

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
Personal Data Operator, registered with the Personal Data Processing Evidence Registry under no. 3406

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

Date of the report	16.08.2018
Name of the issuing entity:	IMPACT DEVELOPER&CONTRACTOR S.A. (the "Company" or "Impact")
Registered headquarters:	Willbrook Platinum Business & Convention Center, 172-176 Bucharest – Ploiesti Road, Building A, 1 st Fl, Bucharest, 1 st District
Telephone/fax number:	+40-21-230.75.81/82/83, +40-230.75.70/71/72
Registration number with the Office of the Register of Commerce attached to the Bucharest Tribunal:	J40/7228/2018
Fiscal Code:	1553483
Subscribed and paid-in share capital:	RON 277,866,574
Regulated Market on which the issued securities are traded:	Bucharest Stock Exchange

Important events to be reported: Information regarding the development strategy of the Company:

The Company hereby informs the shareholders and investors with regard to the following:

BERGAMOT DEVELOPMENTS S.R.L., with registered office in Bucuresti, 1st District, 172-176 Bucuresti-Ploiesti Road, office no. 1, Willbrook Platinum & Convention Center, building A, 1st floor, registered with the Trade Registry under no. J40/6057/2017, having Sole Registration Code RO 37471856 - „**Bergamot Developments**”, company within which IMPACT is majority associate holding 99% of the share capital, has concluded on the date of 16.08.2018 a Loan Agreement with **UniCredit Bank S.A.** in order to finance the construction of Phase

A2 from “Luxuria Domenii Residence” Project, which shall be developed on the land located in 54B Aviator Popisteanu Street, 1st District, Bucharest.

A percent about 65% of the total costs related to this phase of “Luxuria Domenii Residence” project will be financed by **UniCredit Bank**, and 35% will be **Bergamot Developments** own contribution.

The total facility value amounts to maximum EUR 16,341,000, plus the amount of maximum EUR 1,500,000 in RON equivalent (revolving type facility). Bergamot Developments guarantees **UniCredit Bank** the fulfillment of obligations assumed by the Loan Agreement by set up of this type of financing specific guarantees, among which the real estate mortgage contract having as subject the land located in 54B Aviator Popisteanu Street, 1st District, Bucharest.

IMPACT guarantees **UniCredit Bank** the fulfillment of obligations of **Bergamot Developments** by conclusion of a real estate mortgage contract having as subject the shares held in Bergamot Developments and as exclusive guarantor in terms of coverage of potential costs exceeding compared to the initial budget proposed by **Bergamot Developments** and approved by UniCredit Bank S.A.

The reimbursement term is 33 months as of Loan Agreement signing date, but not later than the date of 30.04.2021.

IMPACT DEVELOPER & CONTRACTOR S.A.

Chief Executive Officer,
Bogdan Ionuț Oșlobeanu