

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

From: IMPACT DEVELOPER & CONTRACTOR S.A.

7 November 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: sales

IMPACT Developer & Contractor S.A. commenced the last quarter of the year with record sales. In October, the developer sold 73 units in the GREENFIELD Băneasa complex, with a value of EUR 8,021,848. This represents a monthly maximum in the last 5 years, confirming the increased attractiveness of the neighborhood in District 1 of Bucharest.

Two-bedroom apartments were at the top of buyers' preferences, representing 50% of the units transacted, followed by studios (33%) and three-bedroom apartments (17%). The sold dwellings are in the new development phase of the neighborhood, where 732 apartments are ready to welcome their owners.

With modern apartments, built to BREEAM Excellent quality and sustainability standards, close to nature and with modern urban amenities, GREENFIELD Băneasa is attracting more and more buyers.

By the end of October, GREENFIELD Băneasa had already 231 units pre-sold, establishing the premises for a sustained sales pace expected to continue through the end of the year and into early next year, barring any legislative changes regarding an increase in the VAT rate in 2025. The GREENFIELD Băneasa project remains one of the most highly regarded residential developments in its segment, consistently attracting buyer interest.

GREENFIELD Băneasa is a large-scale residential project with more than 7,000 dwellings and over 17,000 inhabitants upon its completion in 2028, located in District 1 of the Capital, sustainably built for a better urban future. The project is in its fourth of the six planned development phases. Since 2007, when the works for the first phase of development started, GREENFIELD Băneasa has been sustainably developed, bringing new infrastructure and new amenities to the community: two private parks, numerous green spaces, playgrounds, local shops, private campus with kindergarten, school and high school, GREENFIELD Plaza shopping center, Wellness Club by Greenfield sports center, public transportation. As the project progresses and nears maturity, other new amenities are being added such as state school and kindergarten, church, infrastructure and new access roads.

IMPACT DEVELOPER & CONTRACTOR S.A.

Chairperson of the Board of Directors

Iuliana Mihaela Urdă