

To: Financial Supervisory Authority - Financial Instruments and Investments Sector

Bucharest Stock Exchange

Regulated Market

De la: IMPACT DEVELOPER&CONTRACTOR S.A.

19.08.2025

CURRENT REPORT

in accordance with the provisions of

Law No. 24/2017 on issuers of financial instruments and market operations

and ASF Regulation No. 5/2018 on issuers of financial instruments

and market operations

Important events to report: Credit Facility Agreement

The Company announces to shareholders and investors that it has concluded a Credit Agreement with GARANTI BANK S.A

Object of the Agreement: the granting of a credit facility in the amount of EUR 10,000,000.

Purpose of the Agreement: financing current activity.

The Repayment Term is 126 months from the date of signing the Agreement.

The Final Maturity Date of the Agreement is 19 February 2036.

Impact Developer & Contractor S.A. guarantees the fulfillment of its obligations under the credit agreement by entering into specific guarantees for this type of financing, including a movable mortgage agreement covering the rents for the Commercial Space, a real estate mortgage agreement covering (i) Commercial Space: intravilan land with an area of 17,975 sqm registered with cadastral number 284920 and the construction (STH+P+1E / footprint 6,016 sqm) built on it, with cadastral number 284920-C1, registered in the Land Registry no. 284920 Sector 1; (ii) Offices: urban land with an area of 1,346 sqm registered with cadastral number 284918 and the building (P+2E+ETH / floor area 404 sqm) built on it, with cadastral number 284918-C1, registered in the Land Registry no. 284918 Sector 1; (iii) Car wash: urban land with an area of 838 sqm, registered under cadastral number 284919 and the building (15 sqm) erected on it, with cadastral number 284919-C1, registered in the Land Registry under no. 284919 Sector 1.

SPATZIOO MANAGEMENT S.R.L., a company in which Impact holds a 66.80% share in profits and losses, constitutes a joint and several guarantee in favor of Garanti Bank SA, to guarantee the repayment of the loan in the amount of EUR 10,000,000 and related costs.

IMPACT DEVELOPER & CONTRACTOR S.A.

Câmpeanu Richard Dan-Sebastian - CEO