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	30.01.2020
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, 1st Fl, Bucharest, 1st 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 274,443,532
Regulated Market on which the issued securities are traded:	Bucharest Stock Exchange
LEI CODE	315700KVJ0DVH5IBI827

Important events to be reported:

Auditor's independent limited assurance report according to art. 82 of Law no. 24/2017 regarding the transactions concluded in the second semester of 2019

Impact Developer & Contractor SA informs its shareholders, according to the provisions of art. 82 of Law no. 24/2017 and art. 144, letter B, para (4) of ASF Regulation no. 5/2018, about the financial auditor's independent report of limited assurance regarding the transactions concluded by Impact according to art. 82 of Law no. 24/2017 in the second semester of 2019 (in annex).

IMPACT DEVELOPER & CONTRACTOR S.A.
CEO,
Sorin Apostol

Deloitte.

Deloitte Audit S.R.L.
Clădirea The Mark Tower
Calea Griviței nr. 82-98
Sector 1, 010735
București, România

Tel.: +40 21 222 16 61
Fax: +40 21 222 16 60
www.deloitte.ro

To the Board of Directors,
IMPACT DEVELOPER & CONTRACTOR S.A.
Romania

INDEPENDENT REPORT OF LIMITED ASSURANCE OVER THE INFORMATION INCLUDED IN THE CURRENT REPORTS ISSUED BY THE COMPANY IN ACCORDANCE WITH THE PROVISIONS OF LAW NO. 24/2017 AND REGULATION NO. 5/2018

1 We have been appointed by IMPACT DEVELOPER & CONTRACTOR S.A. („the Company") to report on the information included in the current reports from July 19, 2019, September 24, 2019, September 26, 2019, December 2, 2019, December 18, 2019, and December 23, 2019 ("Current Reports"), issued by the Company in accordance with the provisions of *Law related to the issuers of financial instruments and market operations (Law no. 24/2017)* and of the *Regulation no. 5/2018 of the Financial Supervisory Authority („ASF") regarding the issuers and operations on the stock exchange, updated form* ("Regulation no. 5/2018"), as an independent conclusion of limited assurance according to which, based on the procedures performed, nothing came to our attention to make us believe that the reported transactions included in the Current Reports are not in accordance, under all material aspects, with art.114, paragraph B, point 4 from the Regulation no. 5/2018. The Current Reports from July 19, 2019, September 24, 2019, September 26, 2019, December 2, 2019, December 18, 2019, and December 23, 2019, have been prepared by the management of the Company to report to ASF in accordance with the provisions of art. 82 from Law no. 24/2017 and Regulation no. 5/2018.

The Current Reports from July 19, 2019, September 24, 2019, September 26, 2019, December 2, 2019, December 18, 2019, and December 23, 2019 have been prepared by the Company's management in order to report to the FSA and the Bucharest Stock Exchange in accordance with the provisions of article 82 of Law no. 24/2017 and ASF Regulation no. 5/2018 for the period July 1, 2019 – December 31, 2019.

Management's Responsibility

2 Management is responsible for the preparation and fair presentation of the Current Reports and of the transactions included in the Current Reports from July 19, 2019, September 24, 2019, September 26, 2019, December 2, 2019, December 18, 2019, and December 23, 2019, that are free of material misstatement, in accordance with art. 82 from Law no. 24/2017 and Regulation no. 5/2018, and for the information presented in these reports. This responsibility includes: designing, implementing and maintaining an internal control relevant to the preparation and presentation of the Current Reports that are free of material misstatement, due to fraud or error. Also, this responsibility includes compliance with the provisions of art. 82 from Law no. 24/2017 and Regulation no. 5/2018.

Management is responsible for maintaining adequate supporting documents regarding the Current Reports and for providing the auditor with complete and accurate documents and information.

Management is responsible for preventing and detecting fraud and ensuring the Company's compliance with the legislation and regulations in force.

Management is responsible for ensuring that the personnel involved in the preparation of the Current Reports is properly trained.

Numele Deloitte se referă la organizația Deloitte Touche Tohmatsu Limited, o companie cu răspundere limitată din Marea Britanie, la firmele membre ale acesteia, în cadrul căreia fiecare firmă membră este o persoană juridică independentă. Pentru o descriere amănunțită a structurii legale a Deloitte Touche Tohmatsu Limited și a firmelor membre, vă rugăm să accesați www.deloitte.com/ro/despre

Auditor's responsibility

3 Our responsibility is to analyze the reported transactions included by the Company in the Current Reports and to report in the form of an independent conclusion of limited assurance, based on the evidence obtained. We conducted the engagement in accordance with International Standard on Assurance Engagements („ISAE") 3000 as adopted by the Romanian Financial Auditors Chamber regarding the assurance engagement other than Audits or Reviews of Historical Financial Information. This standard requires that we comply with ethical requirements, including independence requirements, and plan and perform our procedures in order to obtain a corresponding assurance level of whether the transactions included in the Current Reports, are in accordance, under all material aspects, with art. 144, paragraph B, point 4 of Regulation no. 5/2018, as a basis for our independent conclusion of limited assurance.

