



IMPACT
Developer & Contractor

PRESENTATION
PRELIMINARY
RESULTS
2020
(UNAUDITED)

February 2021

- **ABOUT IMPACT DEVELOPER & CONTRACTOR**
- **FINANCIAL RESULTS**
- **ASSETS HIGHLIGHTS**
- **CAPITAL MARKET AND NET ASSETS**
- **OUR FLAGSHIP PROJECTS**
 - **GREENFIELD BANEASA RESIDENCE**
 - **GREENFIELD PLAZA**
 - **LUXURIA DOMENII RESIDENCE**
 - **BOREAL PLUS**
- **FUTURE PROJECTS**

**ABOUT
IMPACT DEVELOPER & CONTRACTOR
("IMPACT")**

MISSION, VISION and VALUES



MISSION

Our mission is to positively impact people's lives by building high quality homes with focus on wellbeing and efficiency. We generate profitable investments for our clients.

VISION

We are on the path of becoming the leading Residential Real Estate Developer in Romania by developing both large-scale residential projects and mixed-use landmark projects in major cities of Romania.

VALUES

- **INTEGRITY.** We are honest and promise to always follow and respect the law, take the best decisions and do the right thing for our team, our business, our clients and our business partners, achieving mutual success.
- **INNOVATE AND LEAD.** We seek to be in the upfront of industry innovation, to motivate and inspire others.
- **RESPECT THE ENVIRONMENT AND BUILD SUSTAINABLY.** We are actively searching for solutions to reduce our carbon footprint through improving the efficiency of our projects, increasing the usage of raw materials obtained through low emission production processes and the use of energy obtained from regenerable sources.
- **RESPONSIBILITY.** We build the future for our customers. We committed to always provide the most valuable propositions to our customers, since we are keen on finding a way to meet their needs and exceed their expectations.
- **OWNERSHIP.** We hold ourselves accountable to the highest standards and always raise the bar to do better every day.
- **MOTIVATION.** We are motivated to be the best in everything we do, working as a team to support each other and we never settle for less than extraordinary.

IMPACT: 30 YEARS OF INNOVATION

IMPACT
Developer & Contractor



1995

IMPACT launches on the Romanian market the concept of “residential compound” when starting the construction of the ALFA Compound in Bucharest (40 luxury dwellings).

1997

IMPACT starts the residential development in the Northern area of the Capital – 10 residential compounds of over 1,000 villas, to be completed by 2007.



2004

IMPACT starts the works at the compounds Roua Residence in Ploiesti, Blume in Oradea and the first class A office building in Baneasa



2007

The company starts the largest residential project in District 1 of the Capital – **GREENFIELD BANEASA RESIDENCE**.

2015

The company's shares are promoted to the Premium category of the Bucharest Stock Exchange.

2018

IMPACT commences the project **LUXURIA DOMENII RESIDENCE**, a compound of 680 apartments.



2020

IMPACT completes the first two phases of the **LUXURIA** project with 500 apartments.

IMPACT starts the **BOREAL PLUS** project with 673 apartments

IMPACT starts **GREENFIELD PLAZA** and the 4th phase of **GREENFIELD** with 1167 apartments.

1990

1991

IMPACT is established, the first private real-estate company from the post-communist era, and the first company in the industry established by public subscription.

1996

The company is listed on the Bucharest Stock Exchange, whereby **IMPACT** becomes the first representative of the real estate development and construction sector listed on the Stock Exchange.

2000

2002

IMPACT starts the development of the **BOREAL** Compound in Constanta, of 151 villas, completed in 2010.



2006

The Company's shares are promoted to Category I of the Stock Exchange.

2010

2010

IMPACT completes the first phase of the **GREENFIELD** project with an area of 10 ha and 680 apartments and villas.



2016

IMPACT completes phase two of the **GREENFIELD** project Salcamilor Ensemble, with an area of 7 ha and 35 buildings

2019

IMPACT completes the third phase of **GREENFIELD** project, the Platanilor Compound, with an area of 10 ha and 39 buildings with 944 apartments



WHAT MAKES US TRUSTWORTHY?



SOLID EXPERIENCE

30 years of expertise in the development of flagship real estate projects, the pioneer of the Romanian market.



ACCESS TO CAPITAL

Listed on BSE, with access to various financing options for own projects such as bonds, green bonds, bank loans.



HIGHLY QUALIFIED TEAM

A great team of highly motivated and educated professionals, with comprehensive expertise in real estate field.



VALUABLE PORTFOLIO

Compounds developed in top-rated areas and bank land in residential locations with increasing market interest



STRONG FINANCIALS

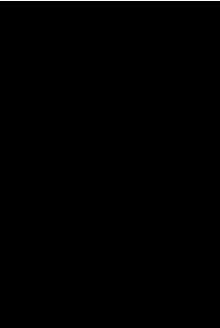
EPRA NRV 214.6 mil €,
Net Debt/EBITDA ratio 5.6 and
Net Debt/EPRA NRV Total Asset
14.7% at 31st of December 2020

30 Years on the real estate market demonstrate the power to adapt to the globalization context and the **continuous improvement** of the business. **IMPACT Developer & Contractor** is a joint action company which aligns to international business and corporate social responsibility standards.

We are focused on aligning to the **global sustainability process**, including handling environmental, social and governance - **ESG risks**.

Sustainability lies in the operating policy of **IMPACT Group** and the flagship projects are a proof. Taking care of the 3 P's of sustainability that have a strong impact over the business is a regular practice, since the planet, the people and the profit are essential assets for **IMPACT**.





FINANCIAL RESULTS

HIGHLIGHTS (1/6)

YEAR 2020

- **369** apartments sold (31,191 sqm built area without common spaces), of which **205** (17,799 sqm) in **GREENFIELD Baneasa Residence** ("GREENFIELD") and **164** (13,392 sqm) in **LUXURIA Domenii Residence** ("LUXURIA");
- **198** pre-sale agreements and reservations on 31 December 2020 (16,087 sqm built area without common spaces) are expected to be translated into sales in H1 2021 – 99 apartments (50%), H2 2021 – 40 apartments (20%) and 2022 – 59 apartments (30%);
- Completion of the construction works of the first two phases of the **LUXURIA** project, with **500** apartments (45,028 sqm built area of apartments without common spaces, 51,786 sqm total built area of apartments). Starting the conversion of pre-sale agreements in sale agreements comencing May 2020 for the first phase with **232** apartments. For the second phase with **268** apartments, the transformation of pre-sale agreements into sale agreements started in November 2020;
- Obtaining the building permit for the fourth development phase of **GREENFIELD (Panoramic Assembly, Teilor Assembly, GREENFIELD PLAZA)**; **GREENFIELD PLAZA** includes: a strip mall, an impressive wellness area equipped with gyms, SPAs, tennis court, semi-olympic pool, indoor pool, outdoor pool and its own office building that will become **the headquarters IMPACT Developer & Contractor** ("IMPACT"). The building permits were obtained in October 2020;
- Identifying solutions for framing the next stages of the **GREENFIELD housing concept** in the **green buildings** category;
- Continuing the construction works for the third phase of **LUXURIA**, **130** apartments, estimated to be completed in the first half of 2021;



HIGHLIGHTS (2/6)

YEAR 2020

- Continuing the construction works for the **18** villas part of the **BOREAL PLUS** project envisaged to be completed in the first half of 2021, for which the building permit was obtained in December 2019;
- Obtaining the building permit for **341** apartments out of the **676** apartments that will be brought on the market in Constanta, through the **BOREAL PLUS** residential project, designed to be developed in 4 consecutive phases;
- Starting the construction works for the **Panoramic Assembly** from **GREENFIELD** (138 apartments), for the first blocks of the **BOREAL PLUS** project (209 apartments) and for **GREENFIELD PLAZA**;
- Acquisition of a plot of land of **24,333 sqm** in **Iasi** for the development of a **GREENFIELD housing concept**. The land is located in Copou in the area of the Botanical Garden and has a PUZ;
- The PUZ for the second district of Bucharest, where **IMPACT** owns a land of **2.6 ha** located in Barbu Vacarescu Blvd., was approved;
- The PUZ and PUG for the sixth district of Bucharest, where **IMPACT** owns a land of **25.9 ha** located in Timisoara - Prelungirea Ghencea Blvd, were approved.;
- Locations / plots of land in Bucharest and in other cities (**Iasi, Constanta**) throughout the country for future developments have been identified;
- S&P maintained for **IMPACT** the “B-” rating, outlook stable, rating granted in 2019;
- The financing solutions considered for the implementation of projects are the issuance of bonds listed on the main market of BSE, with private placement, bank financing and the issuance of new shares;



HIGHLIGHTS (3/6)

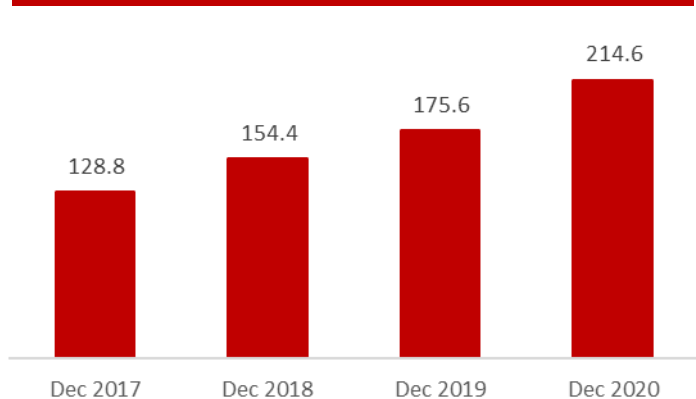
YEAR 2020

- The issue of Private Placement bonds of 6.58 mEUR with a fixed interest rate of 6.4% p.a., payable semi-annually. The bonds were issued by **IMPACT** on 24 December 2020, with a maturity of 6 years and will be listed on the Regulated Market of BVB in the first half of 2021;
- **IMPACT** donated a plot of land with an area of 9,620 sqm with a project for the construction of a public school and kindergarten in **GREENFIELD**, land with a value of 5.9 mLEI. The school and kindergarten are to be built by the City Hall of the 1st district;
- **IMPACT** donated a plot of land with an area of 1,864 sqm for the construction of a church in **GREENFIELD**, land with a value of 1.14 mLEI.

