

The Managing Board Report 2009



IMPACT DEVELOPER & CONTRACTOR S.A.

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1. THE ADMINISTRATION STRUCTURE

1.1 The Managing Board

According to the available legislation and the company Deed of Partnership, The General Meeting of Shareholders is the company administration and decision supreme forum that takes activity decisions.

The company is administered by The Managing Board, made up of three managers,

- two of them are natural persons: Valeriu N. Ionescu and Andreea Rosca
- legal person: Havilla Trading International S.R.L. – The Managing Board President represented by Dan Ioan Popp

The actual members of The Managing Board were elected in October 2007 for a mandate of four years till October 2011, within The Ordinary General Meeting. The permanent representative of the administrator, legal person, also fulfills the position of Chairman of the Board of Administration. This one leads the executive officers.

1.2 The Auditor

Auditor Scot & Company Auditor verifies and certifies, from the financial, accounting and management point of view, the activity of the company. For year 2009 this one was elected during the Ordinary General Meeting of Shareholders by Decision no1 of 29.04.2009.

2. THE COMPANY ACTIVITY IN 2009

Impact Developer & Contractor SA, incorporated in 1991 by public subscription, is trade on Bucharest Exchange. IMPACT Company introduced the concept of “residential compound” in Romania and it accomplished by now 16 residential areas, over 2,000 dwellings delivered, houses and apartments. The portfolio is completed by 25,000 of square meters of offices and business areas, as well as by complex administration services. The 10 current solutions of acquirement proposed to the customers include concepts used for the first time in Romania:

CallBuy® – the rent paid for a dwelling may be transformed in advance for further acquisition, *A 2a Casă*® – the old dwelling may be sold with no fee throughout the company and its value considered as down payment for a new apartment purchased from Impact; *Habitest* – testing under real conditions of the future home and the chosen assembly; *Kaleidoscop*® type configurable dwellings.

In 2009 the economic crisis and its effects started to show in Romania as well, being fed by the more and more difficult access to obtaining financing. GDP decrease was mainly due to a demand decrease on the internal market, which led to a chain reaction: reduction of investments, of consumption and demand decrease on the external market along with a deepening of the economic recession on global level.

Under such conditions it is remarkable the fact that IMPACT quickly adapted to the new market conditions and to the uncertainty induced by the length of the recession in Romania by measures of:

- (i) Fixed costs reduction even from the first quarter by reducing the office areas and the company personnel;
- (ii) Decreasing the debt rate to approx. 34% of the value of assets in 2009 compared to approx. 50% as it was in 2008;
- (iii) Redesigning the dwelling facilities in order to best possibly fulfill the new requirements on the market, therefore taking measures of modifying the future projects, as well as the projects in progress;
- (iv) Rethinking the steps within 'master plans' of large projects in order to avoid a financial blockage. Due to such a quick reaction, Impact managed to conserve resources and to create the contracting volume.

Therefore Impact managed to increase the volume of contracts signed for residential units by 44% to 176 contracts in 2009 compared to 122 contracts signed in 2008. Besides the dwelling contracted at the end of 2009, another 25 reservations were signed for apartments in Greenfield Project. Out of the 176 contracts, 124 were contracted either by integral payment, or by installments, and the rest of 52 residential contracts were leased either by simple rent or by Call-buy contract.

Regarding the company strategy, IMPACT, in 2009 had as target:

- To focus on finalizing the units started in 2008 and redesigning the buildings that were in different stage of development and allowed changes
- To adapt the sales strategy for finished products appropriate to market conditions
- To analyse the opportunity to include in the pipeline hotel developments
- To divide the projects in sub-phases of the projects according to the new master-plans
- To prospect the markets for attracting new partners for project risk mitigation
- Other activities in analysis

2.1 To focus on finalizing the units started in 2008 and redesigning the buildings that were in different stage of development and allowed changes

As from year 2007, IMPACT focused its attention more towards projects with mixed destination (ample residential areas, office, business areas, hotel facilities, as well as to education systems - schools, kinder gardens – and sanitary facilities – medical offices, policlinics). Therefore, the project we are developing are represented in over 70% by residential constructions, the deference of 30% being given by business areas, conference centers, schools, kinder gardens, parks etc.

Within such developments, an important place is held by small office areas designed especially for small enterprises that, in the current market conjuncture are looking for relocating the activity within small surface office areas, offering them the necessary comfort for which to pay a reduced rent.

Such office areas are SoHo type (Small Office, Home Office) where the space may have an elegant and economic business area (on ground floor) and dwelling combination (upstairs). Therefore, for this activity IMPACT offers areas that may be especially fit-out with such destination in Bucharest, Constanta, Ploiesti, Oradea and Cluj (elegant home, with a modern design and an attractive business area for customers, at the same time); flexibility in

compartmenting, adapting and dimensioning the area; personalized methods of purchase or renting.