4 The firm applies International Standard on Quality Control 1 and, accordingly, maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements. We have complied with the independence and other ethical requirements of the Code of Ethics for Professional Accountants issued by the International Ethics Standards Board for Accountants, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behavior.

5 The selected procedures depend on our understanding of the Current Reports and of other circumstances of the engagement, as well as our considerations on areas where material misstatements may occur. In developing our understanding on the Current Reports and on the transactions reported in the Current Reports we took into consideration the Company's internal control relevant to the preparation and presentation of the Current Reports in accordance with the provisions of art. 82 of Law no. 24/2017 and Regulation no. 5/2018 in order to establish the procedures that are appropriate in these circumstances, but not for the purpose of expressing a conclusion on the effectiveness of internal control for the preparation and fair presentation of the Company's Current Reports and the transactions reported in the Current Reports.

6 Limited assurance is lower than absolute or reasonable assurance. The procedures for obtaining evidence for a limited assurance engagement are more restricted than in a reasonable assurance engagement, and therefore the level of assurance obtained is lower than in a reasonable assurance engagement.

7 As part of this engagement, we have not performed audit, review or verification procedures of the Current Reports and on the transactions reported in the Current Reports in accordance with the International Standards on Auditing or International Standards on Review Engagements adopted by the Chamber of Financial Auditors of Romania, nor on the sources from which the Current Reports and the transactions reported in the Current Reports were extracted. Our procedures were only performed in connection with the Current Reports from July 19, 2019, September 24, 2019, September 26, 2019, December 2, 2019, December 18, 2019, and December 23, 2019. We have not performed other additional procedures to verify whether the Current Reports include all contracts with managers, employees, shareholders, as well as their affiliated entities, to be reported according to article 82 of Law no. 24/2017 with subsequent amendments.

Summary of work performed

8 The procedures used in this engagement were:

a) For each contract included in the Current Reports obtained in accordance with point number 7 of this report we compared the names of the parties concluding the contract, number and contract date of the contracts included in the Current Reports against the contracts signed between the parties;

b) For each contract included in the Current Reports obtained in accordance with point number 7 of this report we compared the object of the contracts included in the Current Reports against the contracts signed between the parties;

Deloitte.

c) For each contract included in the Current Reports obtained in accordance with point number 7 of this report we compared the total value of the contracts included in the Current Reports against the information presented in the contracts signed between the parties;

d) For each contract included in the Current Reports obtained in accordance with point number 7 of this report we compared the guarantees, penalties, payment terms of the contracts included in the Current Reports against the information presented in the contracts signed between the parties;

e) Further to discussions with the Company's management, we obtained an understanding on how the contractual relationships for the reported contracts were established;

f) For each contract included in the Current Reports obtained in accordance with point number 7 of this report we have discussed with the Company's management the Company's internal policies regarding contracts with administrators, employees, controlling shareholders and affiliates thereof.

9 Our conclusion was formed on the basis, and in connection with, the aspects presented in this Report. We believe that the evidence obtained is sufficient and appropriate to provide a basis for our conclusion of limited assurance.

Conclusion

10 Based on the procedures performed, nothing came to our attention to make us believe that the transactions reported in the Current Reports are not in accordance, under all material aspects, with art. 144, paragraph B, point 4 from Regulation no. 5/2018.

Other Matters

11 Our report is solely issued for the purpose stated in the first paragraph of this report and is prepared to inform the Management of the Company. Our report should not be regarded as suitable for use by any party wishing to acquire rights against us other than the Company for any purpose or in any context. Any party other than the Company that obtains access to our report or a copy of the report and chooses to rely on our report (or part thereof), should do so at your own risk. Our engagement was performed in order to report to the Management of the Company on those aspects that need to be reported in an independent report of limited assurance, and for no other purpose.

On behalf of:
Deloitte Audit SRL

Alina Mirea

For signature, please refer to the original Romanian version.

Bucharest, Romania
January 29, 2020

IMPACT Developer & Contractor

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

Date of the report	19.07.2019
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, 1st Fl, Bucharest, 1st 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:
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.