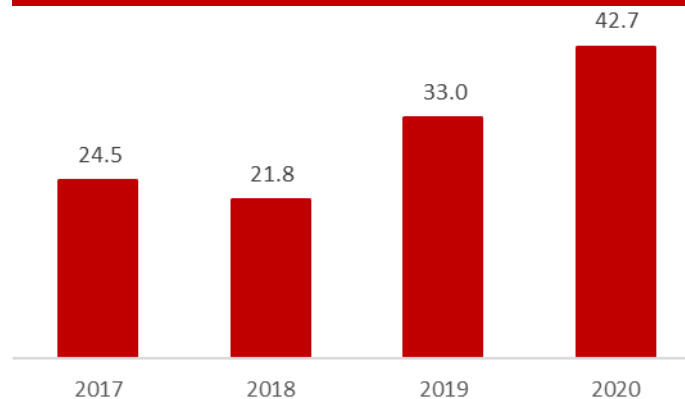


HIGHLIGHTS (4/6)

EPRA NRV (mEUR)

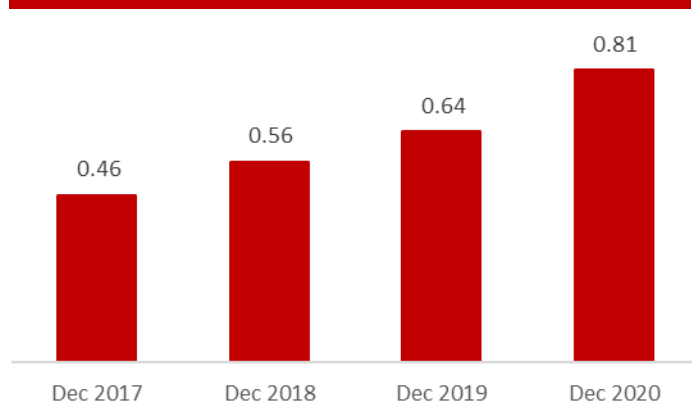


Revenues from sale of dwellings and land (mEUR)

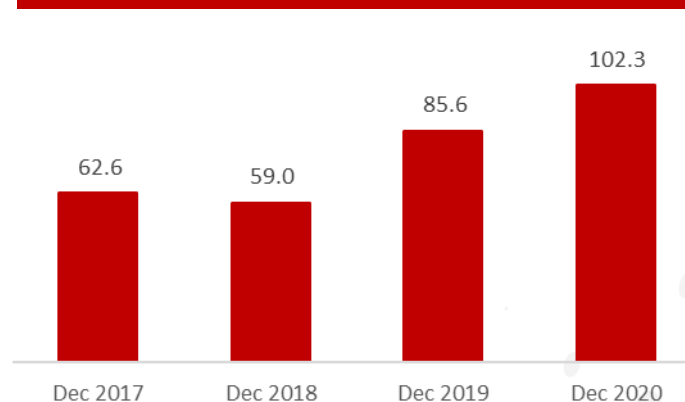


Pre-sales of
24 mEUR as
at Dec 2020

EPRA NRV / SHARE (EUR)

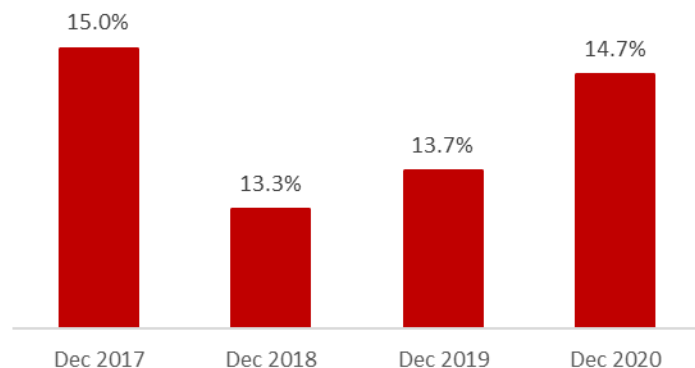


MARKET CAP (mEUR)

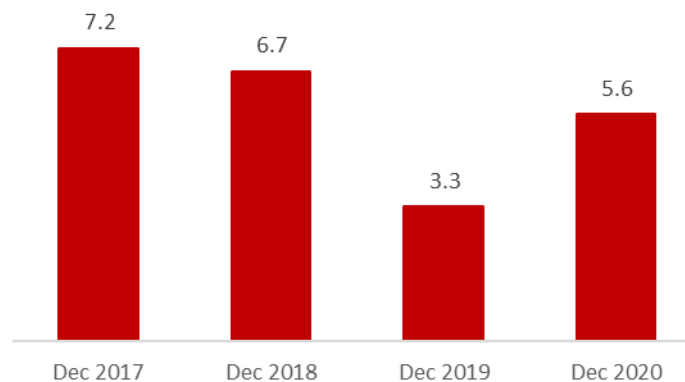


HIGHLIGHTS (5/6)

NET DEBT / EPRA NRV TOTAL ASSETS



NET DEBT / EBITDA



RATING ASSIGNED BY S&P

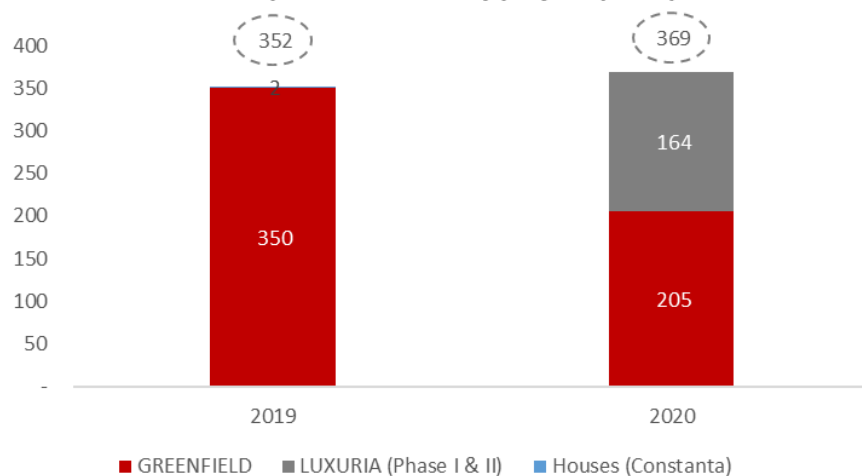
"B-"
Outlook
Stable

EPRA VALUE OF LAND

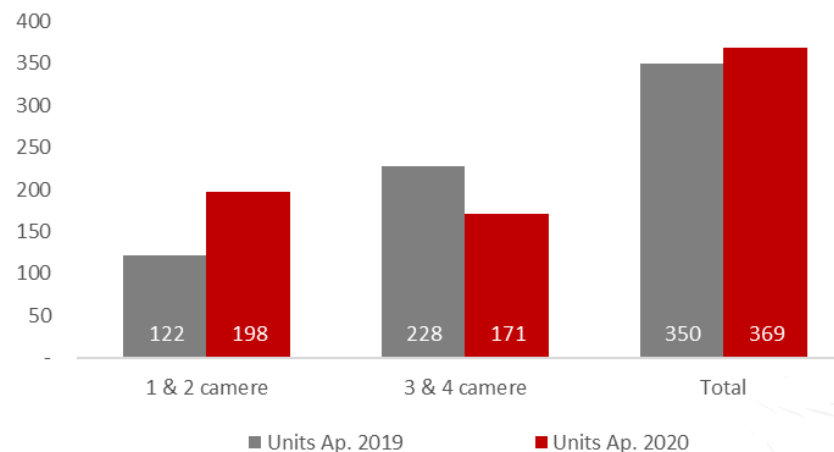
166
mEUR

HIGHLIGHTS (6/6)

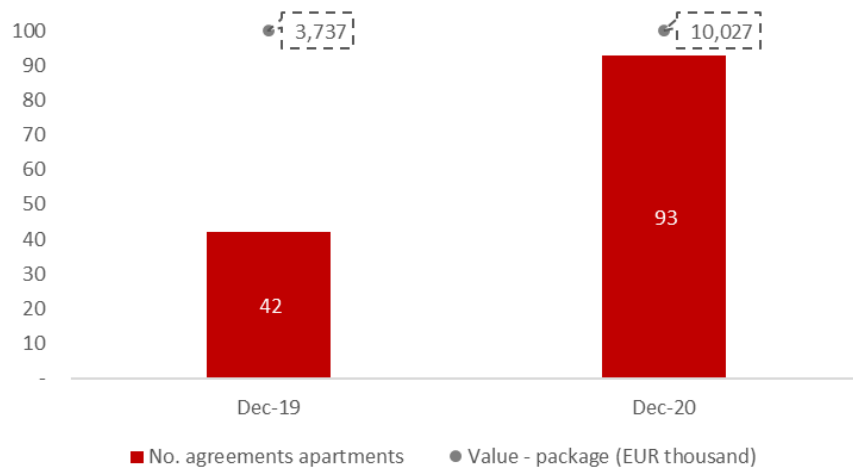
Apartment sales by project (units)