Due to the changes registered on the real estate market in the past two years, in 2009 Impact intervened with certain changes in the operational activity. Although the incomes of the potential customers were decreasing, their expectations increased in regard to the quality of the habitat. Besides the fact that in case of purchasing an apartment, the potential customers consider non-banking purchase solutions as well, preferring support solutions from the developer, they imposed strict elements responding to the new social values and more sophisticated habitat requirements, like: English teaching school, sport playgrounds, overtime kinder gardens, bio products stores, ecological gardens, park-nursery, diverse playgrounds and even church with areas dedicated for socializing. Another important point was reduction of the areas of offered apartments. Considering all these, IMPACT decided to redesign the Quartz Project, making available for potential customers apartments with reconfigurable areas between 40 and 200 square meters. Therefore, beneficiaries may choose the area corresponding to their financial possibilities, after which, assisted by IMPACT architects, they configure the walls layout on several adequate perimeters, such as to obtain the number of rooms they want. The new concept of " Kaleidoscop Houses" was implemented on a surface of over 20,000 sqm. in small blocks G+2 and G+3, located within Greenfield Project. The same rethinking of the area was also applied for the fit-out of the kinder garden, both in Bucharest project (Greenfield Project), and Ploiesti (Roua Project).

2.2 To adapt the sales strategy for finished products appropriate to market conditions

Due to the situation occurred on the real estate market, as from May, 2008, Impact offered diverse dwelling solutions, adapted to the customers' needs, and flexible in application. They were continued in 2009 as well, by new financial solutions, which were adapted especially for the sale strategy for the products developed by IMPACT and according to the market conditions.



1. PAY ALL – Integral payments with 1% and 4% discounts.

2. PIECE BY PIECE – “Piece by Piece 18” or “Piece by Piece 24”, meaning payment in 18 up to 24 months installments. Therefore, by this program the customer moves in 48 and pays only 30% of the value of the apartment or 25% for a house.

3. FIND-L – installment system at developer for 6 years with 25% down payment, and the difference is paid in 72 fixed monthly installments.

4. BRIDGE –25% down payment from the total value of the house. 25% is paid in 48 fixed monthly installments and the rest of 50% is paid after 48 months. By this program the customer has 48 month on disposal to sell the old house or to contract a credit in order to pay up the rest of the half of the value of dwelling.

5. CALL BUY – renting with the cu option to purchase on discount. CallBuy program offers the tenant the preemption right to purchase the dwelling. An initial security is paid as from EUR 4600, and a rent for 9-48 months. After the lease period there is the possibility of purchase on discount.

Dwellings offered by IMPACT are in 3 stages of completion: red completion, grey completion as well as finished, the customers having the possibility of choosing the best version for their incomes.

Nevertheless, IMPACT chosen to address, through varied possibilities of purchasing, to different typologies of customers: from buyers with cash to which the first product is designed, to those with less financial resources, to which viable dwelling alternatives are offered – possibility of renting with purchase option.



2.3 To analyse the opportunity to include in the pipeline hotel developments

During 2008 IMPACT completed a feasibility survey, carried out by Khol & Partner Consultancy Company in Austria, which aimed the development of a hotel on the land held by Impact within Pipera area, nearby Class residential assembly. In 2009 a pre-agreement was signed with an international chain of hotels for the operation of this hotel, which shall further have 168 rooms, framed into 4 stars



category. Also, in the same year, the architecture plan for the hotel was made. In parallel the activity of identifying an investor interested in joining this project was started, activity currently in progress both by internal forces and by intermediaries.



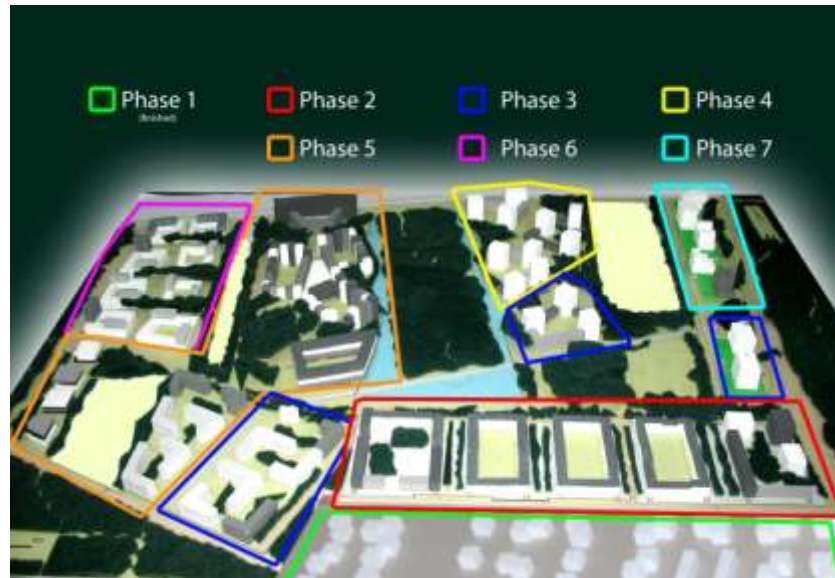
2.4 To divide the projects in sub-phases of the projects according to the new master-plans

Considering the strategy of the company to focus on the development of large real estate assemblies, IMPACT grants a special importance both to breaking the future projects into sub-

stages, and to dimensioning of each stage of the project in close connection to the evolution of the market demand.

