

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: **GREENFIELD Băneasa named winner of the “Best Affordable Housing Project” award at the 2026 RED Global Awards**

GREENFIELD Băneasa, the residential project developed by IMPACT Developer & Contractor, was named the winner of the “Best Affordable Housing Project Award” at the RED Global Awards, one of the most prestigious international platforms dedicated to the global real estate industry. The largest residential complex in northern Bucharest, located near Băneasa Forest, was recognized in the competition for high-quality, sustainable, and affordable housing.

The RED Global Awards took place in Bucharest on June 17, in partnership with Forbes Romania. This was the first edition in our country of the competition, which is considered a barometer of future trends in the real estate industry and a symbol of recognition at the highest level. The competition is traditionally held in international hubs such as New York and Miami.

The GREENFIELD Băneasa compound was named “Best Affordable Housing Project” at the RED Global Awards Bucharest gala following a rigorous evaluation by an independent panel of industry leaders, including Selman Yalcin, founder of the RED Awards.

GREENFIELD Băneasa demonstrates that affordable housing can be developed on a large scale without compromising quality of life, sustainability, or long-term value. The development follows the principles of the 15-minute city, bringing together housing, education, retail spaces, wellness facilities, green spaces, and everyday services into an integrated community designed to reduce reliance on long-distance daily commutes and support a healthier, more sustainable lifestyle.

The neighborhood includes two private parks, approximately 9,000 square meters dedicated to sports and wellness activities at the Wellness Club by Greenfield, the Greenfield Plaza shopping center, as well as educational infrastructure comprising a private campus and an ultramodern public educational center currently under development. Public transportation access is provided by bus line 203, and the range of services necessary for daily life is constantly expanding.

The recently completed buildings and future residential phases are designed in accordance with BREEAM Excellent principles, with a clear focus on energy efficiency, residents’ well-being, environmentally friendly

mobility, responsible material selection, and the creation of a functional community, going beyond the mere development of apartment complexes.

One of the defining features of GREENFIELD Băneasa is that it functions as a constantly evolving local ecosystem dedicated to everyday life and economic activity. IMPACT's headquarters are located within the community, and nearly one-third of the company's employees already live in GREENFIELD Băneasa, which tangibly supports the proximity between home and work. At the same time, Greenfield Plaza, the Wellness Club by Greenfield, and the ever-growing diversity of retailers and service providers create jobs close to home and facilitate more flexible lifestyles, including remote work, entrepreneurship, and the ability to carry out daily activities nearby.

This model is supported by the project's spacious urban layout, featuring wide boulevards and sidewalks, pedestrian-friendly routes, ample spacing between buildings, an open and airy urban design, as well as over 8,000 parking spaces planned upon completion of the project, both outdoors and in multi-story parking lots.

The Greenfield neighborhood also has significant social relevance, as approximately 21% of its residents work in healthcare, education, public administration, and other key public service sectors. Furthermore, 70 apartments were sold to public authorities for doctors and medical staff.

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