

**To: Financial Supervisory Authority – Financial Instruments and Investments
Sector**

Bucharest Stock Exchange

Regulated Market

From: IMPACT DEVELOPER & CONTRACTOR S.A.

29 august 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:

The Company informs shareholders and investors with regard to the completion of the share capital increase of **Aria Verdi Development S.R.L.**, a limited liability company, established and operating in accordance with Romanian law, with its registered office in Bucharest, Sector 1, Drumul Padurea Mogosoia, No. 31-41, Building B, Office No. 5, Floor 1, registered with the Trade Registry Office under No. J2021002599408, with Unique Registration Code 43733668, tax attribute "RO" ("**Aria Verdi**"), in which the Company holds the status of Majority Shareholder.

The share capital of Aria Verdi was increased from RON 49,000 to **RON 206,581,360** through a contribution in kind by the Company consisting of urban land classified as building yards, with an area of 25,424 square meters located in Bucharest, Sector 2, No. 164D-164E, with cadastral number 242595, registered in the Land Registry No. 242595 of UAT Bucharest, Sector 2 (the "**Land**").

As a result of this transaction, the share capital of Aria Verdi is **RON 206,581,360** (of which RON 206,532,360 represents a contribution in kind, and RON 49,000 represents a cash contribution), divided into 20,658,136 shares, held by the Associates as follows:

- **IMPACT DEVELOPER & CONTRACTOR S.A.** holds 20,658,087 shares, with a nominal value of RON 10 each, totaling RON 206,580,870 (of which RON 206,532,360 represents a contribution in kind, and RON 48,510 represents a cash

contribution), representing 99.9997% of the Company's share capital and participation in the profits and losses of Aria Verdi; and

- **BERGAMOT DEVELOPMENTS PHASE II S.R.L.** holds 49 shares, with a nominal value of RON 10 each, totaling RON 490, contributed in cash, representing 0.0003% of the Company's share capital and participation in the profits and losses of Aria Verdi.

Along with the contribution in kind consisting of the Land described above, the Company transferred to Aria Verdi all rights and obligations related to the Building Permit for the development of a residential complex named "Aria Verdi" ("**Building Permit**").

The "Aria Verdi" Residential Complex will integrate a total of 865 real estate units, along with modern facilities aimed at improving quality of life and investment attractiveness. The project includes over 5,000 sqm dedicated to commercial spaces; 2,700 sqm allocated to a premium sports and relaxation club, as well as 7,600 sqm of landscaped green spaces.

The gross development value of the residential complex is estimated at EUR 431,000,000, consolidating the project as a major investment in the residential sector.

The capital increase was carried out based on Art. 6 of the Extraordinary General Meeting of Shareholders Resolution No. 2/2023, the Decision of the Company's Board of Directors dated 18.08.2025 and the Decision of the General Meeting of Aria Verdi Associates dated 25.08.2025, confirmed by the issuance of the Certificate of Registration of Mentions no. 3261400 dated 29.08.2025 and registration with the Trade Registry Office attached to the Bucharest Tribunal on 27.08.2025.

IMPACT DEVELOPER & CONTRACTOR S.A.



Campeanu-Richard Dan-Sebastian

General Manager