

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

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

10.06.2022

## 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:**

In order to achieve the objectives assumed in the company's medium-term development strategy, IMPACT Developer & Contractor notifies shareholders and investors about the signing of a working capital loan agreement by Impact Developer & Contractor SA, as borrower, and Alpha Bank SA, as lender.

The value of the facility is EUR 20,000,000, and the loan maturity is on 08.06.2029.

IMPACT guarantees the fulfillment of the obligations assumed by the loan agreement by concluding the guarantees specific to this type of financing.

Contracting this loan is in line with Impact's medium and long-term strategy and will contribute to strengthening the financing capacity of the new projects that the company has in development both in Bucharest and in the country.

At this moment, IMPACT continues the development of the Greenfield Băneasa compound in Bucharest, an emblematic project both for the company's portfolio and for the entire northern area of the Capital, and also the development of the Boreal Plus compound in Constanta, where it is going to deliver over 200 apartments by the end of the year.

By the end of the year, the company is expected to complete Greenfield Plaza, part of the community center in the Greenfield Baneasa compound, that will include a commercial area with proximity stores that will cover the daily needs of the inhabitants, service area, as well as an area for sports and relaxation activities with fitness room, squash field, indoor semi-Olympic pool, indoor children's pool, outdoor pool, hydrotherapy area, wet sauna and infrared sauna.

Also, the company aims in the next period, immediately after obtaining the building permit, to start the works at the Greenfield Copou compound in Iasi, which will include 1,062 apartments, built to nZEB and BREEAM Excellent standards, like all the new projects developed by IMPACT. The complex will benefit from kindergarten and after-school, sports and relaxation club with indoor and outdoor pool, commercial spaces and 15,000 square meters of green spaces. All these elements and the location of the project on the Copou hill, with a unique view over the Botanical Garden, contribute to its positioning as one of the “greenest” in Moldavia region.

This year, the company's plans also include the start of a unique mixed-use development, addressed to the upscale segment, in the Barbu Văcărescu area of Bucharest, across the street from Verdi Park. The project includes premium apartments, five-star hotel, commercial gallery and wellness club, developed to nZEB and BREEAM Excellent standards.

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