Breaking the projects into sub-stages helps us to dynamically adapt the projects development plans depending on the market conditions: both as volume to be developed within a year and as parameters, and namely re-compartmenting the apartments in smaller areas with 1, 2, 3 or 4 rooms, with or without finishing.

In this regard Bucharest Greenfield project is divided into 7 stages with surfaces between 1 ha and 8 ha.



Similarly, Lomb project in Cluj is divided into 9 stages with surfaces between 8 and 37 ha. Moreover, such stages are divided into sub-stages.

STAGE	NAME	SURFACE
1.	LOMB MIDOW EAST	35 ha
2.	LOMB MIDOW WEST	25 ha
3.	UNDER LOMB NORTH-WEST	33 ha
4.	UNDER LOMB SOUTH	13 ha
5.	UNDER LOMB EAST	23 ha
6.	LOMB HILL WEST	30 ha
7.	CENTER NORTH-EAST	34 ha
8.	CENTER SOUTH – WEST	37 ha
9.	CAMPUS & RESEARCH POLE	24 ha

2.5 To prospect the markets for attracting new partners for project risk mitigation

The company has a flexible strategy in attracting partners in developing its projects, depending on the volume of the investment, the approached partnership structure and the object to be developed following the conclusion of the partnership.

1. *Attracting partners on project level* in order to diminish the risk.

There was decided upon attracting financial and strategic investors for the development of real estate projects or objectives to be further aimed within company's projects development stages (medical centre, university campus, technologic park, business areas, office areas etc.).

During this year discussions were held with different investors for attraction of financial partners in the development of Construdava II hotel, as well as with potential investors for the area allotted for the retail area within Greenfield Project (in Bucharest) and Zenit Project (in Constanta).



2. *Attracting investors for business areas in Greenfield I*, like: fitness and beauty centre, food store, kinder garden, school, medical office

In this regard the contract was signed, with the scope of opening the “**Little London**” School within Greenfield project. “Little London” is a general school with I-VIII grades, authorized by the Ministry of education in Romania; it follows the official Romanian curricula with intensive English teaching (7-10 hours/week) by Romanian teachers and attested teachers from the United Kingdom.



Nevertheless, IMPACT continues the discussions with the potential operator concerning the execution of a sports base on a surface of approximately 2500 sqm within Greenfield Project. The sports area shall be represented by one field of mini-football with multifunctional artificial grass (970 sqm) and two fields of tennis with cinders.

For the retail area there are discussions with specialized operators on this field of activity, for the implementation of a project on a surface of over 1000 sqm.

2.1 Other activities under analysis

Greenfield Project

As in 2008 specialists in Holland, United Kingdom and Romania were contacted in order to revise the master plan for Greenfield project in Bucharest such as to best possible fulfill the market requirements; in 2009 they were already completed in collaboration with de Architekten Cie Olanda and PZP Arhitectura Bucuresti. Nevertheless, The Detail Urbanism Plan was carried out and approved for the first step from the first stage of the project and the design activity was initiated in collaboration with PZP Arhitectura and Impact.

The urban forest will be complete with a special area dedicated to an indoor garden. For this project it was fulfilled the feasibility study in collaboration with Architecture Office “Atelier Foai Verde”. During the year 2009, for the Greenfield Project, it was also realized the “Sustainability study – energy and resource efficiency in partnership with IPCT Instalatii Bucuresti and “Traffic and Vertical Planning Study” making a partnership with Via Proiect Bucuresti.

Lomb Hill Project

In 2009 was completed the Master-plan of the project in partnership with YRM Architects Londra (architecture-urbanism), MacGregorSmith-UK (landscape specialist) **si** Cundall Engineering- UK (for consultancy in the domain of re-usable energy and sustainability), it was concluded and approved the town planning for the Lomb District. Regarding the organization of construction work, in 2009 have been started the infrastructure work for the 33% of the land that will be delivered to the Municipality according to the framework contract. There

was also finalized the feasibility study and the technical project for control the land erosion. Getting ready to come out on the market with a full package of products, in 2009 IMPACT has designed residential products for the first phase of development, offering in the same time diverse solutions adjusted to the client's needs, market segmentation and the land characteristics that require certain types of architectural approaches.

IMPACT was involved in preparing the feasibility study and the application form for EU funds together with Emergency County Hospital for a medical research center – IMOGEN, which has been included in the Integrated Urban Development Plan.

In 2009 there was also started the collaboration with the Direction of Social Assistance from the Cluj-Napoca Municipality for the development of three social centers within Lomb project. In March 2010 the Municipality applied for EU funds for one of this centers, Impact being involved in conducting the pre-feasibility study for this project. The three social centers were included in Urban Development Plan.

