

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

**UNAUDITED PRELIMINARY CONSOLIDATED FINANCIAL STATEMENTS  
AS OF AND FOR THE YEAR ENDED 31 DECEMBER 2021**

**PREPARED IN ACCORDANCE WITH  
INTERNATIONAL FINANCIAL REPORTING STANDARDS  
AS ENDORSED BY THE EUROPEAN UNION**

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	<u>Note</u>	<u>31 December 2021</u>	<u>31 December 2020</u>
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment		15,202	7,552
Intangible assets		221	136
Investment property		570,982	457,706
Investments accounted for using the equity method		-	2,158
		<u>586,405</u>	<u>467,552</u>
<b>Total non-current assets</b>			
<b>Current assets</b>			
Inventories		531,699	434,741
Trade and other receivables		30,992	26,574
Cash and cash equivalents		47,180	59,022
		<u>609,871</u>	<u>520,337</u>
<b>Total current assets</b>			
		<u>1,196,276</u>	<u>987,889</u>
<b>Total assets</b>			
<b>SHAREHOLDERS' EQUITY AND LIABILITIES</b>			
<b>Shareholders' equity</b>			
Share capital		401,214	272,464
Share premium		(4,475)	65,711
Revaluation reserve		3,001	3,001
Other reserves		14,268	13,305
Own shares		(841)	(2,675)
Retained earnings		295,187	289,022
		<u>708,354</u>	<u>640,828</u>
<b>Total equity</b>			
<b>Non-current liabilities</b>			
Loans and borrowings		150,121	167,457
Trade and other payables		6,914	1,909
Deferred tax liability		68,490	55,300
		<u>225,525</u>	<u>224,666</u>
<b>Total non-current liabilities</b>			

	<u>Note</u>	<u>31 December 2021</u>	<u>31 December 2020</u>
<b>Current liabilities</b>			
Loans and borrowings		186,912	88,379
Trade and other payables		74,197	33,349
Provisions for risks and charges		1,288	667
		<u>262,397</u>	<u>122,395</u>
<b>Total current liabilities</b>			
		<u>487,922</u>	<u>347,061</u>
<b>Total liabilities</b>			
		<u>1,196,276</u>	<u>987,889</u>
<b>Total shareholders' equity and liabilities</b>			

**Constantin Sebeşanu**  
 Chief Executive Officer

**Claudiu Bistriceanu**  
 Chief Financial Officer

**Iuliana Mihaela Urdă**  
 President BOD

**IMPACT DEVELOPER & CONTRACTOR S.A.**  
**CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER**  
**COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 DECEMBER 2021**  
(all amounts are expressed in thousand RON, unless stated otherwise)

**IMPACT**

<u>Note</u>	<u>31 December 2021</u>	<u>31 December 2020</u>
Revenue from real estate inventories	137,585	204,397
Costs of real estate inventories	(87,739)	(141,007)
<b>Gross profit</b>	<b>49,846</b>	<b>63,390</b>
Net rental income	543	928
General and administrative expenses	(22,965)	(21,865)
Marketing expenses	(6,371)	(4,545)
Other income/expenses	(8,020)	(3,629)
Depreciation and amortization	(1,159)	(1,738)
Gains from investment property	86,651	64,328
<b>Operating profit</b>	<b>98,525</b>	<b>96,869</b>
Finance income	2,815	5,417
Finance expense	(14,535)	(10,843)
Finance costs, net	(11,720)	(5,426)
<b>Profit before income tax</b>	<b>86,805</b>	<b>91,443</b>
Income tax credit/(charge)	(16,505)	(16,587)
<b>Profit for the period</b>	<b>70,300</b>	<b>74,856</b>
<b>Total comprehensive income attributable to:</b>		
Owners of the Company	70,300	74,856
<b>Total comprehensive income for the period</b>	<b>70,300</b>	<b>74,856</b>

**Constantin Sebeşanu**  
Chief Executive Officer

**Claudiu Bistriceanu**  
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IMPACT DEVELOPER & CONTRACTOR S.A.  
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 DECEMBER 2021



(all amounts are expressed in thousand RON, unless stated otherwise)