Deloitte.
marked for identification purposes only

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, 1st District, Bucharest.

4. **Total value of the agreement**
Lender increases the Amount Borrowerd 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 Borrowerd 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-Ionuţ Oşlobeanu

Deloitte.
marked for identification
purposes only

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
Subscribed and paid up share capital: RON 274,443,532
Registered with the Trade Registry Office within Bucharest Court under no. J40/7228/2018, S.R.C. RO 1553483

TO: BUCHAREST STOCK EXCHANGE

FINANCIAL SUPERVISORY AUTHORITY

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:	24/09/2019
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, 1st floor, Bucharest, 1st District
Telephone/fax number:	021-230.75.81/82/83, 230.75.70/71/72
Fiscal Code:	1553483
Registration number with the Office of the Register of Commerce attached to the Ilfov Tribunal:	J40/7228/2018
Subscribed and paid-in share capital:	274,443,532 RON
Regulated Market on which the issued securities are traded:	Bucharest Stock Exchange

Important events to be reported: Transactions of the type of those mentioned under under art. 82 par. (1) in Law no. 24/2017, respectively Purchase sale contract

1. Contractual Parties:
- IMPACT DEVELOPER & CONTRACTOR S.A.
- ACTUAL INVEST HOUSE S.R.L., affiliated party

2. Date of conclusion and the nature of the act:
Purchase sale contract authenticated under no. 1479 from 20.09.2019.

3 .Description of the subject of the contract:
Three apartments located in Bucharest, 56, Drumul Pădurea Neagră District 1.

4. Total value of the contract:
Impact will pay the amount of 1,575,126.30 LEI plus VAT in the legal quota as a reverse charge as balancing payment.

Deloitte.
marked for identification purposes only

5. Mutual Claims
Impact' accounts receivables to be collected from ACTUAL INVEST HOUSE S.R.L of RON 5.298,42.

6. Established guarantees, penalties stipulated

There are no guarantees and penalties established

7. Terms and payment methods

Payment will be made until September 30, 2019, with resolution condition.

IMPACT DEVELOPER & CONTRACTOR S.A.
President of the Board of Directors
Iuliana Mihaela Urdă

Chief Executive Officer
Bogdan Ionuţ Oşlobeanu

Deloitte.
marked for identification
purposes only

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

Current Report on information provided under art. 82 par. (1) in Law no. 24/2017 and Regulation no. 5/2018, on issuance and operations with securities

Report date: 26.09.2019
Issuer entity name: IMPACT DEVELOPER & CONTRACTOR SA
Registered office: 172-176 Bucharest – Ploiesti road, Building A, 1st Floor, Bucharest, 1st District
Phone/fax number: 230.75.70/71/72, fax : 230.75.81/82/83
Sole registration code with the Trade Registry Office J40/7228/2018
Subscribed and paid up share capital: RON 277,866,574
The regulated market the issued securities are traded on: Bucharest Stock Exchange

IMPORTANT EVENTS TO BE REPORTED

Transactions of the type of those mentioned under art. 82 par. (1) in Law no. 24/2017, afferent ro contracts with affiliated party, during the period between 1 January 2019 – 26 September 2019.

1. Contractual Parties:

- IMPACT DEVELOPER & CONTRACTOR S.A.
- ACTUAL INVEST HOUSE SRL, affiliated party
- BERGAMOT DEVELOPMENTS SRL, affiliated party
- BERGAMOT DEVELOPMENTS PHASE II SRL, affiliated party
- IMPACT FINANCE SRL, affiliated party

Deloitte.
marked for identification
purposes only

2. Date of issuance and nature of the document:

Services and maintenance as described in the below table:

Company	Company within Impact group	No. and date of initial contract	Addendum	Addendum	Contract / Addendum Duration	Type	Category	Object	Payment	Penalties	Purchase / sales value (RON)
Impact Developer & Contractor S.A.	Actual Invest House S.R.L.	49 / 01.12.2014	3 / 17.12.2015	4 / 19.02.2016	31.12.2015 with extension for successive periods of one year	Purchase	Services	Services pursuant to appendixes A and B	15 days since invoice receipt	0.1%/day of delay after 30 days since invoice issuance	1,799,488
Impact Developer & Contractor S.A.	Actual Invest House S.R.L.	03.01.2012	2 / 21.12.2015	ad/06.01.2014	31.12.2018	Purchase	Services	area lease	15th of each month for the following month	0.2%/day of delay after 15 days since invoice due date	6,388
Impact Developer & Contractor S.A.	Actual Invest House S.R.L.	01.10.2014	1 / 01.07.2015	Ad3/02.10.2017	02.10.2020	Sale	Services	area lease	within the first 5 days for the current month	0.2%/day of delay after 15 days since invoice due date	10,597
Impact Developer & Contractor S.A.	Actual Invest House S.R.L.	1479/20.09.2019				Sale		Real estate Sales	30.09.2019	n/a	1,575,126
Impact Developer & Contractor S.A.	Bergamot Developements	Agreement /14.09.2017	AD/ 24.05.2018	2 / 10.02.2016	24.05.2021	loan	Loan	operation loan	24.05.2021	n/a	1,719,128
Impact Developer & Contractor S.A.	Bergamot Developements	21.04.2017	AD 06.08.2018		31.12.2020	Sale	Services	area lease	25th of each month	n/a	4,259
Impact Developer & Contractor S.A.	Bergamot Developements	Agreement 1935/27.07.2018			31.12.2021	Sale	Services	consulting services,real estate brokerage	10 days since invoice receipt	0.1%/day of delay	329,447
Impact Developer & Contractor S.A.	Bergamot Developements	Agreement 1934/27.07.2018			31.12.2021	Sale	Services	Project management services, design services, legal services	10 days since invoice receipt	0.1%/day of delay	662,287
Impact Developer & Contractor S.A.	Impact Finance & Developments S.R.L.	CTR/01.12.2017			01.12.2019	Sale	Services	cars lease	15th of each month	0,5%/hour of delay, since the second hour	26,034
Impact Developer & Contractor S.A.	Impact Finance & Developments S.R.L.	CTR/26.05.2017				Sale	Services	area lease	25th of each month	n/a	4,259
Impact Developer & Contractor S.A.	Bergamot Developments Phase II SRL	CTR 12.07.2017	AD. 06.08.2018		31.12.2020	Sale	Services	area lease	25th of each month	n/a	21,293
Impact Developer & Contractor S.A.	Impact Finance & Developments S.R.L.	ctr. 27.06.2017			27.06.2019	loan	Loan	operation loan	27.06.2019	n/a	0
Impact Developer & Contractor S.A.	Clearline Development and Management SRL	ctr.01.11.2018			01.11.2019	loan	Loan	operation loan	01.11.2019	n/a	1,557
Impact Developer & Contractor S.A.	Bergamot Developments Phase II SRL	ctr.14.09.2017	25.05.2018 09.08.2018 10.10.2018		24.05.2021	loan	Loan	operation loan	24.05.2021	n/a	707,784

Deloitte.
marked for identification purposes only

3. Established guarantees, penalties stipulated

There are no guarantees and penalties established.

4. Mutual Debts:

	Value of transaction (RON) 26-Sep-19	G/L Balance at (RON) 26-Sep-19
Sale of goods and services (Class 7)		
Filiale		
Actual Invest House	1,600,545	7,524
Clearline Development and Management	6,008	59,492
Bergamot Developements	997,091	1,615,663
Bergamot Developments Phase II	4,259	2,030
Impact Finance	42,140	-
	2,650,044	**1,684,708**

	Value of transaction (RON) 26-Sep-19	G/L Balance at (RON) 26-Sep-19
Purchase of goods and services		
Filiale		
Actual Invest House	1,799,488	249,436
Clearline Development and Management	-	2
Bergamot Developements	-	-
Bergamot Developments Phase II	-	-
Impact Finance	10,000	1,428
	1,809,488	**250,865**

	Value of transaction (RON) 26-Sep-19	G/L Balance at (RON) 26-Sep-19
Interest income (766)		
Filiale		
Actual Invest House		
Clearline Development and Management	1,557	1,557
Bergamot Developements	1,719,128	3,732,738
Bergamot Developments Phase II	707,784	1,323,511
Impact Finance	-	-
	2,428,469	**5,057,806**

Deloitte.
marked for identification
purposes only

	Gross value	Depreciation	Accounting value
Loans Agreements			
Filiale			
Clearline Development and Management	35,000	0	35,000
Bergamot Developements	63,774,365	0	63,774,365
Bergamot Developments Phase II	16,163,000	0	16,163,000
Impact Finance	85,000	0	85,000
	80,022,365	**0**	**80,022,365**

IMPACT DEVELOPER & CONTRACTOR S.A.