3. FUTURE PROJECTS

3.1 Greenfield Residence – Stage II, Step 1

In the second half of the 2010 IMPACT will continue the development of the Stage I of Greenfield II project, which will be developed on 4 hectares with a total number of 628 residential units, in 16 blocks of flats (5 blocks in Tattoo Residence compound, 6 residential units in Bloom Residence compound and 5 blocks in the Briza Verde Residence compound).



The project will start with the development of one block of flats in each one of the three compounds, which will include 127 residential units (48 apartments in Tattoo Residence

compound, 44 apartments in Briza Verde compound and 35 apartments in Bloom Residence compound). The building's design has largest interior gardens, used as semi-private spaces accessible only to the tenants. Also, Tattoo Residence, Briza Verde and Bloom Residence will benefit of the advantage of the location provided under the Greenfield brand (900 ha of forest, near the Baneasa Forest, at 5 minutes from Baneasa commercial area - Metro Cash & Carry Selgross, Ikea, Mobexpert, Carrefour Feeria, Bricostore, access to DN1 Bucuresti - Ploiesti, 5 minutes far away from two airports: Henri Coanda (Otopeni) and Aurel Vlaicu (Baneasa) Airport.



3.2 Lomb Project

In 2010 there will also be continued the works in Dealul Lomb project in Cluj-Napoca, an important point being represented by making the A Area viable according to the master plan - viability works, networks and roads constructions, this way covering the obligations of making viable the area of 1/3 provided in the Framework Agreement signed in July, 2007 with the Local Council in Cluj-Napoca, as well ad in the company's constitutive documents of LOMB SA project.

3.3 Construdava II Hotel

In 2008 IMPACT concluded the feasibility survey, carried out by the Khol & Partner consultant company in Austria. It presents



the opportunity of developing a hotel facility within Pipera area. Most of the hotels are located within the central area, while the north area, especially Pipera-Tunari, offers no modern accommodation facilities. The hotel proposed for Pipera area is to have 168 rooms and framed into the 4 stars category. Construdava II Hotel will be designed by using modern technologies, innovative materials according to the current EU norms, as well as to the Romanian legislation. The company had already signed a letter of intent with an important international chain of hotels for the operation of this hotel facility. Completion of this project might last between two and three years, depending on the time the company identifies a partner for co-financing. In 2010 we will continue to identify an equity partner to participate both with know-how and financial support in the execution of this project.

3.4 Business Support Center

IMPACT continues the Greenfield project by developing more and more the mixed-use concept, by executing an office building of B class, to be developed on an area of 11,000 sqm. The estimated period for the completion of the project is year 2012.

The building will have a height regime of 2B+G+5S and it will offer as facilities, office areas with a total surface of more of 4500 sqm, a conference room that may be compartmented depending on the needs, a lunch room, 5 meeting rooms located on each level of the supporting structure and 90 parking places – out of which 78 for the users of the office building and those serving the connected services. The main purpose of the project is represented by the support of the regional economy by offering services and facilities to the main promoters of economic development– private enterprises, especially small and medium enterprises.

With a social component, this project frames into the category of projects that may apply for obtaining structural funds for development, file submission for financing obtaining being made during the first quarter of year 2010.

3.5. Immigration center

Within the projects IMPACT is developing, in Bucharest and Cluj-Napoca, there is the opportunity of opening Immigration Center representative for the South and North-West area of

the country. Due to the significant globalization and increase of labor power relocation towards Romania and/or the EU States, there is the need of creating Immigration Centers offering a large range of services in supporting the immigrants, from providing the primary needs, to complex services of education, including labor distribution. Both the field in Ghencea, and the project in Dealul Lomb offer proper locations for such a center, as: they allow an adaptable area for different types of services, they are well connected to the center of the city, they have a new generation telecommunications infrastructure (in case of Lomb Hill project).

4 FINANCING SOURCES FOR 2010 ACTIVITY

In order to continue the development of the company projects, IMPACT will use mixed sources of financing:

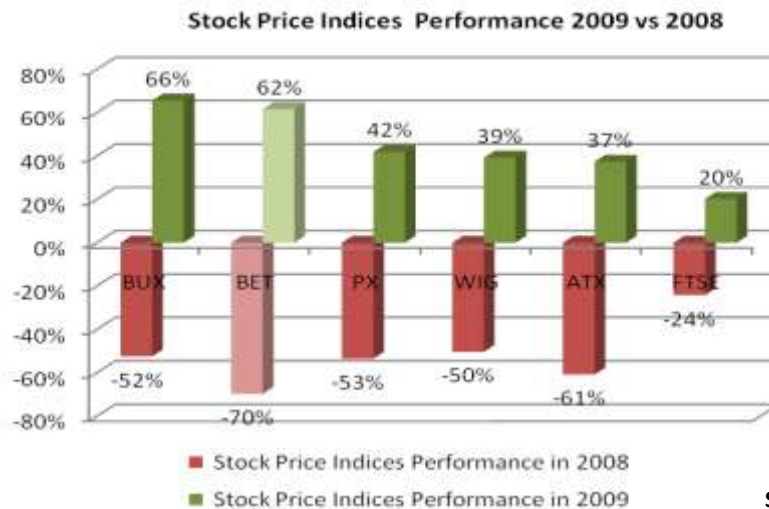
- Use of bank loan obtained in 2009, for the activity of financing the customers wishing to pay in installments;
- Restructuring the existing credits, both from prudence reasons and for having flexibility in order to commence the development of new sub-stages or projects. Commencement of new developments will be closely correlated on one hand to the evolution of dwelling facilities sale in existing projects, and on the other hand to the evolution of the real estate market.
- Attracting bank loans for the development of stage II of Greenfield project, of Construdava II project, as well as of the Business Support Center.
- Partnerships with financiers attracted in the Greenfield projects in Bucharest, Dealul Lomb in Cluj-Napoca, and Construdava II Hotel in Pipera.