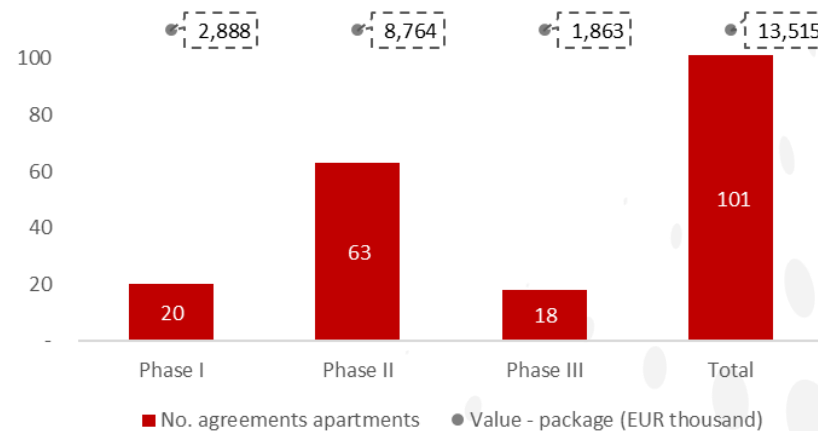
Apartment sales GREENFIELD & LUXURIA



GREENFIELD - Pre-sale agreements and reservations



LUXURIA - Pre-sale agreements and reservations as at 31 Dec 2020



FINANCIAL RESULTS

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

EUR thousand	2020 (unaudited)	2019 (audited)	2018 (audited)
Revenue from real estate inventories	42,720	33,019	21,819
Costs of real estate inventories	(29,714)	(17,682)	(13,212)
Gross profit	13,006	15,337	8,607
Net rental income	234	1	663
General and administrative expenses	(4,749)	(4,396)	(3,957)
Marketing expenses	(954)	(979)	(382)
Other operating income/expenses	(310)	(379)	(1,119)
Total other income / expenses	(5,779)	(5,753)	(4,795)
EBITDA, reported	7,227	9,584	3,812
Depreciation and amortization	(359)	(195)	(192)
Unrealised gains / (loss) on investment property	13,151	30,464	5,027
Impairment of assets	(195)	40	(474)
Other income/expense (exceptional)	-	-	(790)
EBIT	19,824	39,893	7,383
Finance costs, net	(1,122)	(1,248)	(1,277)
Gross profit	18,702	38,645	6,106
Income tax credit/(charge)	(3,405)	(6,089)	(1,629)
Net profit	15,297	32,556	4,477

RON/EUR average: 2020 – 4.8371, 2019 – 4.7452, 2018 – 4.6535

FINANCIAL RESULTS

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

EUR thousand	31 Dec 2020 (unaudited)	31 Dec 2019 (audited)	31 Dec 2018 (audited)
Property, plant and equipment	1,520	1,786	1,470
Intangible assets	28	30	20
Investment property	93,096	80,393	46,552
Financial assets	443	-	-
Long term trade and other receivables	-	-	253
Total non-current assets	95,087	82,209	48,295
Inventories	89,791	90,123	78,422
Trade and other receivables	5,661	6,881	5,535
Cash and cash equivalents	12,121	9,512	6,591
Total current assets	107,573	106,516	90,548
Total assets	202,660	188,725	138,843
Equity	131,394	122,180	95,801
Loans and borrowings	34,390	29,045	24,465
Trade and other payables	392	69	247
Deferred tax liability	11,333	9,619	5,537
Total non-current liabilities	46,115	38,733	30,249
Loans and borrowings	18,150	12,308	7,482
Trade and other payables	6,864	15,314	5,182
Provisions for risk and charges	137	190	129
Total current liabilities	25,151	27,812	12,793
Total liabilities	71,266	66,545	43,042
Total equity and liabilities	202,660	188,725	138,843

RON/EUR closing: Dec 2020 – 4.8694, Dec 2019 – 4.7793, Dec 2018 – 4.6639

FINANCIAL RESULTS

CONSOLIDATED STATEMENT OF CASH FLOW

EUR thousand	2020 (unaudited)	2019 (audited)	2018 (audited)
Profit for the period	15,297	32,556	4,477
<i>Adjustments for:</i>			
Depreciation and amortisation	359	195	192
Write-offs, net	(400)	(826)	790
Changes in fair value of investment property	(13,151)	(30,464)	(5,027)
Income tax	3,405	6,089	1,629
Interest expenses / (income), net	1,279	538	1,287
Other adjustments	881	722	686
	7,670	8,810	4,034
Changes in working capital	(7,847)	(6,654)	(2,335)
Income tax paid	(1,487)	(1,241)	(706)
Interest paid	(1,268)	(529)	(1,181)
Net cash used in operating activities	(2,932)	386	(188)
Net cash from investing activities	(1,695)	(3,253)	(233)
Net cash used in financing activities	7,430	5,971	(3,175)
Translation difference	(194)	(183)	8
Net increase / (decrease) of cash and equivalents	2,609	2,921	(3,588)
Cash and equivalents at 1 January	9,512	6,591	10,179
Cash and equivalents as at 31 December	12,121	9,512	6,591

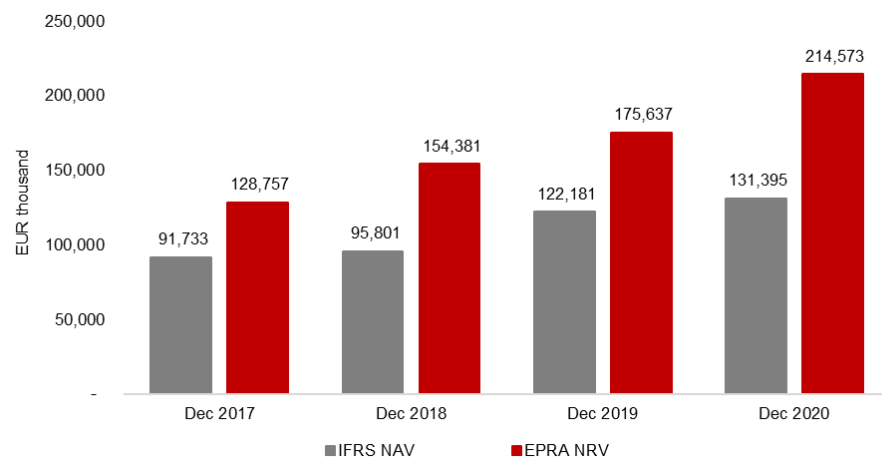
RON/EUR average: 2020 – 4.8371, 2019 – 4.7452, 2018 – 4.6535

ASSETS HIGHLIGHTS

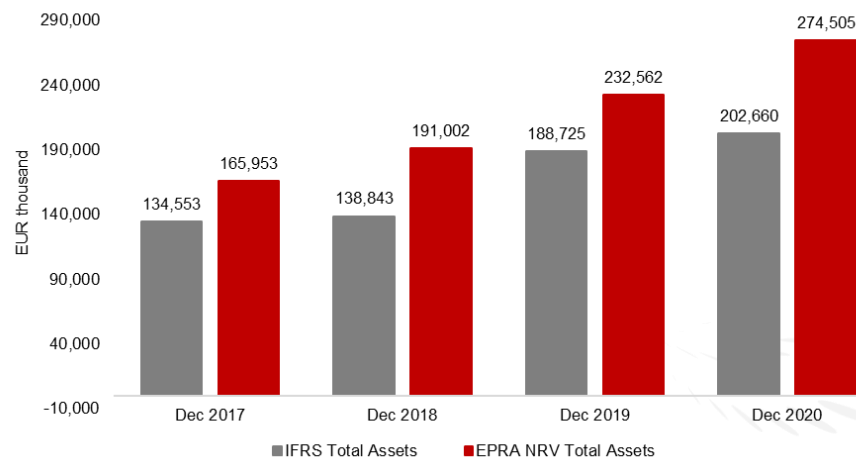
EPRA NAV AND EPRA TOTAL ASSETS

EPRA vs. IFRS ASSETS

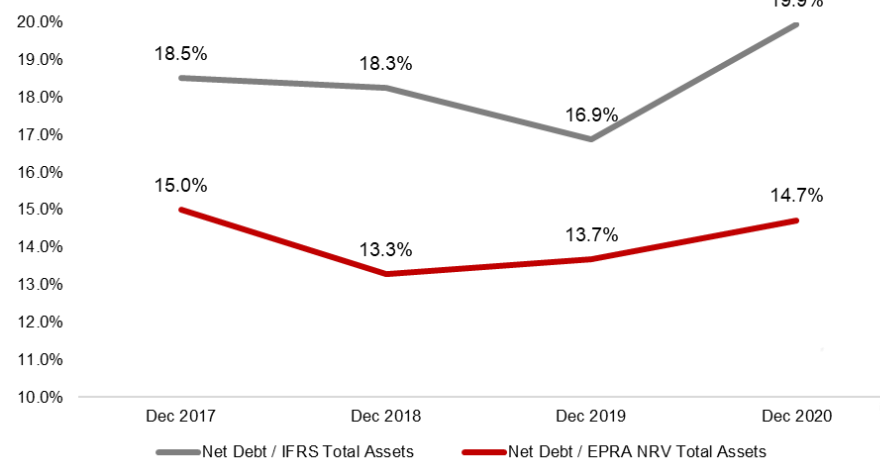
NET ASSETS VALUE ("NAV")



TOTAL ASSETS VALUE



NET DEBT / TOTAL ASSETS



APARTMENTS

Apartments stock as at December 2020

Project	Location	No. of rooms	Units	IFRS book value (mRON)	IFRS book value (mEUR)	EPRA value (mRON)	EPRA value (mEUR)
GREENFIELD I	Bucharest (Baneasa)	2, 3, 4	3	1.0	0.2	1.5	0.3
GREENFIELD II	Bucharest (Baneasa)	4	1	0.3	0.1	0.5	0.1
GREENFIELD III	Bucharest (Baneasa)	2, 3, 4	35	9.3	1.9	18.5	3.8
LUXURIA (Phase I)	Bucharest (Domenii)	1, 2, 3, 4	96	47.5	9.8	81.3	16.7
LUXURIA (Phase II)	Bucharest (Domenii)	1, 2, 3, 4	240	109.8	22.5	178.7	36.7
Other	Oradea, Ploiesti, Voluntari	1, 4	4	1.0	0.2	1.0	0.2
Total			379	168.9	34.7	281.5	57.8

Note: GREENFIELD II - "Salcamilor Assembly" & GREENFIELD III - "Platanilor Assembly"

