

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

From: *IMPACT DEVELOPER&CONTRACTOR S.A.*

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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:

The Company informs shareholders and investors that it obtained the construction authorization for the GREENFIELD Copou residential project in Iasi, with an estimated market value of more than EUR 175 million.

The GREENFIELD Copou residential complex will be located in a unique area of Iasi, with a strong cultural charge, Copou Hill, with panoramic views over the botanical garden and the city. Developed on an area of 50,263 square meters, the project will include 1,062 apartments located in 26 buildings having a low height regime, with a maximum of 5 floors and two basements, 1,083 underground and aboveground parking spaces, more than 15,000 square meters of parks and green spaces, kindergarten, after-school, 3,000 square meters of commercial spaces and services, a wellness center with fitness room, swimming pool and spa.

The GREENFIELD Copou project will renew the existing housing stock in Iasi and will set new quality standards for residential developments in the region, thus contributing to the development of an ecosystem with an important local economic impact.

Impact, a developer with 32 years of experience, builds sustainably and designs solutions that ensure the sustainable development of the communities they create. The city of Iasi, like most cities in the country, has a significant shortage of parking spaces, for which reason the local authorities decided for GREENFIELD Copou, through the newly issued authorization, that each housing unit may only be sold together with at least one parking space, which is a novelty in the real estate market and demonstrates that steps are being taken towards the sustainable development of cities. Although Impact has had this policy in place for more than 10 years, implemented in all projects, it is a novelty and a positive sign that a construction authorization includes such an obligation.

The entire development has been designed to nZEB and BREEAM Excellent quality and sustainability standards, which for future residents translates into increased energy efficiency of the building, reduced maintenance and operating costs and minimal environmental impact. In addition, GREENFIELD Copou buildings are characterized by maximum seismic resistance and durability.

GREENFIELD Copou recreates in Iasi the GREENFIELD housing concept, previously successfully tested by Impact in Bucharest through the GREENFIELD Băneasa project. The concept aims at the well-being of residents in all aspects and is based on several important principles: respect for the natural setting of the area and the local community, efficient and sustainable construction developed with minimal impact on the environment and facilities that support a balanced lifestyle.

Thus, GREENFIELD Copou will provide its future residents, in addition to the spectacular natural setting of the panoramic view that Copou Hill offers, with all the facilities necessary for a stress-free daily life through a community center that will include commercial spaces and a wellness center. The complex will also benefit from cycle paths and zero road traffic inside, as residents' parking is exclusively underground.

IMPACT DEVELOPER & CONTRACTOR S.A.

General Manager
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