	Note	Share capital	Share premium	Revaluation reserve	Other reserves	Own shares	Retained earnings	Total equity
<b>Balance at 1 January 2021</b>		<b>272,464</b>	<b>65,711</b>	<b>3,001</b>	<b>13,305</b>	<b>(2,675)</b>	<b>289,022</b>	<b>640,828</b>
<b>Comprehensive income</b>								
Profit for the year		-	-	-	7	-	70,293	70,300
Other comprehensive income		-	-	-	-	-	-	-
<b>Total comprehensive income</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>7</b>	<b>-</b>	<b>70,293</b>	<b>70,300</b>
<b>Transactions with shareholders of the Company</b>								
Share capital increase								
Own shares acquired and cancelled during the year		131,250	(69,487)	-	-	-	(61,763)	-
Own shares acquired		(2,500)	(699)	-	-	3,199	-	-
Share-based payment		-	-	-	-	(1,365)	-	(1,365)
Set up of legal reserves		-	-	-	956	-	-	-
Revaluation reserve		-	-	-	-	-	-	-
Transfer of other reserves to retained		-	-	-	-	-	(1,409)	(1,409)
<b>Balance at 31 December 2021</b>		<b>401,214</b>	<b>(4,475)</b>	<b>3,001</b>	<b>14,268</b>	<b>(841)</b>	<b>295,187</b>	<b>708,354</b>

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Chief Executive Officer

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President BOD

This is a free translation from the original Romanian version.

IMPACT DEVELOPER & CONTRACTOR S.A.  
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 DECEMBER 2021



(all amounts are expressed in thousand RON, unless stated otherwise)

	Note	Share capital	Share premium	Revaluation reserve	Other reserves	Own shares	Retained earnings	Total equity
<b>Balance at 1 January 2020</b>		<b>281,907</b>	<b>68,760</b>	<b>3,001</b>	<b>9,179</b>	<b>(7,771)</b>	<b>228,865</b>	<b>583,941</b>
<b>Comprehensive income</b>								
Profit for the year		-	-	-	-	-	74,856	74,856
Other comprehensive income		-	-	-	-	-	-	-
<b>Total comprehensive income</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>74,856</b>	<b>74,856</b>
<b>Transactions with shareholders of the Company</b>								
Own shares acquired and cancelled during the year		(9,443)	(3,049)	-	-	12,492	-	-
Own shares acquired		-	-	-	-	(9,610)	-	(9,610)
Share-based payment		-	-	-	-	2,214	-	2,214
Dividends to the owners of the Company		-	-	-	-	-	(10,449)	(10,449)
Other changes in equity		-	-	-	4,126	-	(4,126)	-
Set up of legal reserves		-	-	-	-	-	-	-
Revaluation reserve		-	-	-	-	-	(143)	(143)
Transfer of other reserves to retained		-	-	-	-	-	(124)	(124)
<b>Balance at 31 December 2020</b>		<b>272,464</b>	<b>65,711</b>	<b>3,001</b>	<b>13,305</b>	<b>(2,675)</b>	<b>289,022</b>	<b>640,828</b>

