

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

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

15.10.2026

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:

Impact announces that 12 residential buildings within Greenfield Băneasa, a project developed by Impact Developer & Contractor, have obtained BREEAM Excellent certification. The certification, issued by BRE Global, covers 982 apartments in phases 1, 2, 3 and 5 of UTR3 (Teilor District) and confirms the sustainability performance of buildings totaling 62,706 square meters of net internal usable area and over 96,999 square meters of gross internal built area.

By its scale, the project is among the largest BREEAM-certified residential developments in Romania and reflects the market's growing interest in international standards of performance, efficiency and comfort in the housing sector.

The design stage certificate was awarded for the entire UTR3 complex, while the final assessment was carried out for the completed buildings. The UTR3 complex within Greenfield Băneasa includes a total of 14 buildings and 1,167 apartments, and the BREEAM Excellent certification covers the 12 buildings already completed, which comprise 982 apartments. For phase 4, consisting of two buildings and 185 apartments, the documentation for the building permit has been submitted to continue the works, and construction will begin once it is issued.

The BREEAM certification process started as early as the design phase and continued throughout the entire development cycle. The works were carried out between 2021 and 2026.

BREEAM Excellent requires meeting rigorous standards in areas such as energy, water, materials, transport, biodiversity, occupant health and comfort, waste management and environmental impact.

In terms of energy efficiency, the project integrates photovoltaic and solar thermal panels that produce energy from renewable sources directly within the project. Energy consumption and associated carbon emissions are lower than the benchmark levels used in the assessment, and the low-carbon solutions implemented obtained the maximum score. External lighting and vertical transport systems also contribute to reducing operational consumption.

The measures implemented also aimed at reducing the long-term impact of the buildings. The project achieved high performance in the life cycle analysis of the buildings, and the materials used were responsibly sourced. At the same time, the solutions adopted seek to increase the durability of the buildings and reduce resource waste throughout their operational lifespan.

Water management was another important element of the assessment. The buildings are equipped with efficient sanitary fittings, consumption monitoring systems and solutions that allow rapid identification of potential leaks. The project obtained the maximum score for rainwater management and flood risk reduction.

The complex obtained the maximum score for protecting the ecological value of the site, improving biodiversity and its positive long-term impact on the local ecosystem. The green spaces were designed to support the existing biodiversity, and their management will be carried out based on a dedicated long-term plan. The separate above-ground parking buildings, set apart from the residential areas, also make an important contribution, as they free up significant areas between the buildings for green spaces, pedestrian areas and places dedicated to leisure.

For residents, the certification translates into direct benefits related to the comfort and quality of living. The project obtained the maximum score for thermal comfort, assessed including through modelling that takes future climate scenarios into account, as well as for visual comfort and acoustic performance.

IMPACT DEVELOPER & CONTRACTOR S.A.

General Manager

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