

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

From: IMPACT DEVELOPER & CONTRACTOR S.A.

Date: 02.10.2023

## 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:** Information on the company's development strategy/agreements concluded by the company whose value exceeds 10% of the net turnover of the latest annual financial statement of IMPACT Developer & Contractor S.A. ("**IMPACT**" or the "**Company**").

In order to achieve the objectives assumed in the medium-term development strategy of the Company, IMPACT informs shareholders and investors: the Bond issue of 2 October 2023.

The Company offered for subscription 80 (eighty) Series IMP27 bearer bonds (the "**Bonds**"), each with a nominal value of EUR 100,000.00 (one hundred thousand euros) and an aggregate nominal value of EUR 8,000,000.00 (eight million euros) and the Bonds were allotted to institutional investors – consortium of several investment funds, which assets are managed by CVI Dom Maklerski sp. z o.o. The Polish company under business name CVI Trust sp. z o.o., with its registered seat in Warsaw, Poland, is acting as a security administrator.

The proceeds from the Bond issue shall be used to finance the current activity of the Company and the new residential projects to be developed in the near future (Iasi - Greenfield Copou, Constanta Boreal Plus Phase 2, Greenfield Teilor Phases 4 & 5).

Final maturity is 48 months from the issuance date.

The Bonds shall be mainly secured by a first rank real estate mortgage covering the payment obligations resulting from the issuance of the Bonds established over a plot of land located in Bucharest, exclusively owned by the Company.

IMPACT DEVELOPER & CONTRACTOR S.A.

General Manager

Constantin Sebeșanu