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	<u>Note</u>	<u>2021</u>	<u>2020</u>
<b>Profit for the period</b>		<b>70,300</b>	<b>74,856</b>
<b>Adjustments to reconcile profit before tax to net cash flows:</b>		<b>(55,575)</b>	<b>(43,915)</b>
Valuation gains on investment property		(82,876)	(64,328)
Gain on disposal of investment property		4,686	-
Reversal of impairment loss for PPE/IP		(2,548)	(2,057)
Impairments of assets		-	-
Depreciation of property, plant and equipment		791	896
Share of profit in joint ventures		-	-
Share based payments		1,836	2,214
Finance income		(2,815)	(689)
Finance cost		14,535	10,843
Other adjustments for non cash transactions		(2,372)	9124
Deffered tax adjustments		13,190	9,330
<b>Working capital adjustments</b>		<b>(59,964)</b>	<b>(24,538)</b>
Decrease/(increase) in trade receivables and other receivables		(9,500)	6,310
Decrease in prepayments		(61)	-
Decrease in inventory property		(99,857)	7,174
Decrease/(increase) contract cost assets		-	-
(Decrease)/increase in trade, other payables and contract liabilities		53,949	(30,590)
(Decrease)/increase in provisions		621	(240)
(Decrease)/increase in tenants' rental deposits		-	-
Income tax paid		(5,116)	(7,192)
<b>Net cash flows from operating activities</b>		<b>(45,239)</b>	<b>(6,403)</b>
<b>Investing activities</b>			
Acquisition of businesses, net of cash acquired		-	-
Borrowings granted to affiliates		-	-
Purchase of investment property		2,158	(2,158)
Purchase of property, plant and equipment		(329)	-
Purchase of own shares		-	(9,610)
Expenditure on investment property under development		(29,635)	(18,288)
Expenditure on PPE under development		(8,374)	7
Proceeds from property, plant and equipment		177	87
Interest received		-	-
<b>Net cash flows from investing activities</b>		<b>(36,007)</b>	<b>(29,962)</b>

	<u>Note</u>	<u>2021</u>	<u>2020</u>
<b>Cash flows from financing activities:</b>			
Proceeds from borrowings		197,269	170,338
Transaction costs on borrowings		-	-
Proceeds from issue of share capital		(3,199)	-
Transaction costs on issue of shares		-	-
Repayment of principal of borrowings		(117,141)	(109,884)
Dividends paid		-	(10,449)
Interest paid		(13,631)	(6,134)
		<u>63,298</u>	<u>43,871</u>
<b>Net cash used in financing activities</b>		<b>63,298</b>	<b>43,871</b>
<b>Net increase / (decrease) of cash and equivalents</b>		<b>(15,254)</b>	<b>13,560</b>
<b>Cash and equivalents as at 1 January</b>		<b>59,022</b>	<b>45,462</b>
<b>Cash and equivalents as at 31 December</b>		<b>43,768</b>	<b>59,022</b>

**Constantin Sebeşanu**  
 Chief Executive Officer

**Claudiu Bistriceanu**  
 Chief Financial Officer

**Iuliana Mihaela Urdă**  
 President BOD

## 1. REPORTING ENTITY

These financial statements are the consolidated financial statements of Impact Developer & Contractor S.A (“the Company” or “the Parent”) and its subsidiaries (together “the Group”) as at and for the year ended 31 December 2021.

The registered office of the Company is Willbrook Platinum Business & Convention center 172 -176 Bucuresti Ploiesti Building A 1<sup>st</sup> floor Bucharest, 1<sup>st</sup> district.

The Consolidated Financial Statements of the Company for the year ended 31 December 2021 include the Company and its subsidiaries (together referred to as the „Group”) as follows:

	Country of registration	Nature of activity	% of shareholding at 31 December 2021	% of shareholding at 31 December 2020
Clearline Development and Management SRL	Romania	Real estate development	100%	100%
Actual Invest House SRL	Romania	Property management	100%	100%
Bergamot Development Phase II SRL	Romania	Real estate development	100%	100%
Bergamot Development SRL	Romania	Real estate development	100%	100%
Impact Finance SRL	Romania	Administration	100%	100%
Greenfield Copou Residence SRL	Romania	Real estate development	100%	100%
Greenfield Copou Residence Phase II SRL	Romania	Real estate development	100%	100%
Greenwise Development SRL	Romania	Real estate development	100%	100%
Greenfield Property Management SRL	Romania	Real estate development	100%	100%

The Company is one of the first companies active in real estate development sector in Romania, being constituted in 1991 through public subscription. Initially, its first activities were renting and maintenance of deluxe villas in Bucharest area. In 1995, the Company introduced the residential concept on the Romanian market and, consequently, it changed into a pure real estate developer. Starting 1996, the Company’s securities are publicly traded in Bucharest Stock Exchange (BVB).

During 2021, the business of Impact Constructor&Developer is mainly related to projects Greenfield residential complex in Bucharest and Boreal Plus in Constanta.

## 2. BASIS OF PREPARATION

These Unaudited Preliminary Consolidated Financial Statements have been prepared in accordance with the International Financial Reporting Standards as endorsed by the European Union (“EU IFRS”).

