

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: **ARIA Verdi named "Best Sustainable Residential Project" at the RED Global Awards**

ARIA Verdi, the luxury mixed-use project developed by IMPACT Developer & Contractor on Barbu Văcărescu, won the "Best Sustainable Residential Project" award at the RED Global Awards, one of the most prestigious international platforms dedicated to the global real estate industry.

The RED Global Awards took place in Bucharest on June 17, in partnership with Forbes Romania. This was the first edition in Romania 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 ARIA Verdi project was named "Best Sustainable Residential Project" at the RED Global Awards Bucharest gala following a rigorous evaluation by an independent professional jury composed of prominent industry leaders, including Selman Yalcin, founder of the RED Awards. This international recognition confirms the relevance and success of the ARIA Verdi concept and positions it among residential projects that set new standards for sustainability, innovation, and quality of life.

Located on Barbu Văcărescu Boulevard, in the immediate vicinity of Verdi Park, ARIA Verdi brings a refined living concept to Bucharest, combining contemporary architecture, mixed-use functionality, and sustainability. The project, with a gross development value of 501 million euros, includes buildings up to 20 stories tall, 865 apartments, over 5,000 square meters of retail space, and over 2,400 square meters dedicated to wellness and relaxation, and will be developed in two phases between 2026 and 2032. The start of construction on the first phase, with delivery scheduled for 2029, marks the beginning of one of the most ambitious residential projects in the local market.

### **Sustainability is structurally integrated into the project**

ARIA Verdi is designed to achieve a BREEAM Outstanding rating (the highest level of performance in the BREEAM assessment), a choice that exceeds nZEB requirements and reflects the ambition to deliver performance across all relevant dimensions: energy, comfort, materials, well-being, operation, and environmental impact.

The energy concept plays a central role, based on heat pump systems, an efficient building envelope, and a carefully designed façade optimized for a balance between natural light, comfort, and energy consumption. The project integrates both smart building automation and smart home systems into every apartment.

Sustainability is directly reflected in the residents' experience: more natural light, superior thermal and acoustic comfort, and higher indoor air quality. Green roofs, landscaped terraces, and the private park contribute to a more balanced urban microclimate, as well as a healthy and harmonious lifestyle, along with the compound's sports and wellness center. At the same time, the buildings - which rise up to 20 stories - will offer panoramic views of the area's parks and lakes.

Launched in February of this year, ARIA Verdi made a strong commercial debut, generating reservations totaling approximately 14 million euros. The first phase comprises four buildings with 401 apartments, ranging from 2 to 6 rooms, with built areas between 73 and 442 square meters, a ground-floor shopping center, themed green terraces, and exclusively underground parking on three levels.

IMPACT DEVELOPER & CONTRACTOR S.A.

General Manager

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