

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

From: IMPACT DEVELOPER & CONTRACTOR S.A.

**10 September 2025**

## **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**

Transactions of the type listed in Art. 234, Letter i) of FSA Regulation No. 5/2018, *i.e.* design agreements.

#### **1. Contracting parties**

IMPACT DEVELOPER & CONTRACTOR S.A., as Beneficiary  
Impact Alliance Architecture S.R.L. (IAA), as Designer

#### **2. Conclusion date and nature of the act**

Design Agreement – concluded on 10 September 2025, for the project developed by Impact, Communal Utility Infrastructure, consisting of a stormwater and wastewater basin, as well as the installations related to this structure, which will serve the “Greenfield Băneasa” Residential Complex.

Design Agreement – concluded on 10 September 2025, for the real estate project consisting of the construction of a MULTI-FAMILY HOUSING COMPLEX LOT 1 – GREENFIELD CONSTANȚA, BUILDING TYPES: XC and M2, which constitutes Phase 3 of UTR M2 of the “Boreal Plus” project (“Boreal Plus Phase 3”).

Design Agreement – concluded on 10 September 2025, for the configuration of the commercial spaces of the Shopping Center located in Bucharest, Sector 1, Drumul Pădurea Mogoșoaia No. 31-41.

Design Agreement – concluded on 10 September 2025, for the real estate project consisting of the construction of a complex of apartment blocks 13X+14L with a height regime of Basement + Ground Floor + 10 Floors, which constitutes Phase 4 of UTR3 of the “Greenfield Teilor” project (“UTR3 Phase 4”).

#### **3. Description of the object of the agreements**

The cumulative value of the agreements concluded with Impact Alliance Architecture (IAA) by IMPACT exceeds 10% of the net turnover related to the latest annual financial statements. For this purpose, in accordance with the provisions of Art. 234 Letter i) of FSA Regulation No. 5/2018, Impact has the obligation to also report the cumulative value of such transactions.

**4. Total value of the agreements**

The value of the agreement for the Communal Utility Infrastructure project is EUR 9,000 plus VAT.

The value of the agreement for the "Boreal Plus" Phase 3 project is EUR 534,091.47 plus VAT.

The value of the agreement for the configuration of the commercial spaces of the Shopping Center located in Bucharest, Sector 1, Drumul Pădurea Mogoșoia No. 31-41 is EUR 29,000 plus VAT.

The value of the agreement for the real estate project consisting of the construction of an apartment block complex 13X+14L, with a height regime of Basement + Ground Floor + 10 Floors, which constitutes Phase 4 of UTR3 of the "Greenfield Teilor" project ("UTR3 Phase 4"), is EUR 171,679.12 plus VAT.

The cumulative value of the design agreements concluded with Impact Alliance Architecture S.R.L. is EUR **4,045,301.57** plus VAT.

**5. Mutual receivables**

Impact Alliance Architecture S.R.L. has receivables towards Impact amounting to RON 43,000.

Impact has no receivables towards Impact Alliance Architecture S.R.L.

**6. Guarantees established, penalties stipulated**

Beneficiary shall retain **five (5) %** of each invoice issued by Designer, in order to establish a good performance bond.

Penalties of 0.05% of each accepted and unpaid invoice shall be applied to Beneficiary for the late payment of the invoices and penalties of 0.05% applied to the value of the unexecuted/delayed phase shall be applied to Designer for failure to meet the deadlines for the submission of the documentation related to each stage.

**7. Payment terms and modalities**

The remuneration is structured according to the design stages and is conditional upon the submission by Designer of the complete documentation corresponding to each stage (the "Maturity Date").

IMPACT DEVELOPER & CONTRACTOR S.A.

General Manager

Câmpeanu-Richard Dan Sebastian