5 CAPITAL MARKET

The company Impact Developer & Contractor SA is traded on Bucharest Exchange since 1996, and as from 2006 its shares in number of 200 millions, are traded at I rank. Exchange capitalization of the company at the end of year 2009 was of 33.31 mill. EUR.

33.69% of the company's shares are held by the company management. Among the shareholders holding over 5% of the company's shares are: Dan Ioan Popp with 22.07%, Carmen Sandulescu with 11.62% shares, Salink Limited 9,14%, Atrio International Equity (known as Julius Baer Fund) with 8,46% of shares, Templeton GIT Emerging Markets Small Cap Fund 6,09%. At the end of year 2009, 48,2% of the shareholders were legal persons and 51,8% were natural persons.

In 2009 we've seen the inverse effect of the evolution of the exchange indicators compared to 2008. While in 2008 a decrease of the BET indicator took place by 70%, in 2009 we've seen an increase by 62%.



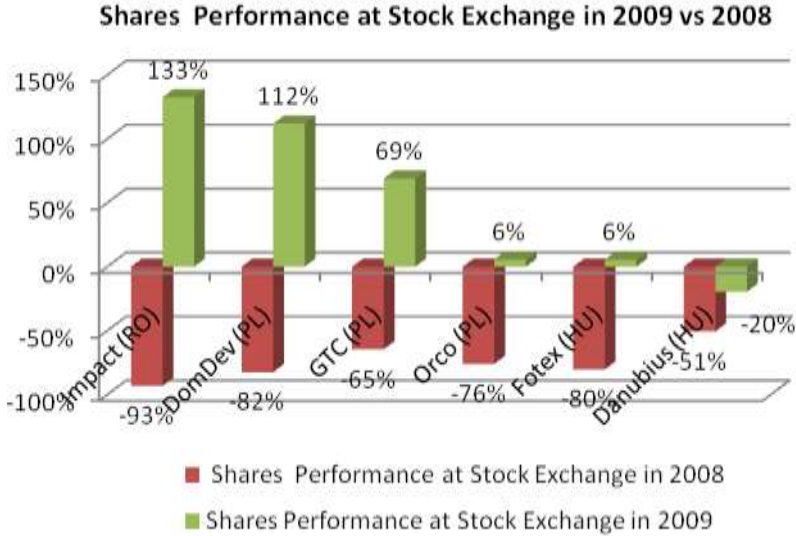
Source: IMPACT

Even though the economic climate continued to be unfavorable in 2009, which led to registration of the lowest quotation of IMP shares on the date of 18th of February 2009 0.1230 RON/share, in the second half of the year we've seen a comeback of the share price on the date of 24th of December 2009 registering the highest rate of the IMP shares for 2009, namely 0.7 RON/share.



Source: IMPACT

While in year 2008 the shares of the companies in the real estate field were the most affected by the economic recession, they benefited from the highest increases on the capital market in year 2009. As shown in the graphic below, the value of the shares of developing companies traded on Central and East European stock exchange had a more accentuated increase than the one of the exchange indexes in the previous table.



