IMPACT
Developing Sustainable Communities
Since 1991

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

From: IMPACT DEVELOPER & CONTRACTOR S.A.

8 May 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

Transactions of the type listed in 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 S.R.L. (IAA), as Designer

2. **Conclusion date and nature of the act**

The design agreement was concluded on 7 May 2025, for the project developed by Impact, consisting of 7 collective dwellings with a height regime of Ground Floor + 10 Floors, *i.e.* 3 X-type buildings and 4 L-type buildings, Ground Floor + 10 Floors, totaling 550 apartments, which represents the **UTR4 phase of the "Greenfield Teilor" project**, located in Bucharest, Sector 1, Drumul Pădurea Mogoșoaia No. 21-31.

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 value of the agreement for the UTR 4 project is EUR 460,788.38 plus VAT.
The cumulative value of the design agreements concluded with Impact Alliance Architecture S.R.L. is **EUR 2,935,317.79 plus VAT**.

5. **Mutual receivables**
Impact Alliance Architecture S.R.L. accounts receivables to be collected from Impact of RON 2,100,441.70.
Impact has no claims against Impact Alliance Architecture S.R.L..

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% of each accepted and unpaid invoice shall be applied to Beneficiary for the late payment of the invoices and penalties of 0.05% applied to the value of the unexecuted/delayed phase shall be applied 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 structured according to the design stages and 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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