Note: The apartments stock/finished goods (apartments) were revaluated at market value by Colliers Valuation and Advisory on 31 Dec 2020. These are the values considered for EPRA

Land as at December 2020

Location	City	Surface (ha)	IFRS book value (mRON)	IFRS book value (mEUR)	EPRA value (mRON)	EPRA value (mEUR)
GREENFIELD BANEASA	Bucharest	39.6	294.6	60.5	446.5	91.7
LUXURIA DOMENII	Bucharest (Expozitiei Blvd.)	0.7	14.1	2.9	44.8	9.2
Bd. Timisoarei - Bd. Ghencea	Bucharest	25.9	105.7	21.7	105.7	21.7
Barbu Vacarescu	Bucharest	2.6	134.9	27.7	134.9	27.7
Zenit, Neptun, Boreal	Constanta	8.5	13.1	2.7	54.5	11.2
Iasi	Iasi	2.4	18.0	3.7	19.0	3.9
Other	Bucharest, Oradea	8.3	2.9	0.6	2.9	0.6
Total		88.0	583.3	119.8	808.3	166.0

Note 1: The EPRA value considers the market value based on the revaluations performed by Colliers Valuation and Advisory as at 31 Dec 2020, except for land located in GREENFIELD, LUXURIA and Constanta Zenit for which the investment value was used. The investment value for GREENFIELD of 280 EUR / sqm (market value – 206 EUR / sqm), LUXURIA of 1,536 EUR / sqm and Constanta Zenit of 225 EUR / sqm was determined by Colliers as at 31 Dec 2020 by using the income approach (residual value)

Note 2: 11.84 ha represent infrastructure for the already developed projects, of which 7.3 ha for GREENFIELD Baneasa and 4.54 ha for other projects (Voluntari, Oradea). These were considered at book value for EPRA calculation

Note 3: The FX rate used to translate the RON denominated amounts in EUR - 4.8694 RON/EUR

CAPITAL MARKET AND NET ASSETS

CAPITAL MARKET and NET ASSETS

METRICS	31-Dec-17	31-Dec-18	31-Dec-19	31-Dec-20
Price per share (EUR)	0.23	0.21	0.31	0.39
Number of shares (Impact Developer & Contractor)	277,866,574	277,866,574	274,443,532	265,000,000
Market capitalization (EUR thousand)	62,613	58,982	85,561	102,312
IFRS (consolidated)				
Net profit (EUR thousand)	11,186	4,476	32,556	15,295
Net asset value ("NAV", EUR thousand)	91,733	95,801	122,181	131,395
NAV/Share (EUR)	0.33	0.34	0.45	0.50
EPRA* Net Asset Value (consolidated)				
EPRA NRV	128,757	154,381	175,637	214,573
EPRA NTA	125,904	151,151	170,797	208,879
EPRA NDV	123,133	147,960	166,018	203,240
EPRA NRV/Share (EUR)	0.46	0.56	0.64	0.81
EPRA NTA/Share (EUR)	0.45	0.54	0.62	0.79
EPRA NTD/Share (EUR)	0.44	0.53	0.60	0.77

*European Public Real Estate Association

** Translated in EUR at the NBR average and closing RON/EUR foreign exchange rate for each period

Evolution of IMPACT share price ("IMP")
2017 – Jun 2020



Relative evolution of IMP vs. BET index
2017 – Dec 2020



- The shares of **IMPACT Developer & Contractor SA** ("IMP") are listed in the Premium Category of the Bucharest Stock Exchange (BVB)
- The transfer of securities is not restricted
- The voting rights are not restricted
- Equal voting rights for all shareholders

OUR FLAGSHIP PROJECTS
GREENFIELD BANEASA RESIDENCE
("GREENFIELD", Bucharest)

GREENFIELD BANEASA RESIDENCE

THE NEIGHBOURHOOD EMBRACED BY THE FOREST

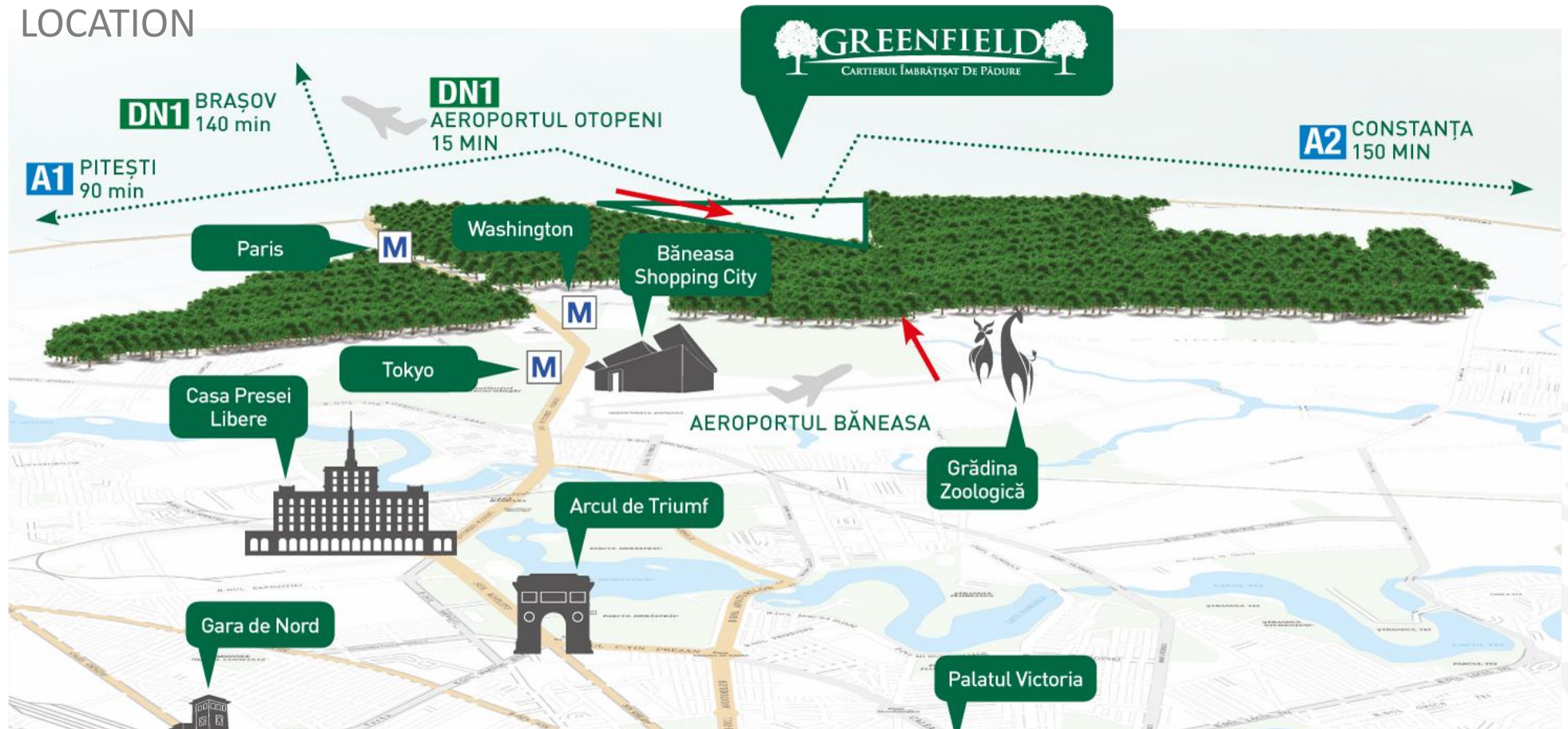


The unique location, represented by a quiet environment and superior air quality, characteristics usually identified in a mountain town located at an altitude of over 1000 m, make GREENFIELD the ideal place for families with children, nature lovers and, in general, for people interested in a healthy lifestyle.

Located in District 1 of Bucharest, in the vicinity of Baneasa Forest, GREENFIELD brings a unique combination of modern minimalist architecture, exceptional lifestyle and a spectacular natural landscape.

GREENFIELD BANEASA RESIDENCE

LOCATION



The privileged position of the Greenfield compound, in the North area, allows quick access to any point of interest, whether it is the business area of the city, the most select shopping area or top schools and kindergartens.

For those who love weekend getaways, Greenfield location is ideal. Without crossing the city, it can be quickly reached through any of the three highways, thanks to the easy access to the Ring Road. In addition, Henri Coanda Airport is 10 minutes-drive away, so from Greenfield you are one hour closer to any corner of the world.

GREENFIELD BANEASA RESIDENCE

THE LARGEST RESIDENTIAL DEVELOPMENT IN BUCHAREST



UNIQUE LOCATION ON THE MARKET

Being developed in District 1, surrounded by 900 ha of secular forest, Greenfield brings into the capital of Romania the climate of a small mountain town.



LONG TERM, LARGE SCALE SUSTAINABLE DEVELOPMENT (2007 – 2028)

Total area of 600,000 sqm and over 7,000 apartments planned.



BUILDING ON PAST SUCCESS

More than 200,000 sqm already built in 139 blocks of flats with over 2,500 homes sold and over **6,000 permanent residents**.



ON THE PATH TO BECOME THE NEW REFERENCE IN RESIDENTIAL FACILITIES

Public transport, private school, parks and playgrounds, **Community Center** - public school, public kindergarten, ride-sharing options, Greenfield Plaza including SPA, pool, sports courts, restaurant, supermarket, bank.

