

IMPACT

Developer & Contractor

H1 2026 Report



Group performance within the reported period (H1 2026)

Operational and financial

IFRS net assets

199,1

EUR million

Net assets at fair value

263

EUR million

Revenue

21,8

EUR million

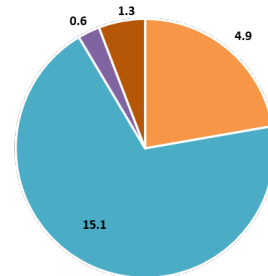
Gross profit

4,6

EUR million

During H1 2026, the revenue was mainly generated by construction services rendered by RCTI Company in amount of 15.1 mil euro. On the residential side, 31 housing units were sold, measuring a total of 2,738 sqm, at a value of 4.9 mil euro.

Revenue streams, mil euro



- Sale of residential property
- Construction and other services
- Rents
- Other services

As at 30 June 2026, the Group's completed projects were 49% contracted (including both sales and pre-sales). The total value of completed units available for sale, to be realised in future periods, is approximately EUR 59 million.

**information relating to Phase 4 – Greenfield Băneasa*

Project summary

Project	Completed units	Units under construction	Units sold and pre-sold as of 30.06.2026	% of units sold and pre-sold	Finalised and available units as at 30.06.2026	Value of available units (tho euro)	Units in preparation	Total units to be sold in the future	SCB to be developed in the future (sqm)
Luxuria	630	-	628	99%	2	2,847	-	2	456
Greenfield Baneasa	732*	435*	413*	35%	319*	49,985*	2,632	3,386	335,187
Aria Verdi	-	401	34	8%	-	-	464	831	147,803
Greenfield West	-	-	-	-	-	-	4,202	4,202	415,666
Boreal Plus	209	134	163	48%	46	6,029	428	608	55,134
Greenfield Copou	-	-	-	-	-	-	1,062	1,061	97,408
Total	1,571	970	1,238	49%	367	58,861	8,788	10,091	1,051,664

Financial results / 30 June 2026

Summary statement of profit or loss

EUR thousand	Consolidated – EUR thousand			Separate – EUR thousand		
	6M 2026	6M 2025	Variance %	6M 2026	6M 2025	Variance %
Revenue	21,807	35,302	(38%)	5,735	16,501	(65%)
Gross profit	4,630	9,200	(50%)	2,403	4,570	(47%)
Gross margin %	21%	26%		42%	28%	
Other (expenses)/income, net	(694)	4,375	n.a.	1,143	3,368	(66%)
EBITDA	4,518	13,836	(67%)	3,882	8,259	(53%)
EBITDA margin %	21%	39%		68%	50%	
EBIT	3,935	13,575	(71%)	3,546	7,938	(55%)
EBIT margin %	18%	38%		62%	48%	
Net finance result*	(1,784)	(2,845)	(37%)	1,080	4,432	(76%)
Net profit	1,164	9,099	(87%)	3,809	11,670	(67%)
Net profit margin	5%	26%		66%	71%	

At consolidated level, compared with the same period of the previous year, the Group recorded a 38% decrease in revenue to EUR 21,807 thousand. Construction services provided by RCTI Company generated 69% of Group revenue. Real estate development generated 22% of revenue, while rental income represented 3%.

The gross margin decreased to 21% in H1 2026, compared with 27% in the same period of the previous year, due to the increased share of construction services, which are provided at a lower margin.

In H1 2026, the Group recorded a profit of EUR 1,164 thousand, down 87% compared with H1 2025, driven by below-expectation sales in the real estate segment. In H1 2026, we observed a general slowdown in the real estate market, due to fiscal measures (the VAT increase to 21%) and the uncertain economic environment resulting from the government crisis and inflation. We believe sales will be supported by the planned investments, namely the new access road to Greenfield Băneasa and the opening of the public school and kindergarten.

At separate level, IMPACT S.A. recorded a net profit of EUR 3,809 thousand, supported by finance income of EUR 1,080 thousand, representing dividends received from Group companies.

