

**IMPACT DEVELOPER & CONTRACTOR SA**

Registered office: Willbrook Platinum Business & Convention Center,  
172-176 Bucharest – Ploiesti Road, Building A, 1st floor, Bucharest, 1st District,  
Phone: 021–230.75.70/71/72, fax: 021–230.75.81/82/83, mobile: 0729.100.001  
Subscribed and paid up share capital: RON 277,866,574

Registered with the Trade Registry Office within Bucharest Court under no. J40/7228/2018,  
Sole Registration Code RO 1553483

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

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

**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, and also the provisions the Code of the Bucharest Stock Exchange, Title II, Issuers and Financial Instruments

|                                                                                                            |                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Date of the report</b>                                                                                  | 19.07.2019                                                                                                                                              |
| <b>Name of the issuing entity:</b>                                                                         | IMPACT DEVELOPER&CONTRACTOR S.A.<br>(the "Company" or "Impact")                                                                                         |
| <b>Registered headquarters:</b>                                                                            | Willbrook Platinum Business & Convention Center, 172-176 Bucharest – Ploiesti Road, Building A, 1 <sup>st</sup> Fl, Bucharest, 1 <sup>st</sup> District |
| <b>Telephone/fax number:</b>                                                                               | +40-21-230.75.81/82/83, +40-230.75.70/71/72                                                                                                             |
| <b>Registration number with the Office of the Register of Commerce attached to the Bucharest Tribunal:</b> | J40/7228/2018                                                                                                                                           |
| <b>Fiscal Code:</b>                                                                                        | 1553483                                                                                                                                                 |
| <b>Subscribed and paid-in share capital:</b>                                                               | RON 277,866,574                                                                                                                                         |
| <b>Regulated Market on which the issued securities are traded:</b>                                         | Bucharest Stock Exchange                                                                                                                                |

**Important events to be reported:**

Transactions of the type of those mentioned under Art. 82 Para (1) of Law No. 24/2017, respectively loan agreement.

**1. Contracting parties**

- IMPACT DEVELOPER & CONTRACTOR SA, as Lender;
- BERGAMOT DEVELOPMENTS SRL ("Bergamot"), an affiliated party to Impact, as Borrower. Impact holds 99% of the social capital of Bergamot;
- BERGAMOT DEVELOPMENTS PHASE II SRL ("Bergamot Phase II"), an affiliated party to Impact, as Borrower. Impact holds 99% of the social capital of Bergamot Phase II.

2. **Date of conclusion and the nature of the document**

Additional act of 19.07.2019 to the Loan Agreement dated 14.07.2017 (the "Loan Agreement").  
Additional act of 19.07.2019 to the Loan Agreement dated 14.09.2017 (the "Loan Agreement").

3. **Description of the subject of the agreement**

Increasing the Borrowed Amount through the Loan Agreements. Borrowers Bergamot and Bergamot Phase II will use the Borrowed Amount in order to finance the construction of Phase A1 and B from "Luxuria Domenii Residence" Project, which shall be developed on the land located in, 1<sup>st</sup> District, Bucharest.

4. **Total value of the agreement**

Lender increases the Amount Borrowed Bergamot through the Loan Agreement with RON 20,000,000. Consequently, the entire value of the Loan Agreements is RON 75.560.000.  
Lender increases the Amount Borrowed Bergamot Phase II through the Loan Agreement with RON 10,000,000. Consequently, the entire value of the Loan Agreements is RON 26.157.000.

The Borrowed Amount shall bear, for each Interest Period, an interest rate equal to 6.5%/year.

5. **Mutual claims**

Impact' accounts receivables to be collected from Bergamot of RON 1,414.524.  
Impact' accounts receivables to be collected from Bergamot Phase II of RON 903.

6. **Established guarantees, penalties stipulated**

There are no guarantees and penalties established.

7. **Terms and payment methods**

Borrowers, Bergamot and Bergamot Phase II, unconditionally undertakes to repay the Borrowed Amount to Lender, Impact, in full, no later than 19.07.2020 (the "Maturity Date").

**IMPACT DEVELOPER & CONTRACTOR SA**

**Chairman of the Board of Administration,**

**Iuliana Mihaela Urda,**



**Chief Executive Officer,**

**Bogdan-Ionuț Oșlobeanu**