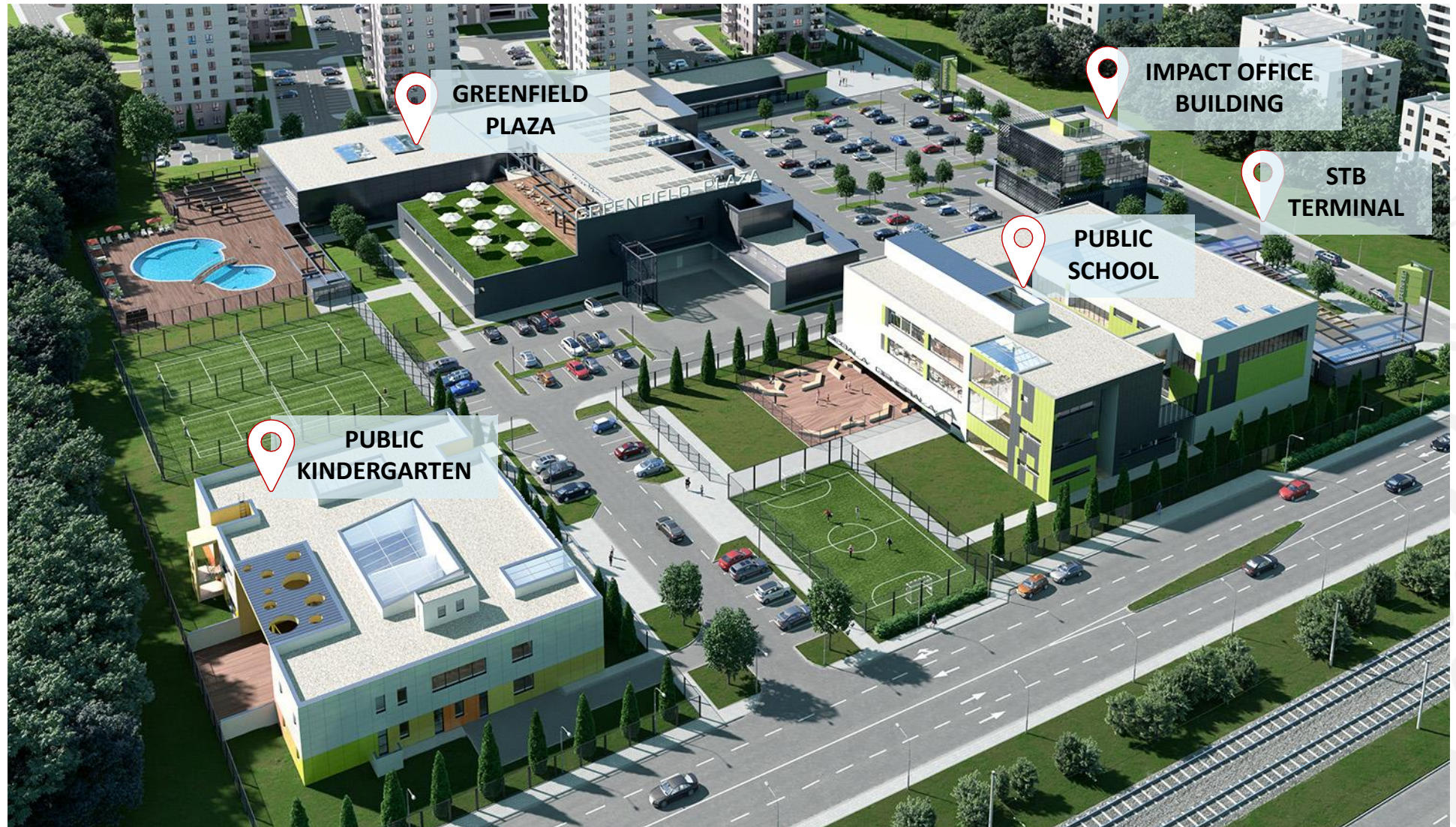


UNIQUE BLEND BETWEEN BENEFITS OF REMOTENESS AND IN-TOWN ACCESSIBILITY

DN1 National Road and the Ring Road are just a few minutes away. The Underground stations Washington and Paris on Line 6 connecting the current network to Otopeni Airport shall be located near Greenfield.

GREENFIELD BANEASA RESIDENCE

COMMUNITY CENTER MAP



GREENFIELD BANEASA RESIDENCE

COMMUNITY FACILITIES



The largest community center, dedicated to a residential community

*Greenfield marks the beginning of a new development phase of the residential project, by building a community center. This will bring a new standard of comfort and efficiency, by including all those functionalities necessary for a large community (**commercial and service area, fitness center & SPA, public pre-school and elementary & middle-school, promenade and recreation areas**). The developer is further consolidating the urban community with a western standard of living, which will define the concept of wellbeing in Bucharest.*

GREENFIELD BANEASA RESIDENCE

BECOMING THE LARGEST GREEN PROJECT IN EASTERN EUROPE

Key development areas :

- *Large scale use of renewable energy*
- *High energy efficiency buildings & systems*
- *Efficient & sustainable water management*
- *Waste management*
- *Low emissions transportation solutions*
- *Smart home & smart city solutions*



GREENFIELD BANEASA RESIDENCE

HIGH ENERGY EFFICIENCY BUILDINGS & SYSTEMS: BREEAM EXCELLENT GOAL

*We have started the planning of the next phase of **GREENFIELD** with the objective to meet **BREEAM Excellent** certification.*

The use of sustainable and healthy materials will guide the selection of building solutions.

Reliance on bio-climatic design aiming to achieve efficient shading and natural lighting solutions through optimum orientation of the building and design of windows and terraces.



GREENFIELD BANEASA RESIDENCE

NET ZERO ENERGY BUILDING



Passive sustainable design

- Building geometry
- Natural lighting
- Natural ventilation

Energy saving techniques (EST)

- Building envelope design
- Heat storage system
- Lighting design

Renewable energy (RE)

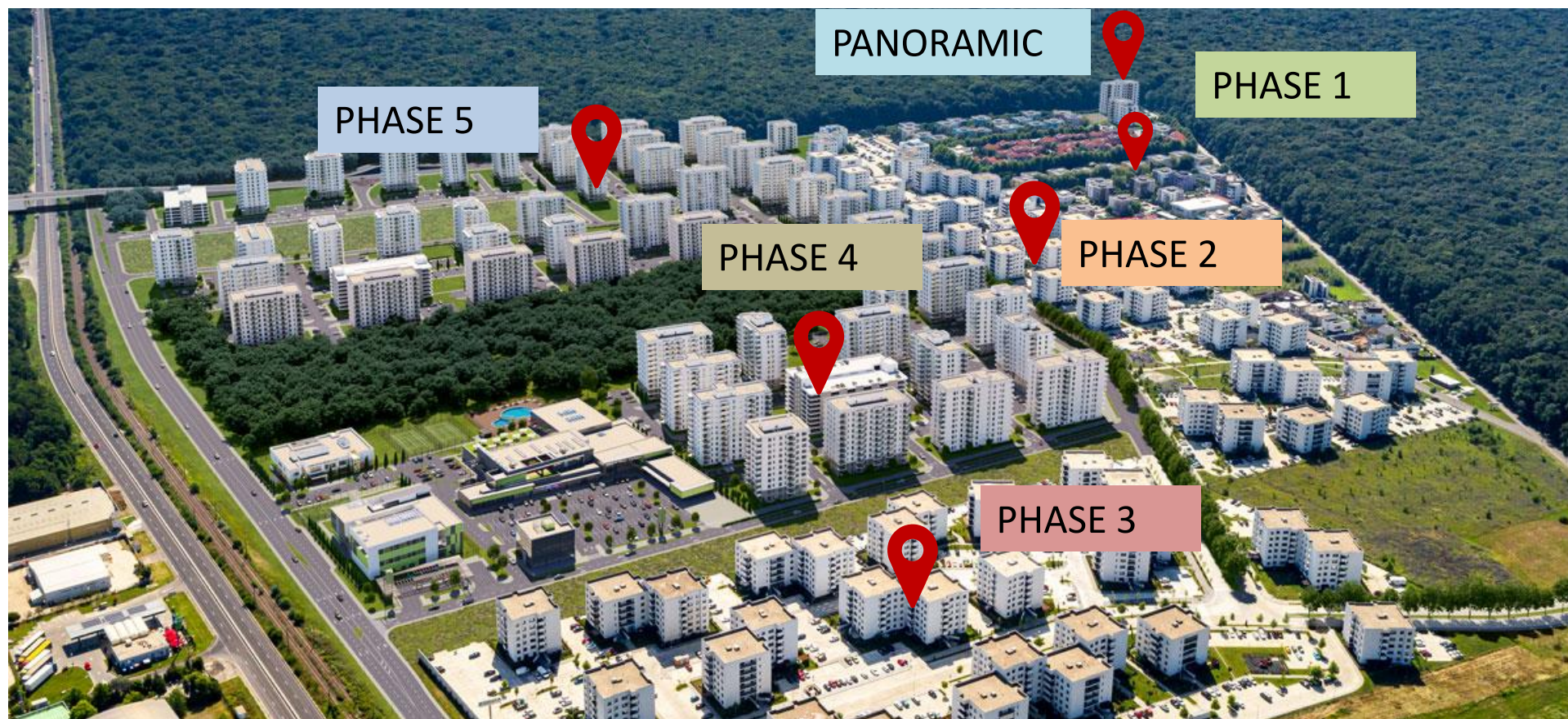
- Photovoltaic system
- Geothermal system

Back-up system for RE

- Fuel cell system
- Energy storage system

GREENFIELD BANEASA RESIDENCE

5 PHASES OF DEVELOPMENT BETWEEN 2007 - 2028



The first 3 phases were completed by 2019
Phase 1: 680 apartments & Villas
Phase 2 – Salcamilor: 924 apartments
Phase 3 – Platanilor: 944 apartments