**The finance result at separate level includes dividends distributed by Group companies amounting to EUR 2,384 thousand as at 30 June 2026.*



Financial results / 30 June 2026

Summary statement of financial position

	Consolidated – EUR thousand			Separate – EUR thousand		
	30.06.2026	31.12.2025	%	30.06.2026	31.12.2025	%
Non-current assets, of which	166,193	188,043	(12%)	196,645	195,452	1%
Investment property	110,798	109,571	1%	120,313	119,283	1%
Property, plant and equipment	16,932	17,688	(4%)	8,490	8,872	(4%)
Pipeline projects	676	695	n,a	-	-	n,A
Current assets, of which	98,750	76,030	30%	69,210	69,617	(1%)
Inventories	84,934	62,288	38%	60,404	59,225	2%
Trade and other receivables	6,371	4,989	28%	5,861	4,833	21%
Cash and cash equivalents	5,429	7,924	(31%)	2,085	4,880	(57%)
Total assets	264,943	264,073	0%	265,856	265,068	0%
Liabilities, of which	65,840	58,938	12%	57,609	54,920	5%
Bank loans and bonds	37,031	34,485	7%	35,163	33,643	5%
Trade and other payables	10,634	6,584	62%	4,322	3,223	34%
Deferred tax liability	13,214	12,767	3%	13,418	12,977	3%
Profit tax liability	4,936	5,077	(3%)	4,936	5,077	(3%)
Equity	199,103	205,134	(3%)	208,016	210,149	(1%)
Total liabilities and equity	264,943	264,073	0%	265,856	265,068	0%

Financial results / 30 June 2026

Assets, equity and liabilities

At consolidated level, in H1 2026, inventories increased by 36% due to the transfer of the land relating to Aria Verdi Phase 1 from “Future projects”. Trade and other receivables increased by 28% following the higher volume of construction services provided by RCTI, in correlation with trade and other payables, which include work performed by subcontractors. The movement in trade and other payables also reflects advances received for the Aria Verdi project.

Net assets at market value

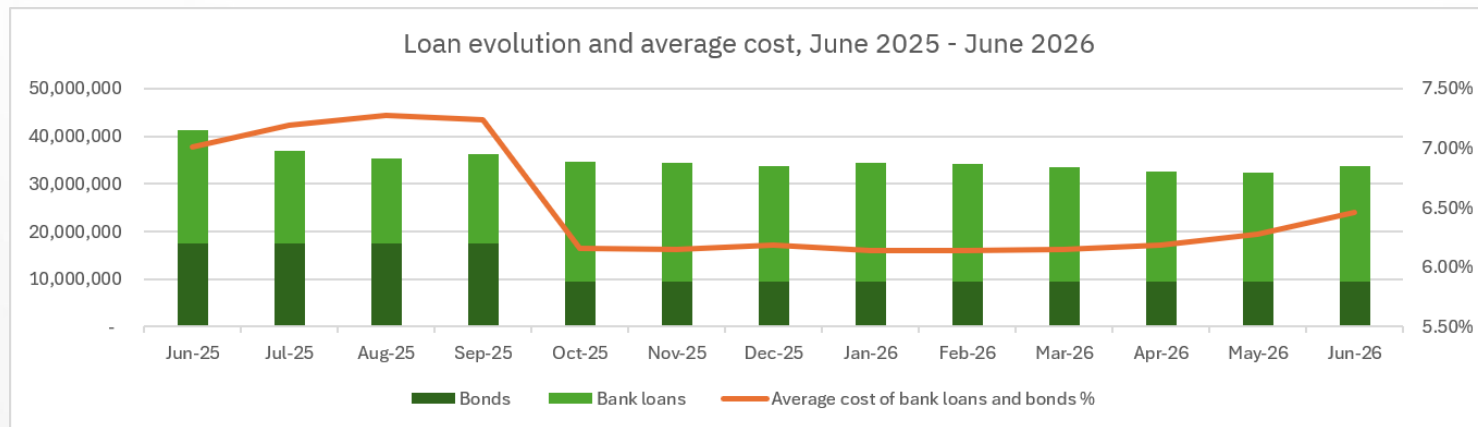
	EUR thousand 30.06.2026	EUR thousand 31.12.2025	EUR thousand 31.12.2024
Net assets (IFRS)	199,103	205,134	194,012
Include*	-	-	-
i) Revaluation of other non-current assets	4,919	4,846	4,038
ii) Revaluation of inventories	59,367	60,095	64,559
Net assets at market value	263,390	270,075	262,609



