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

From: IMPACT DEVELOPER&CONTRACTOR S.A.

23 november 2026

PRESS RELEASE

IMPACT DEVELOPER & CONTRACTOR S.A. with its registered headquarters at Impact Building, Drumul Padurea Mogosoaia Street, No.31-41, Sector 1, Bucharest, registered with the Register of Commerce under No. J2018007228408, holding Unique Code No. (CUI) 1553483,

in accordance with Law no. 24/2017 on issuers of financial instruments and market operations, with Regulation no. 5/2018 regarding the issuers and securities operations, BSE Code and with the Financial calendar for 2026,

bring to the attention of investors the possibility to consult Company's Report for Q3 2026 and the Financial Statements as at 30 September 2026, on the Company website www.impactsa.ro. The Financial Statements as at 30 September 2026 presented in the Company Report for Q3 2026 are not audited.

Supplementary details concerning the report can be obtained by phone at +40 729 100 144 or by email at ir@impactsa.ro.

The Company Report for Q3 2026 and the Financial Statements as at 30 September 2026 can be also accessed in the link below.

Key aspects:

- IMPACT Group generated consolidated revenues of RON 168.3 million in the first nine months of the year;
- The Group's net profit for the period was RON 1.04 million;
- On a standalone basis, IMPACT Developer & Contractor closed the first nine months with revenues of RON 44.6 million and a net profit of RON 15.3 million;
- The most significant event of the period was the launch of ARIA Verdi, a development of 865 apartments with a gross development value of EUR 501 million;
- As of 30 September 2026, IMPACT had 97 pre-sold and reserved units worth RON 122.9 million, more than 13 times the value at the end of 2025;
- As of 30 September 2026, IMPACT held a stock of completed units available for immediate sale, with an estimated value of RON 300.3 million;

- As of 30 September 2026, the company had a total of 970 residential units under construction, as part of the largest development cycle it has announced to date.

IMPACT Developer & Contractor (BVB: IMP), the first real estate developer listed on the Bucharest Stock Exchange, announces its financial results for the first nine months of 2026: consolidated revenues of RON 168.3 million and a net profit of RON 1.04 million. On a standalone basis, IMPACT Developer & Contractor closed the first nine months of 2026 with revenues of RON 44.6 million and a net profit of RON 15.3 million, a result that includes EUR 2.4 million in dividends from affiliated companies.

The Group's consolidated revenues were generated mainly by construction services (74% of the total), complemented by real estate development (23%) and rental income (3%). The period's financial results were affected by the slowdown in residential transactions, driven mainly by recent fiscal measures, as well as by an uncertain economic environment marked by political instability and persistent inflationary pressures.

The most significant event for the Group in the first nine months of the year was the launch of ARIA Verdi, the company's high-end mixed-use project in the Barbu Văcărescu area. Designed to BREEAM Excellent and nZEB standards, the development includes 865 apartments, to be built in two phases, and has a gross development value of EUR 501 million. Construction of the first phase began in June 2026, with completion expected in 2030.

In the first nine months of the year, IMPACT signed sale and purchase agreements for 45 homes, with a total value of approximately RON 35 million; 14 apartments in GREENFIELD Băneasa were sold in the third quarter. In addition, as of 30 September 2026, the pre-sales and reservations portfolio comprised 97 units worth RON 122.9 million, compared with 18 units and RON 9.4 million as of 31 December 2025. Of this total, approximately RON 78 million relates to ARIA Verdi. At the end of the period, the company held a stock of completed apartments available for immediate sale, with a total value of RON 300.3 million.

In GREENFIELD Băneasa, sales accelerated significantly in recent months following the implementation of the new marketing strategy: in September and October 2026, 43 new transactions (reservations and pre-sale agreements) were concluded, more than half of the total recorded in the first nine months of the year.

GREENFIELD Plaza, the first shopping centre developed by the company, currently has an occupancy rate of over 97%.

As of 30 September 2026, IMPACT held building permits for 2,496 residential units, with a total gross built area of 292,532 sqm. Of these, 970 units, with a total gross development value of approximately RON 1.69 billion, are under construction in three residential projects: 435 units in GREENFIELD Băneasa, 401 units in ARIA Verdi and 134 units in BOREAL Plus. Access to diversified sources of financing supports IMPACT's ability to develop its permitted projects through an optimal mix of own funds, investment loans and customer advances.

In May 2026, IMPACT submitted the documentation for the building permit for a new access road in GREENFIELD Băneasa.

As of 30 September 2026, the company's debt ratio stood at 16%, and the fair value of its net assets amounted to EUR 263.3 million.

IMPACT is currently in the first year of the largest development cycle the company has announced. Between 2026 and 2034, the company aims to complete 7,870 residential units across five mixed-use residential projects, totalling a gross built area of 892,204 sqm and a gross development value of EUR 1.68 billion.

Alongside its investments in projects and related infrastructure, IMPACT continues its community engagement programmes in the neighbourhoods it develops, with a focus on active lifestyles, health and social connection. The company continues to support the Sports Festival, a multi-sport event for adults and children held three times a year: in spring and autumn in GREENFIELD Băneasa, Bucharest, and in summer in Iași. Through this project, IMPACT contributes to the education, performance and well-rounded development of children. The same focus is reflected in the new tenants in GREENFIELD Băneasa, Climb House and the Synergia clinic, which expand the range of sports and health services available to residents of the neighbourhood.

Respectfully,

IMPACT DEVELOPER & CONTRACTOR S.A.

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