Source: IMPACT

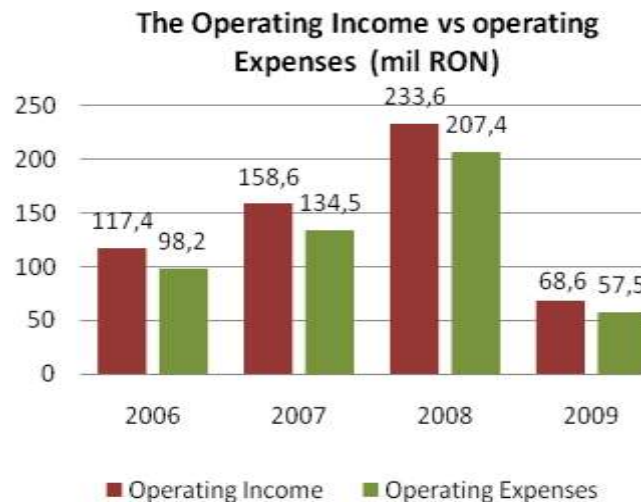
6 ECONOMICAL-FINANCIAL INDICATORS

	OMF 1752	OMF 1752
<i>PROFITABILITY and RENTABILITY</i>	12/31/2008	12/31/2009
Efficiency of available capital		
Profit before interests and taxes (A)	25,616,418	8,203,399
Equity (B)	421,424,451	408,183,435
A/B	6.08%	2.01%
Operating Profit Rate		
Profit before interests and taxes(A)	25,616,418	8,203,399
Operating Incomes (B)	233,600,410	68,557,322
A/B	10.97%	11.97%
Net profit rate		
Net profit (A)	8,258,687	155,904
Total incomes (B)	254,418,276	78,647,342
A/B	3.25%	0.20%
Indebtedness level		
Total Loans (A)	86,336,874	71,013,054
Equity (B)	333,718,186	333,526,895
A/B	0.26	0.21
<i>SOLVABILITY</i>		
Debt rate		
Total liabilities (A)	250,233,793	172,077,610
Total assets (B)	583,951,979	505,604,505
A/B	42.85%	34.03%
Interest coverage rate		
Profit before interests and taxes (A)	25,616,418	8,203,399
Interest (B)	15,326,608	7,706,027
A/B - ori	1.67	1.06
<i>LIQUIDITY and WORKING CAPITAL</i>		
Current liquidity indicator		
Current assets (A)	455,856,563	417,594,197
Current liabilities (B)	156,647,911	91,051,473
A/B	2.91	4.59
Clients turnover		
Net turnover (A)	151,688,180	54,233,682
Immovable assets (B)	125,657,275	87,624,247
A/ B	1.21	0.62

Total Income

In 2009 the company income decreased with 69% compared to 2008, due to the the operational income decrease.

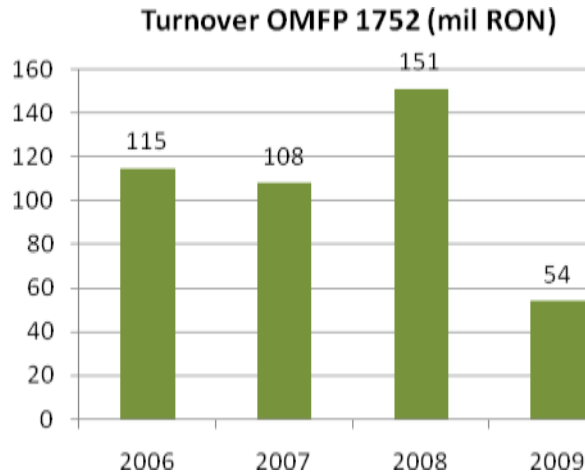
The operating income recorded a decrease by 71% compared to the year 2008, and the operating expenses recorded a decrease by about 72% compared to the year 2008. This decrease of the operating income and expenses is due to the fact that during the year 2009, because of the economic conditions, the company focused preponderantly on the finishing of the residential projects under construction, without being started new projects that would generate additional revenues and expenses.



Source: IMPACT

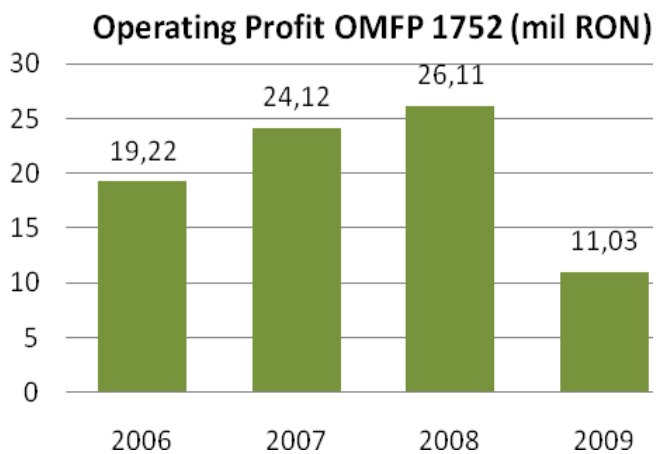
Turnover

The turnover recorded a decrease by 64%, from 151 mil RON to 54 mil RON, this being due to the decrease of incomes from sales. This is due both to the termination of the contracts with the British citizens, that led to a decrease of revenues by 19.1 mil RON, and to the fact that new projects were not started. To the extent new projects had been started, there would have been recognized the revenues from sales at the level of the operating costs, thus resulting an increase of the turnover.



Operating Profit

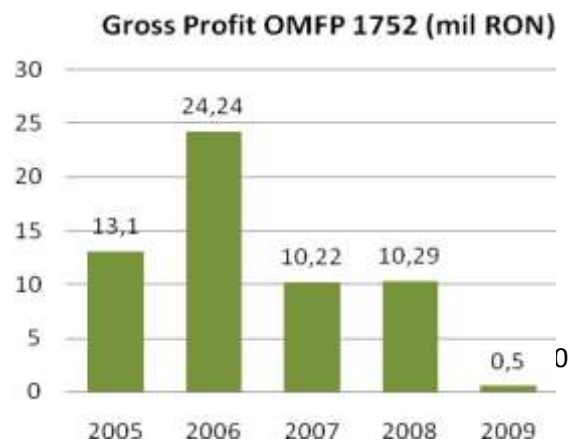
According to OMFP 1752, the operating profit recorded, in 2009, a decrease by 58% compared to the year 2008, from 26.11 mil lei to 11.03 mil lei, although the turnover decreased by 64%. The operating profit decreased in comparison to the preceding year to a lower extent due to the fact that the company management succeeded a higher adjustment operating costs than the decrease of revenues.



