IMPACT
Developing Sustainable Communities
Since 1991

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

From: IMPACT DEVELOPER&CONTRACTOR S.A.

19 august 2026

PRESS RELEASE

IMPACT DEVELOPER & CONTRACTOR S.A. with its registered headquarters at Impact Building, Drumul Padurea Mogosoaia Street, No.31-41, Sector 1, Bucharest, registered with the Register of Commerce under No. J2018007228408, 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 2026,

bring to the attention of investors the possibility to consult Company's Report for H1 2026 and the Financial Statements as at 30 June 2026, on the Company website www.impactsa.ro. The Financial Statements as at 30 June 2026 presented in the Company Report for H1 2026 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 H1 2026 and the Financial Statements as at 30 June 2026 can be also accessed in the link below.

Key aspects:

- The IMPACT Group generated consolidated revenue of RON 112.1 million in the first half of the year;
- The Group's net profit for the period amounted to RON 5.98 million;
- On a standalone basis, IMPACT Developer & Contractor closed the first half of the year with revenue of RON 29.5 million and a net profit of RON 19.6 million;
- During the first six months of the year, IMPACT sold units worth RON 24.4 million and pre-sold 70 apartments with a total value of RON 98.5 million;
- As of June 30, 2026, IMPACT had an inventory of completed units available for immediate sale with an estimated value of RON 308.6 million;
- As of June 30, 2026, the Company had a total of 970 residential units under construction, as part of the largest development cycle announced to date.

IMPACT Developer & Contractor announces its financial results for the first half of 2026: consolidated revenues of RON 112.1 million and a net profit of RON 5.98 million. On a standalone basis, IMPACT Developer & Contractor closed H1 2026 with revenues of RON 29.5 million and a net profit of RON 19.6 million.

The Group's consolidated revenues were generated primarily by construction services, which accounted for 69% of total revenues, supplemented by real estate development activities (22% of revenues) and rental income (3%).

During the first half of the year, IMPACT sold apartments worth RON 24.4 million and secured pre-sales of 70 units with a total value of RON 98.5 million. Of this amount, RON 70.8 million was generated by ARIA Verdi, the company's luxury mixed-use development announced earlier this year, confirming the strong appeal of the project located in the Barbu Văcărescu area. At the end of the reporting period, the company held a stock of completed apartments available for immediate sale with a total value of RON 308.6 million.

GREENFIELD Plaza, the company's first retail center, currently has an occupancy rate of over 97% and generated rental income of RON 3.74 million in H1 2026.

As of June 30, 2026, IMPACT held building permits for 2,496 residential units, corresponding to a total gross built area of 292,532 sqm. Of these, 970 units, with a total Gross Development Value (GDV) of RON 1.68 billion, were under construction across three residential projects: 435 units in GREENFIELD Băneasa, 401 units in ARIA Verdi, and 134 units in BOREAL Plus. Access to diversified financing sources continues to support IMPACT's capacity to develop its authorized projects through an optimal mix of equity, investment loans, and customer advance payments.

During the first half of the year, the company continued investing in the infrastructure and development of its residential communities. At GREENFIELD Băneasa, the largest project in IMPACT's portfolio, the developer obtained the necessary permits and commenced works on a new access road that will connect Aleea Teișani to the Bucharest Ring Road (DNCB) slip road, providing a direct link to the future M6 metro line.

As of June 30, 2026, the company's debt ratio remained stable at 14%, while the fair value of its net asset value (NAV) stood at EUR 263 million.

IMPACT is currently in the first year of the most extensive development cycle announced in the company's history. Between 2026 and 2034, the company plans to deliver 7,870 residential units across five mixed-use residential projects, totaling 892,204 sqm of gross built area and representing a Gross Development Value (GDV) of EUR 1.68 billion.

In parallel with investments in project development and related infrastructure, IMPACT continues to implement community engagement programs across the neighborhoods it develops, with a focus on active living, health, and social connectivity. In this context, the company continues to support the "Festivalul Sporturilor" (Sports Festival), a multisport event dedicated to both adults and children, which had been held across eleven editions to date and is organized three times a year: in spring and autumn in GREENFIELD Băneasa, Bucharest, and during the summer in Iași.

Respectfully,
IMPACT DEVELOPER & CONTRACTOR S.A.

CEO
Sebastian Campeanu

CFO
Claudiu Bistriceanu