

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

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

10 martie 2025

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

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Transaction of the type listed in Art. 108 of Law No. 24/2017 and Art. 234 Letter i) of Financial Supervisory Authority's (ASF) Regulation No. 5/2018, *i.e.* loan agreement.

1. Contracting parties

IMPACT DEVELOPER & CONTRACTOR SA, as Lender;
GREENFIELD COPOU RESIDENCE SRL, an affiliated party to Impact, as Borrower. IMPACT holds 99% of the share capital of Greenfield Copou Residence SRL.

2. Conclusion date and the nature of the document

Additional act concluded on March 10, 2025, to the loan Agreement concluded on 03 September 2020 (the "Loan Agreement").

3. Description of the object of the agreement

The cumulative value of the agreements concluded with Greenfield Copou Residence SRL by IMPACT exceeds 5% of the value of the net assets of IMPACT, as well as 10% of the net turnover related to the latest annual financial statement, for which reason, in accordance with the provisions of Art. 108 of Law No. 24/2017, as subsequently amended and supplemented, and the provisions of Art. 234 Letter i) of ASF Regulation No. 5/2018, IMPACT has the obligation to also report the cumulative value of such transactions.

Greenfield Copou Residence uses the Borrowed Amount in order to finance its current activity.

GREENFIELD Copou shall have 1,062 apartments built according to BREEAM Excellent sustainability criteria. The scope of the project refers not only to the number of apartments built and the quality of the constructions, but rather to the entire ecosystem created: wide promenade spaces inside the

neighborhood, ensuring an optimal degree of sunlight penetration, kindergarten, after school, sports club and relaxation, indoor and outdoor pool, commercial spaces, over 15,000 square meters of green spaces. GREENFIELD Copou shall raise the standards of residential projects in Iasi and develop communities emphasizing values such as efficiency, sustainability, or well-being.

4. Total value of the agreement

Current transaction value: RON 1,000,000. The cumulative value of the Loan Agreement is RON 50.475.991 .

The Borrowed Amount shall bear an interest rate equal to 7.5%/year.

5. Mutual claims

Impact accounts receivables to be collected from Greenfield Copou Residence of RON 64.365.812. Greenfield Copou Residence has no claims against Impact.

6. Established guarantees, penalties stipulated

There are no guarantees and penalties established.

7. Terms and payment methods

The Borrower, Greenfield Copou Residence, unconditionally undertakes to repay the Borrowed Amount to Lender in full, no later than 10 March 2026 (the "**Maturity Date**"). On the Maturity Date, the Parties may agree and proceed to increase the Borrower's social capital, Greenfield Copou Residence, by the Borrowed Amount.

IMPACT DEVELOPER & CONTRACTOR S.A.
General Manager
Câmpeanu Richard Dan-Sebastian