



Developer & Contractor

IMPACT DEVELOPER & CONTRACTOR SA

Registered office: Willbrook Platinum Business & Convention Center, 172-176 Bucharest – Ploiesti Road, Building A, 1st floor, Bucharest, 1st District, Phone: 021– 230.75.70/71/72, Fax: 021– 230.75.81/82/83

Subscribed and paid up share capital: RON 274,443,532.

Registered with the Trade Registry Office within Bucharest Court under no. J40/7228/2018, S.R.C. RO 1553483

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

From: IMPACT DEVELOPER&CONTRACTOR S.A.

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, and also the provisions the Code of the Bucharest Stock Exchange, Title II, Issuers and Financial Instruments

Date of the report	29.05.2020
Name of the issuing entity:	IMPACT DEVELOPER&CONTRACTOR S.A. (the “ Company ” or “ Impact ”)
Registered headquarters:	Willbrook Platinum Business & Convention Center, 172-176 Bucharest – Ploiesti Road, Building A, 1 st Fl, Bucharest, 1 st District
Telephone/fax number:	+40-21-230.75.81/82/83, +40-230.75.70/71/72
Registration number with the Office of the Register of Commerce attached to the Bucharest Tribunal:	J40/7228/2018
Fiscal Code:	1553483
Subscribed and paid-in share capital:	RON 274,443,532
Regulated Market on which the issued securities are traded:	Bucharest Stock Exchange
LEI CODE	315700KVJ0DVH5IBI827

Important events to be reported: Information regarding the development strategy of the Company:

The Company hereby informs the shareholders and investors with regard to the following:

The biggest real estate developer listed on the Bucharest Stock Exchange gets involved in education

IMPACT DEVELOPER & CONTRACTOR submitted to the MUNICIPALITY OF BUCHAREST the donation offer of 9,620 sqm for the construction of a school and a public kindergarten. It is about a land located in the north of Bucharest. Currently, in that area of District 1 live approximately 1,500 children of school and preschool age, the nearest educational unit being over 4 km away. This situation generates traffic congestion, pollution and a low level of safety for students who have to travel long distances to school.

The approach of IMPACT Developer & Contractor represents a step towards normalcy and an invitation for all major real estate developers in the country to evolve by investing in education. This year, the

company has allocated over 1 million euros (excluding VAT) for the expansion of public utilities that will serve both the school and kindergarten, as well as other areas in the vicinity of the Greenfield neighborhood. IMPACT Developer & Contractor plans to build additional access roads nearby. Today, they are in the final phase of approving the PUZ documentation, and once completed, they will be transferred free of charge to the public domain.

According to the approved urban plan, near the school and kindergarten will be built on 2 lands provided free of charge to the municipality, an STB terminal, various other public functions and an ISU subunit to serve the entire northern part of the capital. For the execution of these functions and infrastructure elements, IMPACT Developer & Contractor has allocated a budget of over 3 million euros (excluding VAT).

Located in the area delimited by Băneasa Forest, Tunari Forest and Teișani Alley, Greenfield is the flagship project of Impact Developer & Contractor, and the plans of the district development company include buildings with low CO2 footprint, green spaces much larger than legal regulations, as well as smart city and wellness solutions. In this regard, Impact Developer & Contractor will subsidize the construction of a community center in the neighborhood with commercial, service and sports functions. Thus, at the same time as satisfying a real need of the inhabitants of the complex, the traffic generated by the residents to the city will be significantly reduced. The entire development strategy of the Greenfield neighborhood is designed to be part of a set of public functions of general interest, for the benefit of the entire northern area of Bucharest. Below, we present the steps that the company followed to start this project and details on its realization.

At the end of April, by notarial deed, at the request of the City Hall of District 1 of Bucharest and the General City Hall of Bucharest, Impact Developer & Contractor submitted to the General City Hall of Bucharest and the General Council of Bucharest the donation offer for the urban land of 9,620 sqm, located in Bucharest, Teișani Alley, District 1, adjacent to the Greenfield neighborhood. That land is registered in the Land Book no. 277156 of Bucharest, District 1. According to the zonal urban plan ZUP- Teișani Alley - Pădurea Neagră Street, no. 56-64, the land area that is the object of the donation has the function of UTR Education.

The Local Council of District 1 voted in favor of the request to CGMB, on 28.05.2020, for the reception in administration for the construction of a school and a public kindergarten on this land, together with all the necessary annexes and utilities, according to the draft annexed to the donation act and all technical documentation for the building permit, also donated free of charge. In this sense, there is already an agreement of principle acceptance from the Administration of Pre-University Education Units and Public Sanitary Units Sector 1. The start of works also has a precise deadline, no later than 31.12.2020.

Together with the project for the construction of the school and kindergarten, the value of the donation amounts to approximately 1.75 million euro, according to the evaluation report.

The school and kindergarten will have direct access to a public road and will be modern educational spaces, where approximately 1,000 children from the northern part of Bucharest will be able to learn, as follows:

- the kindergarten will be able to receive 150 children in 15 classrooms, it will have a multifunctional room, a medical office + isolator, a food office, administrative spaces, technical spaces and a covered playground;
- in school there will be able to learn two series of 390 children in 13 classrooms, 5 laboratories (chemistry, biology, physics, computer science, foreign languages), two workshops (music and arts), 1 after-school room, 1 library , a gym + locker rooms, a multifunctional foyer, a speech therapy office, a pedagogical counseling office, a medical office + isolator, a buffet space + food office, a school shop, a covered inner courtyard, an outdoor sports field free, a partially covered recreation yard, a maintenance workshop, bicycle parking platforms, various technical and administrative spaces.

Founded in 1991, Impact Developer & Contractor SA is the first 100% private real estate company in the post-communist period. Throughout its 29 years of existence, the company has always been the

protagonist of many awards both on the Romanian real estate market and in the entire Romanian economy.

In 1995, Impact launched for the first time for our country the concept of residential complex. Just one year away, the company becomes the first representative of the real estate development sector listed on the Romanian Stock Exchange. For 10 years, Impact SA has been developing residential projects in Bucharest, Ploiești, Oradea and Constanța, and in 2006 the company's shares are promoted to the first category of the Stock Exchange.

2007 is the year of the launch of the largest residential project in District 1 of the Capital, Greenfield Băneasa, which currently has over 5,000 inhabitants and is expected to host over 15,000 upon its completion. The forest, which frames the ensemble on two of the three sides, forms a real natural sound barrier, at the same time ensuring a cleaner air than in other areas of the city. By 2021 in the complex will be built a shopping center with an area of 21,500 square meters, which will offer residents complete services and recreational facilities, including SPA, indoor and outdoor pool, tennis courts, sports fields, restaurant, supermarket and bank. The first three phases of the five planned are already completed, this success bringing the promotion of Impact shares to the Premium category of the Bucharest Stock Exchange, thus making the company the only player on the real estate market that achieves this performance.

Impact Developer & Contractor SA has completed 9 residential complexes, and is currently developing Luxuria Domenii Residence, the largest residential project under construction in the central area of Bucharest. At this moment, the first phase of the project has been completed, which by the end will include 630 premium apartments at an affordable price. Located in the area. At the exhibition in Bucharest, Luxuria is the first residential complex in the Capital whose project has received BREEAM Excellent certification, being designed from the beginning to fall into the energy class A and the category of "green buildings". The company has 2 more ensembles in the design phase in Bucharest and has started the execution of a new premium ensemble of villas and apartments in Constanța, Boreal Plus.

IMPACT DEVELOPER & CONTRACTOR S.A.

Chief Executive Officer,

Sorin Apostol