

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:** The start of construction on the first phase of the luxury mixed-use ARIA Verdi project, located on Barbu Văcărescu Boulevard in Bucharest, with completion scheduled for 2029. The start of construction comes shortly after the project's commercial launch, which generated reservations totaling 13 million euros.

ARIA Verdi brings together 865 elegant apartments, an extensive range of features and services - including a retail gallery, spaces for the liberal professions, areas for extracurricular activities, a private park and green terraces, as well as wellness, sports, and relaxation zones - and urban sustainability solutions meeting BREEAM Outstanding and nZEB standards. The gross project development value amounts to 501 million euros.

The first phase of the complex comprises four buildings with 401 apartments, a ground-floor shopping centre, music-themed green terraces, and an exclusively underground parking garage spanning three levels. The buildings facing Barbu Văcărescu Boulevard will have 20 floors, offering an impressive view of Verdi Park, Tei Park, and Circului Park, as well as Tei Lake and Floreasca Lake. The other two buildings will have two floors with green roofs.

The first phase of the project includes a wide range of unit types, from 2 to 6 rooms, with built areas ranging from 73 to 442 square meters. All units feature spacious terraces, large windows, and three-meter-high ceilings. The mix includes a limited number of ultra-luxury apartments, ranging from 250 to 442 square meters of built area, with panoramic views and state-of-the-art amenities.

The ground floor of the buildings in the first phase is dedicated to a retail gallery featuring local services, food and beverage concepts, beauty, banking, concierge, and lifestyle offerings, designed to enhance everyday comfort and provide a premium urban experience within the ARIA Verdi compound.

**ARIA Verdi, part of IMPACT's new strategic development cycle**

ARIA Verdi is part of IMPACT's strategy for the 2026–2034 period, which includes the development of five major mixed-use projects and the construction of 7,870 residential units, with a total gross built area of 892,203 square meters and a cumulative gross development value of 1.68 billion euros. Over 15,000 people already live in the communities developed by IMPACT.

IMPACT DEVELOPER & CONTRACTOR S.A.

General Manager

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