Source: IMPACT

Gross profit

According to OMF 1752 the gross profit recorded in 2009 was of 497 thousand RON following the recording of financial losses. Because of the accounting modality of treating loans in



Source: IMPACT

euro, that involves the assessment of the credits balance as at 31st of December 2009, there was recorded a loss from the financial activity of 10.53 mil RON.

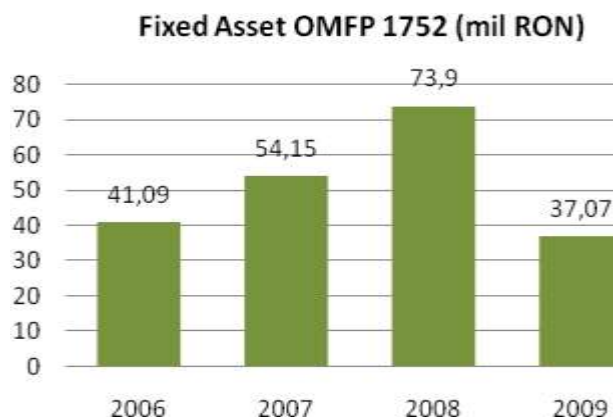
This accounting procedure makes that the value, in accountability, of the loans in euro would be determined by the leu/euro exchange rate at the end of the year. But this loss is just an accounting one and is not effectively realized from the operating point of view, because the loans, that maintain the same value in euro, will be reimbursed during the following years from the collections in euro of the company as well.

Net Profit

In the year 2009, the net profit, according to OMFP 1752, decreased to 141.54 thousand RON.

Fixed Assets

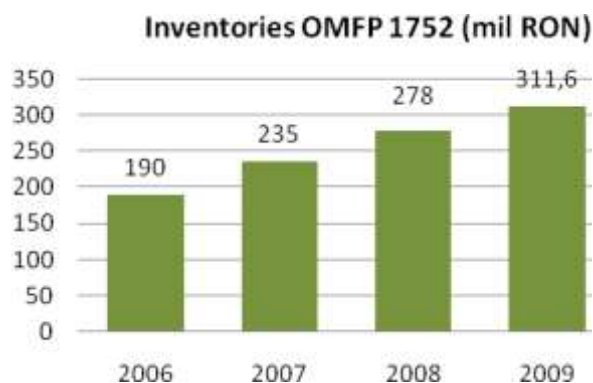
According to OMFP 1752, the Fixed Assets decreased by about 50% in the year 2009 compared to the year 2008, from 73.9 mil RON to 37.07 mil RON. This decrease was recorded, mainly, because of the reclassifications of the networks under execution from assets to stocks



Source: IMPACT

Inventories

According to OMFP 1752, the inventories recorded an increase of 12%, from 278 mil RON in 2008 to 311.6 mil RON in 2009. A percentage of 48% of the stocks is represented by lands, 22% by the production in course, 28% by houses and apartments, and 2% by the advanced payments from the clients.

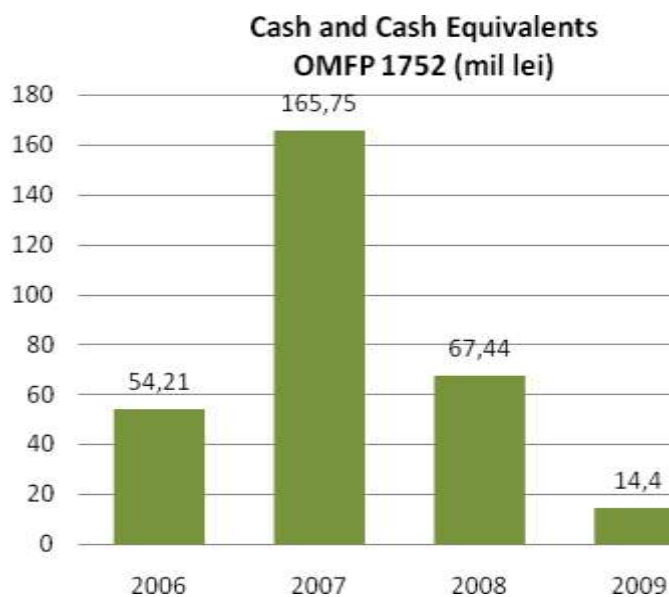


Source: IMPACT

The increase of 12% is due on one hand to the reclassification of the networks under execution from assets to stocks, and on the other hand to the finishing of the dwelling units that were under work at the end of the year 2008.

Cash and Cash Equivalents

The money availabilities decreased from 67.44 mil RON in 2007 to 14.4 mil RON because of the payment of the mortgage loan and of the afferent coupon with a value of 38.7 mil RON and to the reimbursement of an amount of 37.28 mil RON from the bank credits.



