

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

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

22.09.2022

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: Transactions of the type listed in Art. 108 of Law No. 24/2017 and Art. 234, Letter i) of FSA Regulation No. 5/2018, *i.e.* agreements concluded by the Company whose value exceeds 10% of the net turnover related to the latest annual financial statement

The parties who concluded the juridical act:

The Company, as beneficiary, concluded with RCTI COMPANY S.R.L., as general contractor, one general contracting agreement.

Conclusion date and nature of the act:

The agreement was concluded on 21.09.2022 and represents an agreement for Execution Works of Constructions - Fidic Green Book.

Description of the object of the agreement:

The object of the agreement consists of construction works of the blocks related to the fifth development phase of the GREENFIELD Băneasa complex in Bucharest.

The cumulative value of the agreements concluded with RCTI COMPANY S.R.L. by IMPACT exceeds 5% of the value of Impact's net assets, as well as 10% of the net turnover related to the latest annual financial statement. For this purpose, in accordance with the provisions of Art. 108 of Law 24/2017, as subsequently amended and supplemented, and with the provisions of Art. 234 Letter i) of FSA Regulation No. 5/2018, Impact has the obligation to also report the cumulative value of such transactions.

Total value of the agreement:

The estimated value of the agreement is EUR 12,866,969 plus VAT (construction and installation works, including systematization).

Mutual receivables:

IMPACT has receivables to be collected from RCTI COMPANY S.R.L amounting to RON 5.701.089. RCTI COMPANY S.R.L has receivables to be collected from IMPACT amounting to RON 6.629.629.

Guarantees established, penalties stipulated:

Good Performance Bond - 1% of the Price of the Agreement, deducted from the value of each payment.

The contractor shall pay penalties for failure to observe the Benchmarks - 0.1% of the Price of the Agreement per day of delay for each Benchmark separately.

Penalties for delay in the completion of works - 0.2% of the Price of the Agreement per day of delay, limited to 10% of the Price of the Agreement.

Payment terms and modalities:

The price of the Agreement becomes due in stages, depending on the works actually executed by the contractor.

IMPACT DEVELOPER & CONTRACTOR S.A.

General Manager

Constantin Sebeșanu