 460 apartments, with a value of EUR 72 million, which will be capitalized in the next period.

The group maintained its downward trend in indebtedness, decreasing from 22% at the end of 2024 to 17% on June 30, 2025. Bank loans fell by 30% as of June 30, 2025, to a value of EUR 44.4 million, while cash and cash equivalents were EUR 13.8 million at the end of the semester. Trade payables as of June 30, 2025 were 16% lower than on December 31, 2024, mainly due to the closing of advance payments from customers and the recording of revenues in the GREENFIELD Baneasa project. This evolution is in line with management's objectives of reducing bank exposure and implicitly borrowing costs in percentage and absolute figures.

IFRS net assets reached EUR 198.9 million, while the value adjusted to market value is EUR 260 million, according to Colliers Valuation & Advisory's valuations as of June 30, 2025. At the same time, EBITDA increased to EUR 14.1 million, demonstrating the company's ability to generate solid operating profit.

According to the decision of the Extraordinary General Meeting of Shareholders of April 29, 2025, during the first half of the year, IMPACT initiated the process of consolidating the nominal value, with the aim of increasing the nominal value of the shares while reducing the total number of shares. Thus, 20 shares with a nominal value of RON 0.25/share will represent one share with a nominal value of RON 5. Starting with August 2025, the company will start the share buyback program.

IMPACT owns a portfolio of 80.7 ha of land in the country, on which it intends to build 9,758 units, with a gross development value of EUR 1.9 billion. As of June 30, 2025, the company had building permit for a total of 2,828 residential units, with an estimated gross development value of EUR 733 million. Of these, 250 units are already under construction in GREENFIELD Baneasa. In the second half of the year, the company will start construction on 134 units in the Boreal Plus complex in Constanta, as well as on another 185 apartments in GREENFIELD Baneasa.

At the same time, IMPACT is preparing the launch of two large-scale projects, in Bucharest and Iasi, which will contribute to the company's future performance.

In the first half of the year, IMPACT continued its social involvement by supporting the Sports Festival, a multisport event held in Iasi and Bucharest, addressed to all age categories. With seven editions under its belt, the event brings together over 2,500 participants in each edition.

Respectfully,  
IMPACT DEVELOPER & CONTRACTOR S.A.

CEO  
Sebastian Campeanu

CFO  
Claudiu Bistriceanu