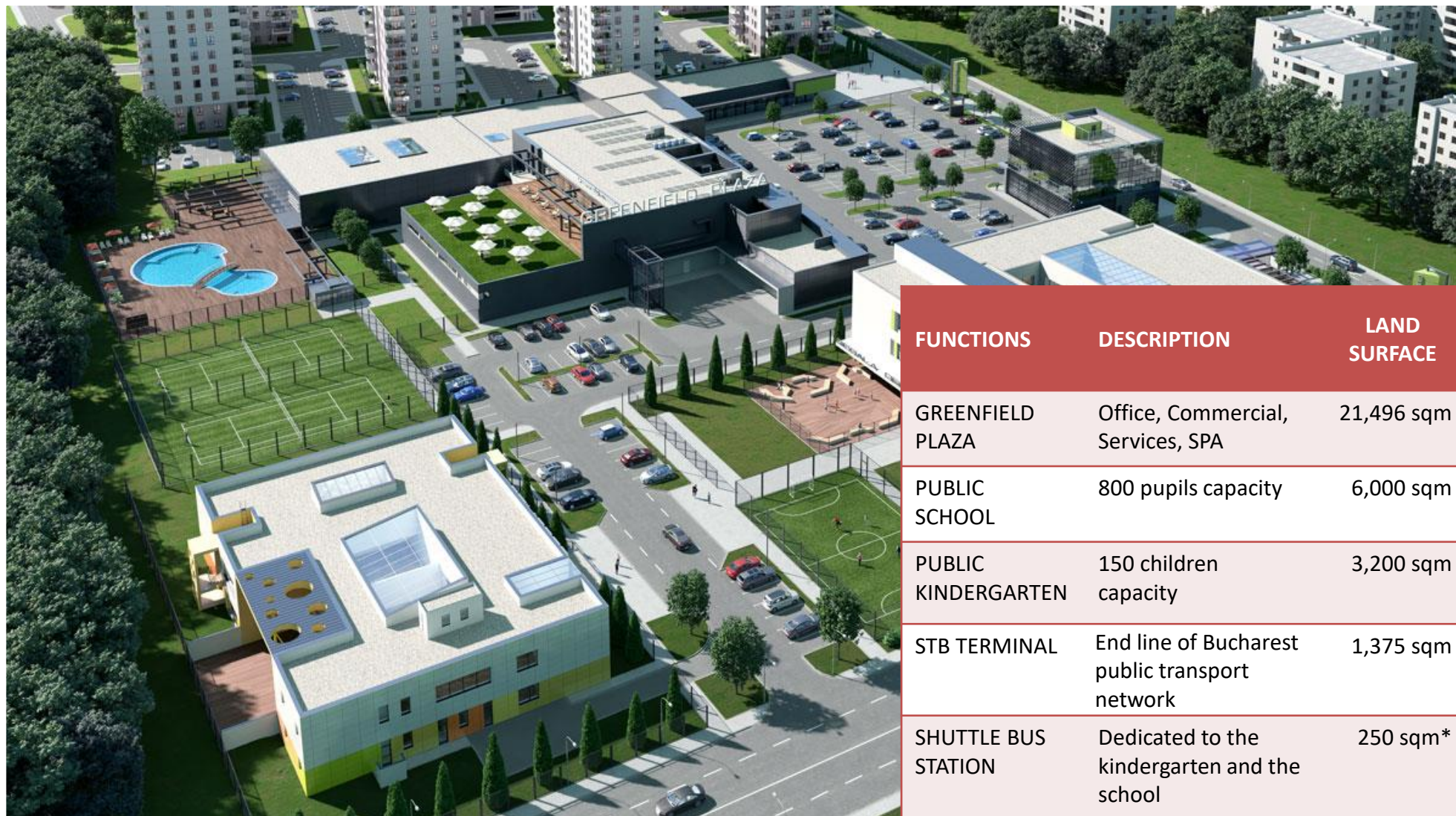
The next phases are about to be developed by the end of 2028
Phase 4 – Teilor: 1,732 apartments
Phase 5 – Castanilor: 2,486 apartments
Phase 1+ - Panoramic Apartments: 97 apartments
Phase 2+ - one block of flats with 41 apartments

GREENFIELD PLAZA

(Bucharest)

GREENFIELD

THE LARGEST COMMUNITY CENTER



FUNCTIONS	DESCRIPTION	LAND SURFACE
GREENFIELD PLAZA	Office, Commercial, Services, SPA	21,496 sqm
PUBLIC SCHOOL	800 pupils capacity	6,000 sqm
PUBLIC KINDERGARTEN	150 children capacity	3,200 sqm
STB TERMINAL	End line of Bucharest public transport network	1,375 sqm
SHUTTLE BUS STATION	Dedicated to the kindergarten and the school	250 sqm*

**Included in the land surface of GREENFIELD PLAZA*

GREENFIELD COMMUNITY CENTER

MAP



GREENFIELD PLAZA

ABOUT THE PROJECT

NEW URBAN FACILITIES AND EXPERIENCES

GREENFIELD PLAZA is a commercial and leisure center, a complementary project of the residential complex **GREENFIELD BANEASA RESIDENCE**, which is addressed to both residents and the general public.



SMART LIVING

Having close to home all the necessary facilities, residents will reduce the time spent in traffic to different destinations, as it supports pollution reduction solutions and the **GREENFIELD** direction of environmental responsibility.

Visitors from outside will be attracted by **GREENFIELD PLAZA** due to its strategic positioning.



WELLBEING

GREENFIELD PLAZA will host an expanded space for wellness and sports, with an area of 3,774 square meters. The pools and the SPA will become the new relaxation and care destination. The gym is complementary to the sports practiced in Baneasa Forest, offering the possibility of physical activity regardless of the seasonal weather.

GREENFIELD PLAZA

Development	2020 – 2022
Rentable area (sqm), of which	6,730
Wellness area (sqm)	3,774
No. of parking spaces	200
Land area (ha)	2.5

GREENFIELD PLAZA

GREEN SOLUTIONS

- ✓ Roof mounted photovoltaic panels for heating pool water
- ✓ High capacity charging stations for electrical cars
- ✓ Hub for car sharing solutions (including electric only car sharing platform)
- ✓ Hub for other eco-friendly mobility solutions: bike sharing, electric scooter sharing
- ✓ Advanced facilities for tenants & customers comfort as well as for energy saving: integrated management system with smart features for energy saving, integrated security system, emergency power generation, smoke/heat detectors, intelligent lighting



GREENFIELD PLAZA

PROJECT STRUCTURE & KEY STRENGTHS

Launch date	Height regime	Parking spaces	Total land surface	Total rentable & operating area
Q1 2022	P+1	200	17,200 sqm	6,730 sqm



3,774
sqm



1,961
sqm

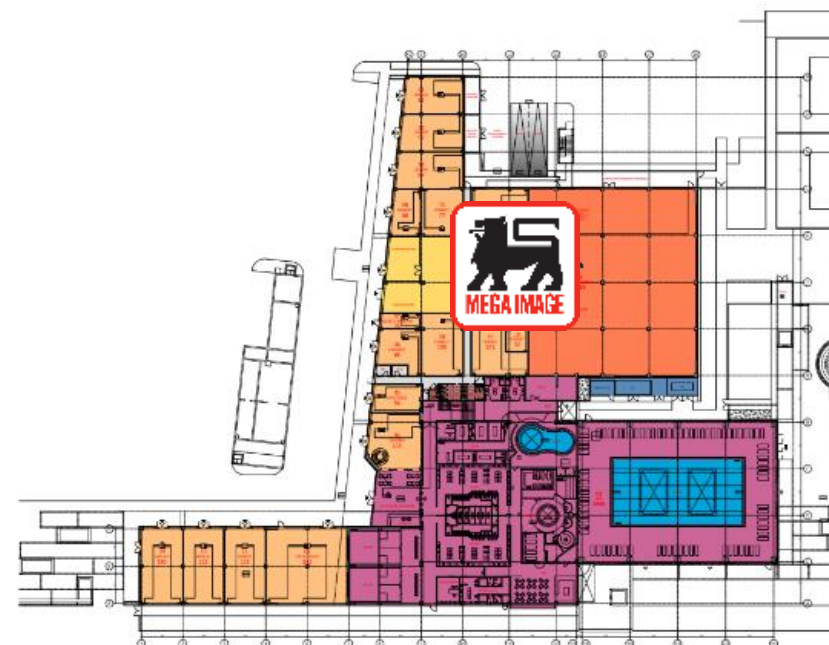


753
sqm



242
sqm

- Community area dedicated to the future City of **GREENFIELD**, but with high potential to become a regular stopover for outsiders, thanks to strong anchors coming from SPA, supermarket, restaurants and services
- At launch will serve 10,000 permanent residents (increasing to 17,000 by 2028) as well as over 1,000 regular visitors mostly from Otopeni-Corbeanca area
- Benefits from demographics with high spending potential (average age of adults 38 years with medium to high average income)
- Long term contract with MEGA IMAGE, one of the strongest food anchors, already secured



GREENFIELD PLAZA

PUBLIC SCHOOL & KINDERGARTEN



Public school

Built Area	2071 sqm
Developed Area	2119 sqm
Maximum height	16 m
Classrooms	13
Laboratories	7
Gym	1
Students total number	800

IMPACT Developer & Contractor submitted to the Municipality of Bucharest the donation offer of 9,620 sqm for the construction of a school and a public kindergarten. The offer was accepted by Resolution of the General Council of Bucharest Municipality from 15 July 2020.

On 28.05.2020, the Local Council of District 1 voted in favor of the request sent to CGMB, for the reception in administration for the construction of a school and a public kindergarten on this land, together with all the necessary annexes and utilities, according to the draft annexed to the act donation and all technical documentation for the building permit, also donated free of charge. In this sense, there is already an agreement of acceptance in principle from the Administration of Pre-University Education Units and Public Sanitary Units of District 1. The start of works also has a precise deadline, no later than 30.06.2021.



