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

Date of the report	16.07.2021
Name of the issuing entity:	IMPACT DEVELOPER&CONTRACTOR S.A. (the "Company" or "MPACT")
Registered headquarters:	Willbrook Platinum Business & Convention Center, 172-176 Bucharest – Ploiesti Road, Building A, 1st Fl, Bucharest, 1st District
Telephone/fax number:	021-230.75.81/82/83, 230.75.70/71/72
Registration number with the Office of the Register of Commerce attached to the Bucharest Tribunal:	J40/7228/2018
Fiscal Code:	1553483
Subscribed and paid-in share capital:	RON 393,750,000
Regulated Market on which the issued securities are traded:	Bucharest Stock Exchange

IMPORTANT EVENTS TO BE REPORTED:

Transaction of the type listed in Art. 92, Index 3 of Law No. 24/2017 and Art. 234 Letter i) of Financial Supervisory Authority's (ASF) Regulation No. 5/2018, respectively loan agreement.

1. Contracting parties

IMPACT DEVELOPER & CONTRACTOR SA, as Lender;
BERGAMOT DEVELOPMENTS SRL ("**Bergamot**"), an affiliated party to Impact, as Borrower. Impact holds 99.9% of the social capital of Bergamot.

2. Conclusion date and the nature of the document

Loan Agreement dated 15.07.2021 (the "**Loan Agreement**").

3. Description of the object of the agreement

The cumulative value of the agreements concluded with BERGAMOT DEVELOPMENTS SRL by Impact exceeds 5% of the value of the net assets of Impact, as well as 10% of the net turnover related to the latest annual financial statement, this being the reason why, in accordance with the provisions of Art. 92^3 of Law No. 24/2017, as subsequently amended and supplemented, and the provisions of Art. 234 Letter i) of ASF Regulation No. 5/2018, Impact has the obligation to also report the cumulative value of these transactions.

BERGAMOT DEVELOPMENTS uses the Borrowed Amount in order to repay the loans accessed for financing the construction of Phase A1 of "**Luxuria Domenii Residence**" Project, developed on the plot of land located at 54B Aviator Popisteanu Street, 1st District, Bucharest.

4. Total value of the agreement

Current transaction value EUR 6,000,000, paid in RON, or EUR. The cumulative value of the Loan Agreements is RON 66,109,462.

The Borrowed Amount shall bear, for each Interest Period, an interest rate equal to 7.5%/year for RON and 5%/year for EUR.

5. Mutual claims

Impact accounts receivables to be collected from Bergamot of RON **36,545,062**. BERGAMOT DEVELOPMENTS SRL has no claims against Impact.

6. Established guarantees, penalties stipulated

There are no guarantees and penalties established.

7. Terms and payment methods

The Borrower, Bergamot, unconditionally undertakes to repay the Borrowed Amount to Lender in full, no later than 15 July 2022 (the "**Maturity Date**").

IMPACT DEVELOPER & CONTRACTOR S.A.
General Manager
Constantin Sebesanu