Financial results / 30 June 2026

As of 30 June 2026, the net asset value amounted to **EUR 199.1 million**, while the adjusted net asset value at market value stood at **EUR 263 million**. The value not reflected in the financial statements totals **EUR 64.5 million**. This amount results from the revaluation of the inventory of apartments available for sale, as well as those in the final stages of development; the revaluation of fixed assets, including the Wellness Club and Impact Office; and the revaluation of land held in inventories. The revalued amounts are based on valuations prepared by the external valuer, Colliers Valuation and Advisory, as of 30 June 2026.

Loan evolution and related costs (for project companies within the Impact Group)



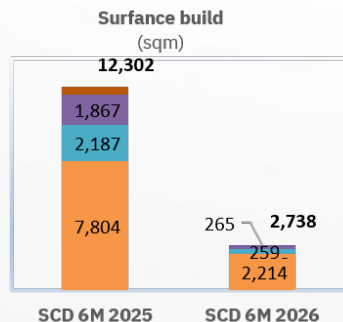
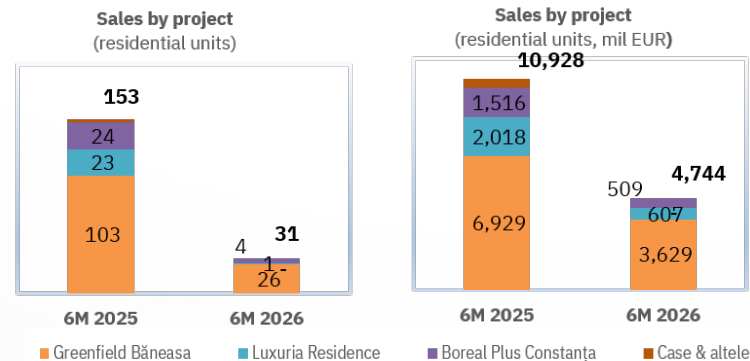
Financial results / 30 June 2026

Loan evolution and related costs (for project companies within the Impact Group)

EUR thousand	06.25	07.25	08.25	09.25	10.25	11.25	12.25	01.26	02.26	03.26	04.26	05.26	06.26
Bank loans	23,667	19,305	17,879	18,780	25,080	24,802	24,061	24,738	24,651	23,823	23,082	22,900	24,190
Average monthly cost of bank loans	112	93	86	91	120	119	116	118	117	114	111	112	124
Average borrowing cost %	5.67%	5.75%	5.80%	5.82%	5.76%	5.73%	5.77%	5.72%	5.72%	5.72%	5.76%	5.88%	6.16%
Bonds	17,580	17,580	17,580	17,580	9,580	9,580	9,580	9,580	9,580	9,580	9,580	9,580	9,580
Average monthly cost of bonds	129	129	128	128	58	58	58	58	58	58	58	58	58
Average bond cost %	8.82%	8.78%	8.77%	8.77%	7.21%	7.21%	7.21%	7.21%	7.21%	7.21%	7.21%	7.21%	7.21%
Total financial liabilities	41,247	36,885	35,459	36,360	34,660	34,382	33,641	34,231	34,231	33,403	32,662	32,480	33,770
Total average monthly cost	241	221	215	219	178	176	173	175	175	171	168	170	182
Average percentage cost of bank loans and bonds %	7,01%	7,20%	7,27%	7,24%	6,16%	6,15%	6,18%	6,14%	6,14%	6,15%	6,19%	6,28%	6,46%

Group performance within the reported period (H1 2026)

Sales (units, sqm, value)