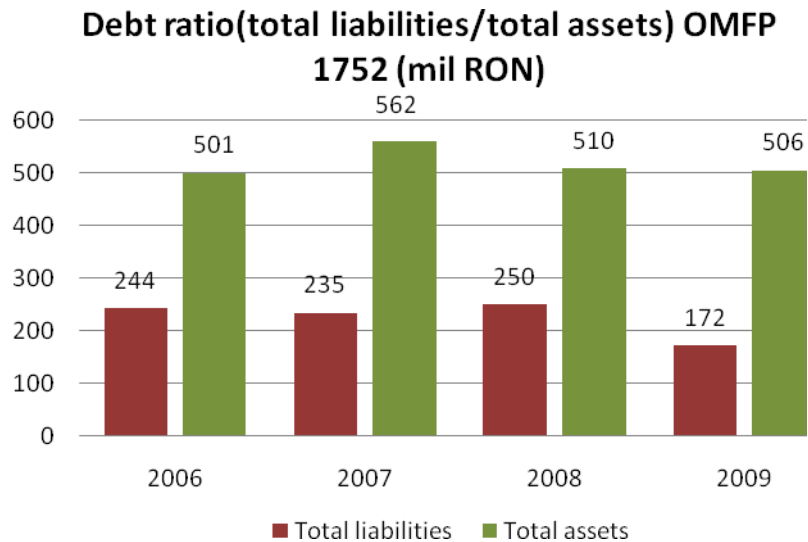
Source: IMPACT

Total Debts

According to OMFP 1752, the total debts decreased by 31%, from 250 mil RON in 2008 to 172 mil RON in 2009, on the reporting date the amounts granted by the credit institutions weighting 81% in the total debts. The amounts due to the credit institutions decreased in 2009 in comparison to 2008 by 15%. At the same time, there also decreased the short-term debts by 42% from 156.65 mil RON to 91.14 mil RON.

On the date of 2nd of February 2009, there was integrally reimbursed the mortgage loan, in total being paid the amount of 38,737,920 RON, the equivalent of 9,138,168 EUR.

In the reported period the credit no 11/9949/14.06.2006 contracted with BCR was integrally reimbursed, and also the contracts numbered 2219/21.04.2005, 2331/08.07.2005, and 195/10.07.2006 contracted with Piraeus Bank.



Source: IMPACT

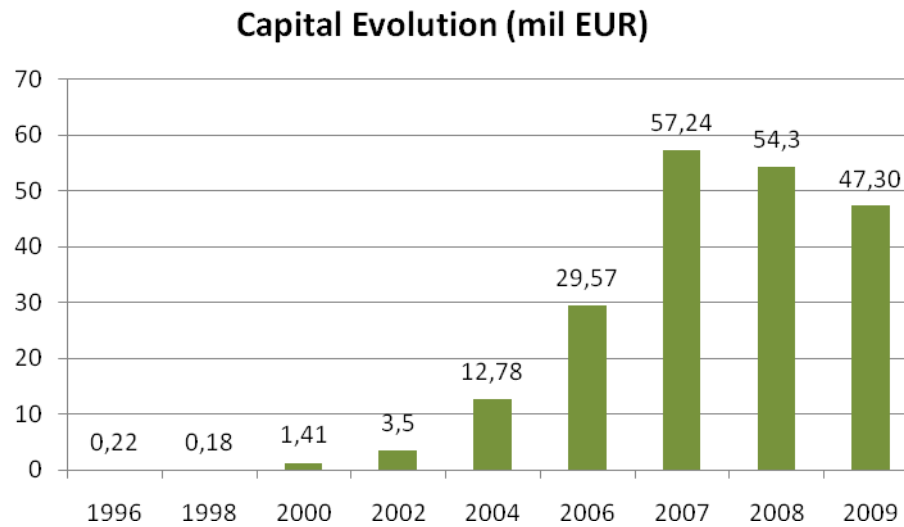
At the same time, the total assets of the company remained relatively constant. If in the year 2008 they were of 510 mil RON, in the year 2009 these reached the level of 505.68 mil RON.

The stocks increased by 12% because of the increase of the apartments stock (the market got diminished), determining a more increased level of the apartment deliveries in comparison to the sale level, and the receivables decreased by 17% because of the decrease of the trade receivables in relation to the slowing of credit granting to the persons interested in purchasing by credit from the supplier.

Even under these conditions, the debt rate decreased in the year 2009 to 34% in comparison to the debt rate recorded in 2008 of 49%. To be mentioned that IMPACT is favourably positioned with regard to the indebtedness rate in comparison to the companies with the same trade in the Central and Eastern Europe (the rate is framed between 50% and 90%).

Equity

The Equity of the company remained at the same value recorded in 2008, of 200 mil RON (but calculated at the end of the year in EUR has its value in decrease due to the devaluation of the leu, being in 2009 of 47.30 mil EUR).



Source: IMPACT