

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

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

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CURRENT REPORT

according to the provisions of Law No. 24/2017 on issuers of financial instruments and market operations and FSA Regulation No. 5/2018 on issuers of financial instruments and market operations

Important events to be reported: **IMPACT Developer & Contractor Marks 30 Years of Listing on the Bucharest Stock Exchange**

- **IMPACT Developer & Contractor, founded in 1991 through public subscription, celebrates 35 years since its establishment and 30 years of listing on the Bucharest Stock Exchange.**
- **IMPACT is the first real estate developer listed on the Bucharest Stock Exchange, in 1996.**
- **IMPACT's shares have been traded in the Tier I category of the Bucharest Stock Exchange for 20 years, under the ticker symbol IMP.**

Bucharest, 20 February 2026: IMPACT Developer & Contractor, the first real estate developer listed on the Bucharest Stock Exchange (BVB), marks three decades of active presence on the local capital market, consolidating a vertically integrated business model with a clear long-term development vision.

Founded in 1991 via public subscription, IMPACT has undergone continuous evolution: from Romania's first residential complex—a luxury villa neighborhood started in 1995—to another 13 villa communities, followed by medium-rise collective housing, and reaching its current phase: the construction of high-rise building complexes.

In 2006, the maturity of the organization and its capital was confirmed by its promotion to Tier I of the BVB. Since 2013, IMPACT has repositioned itself strategically, evolving toward large-scale mixed-use developments. In 2022, the company achieved vertical integration, allowing it to enter a new strategic cycle in 2026 aimed at maximizing asset performance. In its 35 years of activity, IMPACT has completed 2,200 villas and 3,600 apartments.

"In 2026, the year we celebrate 30 years of continuous listing on the Bucharest Stock Exchange, we begin a new operational cycle with a consolidated team and a vertically integrated organization. We are ready to enter the luxury segment and scale IMPACT's activity into high-rise and very high-rise projects. In recent years, IMPACT has accelerated its financial optimization process by reducing leverage, strengthening liquidity, and improving capital efficiency. Our strategy for the next growth cycle continues to focus on asset liquidity and operational optimization to meet market demands," says **Dan-Sebastian Câmpeanu, CEO of IMPACT Developer & Contractor.**

Financing Worth EUR 144 Million Raised Through Bond and Share Issues

IMPACT Developer & Contractor debuted on the Regulated Market of the Bucharest Stock Exchange in 1996. IMPACT is included in the BET-XT, BET-XT-TR, BET-XT-TRN, and BETPlus stock indices. During its 30 years of

presence on the capital market, the company has attracted EUR 52 million in financing through bond issues and EUR 92 million through share issues.

IMPACT's Strategy, 2026 – 2034

Under the 2026–2034 strategy, starting in 2027, IMPACT aims to implement a dividend policy with an annual yield of 3–5% (or the equivalent of 40% of net profit, as applicable). Simultaneously, the company targets measures to increase market capitalization and achieve a market cap/net asset ratio of over one, aiming to enhance share attractiveness for investors.

Sustainability drives IMPACT's developments, thus, all future projects are designed according to nZEB and BREEAM (Excellent and Outstanding) standards, integrating energy efficiency solutions, green mobility, and renewable energy sources. Furthermore, all IMPACT's projects are based on the "15-minute city" urban concept, supporting sustainable community development by providing all basic facilities and services within walking distance. The company creates mixed-use ecosystems with residential, commercial, and wellness functions, integrating ample green recreational spaces.

For the 2026–2034 period, the development strategy announced by IMPACT in September 2025 includes the construction of 7,870 residential units across five projects, with a gross built area of 892,203 sq m and a gross development value of EUR 1.61 billion.

About IMPACT Developer & Contractor

IMPACT Developer & Contractor is a leading Romanian real estate developer established in 1991, the pioneer of the residential complex concept nationwide and the first developer to implement BREEAM Excellent standards in a residential project in Romania. IMPACT is also the first real estate developer listed on the Bucharest Stock Exchange (1996). IMPACT's mission is to positively influence people's lives by developing communities focused on sustainability, efficiency, and well-being, generating added value for all stakeholders through secure investments. The company's vision is to become the region's most prominent residential real estate developer through large-scale sustainable projects.

IMPACT projects are executed in accordance with the "15-minute city" ESG strategy, ensuring basic services are accessible within a maximum 15-minute walk or bike ride. Regarding community engagement, IMPACT supports grassroots sports initiatives, organizes annual sports festivals, alongside donations and support for projects in the field of education.

IMPACT DEVELOPER & CONTRACTOR S.A.

General Manager

Câmpeanu-Richard Dan-Sebastian