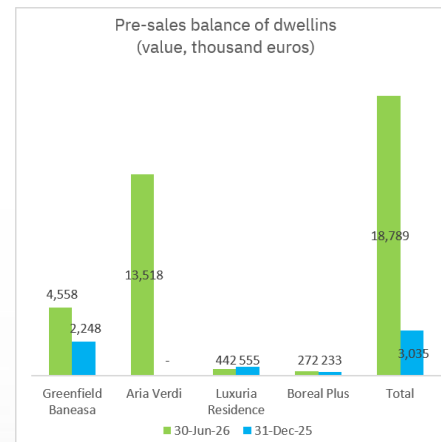
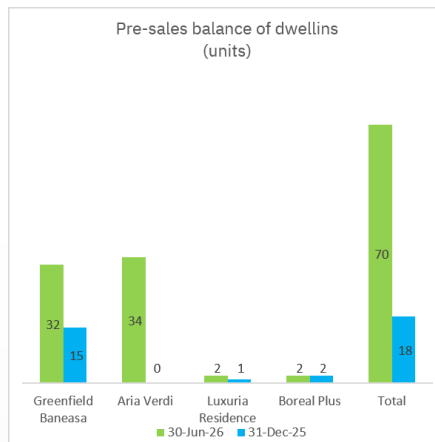


GREENFIELD Băneasa – 26 residential units compared with 103 units in H1 2025, with a total value of EUR 3.6 million.

BOREAL Plus Constanța – 4 residential units worth EUR 0.5 million, compared with 24 residential units worth EUR 1.5 million in the same period of the previous year.

Luxuria Residence – 1 residential unit compared with 23 units in H1 2025, with a total value of EUR 0.6 million. The Luxuria Residence project is 99% sold.

Pre-sales as at 30 June 2026 (units, value)



Group performance within the reported period (H1 2026)

	Units 30 June 2026	Units 31 December 2025	Value (EUR thousand) 30 June 2026	Value (EUR thousand) 31 December 2025
Pre-sales as at 30 June 2026				
Greenfield Baneasa	32	15	4,558	2,248
Aria Verdi	34	-	13,518	-
Luxuria Residence	2	1	442	555
Boreal Constanta	2	2	272	233
Total	70	18	18,789	3,035

As at 30 June 2026, IMPACT had a total of 70 pre-sold units, with a package value of 18.7 mil euro. Most of these pre-contracts relate to the Aria Verdi and Greenfield Baneasa projects.

ARIA Verdi –mixed use project, located in the Barbu Vacarescu area of the capital was launched on February 24, 2026. Designed to BREEAM Outstanding and nZEB standards, the compound includes 865 apartments to be built over two development phases. Construction of the first phase of ARIA Verdi started in June 2026, with a completion date in 2029. The project has a gross development value of 501 million euro.

GREENFIELD Baneasa is currently in the fourth development phase out of the six planned. Since 2007, when construction began for the first phase, GREENFIELD Băneasa has experienced continuous growth, bringing new infrastructure and multiple amenities to the community, including two private parks, numerous green areas, playgrounds, convenience stores, a private campus with kindergarten, school and high school, the **GREENFIELD Plaza** shopping center, and the **Wellness Club by GREENFIELD** sports center, as well as public transport and an STB terminal. As the project progresses and approaches maturity, additional new facilities are being added, such as a state school and kindergarten currently under construction, a church, a nursery, as well as further infrastructure and new access routes.

By comparison, as at 31 of December 2025, the balance of pre-sold dwellings was significantly lower, 18 units with a package value of 3 mil euro.

Segment reporting

Assets and liabilities by segment

EUR thousand	Real estate development			Construction			Rental income			Other activities			Total		
	30.06. 2026	31.12. 2025	Variance %	30.06. 2026	31.12. 2025	Variance %	30.06. 2026	31.12. 2025	Variance %	30.06. 2026	31.12. 2025	Variance %	30.06. 2026	31.12. 2025	Variance %
Total assets	285,541	287,857	-1%	15,841	11,040	43%	22,570	22,712	-1%	9,245	9,773	-5%	333,197	331,382	1%
Elimination of intragroup transactions	(54,743)	(55,019)	-1%	(3,078)	(1,656)	86%	(10,433)	(10,634)	-2%	-	-	0%	(68,254)	(67,309)	1%
Consolidated assets	230,798	232,838	-1%	12,763	9,384	36%	12,137	12,078	0%	9,245	9,773	-5%	264,943	264,073	0%
% of total	87%	88%		5%	4%		5%	5%		3%	4%		100%	100%	
Total liabilities	78,667	71,236	11%	11,283	5,693	98%	-	-	0%	477	49	880%	90,427	76,978	18%
Elimination of intragroup transactions	(21,914)	(17,414)	26%	(2,215)	(63.)	247%	-	-	0%	(458)	(11)	4144%	(24,587)	(18,064)	36%
Consolidated liabilities	56,753	53,822	6%	9,069	5,054	79%	-	-	0%	19	59	-69%	65,840	58,914	12%
% of total	86%	91%		14%	9%		0%	0%		0%	0%		100%	100%	
Net assets	206,874	216,621	-5%	4,557	5,347	-15%	22,570	22,712	-1%	8,769	9,724	0%	242,770	254,404	-5%
Elimination of intragroup transactions	(32,828)	(37,605)	-13%	(863)	(1,018)	-15%	(10,433)	(10,634)	-2%	458	11	4144%	(43,667)	(49,245)	-11%
Consolidated net assets	174,045	179,017	-3%	3,694	4,329	-15%	12,137	12,078	0%	9,227	9,713	-5%	199,103	205,159	-3%
% of total	87%	87%		2%	2%		6%	6%		5%	5%	0%	100%	100%	

