

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

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

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*CURRENT REPORT*

according to the provisions of Law No. 24/2017 on issuers of financial instruments and market operations and FSA Regulation No. 5/2018 on issuers of financial instruments and market operations

Important events to be reported: **IMPACT Developer & Contractor announces 9.75 million euro in reservations for ARIA Verdi, just one month after the launch of the high-end residential project**

- **ARIA Verdi was launched on February 24, 2026, during a company anniversary event organized to celebrate the company's 30th anniversary of listing on the Bucharest Stock Exchange.**
- **ARIA Verdi will feature over 5,000 square meters of retail space and over 2,400 square meters dedicated to sports and recreation, an indoor park, and green roofs with themed gardens.**
- **ARIA Verdi comprises 865 luxury apartments, designed to BREEAM Outstanding and nZEB standards, which will be built in two development phases.**
- **Construction of the first phase of ARIA Verdi will begin in April 2026, with completion scheduled for 2029.**
- **The project has a gross development value of 501 million euros.**

**Bucharest, March 26, 2026** - IMPACT Developer & Contractor, a leading real estate developer in Romania, announces 9.75 million euro in pre-sales during the first month following the launch of the ARIA Verdi mixed-use project, located in the Barbu Vacarescu area of the capital. This result marks a strong commercial debut for the new luxury project in IMPACT's portfolio and confirms the appeal of the high-end segment in Bucharest.

ARIA Verdi is designed to offer a harmonious lifestyle, based on several key concepts: a multigenerational community, distinctive and sustainable architecture, integrated amenities, and luxurious, refined finishes. Designed to BREEAM Outstanding and nZEB standards, the compound includes 865 apartments to be built over two development phases. Construction of the first phase of ARIA Verdi begins in April 2026, with a completion date in 2029. The project has a gross development value of 501 million euro.

*"The sales we've recorded in just one month since the launch of ARIA Verdi confirm the strong interest in well-located luxury residential projects, in a market context where buyers are seeking quality, a central location, and long-term value. This strong commercial debut validates several directions we considered in our development strategy: the resilience of the luxury segment and its appeal to investors and end-users. Furthermore, we firmly believe that our track record in the market and IMPACT's results over the past 30 years have played a major role in strengthening buyers' confidence in the projects we develop. The distinctive architecture, integrated amenities, finishes, and emphasis on the project's sustainability are the elements that*

*have already contributed to the success of this residential project”, says **Dan-Sebastian Campeanu, CEO IMPACT Developer & Contractor.***

### **ARIA Verdi, an oasis of tranquility in a bustling city**

Located between Verdi, Floreasca, and Tei Parks, ARIA Verdi offers a balance of urban comfort, lifestyle, and tranquility, while remaining connected to key business districts in the northern part of the capital. Designed as a complete ecosystem, the project includes a dedicated component for resident amenities and services, featuring retail spaces complemented by private green terraces and themed rooftops visible from the upper floors. Added to these is a wellness and sports club, featuring a semi-Olympic pool, a children’s jacuzzi, massage services, and aerobics, cycling, and fitness studios.

The ARIA Verdi residential project consists of two development phases: Phase 1 with 401 apartments and Phase 2 with 464 apartments, arranged in buildings up to 20 stories tall. The apartments, ranging from 2 to 6 bedrooms, feature spacious terraces and large windows, with a ceiling height of 3 meters in the living areas.

### **Indoor park for the ARIA Verdi community and green roofs**

ARIA Verdi features an indoor park dedicated to the community, where the main path follows the shape of a treble clef and connects three distinct areas: a central area with a fountain, an amphitheater-style space, and a children’s play area. The project integrates technologies that enhance its energy efficiency: photovoltaic panels, heat pumps, ventilation with heat recovery systems, and centralized heating and cooling systems. At least 30% of the energy required by ARIA Verdi will be generated from local renewable sources.

ARIA Verdi includes a three-level underground parking and urban mobility solutions, such as charging stations for electric vehicles, as part of the community-focused service infrastructure. In addition, smart management of the buildings, common areas, and apartments ensures a high level of security.

### **30 Years of IMPACT on the Bucharest Stock Exchange**

IMPACT Developer & Contractor is the first real estate developer to be listed on the Bucharest Stock Exchange, on June 7, 1996, under the symbol IMP. For over three decades, the company has been developing projects that set the standard for urban living, through a vision centered on sustainability and the creation of large, lasting communities. Listing on the Bucharest Stock Exchange has, over time, supported a development model based on transparency, governance, and access to capital for large-scale projects, contributing to the maturing of the local real estate market and increasing investor confidence in the real estate sector. IMPACT is part of the BET-XT, BET-XT-TR, BET-XT-TRN, and BETPlus stock indices.

IMPACT’s strategy for the period 2026–2034 is built around five major mixed-use projects: ARIA Verdi (Bucharest), GREENFIELD Baneasa (Bucharest), BOREAL Plus (Constanța), GREENFIELD Copou (Iași), and GREENFIELD West (Bucharest). IMPACT aims to develop 7,870 residential units across the five projects by 2034, with a total gross constructed area of 892,203 square meters and a cumulative gross development value of 1.61 billion euros.

### **About IMPACT Developer & Contractor**

*IMPACT Developer & Contractor is a leading real estate developer in Romania, founded in 1991. It pioneered the concept of residential complexes nationwide and was the first developer to implement BREEAM Excellent standards in a residential project in Romania. IMPACT is also the first real estate developer to be listed on the Bucharest Stock Exchange, since 1996. IMPACT’s mission is to have a positive impact on people’s lives by developing communities with a focus on sustainability, efficiency, and well-being, generating added value for*

*all stakeholders through secure investments. The company's vision is to become the leading residential real estate developer in the region through large-scale sustainable projects.*

*IMPACT Developer & Contractor ended 2025 with revenues of 331 million lei and a net profit of 82.5 million lei. Net assets at market value totaled 1,381.94 million lei, and IFRS net assets amounted to 1,050.84 million lei. The company's share capital as of December 31, 2025, was 591 million lei.*

*IMPACT's projects are carried out in accordance with the "15-Minute City" ESG strategy, which aims to ensure that basic facilities and services are accessible within a maximum of a 15-minute walk or bike ride. In the area of community engagement, IMPACT supports mass sports initiatives and organizes annual sports festivals, in addition to making donations and supporting projects in the field of education.*

IMPACT DEVELOPER & CONTRACTOR S.A.  
General Manager  
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