Kindergarten

Built Area	1304 sqm
Developed Area	2550 sqm
Maximum height	9 m
Classrooms	15
Activity room	1
Events room	1
Kids total number	150

OUR FLAGSHIP PROJECTS
LUXURIA DOMENII RESIDENCE
("LUXURIA", Bucharest)

LUXURIA RESIDENCE

BREEAM EXCELLENT CERTIFICATION



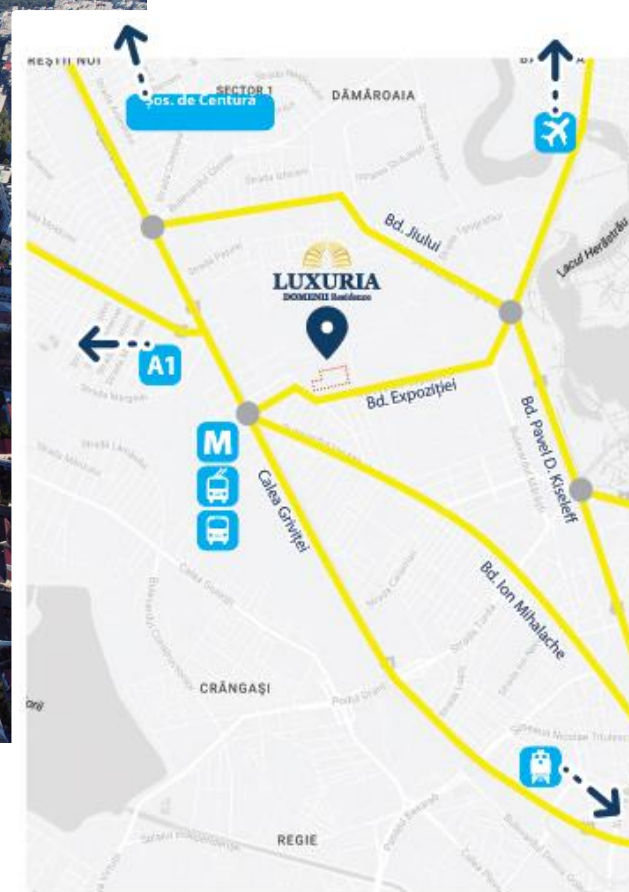
LUXURIA is the first up-scale residential development that received the BREEAM Excellent certification, being from the beginning designed to fit into the Class A energy and the category of green buildings.

BREEAM level enhances the well-being of the people who live or work in this kind of buildings, while contributing to the protection of natural resources.

For obtaining this certification, starting from the initial stages of design and construction, **LUXURIA** adopted strategies of sustainability and integrated design (intelligent design, special material for increased energy comfort, good compartmentalization), to consume low energy.

LUXURIA RESIDENCE

EXCELLENT LOCATION



Located in the northern part of Bucharest, District 1, between Expoziției Boulevard and Aviator Popișteanu Street, **LUXURIA** is the place where the art of living in style combines with business facilities.

LUXURIA RESIDENCE

EXCELLENT LOCATION



Top-rated location

- District 1, the Northern area of Bucharest, between Expozitiei Boulevard and Aviator Popisteanu Street



Easy access

- 5 minutes away from 1 Mai underground station
- 2 minutes to multiple public transport options
- Direct access to DN1 Ploiesti DN3/ Piata Victoriei/ Pod Grand - DN2/ Ring Road – Mogosoia



New business center of Bucharest

- The next major business district of Bucharest, considered the *Manhattan of Bucharest*.
- Operating – Expo Business Park (new HQ of ING Bank), Unicredit, OCPI, Ubisoft, Tiriatic Holding, World Trade Center, City Gate, CNC, Swissotel.
- Under development – GTC, SAB Romania, Skanska Romania

LUXURIA RESIDENCE

PREMIUM PROJECT



Quality living. Contemporary. Secure.

The buildings in Luxuria Residence have a contemporary design, which include granit and marble used for stairs and common areas and last generation of silent elevators. Spacious rooms with high ceilings up to three meters and premium finishes create a truly differentiating characteristics. Wood and marble flooring, Villeroy&Boch and Laufen sanitary equipment and underfloor premium heating automation systems complete the contemporary package.

IMPACT
Developer & Contractor



**EUROPEAN
PROPERTY
AWARDS**
ARCHITECTURE

AWARD WINNER

ARCHITECTURE
MULTIPLE RESIDENCE
ROMANIA

Luxuria Domenii Residence
by Impact Developer &
Contractor

2020-2021

LUXURIA RESIDENCE

BREEAM EXCELLENT PRE-CERTIFIED PROJECT



Energy Efficiency

Energy monitoring
Lighting control
Low carbon design
Efficient transportation system



Clean Transportation

Encourage alternative transport
Proximity to amenities
Prohibited car access
Underground parking places
Easy access to public transportation



Health & Well-Being

Seek for visual comfort
Indoor air quality
Building thermal comfort
Water quality management
Acoustic performance buildings
Relaxation private space

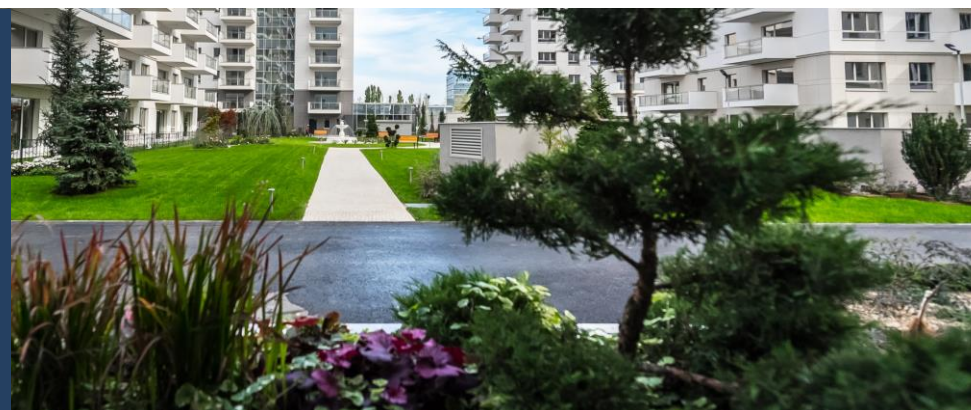


Enhancing site ecology & Long-term effect on biodiversity

Use native and acclimatized tree
Biodiversity management plan
Minimize the use of external artificial lightning

Excellent certificated project:

- up to 13% reduced maintenance costs;
- reduced energy consumption, between 25 - 50% lower;
- up to 39% less CO₂ emissions;
- up to 39% less water consumed;
- up to 70% less waste.



LUXURIA RESIDENCE

AMENITIES & VECINITIES



AMENITIES

- Luxuria Park - **2.500 sqm** park, with a total area of **9,650 sqm** of green spaces
- Concierge – 24/7
- Lounge – a place for perfect recreation, communication and networking
- Fitness center – gym with state-of-the-art equipment
- Playgrounds – guarded and well organized and grouped by age, with highest quality equipment

LIVELY NEIGHBOURHOOD

- Business centers
- Kindergartens
- Secondary schools
- Universities
- Hospitals
- Restaurants
- Shopping centers



LUXURIA RESIDENCE

DEVELOPMENT CALENDAR



The project development has **started in April 2018**, with **3 buildings comprising 232 apartments** and it was completed in **March 2020**.

Phase II consists of **4 buildings with 268 units**, with construction works taking place between **October 2018 and September 2020**.

The final phase consist of **130 apartments in 2 buildings**. The construction began in **September 2019** and will be finalized in **April 2021**.

BOREAL PLUS

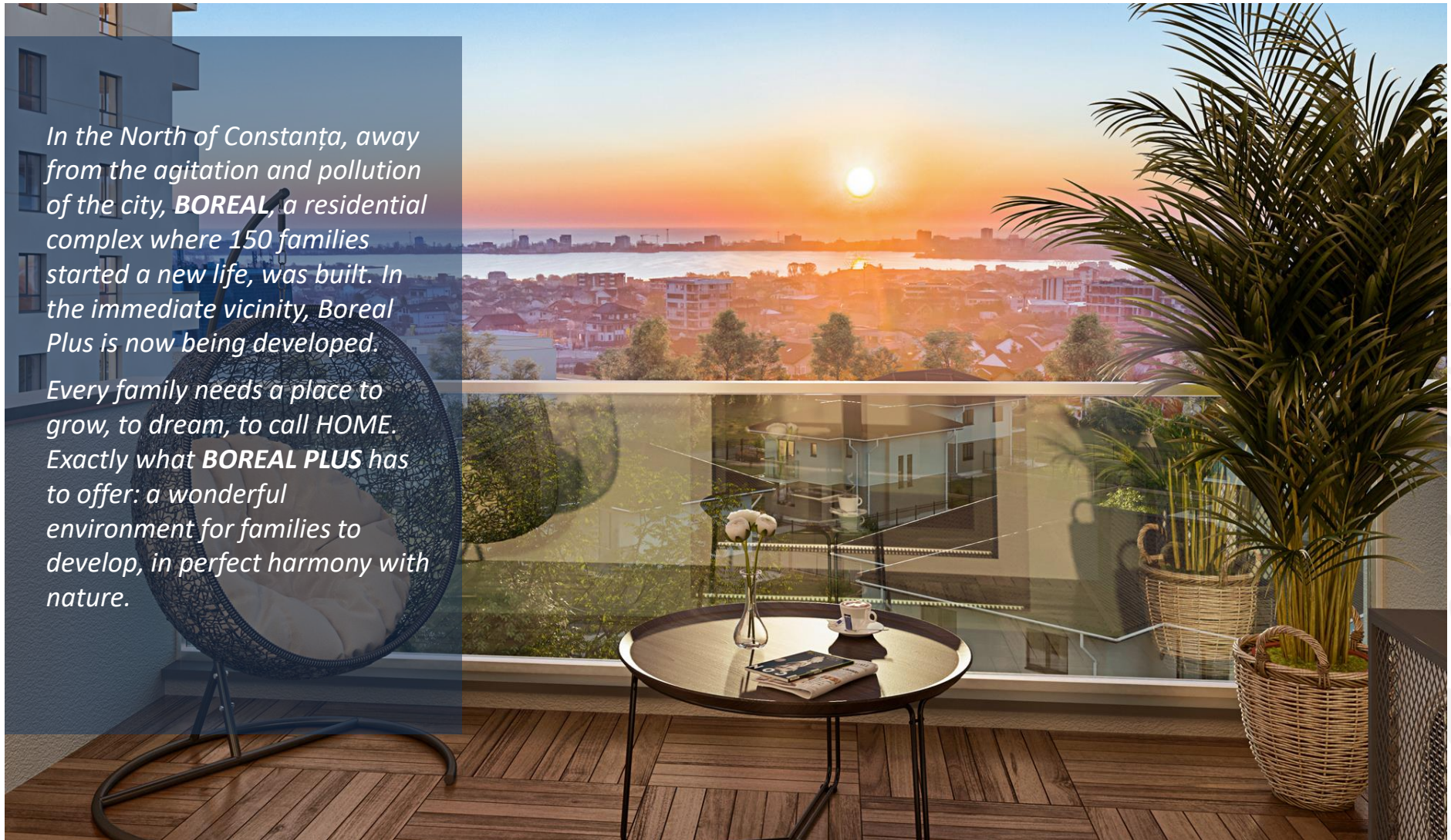
(Constanta)

BOREAL PLUS

THE NEW STANDARD OF LIVING IN CONSTANTA

*In the North of Constanța, away from the agitation and pollution of the city, **BOREAL**, a residential complex where 150 families started a new life, was built. In the immediate vicinity, Boreal Plus is now being developed.*

*Every family needs a place to grow, to dream, to call HOME. Exactly what **BOREAL PLUS** has to offer: a wonderful environment for families to develop, in perfect harmony with nature.*



BOREAL PLUS

THE NEW STANDARD OF LIVING IN CONSTANTA



694 UNITS

Of which 18 single or duplex villas and 676 apartments with one, two, three and four rooms, in 9 blocks.