Segment reporting

Revenue by segment

EUR thousand	Real estate development			Construction			Rental income			Other activities			Total		
	30.06. 2026	30.06. 2025	Variance %	30.06. 2026	30.06. 2025	Variance %	30.06. 2026	30.06. 2025	Variance %	30.06. 2026	30.06. 2025	Variance %	30.06. 2026	30.06. 2025	Variance %
Revenue	4,853	20,734	-76%	18,782	13,788	40%	945	790	23%	1,981	1,940	5%	26,561	37,252	-29%
Elimination of intragroup transactions	-	-	0%	(3,695)	(812)	0%	(345)	(311)	14%	(714)	(828)	-11%	(4,754)	(1,950)	144%
Consolidated revenue	4,853	20,734	-76%	15,087	12,976	19%	600	479	29%	1,267	1,112	17%	21,807	35,302	-38%
% of total	22%	59%		69%	37%		3%	1%		6%	3%		100%	100%	
Profit/(loss) before tax	3,751	8,296	-54%	646	481	38%	945	790	23%	(865)	(20)	4394%	4,477	9,547	-53%
Elimination of intragroup transactions	2,466	74	-3537%	(213)	64	0%	(345)	311	-214%	698	-	0%	(2,326)	448	0%
Consolidated profit/(loss) before tax	1,285	8,222	-84%	432	418	6%	600	479	29%	(167)	(20)	766%	2,151	9,099	-76%
% of total	59%	90%		20%	5%		28%	5%		-8%	0%		100%	100%	

Segment reporting

IMPACT pursued vertical integration of services by establishing or acquiring various companies to deliver high-quality residential units to the real estate market on time, at an optimal quality-to-price ratio, together with quality complementary services. The Group now comprises companies that provide services both within the Group and to third parties.

The Group's consolidated net assets as at 30 June 2026 amounted to EUR 199,103 thousand, representing a 3% decrease compared with 31 December 2025. Approximately 38% of total consolidated assets are currently used in real estate development, with the remainder allocated to other activities or future real estate development projects.

Assets mainly comprise land held for development and inventories under development or available for sale.

Net assets employed in real estate development generated revenue of EUR 4,853 thousand (22% of total revenue for the period) in H1 2026 and EUR 20,734 thousand (59% of total revenue for the period) in the same period of 2025.

Construction services are provided by the Group company RCTI both within the Group and to third parties. Although the net assets used in this activity represent approximately 2%, they generate a significant share of Group revenue after intragroup eliminations and are expected to increase under contracts already signed with third parties.

Net assets employed in construction generated revenue of EUR 18,782 thousand (69% of total revenue for the period) in H1 2026 and EUR 13,788 thousand (17% of total revenue for the period) in the same period of 2025.

Construction services to third parties provided by RCTI are estimated at EUR 50 million annually. During 2026–2027, RCTI is performing five contracts with a total value of EUR 79 million for projects located in Braşov, Sinaia, Craiova, Giurgiu and Bucharest.

Construction services provided within the Group fluctuate significantly from year to year, depending on the development stage of the projects involving IMPACT, the real estate development company.

