

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

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

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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 Q3 2025 and the Financial Statements as at 30 September 2025, on the Company website www.impactsa.ro. The Financial Statements as at 30 September 2025 presented in the Company Report for Q3 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.

The Company Report for Q3 2025 and the Financial Statements as at 30 September 2025 can be accessed in the link below, also.

Key aspects:

- In the first three quarters of 2025, the IMPACT group recorded a consolidated turnover of EUR 55.8 million, double compared to the previous financial period;
- The IMPACT Group achieved a consolidated net profit of EUR 11.4 million in the first 9 months of 2025, with a net margin of 20%;
- IMPACT recorded a 152% increase in home sales in the first 9 months of the year, compared to the same period in 2024: 227 units sold;
- The group's indebtedness decreased to 14% as of September 30, 2025;
- As of September 30, 2025, the market value of net assets was EUR 260 million;
- EBITDA stood at EUR 17.7 million at the end of the first 9 months, with a margin of 32%;
- The IMPACT strategy for the period 2026 – 2034 targets 7,870 units planned and under construction, with an estimated gross development value of EUR 1.6 billion;
- As of September 30, 2025, the IMPACT group had a building permit for a total of 2,828 residential units.

IMPACT Developer & Contractor S.A. recorded in the first 9 months of the year a consolidated turnover of EUR 55.8 million, double compared to the same period last year. The group's consolidated net profit stood at 11.4 million euros.

The maintenance of the upward trajectory of financial performance at group level in the first 9 months is due to the delivery of the 732 apartments in GREENFIELD Baneasa, vertical integration, operational optimizations and the strategy to reduce financial debts.

The real estate development activity holds a majority share in the consolidated income structure (56%), followed by the construction activity through the RCTI subsidiary (38%), the remaining 6% coming from rents and other sources, such as wellness, administration and brokerage services. Together with the results obtained in the first 9 months, this structure confirms the sustainability of the group's business model.

Sales in the reported period registered an advance of 152% compared to the first 9 months of last year: 227 units, worth EUR 31.5 million. Most units sold were in GREENFIELD Baneasa, the developer's flagship project, located in Sector 1 of the Capital.

As of September 30, 2025, in addition to the 227 units traded, IMPACT had 27 pre-sold and reserved homes, with a value of 4.2 million euros, which will turn into revenues in the last quarter of the year. Thus, at the end of the first 9 months, 74% of IMPACT's completed projects were sold and pre-sold. The stock of completed units, available for sale on September 30, was 407 apartments, with a value of 63 million euros, which will be capitalized in the next period.

In September, IMPACT published its strategy for 2026 – 2034, which aims to build 7,870 residential units in five projects, with a gross built area of 892,203 sqm and a gross development value of EUR 1.6 billion. Of these, two major projects will be started next year: ARIA Verdi in the Barbu Vacarescu area, Bucharest and GREENFIELD Copou in Iasi.

As of September 30, 2025, the group had a building permit for a total of 2,828 residential units, with a total built area of 341,517 sqm and a gross development value estimated by management at EUR 733 million. This area also includes commercial spaces, green spaces, children's playgrounds, infrastructure, etc. As part of the continuous investments in the infrastructure of the neighborhoods it develops, in the first 9 months of the year, IMPACT obtained the urban planning certificates and signed the execution contracts for three new access roads in GREENFIELD Baneasa, an investment of over EUR 2 million.

The company's IFRS net assets are EUR 202.2 million, and the market-adjusted value is EUR 260 million, according to Colliers Valuation & Advisory's valuations as of September 30, 2025. At the same time, EBITDA increased to EUR 17.7 million, with a margin of 32%, demonstrating the company's ability to generate solid operating profit.

As a result of the strategy of reducing bank exposure and implicitly borrowing costs as a percentage and in absolute figures, the group maintained its downward trend in the degree of indebtedness, decreasing from 22% at the end of 2024 to 14% at September 30, 2025. Bank loans decreased by 41% as of September 30, 2025 to a value of EUR 37.7 million, and commercial debts as of September 30, 2025 were 29% lower than

December 31, 2024, mainly due to the closure of advance payments from customers and the recording of revenues in the GREENFIELD Baneasa project.

In August, IMPACT successfully completed 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.

During the first 9 months of the year, the company continued its social involvement by supporting the Sports Festival, a multisport event held in Iasi and Bucharest, with eight editions to its credit. Bringing together over 2,000 participants per edition, children and adults alike, the Sports Festival continues to grow, so that in 2025 it reached three editions per year: two editions in GREENFIELD Baneasa, Bucharest – spring and autumn and one summer edition in Iasi.

Respectfully,
IMPACT DEVELOPER & CONTRACTOR S.A.

CEO
Sebastian Campeanu

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