

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

From: IMPACT DEVELOPER & CONTRACTOR S.A.

10.07.2024

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 in Art. 108 of Law No. 24/2017 and Art. 234, Letter i) of FSA Regulation No. 5/2018, *i.e.* lease agreement

1. Contracting parties

IMPACT DEVELOPER & CONTRACTOR S.A., as Landlord
RCTI COMPANY S.R.L- a party affiliated to Impact, as Tenant. IMPACT holds a 51% participation in the social capital of RCTI COMPANY S.R.L. - Tenant;

2. Conclusion date and nature of the act

Lease Agreement signed on 10 July 2024 (the "**Lease Agreement**"), having as its object nine apartments and nine parking spaces in the Greenfield Neighborhood.

3. Description of the object of the agreement

The cumulative value of the agreements concluded with RCTI COMPANY S.R.L by IMPACT exceeds 5% of the value of Impact's net assets, as well as 10% of the net turnover related to the latest annual financial statements. For this purpose, in accordance with the provisions of Art. 108 of Law 24/2017, as subsequently amended and supplemented, and 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

In exchange for the use of the Real Estates, Tenant shall pay Landlord a monthly rent of **RON 37,815 plus VAT** (the "**Rent**"), for a period of 18 months. The total value of the agreement throughout its term is RON 680,670 plus VAT.

5. Mutual receivables

IMPACT has receivables to be collected from RCTI COMPANY S.R.L amounting to RON 1,505,921. RCTI COMPANY S.R.L has receivables to be collected from IMPACT amounting to RON 8,654,288.

6. Guarantees established, penalties stipulated

No guarantees are established.

Any delay in the payment of a due amount owed by Tenant under the Lease Agreement (Rent, Maintenance Charges, Utilities, etc.) shall result in penalties of 0.2% for each day of delay. Tenant shall be in default as of right by the simple fact of reaching the due date of the respective payment, without fulfilling any other formalities.

7. Payment terms and modalities

Landlord shall issue the fiscal invoice for the Rent as follows: (i) on 15 July 2024 for the period between the Delivery Date and 1 August 2024; and (ii) starting with 1 August 2024, on the 10th of each month, with its maturity date on the 25th of that month.

IMPACT DEVELOPER & CONTRACTOR S.A.
General Manager
Câmpeanu Richard Dan-Sebastian

