

IMPACT DEVELOPER & CONTRACTOR SA

Headquarters: Willbrook Platinum Business & Convention Center, Bucharest - Ploiesti Road, No. 172-176, Building A, Floor 1, Bucharest, Sector 1, postal code 015016, Telephone: 021- 230.75.70 / 71/72, Fax: 021- 230.75.81 / 82/83

Subscribed and fully paid-in share capital: RON 265,000,000

Enrolled in the O.R.C. from T.M.B. under no. 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 the FSA Regulation no. 5/2018 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 report	09/12/2020
Name of the issuing entity:	IMPACT DEVELOPER & CONTRACTOR S.A. ("Company" or "IMPACT")
Social headquarters:	Willbrook Platinum Business & Convention Center, Bucharest - Ploiești Road, No. 172-176, Building A, Floor 1, Bucharest, Sector 1
Phone / fax number:	021-230.75.81 / 82/83, 230.75.70 / 71/72
Registration number at the Trade Register Office attached to the Bucharest Law Court:	J40 / 7228/2018
Fiscal Code:	1553483
Subscribed and paid-in share capital:	265,000,000 RON
The Regulated Market on which the issued securities are traded:	Bucharest Stock Exchange

IMPORTANT EVENTS TO REPORT: Information on apartment stocks

IMPACT Developer & Contractor S.A. informs investors about the almost complete sale in GREENFIELD BĂNEASA RESIDENCE of the houses from the first three phases of completed development.

Thus, at this date, the contracting rate of high-rise housing so far in GREENFIELD RESIDENCE BĂNEASA is approaching 100% (98.7%), which confirms the high interest of the population for this type of project. As of November 30, 2020, the Company had a stock of 60 apartments related to the third phase of development of the GREENFIELD BĂNEASA RESIDENCE project (Bucharest), of which 27 (45%) were already pre-contracted and booked.

GREENFIELD BĂNEASA RESIDENCE is designed to become one of the largest green neighborhoods in Central and Eastern Europe and will have a total area of 60 hectares. Currently, the built area is approx. 30 hectares, on another 9 hectares, the construction works being in progress.

Starting from the high demand for new quality housing facilities, IMPACT Group has proposed a strategy to diversify projects at national level, taking into account for the coming years both the development of existing successful projects and the new projects in dynamic areas in which the company has not been present before:

- The first stage of the fourth development phase of GREENFIELD BĂNEASA RESIDENCE - existing project;
- The third phase of LUXURIA DOMENII RESIDENCE project - existing project in the northern part of Bucharest - the first residential project to obtain BREEAM Excellent Certification - ensures increased comfort in terms of integrated facilities, which provides an exclusive lifestyle - is already developed in proportion of 80%;
- The first two phases of the BOREAL PLUS project - new project, developed in Constanța;
- The first stage of GREENFIELD COPOU RESIDENCE - new project on the medium-high segment, to be developed in Iași, according to the Greenfield Residence Băneasa model;
- GREENFIELD TIMIȘOAREI - new project which addresses the middle segment, to be developed in the coming years according to the Greenfield Residence Băneasa model;
- LUXURIA BARBU VĂCĂRESCU - new project to be developed in the coming years according to the LUXURIA DOMENII RESIDENCE model built for the luxury segment.

IMPACT DEVELOPER & CONTRACTOR S.A.

CEO

Sorin Apostol

CFO

Giani Kacic