Rental income of EUR 945 thousand represents a recurring revenue stream for the Group and is mainly generated by commercial space leased at GREENFIELD Băneasa Plaza (EUR 713 thousand) and residential units leased in GREENFIELD Băneasa, BOREAL Plus Constanţa and LUXURIA Residence (EUR 231 thousand).



H1 2026 actual vs H1 2026 budget and FY 2026 budget

EUR thousand	6M 2026 budget	6M 2026 actual	FY 2026 budget	Variance Δ Actual vs Budget	Variance % Actual vs Budget
Revenue	39,856	21,807	84,779	(18,049)	(45%)
Cost of sales	(30,084)	(17,178)	(30,084)	12,906	(43%)
Gross profit	9,772	4,630	21,954	(5,143)	(53%)
Gross margin	25%	21%	26%		
General and administrative expenses	(3,597)	(4,156)	(8,194)	(558)	16%
Marketing expenses	(682)	(674)	(1,287)	8	(1%)
Other operating income	374	329	749	(46)	(12%)
Other operating expenses	(275)	(400)	(562)	(125)	45%
Gains from revaluation of investment property	-	4,207	(562)	4,207	
Operating profit	5,592	3,935	12,600	(1,657)	(30%)
Operating profit / revenue %	14%	18%	15%		
Net finance result (loss)	(877)	(1,784)	(1,865)	(907)	103%

H1 2026 actual vs H1 2026 budget and FY 2026 budget

EUR thousand	6M 2026 budget	6M 2026 actual	FY 2026 budget	Variance Δ Actual vs Budget	Variance % Actual vs Budget
Profit before tax	4,715	2,151	10,795	(2,564)	(54%)
Profit before tax / total revenue %	12%	10%	13%		
Income tax expense	(806)	(987)	(1,727)	(181)	23%
Profit for the period	3,910	1,164	9,068	(2,746)	(70%)
Net profit / total revenue %	10%	5%	11%		
EBITDA	5,922	4,518	5,922	(1,404)	(24%)
EBITDA / total revenue %	15%	21%	16%		

The Group's financial results in H1 2026 were affected by the slowdown in residential transactions, driven mainly by recent fiscal measures (the VAT increase to 21%) and the uncertain economic environment, influenced by political instability and inflationary pressures.

As at 30 June 2026, the Group recorded an operating profit of EUR 3.9 million, compared with the budgeted EUR 5.5 million. The gross margin was 21%, compared with the budgeted 25%.

We expect sales to be supported by ongoing investments, namely the development of the new access road to Greenfield Băneasa and the opening of the public school and kindergarten within the project.

Ongoing and pipeline projects for 2026–2034 period

Project	Total number of units	Total gross built area	Gross development value (thousand euro)
Greenfield Baneasa			
Greenfield Baneasa UTR3			
UTR3 - Phase4	185	20,436	25,366
UTR3 - Phase 5	250	21,889	27,525
Total Greenfield Baneasa UTR3	435	42,325	52,891
Greenfield Baneasa UTR4			
UTR4 - Phase 1	154	13,823	23,222
UTR4 - Phase 2	396	38,446	61,931
Total Greenfield Baneasa UTR 4	550	52,269	85,152
Greenfield Baneasa UTR8			
UTR8 - Phase 1	277	21,697	44,189
UTR8 - Phase 2	159	19,673	42,491
Total Greenfield Baneasa UTR8	436	41,370	86,680

Ongoing and pipeline projects for 2026–2034 period

Project	Total number of units	Total gross built area	Gross development value (thousand euro)
Greenfield Baneasa UTR10			
UTR10 - Phase 1	278	29,057	48,024
UTR10 - Phase 2	378	37,829	63,193
UTR10 - Phase 3	238	22,586	41,238
Total Greenfield Baneasa UTR10	894	89,472	152,454
Other Greenfield Băneasa projects			
Greenfield	76	12,550	16,393
Total other projects Greenfield Baneasa	76	12,550	16,393

Aria Verdi

Aria Verdi			
Aria Verdi - Phase 1	401	79,407	248,853
Aria Verdi - Phase 2	464	70,774	252,271
Total Greenfield Baneasa UTR3	865	150,181	501,124

