

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

From: IMPACT DEVELOPER & CONTRACTOR S.A.

25 March 2025

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

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Transactions of the type listed Art. 234, Letter i) of FSA Regulation No. 5/2018, *i.e.* design agreement.

1. Contracting parties

IMPACT DEVELOPER & CONTRACTOR S.A., as Beneficiary
Impact Alliance Architecture (IAA), as Designer

2. Conclusion date and nature of the act

Design agreement for the project developed by Impact composed of 3 collective dwellings with a height regime P+10E=E.th, respectively Block 06X1, Block 09L, Block 10M, which represents **Phase 5 of UTR3 of the "Greenfield Teilor" project** located in Bucharest, Sector 1, Drumul Padurea Mogosoia No. 31-41.

3. Description of the object of the agreement

The cumulative value of the agreements concluded with Impact Alliance Architecture (IAA) by IMPACT exceeds 10% of the net turnover related to the latest annual financial statements. For this purpose, in accordance with the provisions of Art. 234 Letter i) of FSA Regulation No. 5/2018, Impact has the obligation to also report the cumulative value of such transactions.

4. Total value of the agreement

The cumulative value of the design agreements signed with Impact Alliance Architecture is **EUR 2,474,529.41**.

5. Mutual receivables

No mutual receivables exist.

6. Guarantees established, penalties stipulated

Beneficiary shall retain **five (5) %** of each invoice issued by Designer, in order to establish a good performance bond.

Penalties of 0.05% shall be applied to Beneficiary for the late payment of the invoices and to Designer for failure to meet the deadlines for the submission of the documentation related to each stage.

7. Payment terms and modalities

The remuneration is conditional upon the submission by Designer of the complete documentation corresponding to each stage (the “**Maturity Date**”).

IMPACT DEVELOPER & CONTRACTOR S.A.

General Manager

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25/03/2025 17:46:04 UTC+02