Chief Executive Offices,

Bogdan – Ionut Oslobeanu

Deloitte.
marked for identification
purposes only

IMPACT Developer & Contractor

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
Subscribed and paid up share capital: RON 274,443,532
Registered with the Trade Registry Office within Bucharest Court under no. J40/7228/2018, S.R.C. 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

Date of the report	02.12.2019
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, 1st Fl, Bucharest, 1st 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 274,443,532
Regulated Market on which the issued securities are traded:	Bucharest Stock Exchange

Important events to be reported: Transactions of the type / kind mentioned under art. 82 par. (1) in Law no. 24/2017, respectively Purchase Agreement.

1. Contractual Parties:
- IMPACT DEVELOPER & CONTRACTOR S.A., Seller
- CARLAN ALIN, employee, Purchaser

2. Date of conclusion and the nature of the act:
Purchase sale contract authenticated under 1770 from 29.11.2019 by Public Notary Dumitrescu-Bolintin Tudor-Nicolae.

3. Description of the subject of the contract:
The building is located in Bucharest, 274-288 Aleea Teisani, district 1, Platinum Ensemble, Greenfield Residence Baneasa.

4. Total value of the contract:
Total contract value: **446.816,95** lei plus VAT.

Deloitte. marked for identification purposes only

5. Mutual Claims
There are no claims

6. Established guarantees, penalties stipulated

There are no

7. Terms and payment methods

Payments from own sources and bank credit no later than December 24, 2019, with resolution condition.

IMPACT DEVELOPER & CONTRACTOR S.A.
Chairman of the Board of Administration,
Iuliana Mihaela Urda

Deloitte.
marked for identification purposes only

IMPACT Developer & Contractor

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
Subscribed and paid up share capital: RON 274,443,532
Registered with the Trade Registry Office within Bucharest Court under no. J40/7228/2018, S.R.C. 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

Date of the report	18.12.2019
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, 1st Fl, Bucharest, 1st 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 274,443,532
Regulated Market on which the issued securities are traded:	Bucharest Stock Exchange

Important events to be reported: Transactions of the type / kind mentioned under art. 82 par. (1) in Law no. 24/2017, respectively Purchase Agreement.

1. Contractual Parties:
- IMPACT DEVELOPER & CONTRACTOR S.A., Seller
- Ovidiu Grinici Valentin , employee, Purchaser

2. Date of conclusion and the nature of the act:
Purchase sale contract authenticated under 1860 from 17.12.2019 by Public Notary Dumitrescu-Bolintin Tudor-Nicolae.

3. Description of the subject of the contract:
The building is located in Bucharest, 35-43 Padurea Neagra, district 1, Salcamilor Ensemble, Greenfield Residence Baneasa.

Deloitte. marked for identification purposes only

4. Total value of the contract:
Total contract value: **448.655,24** lei plus VAT.

5. Mutual Claims
There are no claims

6. Established guarantees, penalties stipulated

There are no

7. Terms and payment methods

Payments from own sources and bank credit no later than December 30, 2019, with resolution condition.

IMPACT DEVELOPER & CONTRACTOR S.A.
Chairman of the Board of Administration,
Iuliana Mihaela Urda

Deloitte.
marked for identification purposes only

IMPACT Developer & Contractor

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
Subscribed and paid up share capital: RON 274,443,532
Registered with the Trade Registry Office within Bucharest Court under no. J40/7228/2018, S.R.C. 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

Date of the report	23.12.2019
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, 1st Fl, Bucharest, 1st 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 274,443,532
Regulated Market on which the issued securities are traded:	Bucharest Stock Exchange

Important events to be reported: Transactions of the type / kind mentioned under art. 82 par. (1) in Law no. 24/2017, respectively Purchase Agreement.

1. Contractual Parties:
- IMPACT DEVELOPER & CONTRACTOR S.A., Seller
- Ionescu Razvan, employee, Purchaser

2. Date of conclusion and the nature of the act:
Purchase sale contract authenticated under 1906 from 23.12.2019 by Public Notary Dumitrescu-Bolintin Tudor-Nicolae.

3. Description of the subject of the contract:
The building is located in Bucharest, 1-17 Padurea Neagra, district 1, Platanilor Ensemble, Greenfield Residence Baneasa.

Deloitte. marked for identification purposes only

4. Total value of the contract:
Total contract value: **404.955,00** lei plus VAT.

5. Mutual Claims
There are no claims

6. Established guarantees, penalties stipulated

There are no

7. Terms and payment methods

Payments from own sources and bank credit no later than December 30, 2019, with resolution condition.

IMPACT DEVELOPER & CONTRACTOR S.A.
Chairman of the Board of Administration,
Iuliana Mihaela Urda

Deloitte.
marked for identification purposes only