

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

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

07.05.2026

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 submits documentation for the building permit of a new access road in GREENFIELD Băneasa

IMPACT Developer & Contractor, a leading real estate developer in Romania, announces that it has submitted the necessary documentation to obtain a building permit for a new access road in the GREENFIELD Băneasa neighborhood. This is the final stage of the authorisation process, following IMPACT's acquisition of the urban planning certificate and the necessary permits.

The new road will connect Teișani Alley and old Bucharest Ring Road near the suspension bridge and will cross the 301Bb Mogoșoaia - R. Pasărea railway line. This new artery will lead to traffic fluidization, both for the benefit of the inhabitants of the GREENFIELD neighborhood, and for the entire Băneasa area, of the traffic participants on DN1 and on the Bucharest Ring Road.

The construction project involves complex work, including the automation of the railroad crossing and the development of dedicated turning and queuing lanes at the intersections with Horia, Cloșca, and Crișan streets. The land on which the project will be built is owned by the developer, IMPACT, who will cover all the costs for design, permitting, and construction. The total investment amounts to 2.5 million euros.

The new access road will connect the GREENFIELD Băneasa neighborhood to the future M6 metro line, providing direct access to the Bruxelles station. The road will be 216 meters long, with a 7-meter-wide roadway and sidewalks on both sides. Construction is set to begin immediately after the building permit is obtained and will take 6 months to complete.

Currently, the main access to GREENFIELD is via Teișani Alley, a route that connects to key roads such as Bucharest Ring Road and DN1. Public transportation supports the mobility of GREENFIELD Băneasa residents. The neighborhood features an STB terminal that provides a direct connection to the capital's transit network via Line 203, with a link to the Piața Victoriei metro station, one of Bucharest's most important urban transit hubs.

Infrastructure development in GREENFIELD Băneasa, a priority for IMPACT

In 2024, IMPACT invested about 1 million euros in a new road in the GREENFIELD neighborhood, connecting Pădurea Pustnicu Road - a public road that borders the residential complex to the south - and Platanilor Boulevard, an internal road. With a surface area of 3,000 square meters, sidewalks, and two lanes in each direction separated by a central green strip, this route smooths traffic flow and facilitates access for all neighborhood residents to GREENFIELD Plaza and the Wellness Club, as well as to the public school and kindergarten currently under development.

GREENFIELD Băneasa, a “15-minute city” in Bucharest’s Sector 1

A large-scale residential project with over 6,400 homes and more than 15,000 residents upon its completion in 2034, GREENFIELD Băneasa is being built sustainably for a better urban future. The project is currently in its fourth phase of development out of the six planned. Since 2007, when work began on the first phase of development, GREENFIELD Băneasa has undergone continuous development, bringing new infrastructure and amenities to the community: two private parks, numerous green spaces, playgrounds, convenience stores, a private campus with a kindergarten, elementary school, and high school, the GREENFIELD Plaza shopping center and the Wellness Club by GREENFIELD sports center, public transportation, and an STB terminal. As the project progresses and nears completion, other new amenities are being added, such as a public school and kindergarten currently under construction, a church, a daycare center, infrastructure, and new access roads.

IMPACT and the Development Strategy through 2034

IMPACT’s strategy for 2026–2034 is centered around five major mixed-use projects: ARIA Verdi (Bucharest), GREENFIELD Băneasa (Bucharest), BOREAL Plus (Constanța), GREENFIELD Copou (Iași), and GREENFIELD West (Bucharest). IMPACT aims to develop 7,870 residential units across the five projects by 2034, with a total gross built area of 892,203 square meters and a cumulative gross development value of 1.61 billion euros.

About IMPACT Developer & Contractor

IMPACT Developer & Contractor is a leading real estate developer in Romania, founded in 1991. It pioneered the concept of residential compound nationwide and was the first developer to implement BREEAM Excellent standards in a residential project in Romania. IMPACT is also the first real estate developer to be listed on the Bucharest Stock Exchange, since 1996. IMPACT’s mission is to have a positive impact on people’s lives by developing communities with a focus on sustainability, efficiency, and well-being, generating added value for all stakeholders through secure investments. The company’s vision is to become the leading residential real estate developer in the region through large-scale sustainable projects.

IMPACT Developer & Contractor ended 2025 with revenue of 331 million lei and a net profit of 82.5 million lei. Net assets at market value totaled 1,381.94 million lei, while net assets under IFRS amounted to 1,050.84 million lei. The company’s share capital as of December 31, 2025, was 591 million lei.

IMPACT projects are carried out in accordance with the “15-Minute City” ESG strategy, which aims to ensure that basic facilities and services are accessible within a maximum of a 15-minute walk or bike ride. In the area of community engagement, IMPACT supports mass sports initiatives and organizes annual sports festivals, along with donations and support for educational projects.

IMPACT DEVELOPER & CONTRACTOR S.A.

General Manager

Câmpeanu-Richard Dan-Sebastian