Note regarding items 1, 2, 3, 4, 6 and 7 from EGSM agenda

IMPACT Developer & Contractor SA

from 27/28 April 2023

Taking into consideration:

A. The General Director responsibilities in accordance with mandate contract from 27.04.2021 concluded between Mr. Constantin Sebesanu and IMPACT Developer& Contractor SA (the "Company" and/or "Impact"), and in particular, the specific responsibilities regarding implementation of the Company Strategy and implementation of the Business Plan;

B. The provisions of Company Law No. 31/1990, republished, as further amended and supplemented, Law No. 24/2017 regarding issuers of financial instruments and market operations, Regulation No. 5/2018 on issuers of financial instruments and market operations, and the Articles of Incorporation of the Company;

C. Previous authorization from 7 October 2022:

- Delegating and authorizing the Board of Directors that, for a period of 1 year starting with the registration date with the Trade Register of the revised articles of incorporation in accordance with Item 3 below, it shall decide and implement the increase of the Company's share capital, by contribution in cash, by one or more issuances of new ordinary shares, with a value not exceeding 250,000,000 newly issued shares.

D. Existing construction pipeline of estimated to 2,559 units in the coming years (899 unites for which the building permit has been secured, 1,660 units that are in the last stage of obtaining building permits and estimated):

   a. Greenfield Baneasa (Bucharest)– 435 units with building permit and 598 units in the last stage of obtaining building permits;

   b. Boreal Plus (Constanta)- 634 units with building permits

   c. Greenfield Copou (Iasi) – 1,062 units that are in the last stage of obtaining building permits.

E. Ownership by IMPACT of a 25,424 sqm plot of land located in Barbu Vacarescu, Bucharest on which a mixed-use/residential project can be developed based on the preliminary concepts;

F. The Company strategy to ensure continuity of the land bank for development of new real estate projects, through replacement of the developed land, corelated with market demand, customers' needs and Company's available financial resources;

G. Attracting funds through a share capital increase to expand the business, increase shares liquidity and implicitly the attractiveness of the Company for new investors; and

H. Necessity to ensure adequate financing to affiliated companies to support projects execution and keeping them in the established schedules, in order to increase efficiency and achieve the desired objectives, including to attract new business opportunities, taking into account all the factors involved, as well as the related risk, profitability and liquidity.

Note regarding item 5 from EGSM agenda

IMPACT Developer & Contractor SA

from 27/28 April 2023

Taking into consideration:

I. The General Director responsibilities in accordance with mandate contract from 27.04.2021 concluded between Mr. Constantin Sebesanu and IMPACT Developer& Contractor (the "Company" and/or "Impact"), and in particular, the specific responsibilities to represent the Company in the individual working relationships and to ensure the correlation between the employees' motivation and performance;

J. The provisions of Company Law No. 31/1990, republished, as further amended and supplemented, Law No. 24/2017 regarding issuers of financial instruments and market operations, Regulation No. 5/2018 on issuers of financial instruments and market operations, and the Articles of Incorporation of the Company; and

K. IMPACT Developer & Contractor SA policy to motivate through Stock Options Plan type of programs, which offer employees the option to receive free shares of the Company within a certain time frame, as a form of reward for performance, loyalty and other specific criteria. Also, the "Stock Option Plan" program aims to give employees the opportunity to be shareholders in their own company and benefit from the increase in the value of shares in the long term. In addition, this program is a form of remuneration that encourages the performance and direct involvement of employees in the company's activities, helps to increase employee satisfaction and loyalty by involving them in the development of the Company, and implicitly supports the increase of the value of its shares. The program also contributes to increasing the company's attractiveness on the labor market by offering an attractive package of compensations and benefits for employees and encourages employees to invest in the Company, thus contributing to its long-term success. In order to implement this program, the Company benefits from the support of the Legal Department, which ensures compliance with the rules and regulations applicable in the field. The Company will also establish a clear and transparent process to choose the beneficiaries of the program and to establish the criteria for the allocation of free shares.

The following is proposed:

Inclusion points 5 on the Agenda of the Extraordinary General Shareholders Meeting from 27/28 April 2023.

The following is proposed:

Inclusion of points 1, 2, 3, 4, 6 and 7 on the Agenda of the Extraordinary General Shareholders Meeting from 27/28 April 2023.