IMPACT
Developer & Contractor

IMPACT DEVELOPER & CONTRACTOR SA
Sediu: Willbrook Platinum Business & Convention Center, Şoseaua Bucureşti – Ploieşti, Nr. 172-176, Clădirea A, Etaj 1, Bucureşti, Sector 1, cod poştal 015016, Telefon: 021– 230.75.70/71/72, Fax: 021– 230.75.81/82/83
Capital social subscris şi integral vărsat: 265.000.000 RON
Înmatriculat la O.R.C. de pe lângă T.M.B. sub nr. J40/7228/2018, C.I.F. 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	10.05.2021
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, 1st Fl, Bucharest, 1st District
Telephone/fax number:	021-230.75.81/82/83, 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 265,000,000
Regulated Market on which the issued securities are traded:	Bucharest Stock Exchange

Important events to be reported:

The Company hereby informs the shareholders and investors of the execution of two mortgage loan agreements for real estate investments with Libra Internet Bank S.A., *i.e.*:

1. The credit agreement concluded by the Company, as Borrower, having as its object EUR 8,623,979 – The borrowed funds shall be used by the Company in order to build the Greenfield Project, UTR3, Phase 1, respectively **3 blocks with a height regime (Basement + Ground Floor + 10 Floors) and a parking lot (Ground Floor + 7 Floors)**, by successive withdrawals depending on the evolution of the constructions. The credit shall be reimbursed according to the contractual provisions, and the final maturity date shall be upon the expiry of 48 months from the execution date of this credit agreement.

2. The credit agreement contracted by the Company, as Borrower, having as its object EUR 4,705,350 – The borrowed funds shall be used by the Company in order to build the

Greenfield Project, ***i.e.*** **the construction of an office building Ground Floor + 2 Floors + Technical Floor and of a commercial center Basement + Ground Floor +1 Floor**, by successive withdrawals depending on the evolution of the constructions. The credit shall be reimbursed by monthly installments, and the final maturity date shall be upon the expiry of 180 months from the execution date of this credit agreement.

3. In order to guarantee the obligations undertaken by the previously mentioned credit agreements, the Company shall establish, in favor of Libra Internet Bank S.A., the following guarantees:

   A. Real estate mortgage agreement over the plots of land on which the Projects are built, together with the constructions to be built thereon.

   B. Movable mortgage agreements having as their object the receivables from pre-agreements, insurance policies and bank letters of guarantee issued in favor of the Company regarding the project mentioned above, other receivables, the accounts opened by the Company with Libra Internet Bank S.A.

IMPACT DEVELOPER & CONTRACTOR S.A.
Chief Executive Officer,
Constantin Sebesanu