43,000 sqm LAND AREA USED

Located in one of the best rated residential areas of Constanța, an area in full development. The total value of the land is EUR 9.6 million according to the Colliers valuation at the end of 2020 (225 EUR / sqm)

62.8 mil € MARKET VALUE

The location in a constantly developing residential area from the point of view of the infrastructure, favors a good value of the project.

2020 - 2024 TIMING

The entire project will be completed in 4 years. The project have already the construction authorization and the works on site are already started.

Kaufland

In 2019 the **IMPACT** closed a deal for selling ~1.9 ha to Kaufland Romania

BOREAL PLUS

ABOUT THE PROJECT



EXCELLENT LOCATION

The location is extremely attractive for residential development targeting the middle segment. Access is easy, with public transportation, 15 minutes from the center, the A4 motorway or the beach. The area is well served by commercial units - large shopping centers such as Tom and Vivo, hypermarkets and supermarkets such as Carrefour, Mega Image, Kaufland, Penny Market and Auchan, but also convenience stores, educational and medical units.



SMART DEVELOPMENT

BOREAL PLUS aims to become the new standard in housing in Constanța, using carefully selected materials and efficient technical solutions. Responsibly and sustainably planned, the neighborhood includes: selective waste collection and management system, efficient lighting, waste water recovery and management. The innovative design maintains a high standard of quality of life and transforms any space into an oasis of well-being and comfort.



MODERNITY STATEMENT

The architectural style of the buildings in **BOREAL PLUS**, the interior and exterior finishes, the materials, the colors, the textures, were all carefully chosen so it can integrate perfectly with the outside environment, to create a symbiosis with the generous nature. The design and architecture of **BOREAL PLUS** are the expression of minimalism and modernity. At the same time, the exterior architectural style exudes refinement through straight, clean, without excessive ornamentation.

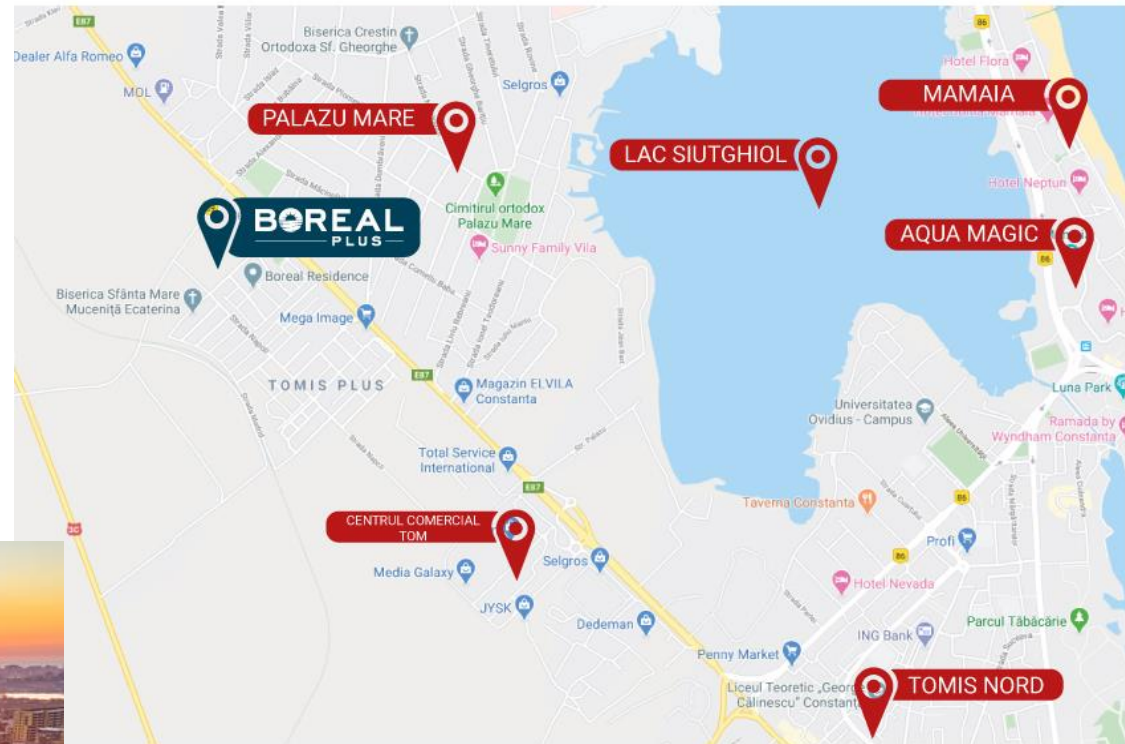
BOREAL PLUS

LOCATION

WELL RATED LOCATION IN NORTHERN CONSTANTA

Excellent connectivity:

- Tomis Boulevard in front of the ensemble;
- 5 minutes from the A2 Motorway and 15 minutes from the A4 Motorway, the city center
- **15 minutes from the beach;**
- 5 minutes from the university campus.



Excellent positioning close to the essential living facilities:

- Right next to Kaufland and close to large shopping malls: Tom Mall, Vivo Mall, Carrefour, Decathlon, Selgros, Dedeman, Mega Image;
- Easy access to private and state educational institutions;
- Close to Ovidius Clinical Hospital;
- Close to Cireșica Square;
- Close to the Gheorghe Hagi Football Academy;
- 5 minutes from the new Multipurpose Hall.

BOREAL PLUS

FACILITIES

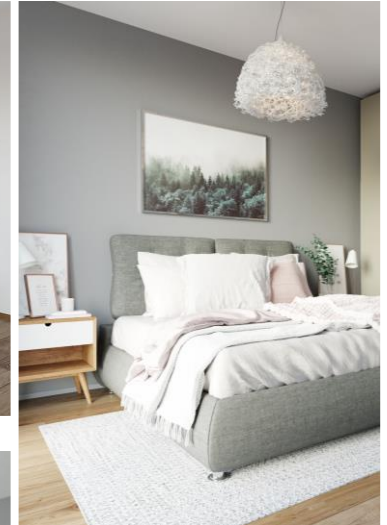
TOP AMENITIES IN THE COMPOUND

- 12,000 sqm of landscaped green spaces
- Controlled access as a whole
- Hypermarket Kaufland
- Kindergarten
- Commercial
- Park with playgrounds
- Sports field
- Private parking spaces



BOREAL PLUS

FACILITIES



EXCEPTIONAL FINISHES

- Marble, granite and triple layered parquet, central heating for villas
- Porcelain stoneware and faience, high quality laminate flooring, for apartments
- Premium sanitary ware, recognized in the market by the quality and comfort offered
- Underfloor heating
- Own garden for villas and ground floor apartments
- Well-built and compartmentalized housing



BOREAL PLUS

APARTMENTS - DEVELOPMENT PHASES



The project will be developed on 4 ha of land and will bring on the market 18 villas and 676 apartments estimated to be delivered as follows: 18 villas in 2021, 344 apartments (phases 1&2) in 2021-2022 and 332 apartments (phases 3&4) in 2023-2024.

FUTURE PROJECTS

2020 - 2024

REZIDENTIAL PROJECTS TO BE DEVELOPED DURING 2020 – 2024 WITH AN ESTIMATED VALUE OF 567 mEUR

Projects Developed 2020 - 2024

Projects	No of phases	Construction Period Years	GDV/GAV mEUR	GBA/GLA* sqm	CAPEX mEUR	Land Area Developed sqm
GREENFIELD BANEASA Residence	10	2020-2024	223.27	208,313	127.83	109,241
GREENFIELD PLAZA	1	2020-2021	28.59	7,929	11.85	17,200
LUXURIA DOMENII Residence	3	2018-2021	92.71	66,417	71.99	22,545
GREENFIELD COPOU Residence	3	2021-2024	115.80	82,000	74.11	48,685
BOREAL PLUS	4	2020-2024	62.87	74,802	43.48	43,933
LUXURIA BARBU VACARESCU	1	2023-2024	43.97	24,406	28.46	7,160
Total			567.20	463,867	357.72	248,764

* Based on the Total Built upground area

Projects Permitting 2020 - 2024

Projects	No of phases	Under Construction	Permits in place	Permits to be obtained	Estimated Timeline (year)
GREENFIELD BANEASA Residence	10	4	PUZ,AC		
GREENFIELD PLAZA	1	1	PUZ,AC		
LUXURIA DOMENII Residence	3	1	PUZ,AC		
GREENFIELD COPOU Residence	3		PUZ	AC	2021
BOREAL PLUS	4	1	PUZ,AC		
LUXURIA BARBU VACARESCU	1		sectorial PUZ	AC	2023

THANK YOU!