

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

Date of the report:	16.12.2021
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, 1 st Fl, Bucharest, 1 st 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 393,750,000
Regulated Market on which the issued securities are traded:	Bucharest Stock Exchange

Important events to be reported:

Impact Developer & Contractor S.A. continues the implementation of the development strategy for the next 6 years by signing a 5,000,000 EUR loan agreement with OTP Bank S.A., through its subsidiary BERGAMOT DEVELOPMENTS S.R.L., a company within which IMPACT is a majority associate holding 99.99% of the social capital.

The loan agreement was signed on 15.12.2021 and the type of the facility is investment refinancing, its object being the refinancing of the loans granted by IMPACT to Bergamot Developments.

Bergamot Developments guarantees the fulfillment of the obligations undertaken by the loan agreement by concluding the guarantees specific to this type of financing.

The borrowed amount shall be reimbursed on a quarterly basis for a period of 36 months calculated

from the execution date of the loan agreement, *i.e.* 15.12.2021.

Through Bergamot Developments, IMPACT has developed the neighborhood Luxuria Residence in Bucharest. With a total of 630 apartments, Luxuria Residence is the first completed residential compound in the Expoziției area. The condominium is built to the highest sustainability and quality standards, as it is the first BREEAM Excellent certified residential project in the country.

IMPACT DEVELOPER & CONTRACTOR S.A.

General Manager

Constantin Sebeșanu