

**IMPACT DEVELOPER & CONTRACTOR SA**

Registered office: Willbrook Platinum Business & Convention Center, 172-176 Bucharest – Ploiesti Road, Building A, 1st floor, Bucharest, 1st District, Phone: 021– 230.75.70/71/72, Fax: 021– 230.75.81/82/83

Subscribed and paid up share capital: RON 265,000,000

Registered with the Trade Registry Office within Bucharest Court under no. J40/7228/2018, S.R.C. RO 1553483

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

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

## 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, and also the provisions the Code of the Bucharest Stock Exchange, Title II, Issuers and Financial Instruments

<b>Date of the report</b>	05.02.2021
<b>Name of the issuing entity:</b>	IMPACT DEVELOPER&CONTRACTOR S.A. (the “ <b>Company</b> ” or “ <b>Impact</b> ”)
<b>Registered headquarters:</b>	Willbrook Platinum Business & Convention Center, 172-176 Bucharest – Ploiesti Road, Building A, 1 <sup>st</sup> Fl, Bucharest, 1 <sup>st</sup> District
<b>Telephone/fax number:</b>	+40-21-230.75.81/82/83, +40-230.75.70/71/72
<b>Registration number with the Office of the Register of Commerce attached to the Bucharest Tribunal:</b>	J40/7228/2018
<b>Fiscal Code:</b>	1553483
<b>Subscribed and paid-in share capital:</b>	RON 265,000,000
<b>Regulated Market on which the issued securities are traded:</b>	Bucharest Stock Exchange

### Important events to be reported:

The Company hereby informs the shareholders and investors of the execution of two mortgage loan agreements: for properties, respectively for VAT financing, concluded with First Bank S.A. The credit agreements were signed on 05.02.2021.

1. The credit agreement concluded by the Company, as Borrower, of EUR 5,920,667- The borrowed funds shall be used by the Company in order to build blocks Z1, Z2 and D6 located in Greenfield Baneasa District, by successive withdrawals depending on the evolution of the constructions; the date of the final maturity being 30 months from the execution date of this credit agreement.
2. The credit agreement concluded by the Company, as Borrower, of RON 4,500,000 - The borrowed funds shall be used by the Company for financing the VAT of the hard and soft costs related to

constructing blocks Z1, Z2 and D6 located in Greenfield Baneasa District. The facility is granted for a period of 24 months starting with the execution date of this credit agreement.

In order to guarantee the obligations undertaken by the previously mentioned credit agreements, the Company established, in favor of First Bank S.A., the following guarantees:

A. Real estate mortgage agreement over the plots of land on which blocks Z1, Z2 and D6 located in Greenfield Baneasa District are developed, *i.e.* (i) the plot of land located in Bucharest, 79A Drumul Padurea Neagra, District 1, having a surface area of 3316 sq m, holding Cadastral No. 276954, registered with Bucharest, District 1 Land Book No. 276954, together with the constructions to be built thereon; and (ii) the plot of land located in Bucharest, 149-153 Drumul Padurea Pustnicu, District 1, having a surface area of 7811 sq m, holding Cadastral No. 263354, registered with Bucharest, District 1 Land Book No. 263354, together with the constructions to be built thereon.

B. Movable mortgage agreements having as their object the receivables from pre-agreements, insurance policies and bank letters of guarantee issued in favor of the Company regarding the project mentioned above, other receivables, the accounts opened by the Company with First Bank S.A.

C. Movable mortgage agreement over the deposit account - "Interest Reserve Account" shall cover the value of the interest related to the Facility for a period of 3 months and shall be maintained throughout the entire term of the Facility.

**IMPACT DEVELOPER & CONTRACTOR SA**

Chief Executive Officer,  
Sorin Apostol