Ongoing and pipeline projects for 2026–2034 period

Project	Total number of units	Total gross built area	Gross development value (thousand euro)
TOTAL BUCHAREST	6,246	743,192	1,416,722

Boreal Plus Constanta

Boreal Plus			
Boreal Plus - Phase 2	134	12,099	17,591
Boreal Plus - Phase 3,1	152	14,941	22,417
Boreal Plus - Phase 3,2	87	8,197	12,707
Boreal Plus - Phase 3,3	189	16,367	26,419
Total Boreal Plus Constanta	562	51,604	79,124

Ongoing and pipeline projects for 2026–2034 period

Project	Total number of units	Total gross built area	Gross development value (thousand euro)
Greenfield Copou Iași			
Greenfield Copu Iași			
Iași Copou - Phase 1	472	41,504	74,480
Iași Copou - Phase 2.1	247	24,921	48,730
Iași Copou - Phase 2.2	242	30,983	60,838
Total Greenfield Copou Iași	1062	97,408	184,048
GRAND TOTAL	7,870	892,204	1,679,903

***Gross Development Value is based on management's internal estimates*

Over the next nine years, the Group plans to build 7,870 residential units, with an estimated gross development value of EUR 1.68 billion.

As at 30 June 2026, the Group held building permits for 2,496 residential units, with a total gross built area of 292,532 sqm. This area also includes commercial space, green areas and children's playgrounds. Management estimates the gross development value of these projects at EUR 773 million.

As at 30 June 2026, the Group had 970 residential units under construction, including 435 in GREENFIELD Băneasa with a gross development value of approximately EUR 53 million, 401 units in ARIA Verdi with a gross development value of EUR 249 million, and 134 units in Boreal Plus Constanța with a gross development value of EUR 17.6 million.

The ARIA Verdi project was launched on 24 February 2026 at an anniversary event marking 30 years since the Company's listing on the Bucharest Stock Exchange. The project will include over 5,000 sqm of retail space and more than 2,400 sqm dedicated to sports and recreational activities, as well as an internal park and green roofs with themed gardens. ARIA Verdi comprises 865 premium apartments designed in accordance with BREEAM Outstanding and nZEB standards, to be developed in two phases. Construction of ARIA Verdi Phase 1 began in June 2026 and is scheduled for completion in 2029. The project has a gross development value of EUR 501 million.

Conclusions

The most significant event for the Group in H1 2026 was the launch of the Aria Verdi project. Designed in accordance with BREEAM Outstanding and nZEB standards, the development includes 865 apartments to be developed in two phases. Construction of ARIA Verdi Phase 1 began in June 2026 and is scheduled for completion in 2029. The project has a gross development value of EUR 501 million.

In 2026, we expect to complete Phase 5 of the Greenfield Teilor project, comprising 250 apartments, and to commence Phase 4 of the same project, comprising 185 apartments.

We expect the stock of completed apartments in the Greenfield and Boreal Plus projects to provide the cash flow required to finance new development projects. Sales are expected to accelerate following completion of the new access road and implementation of a new PR and marketing strategy.

The financial results for H1 2026 were affected by the slowdown in residential transactions, driven mainly by recent fiscal measures and the uncertain economic environment, influenced by political instability and persistent inflationary pressures.

In H1 2026, affiliated companies generated dividends of EUR 2.4 million.

In May 2026, IMPACT submitted the documentation for the building permit for a new access road in GREENFIELD Băneasa. The new access road and the new metro line connecting to Otopeni Airport are expected to accelerate sales and increase apartment selling prices. Construction is expected to be completed by 31 December 2026.



Conclusions

Action plan focused on the following key objectives

- Integrate all projects into a new IT platform to facilitate promotion to buyers and investors
- Create new marketing and sales channels based on an integrated strategy
- Accelerate internal processes to prepare packages of high-yield, fixed-income-generating assets for sale to investors
- Attract investors to acquire minority interests in SPVs developing selected projects
- Optimise or redesign selected pipeline projects to improve efficiency and profitability and shorten delivery times
- Participate in industry and stock exchange conferences to increase the visibility of the projects and the Company among investors
- Apply strict risk management to mitigate market volatility, uncertainty and inflationary effects



www.impactsa.ro

IMPACT

ARIA VERDI

Apartment complex in 140-146