These Unaudited Preliminary Consolidated Financial Statements have been prepared prior to the completion of all internal review and analysis procedures, as well as prior to the completion of the independent audit and, as such, may be subjected to changes; at the same time, these statements do not include the information required for a complete set of financial statements, as defined by IFRS.

The Unaudited Preliminary Consolidated Financial Statements include the Preliminary Consolidated Statement of Financial Position, the Preliminary Consolidated Statement of Financial Performance, the Preliminary Consolidated Statement of Comprehensive Income, the Preliminary Consolidated Statement of Cash Flows, the Preliminary Consolidated Statement of Changes in Equity and Basis of preparation for the Unaudited Preliminary Consolidated Financial Statements prepared for the year ended on 31 December 2021.

The Unaudited Preliminary Consolidated Financial Statements as of and for the financial year ended on December 31st, 2021 have not been audited nor reviewed by an independent auditor.

These Unaudited Preliminary Consolidated Financial Statements have been authorized for issue and signed on February 23rd, 2022 by the management of the Group.

#### **a) Basis of consolidation**

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company (its subsidiaries) made up to 31 December each year. Control is achieved when the Company:

- has the power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Company reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

Consolidation of a subsidiary begins when the Company obtains control over the subsidiary and ceases when the Company loses control of the subsidiary. Specifically, the results of subsidiaries acquired or disposed of during the year are included in profit or loss from the date the Company gains control until the date when the Company ceases to control the subsidiary. Profit or loss and each component of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of the subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used into line with the Group's accounting policies. All intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between the members of the Group are eliminated on consolidation.

#### **b) Use of estimates and professional judgments**

In preparation of these Unaudited Preliminary Consolidated Financial Statements the Company's management uses judgements, estimates and assumptions that may have an impact on the application of accounting policies and on the carrying value of assets, liabilities, revenues and costs. Actual results may differ from the estimated values.

The estimates and underlying assumptions are reviewed on an ongoing basis.

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**Constantin Sebeșanu**  
Chief Executive Officer

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**Claudiu Bistriceanu**  
Chief Financial Officer

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**Iuliana Mihaela Urdă**  
President BOD

**IMPACT DEVELOPER & CONTRACTOR SA**

**UNAUDITED PRELIMINARY INDIVIDUAL FINANCIAL STATEMENTS  
AS OF AND FOR THE YEAR ENDED 31 DECEMBER 2021**

**Prepared in accordance with  
the Public Finances Minister's Order no. 2.844/2016 on the approval  
of the accounting regulations compliant with the  
International Financial Reporting Standards adopted by the  
European Union (IFRS-EU)**

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	<u>Note</u>	<u>31 December 2021</u>	<u>31 December 2020</u>
<b>ASSETS</b>			
<b>Non-current assets</b>			
Tangible assets		14,140	4,244
Intangible assets		144	136
Investment property		567,497	456,768
Financial assets		56,542	58,340
<b>Total non-current assets</b>		<b>638,323</b>	<b>519,488</b>
<b>Current assets</b>			
Inventories		262,654	147,927
Trade and other receivables		123,674	140,911
Cash and cash equivalents		36,171	52,065
<b>Total current assets</b>		<b>422,499</b>	<b>340,903</b>
<b>Total assets</b>		<b>1,060,822</b>	<b>860,391</b>
<b>SHAREHOLDERS' EQUITY AND LIABILITIES</b>			
<b>Shareholders' equity</b>			
Share capital		401,214	272,464
Share premium		(4,475)	65,711
Revaluation reserve		3,001	3,001
Other reserves		12,389	12,389
Own shares		(841)	(2,675)
Retained earnings		282,360	286,193
<b>Total equity</b>		<b>693,648</b>	<b>637,083</b>
<b>Non-current liabilities</b>			
Loans and borrowings		88,830	148,396
Trade and other payables		5,514	510
Deferred tax liability		68,490	55,300
<b>Total non-current liabilities</b>		<b>162,834</b>	<b>204,206</b>

IMPACT DEVELOPER & CONTRACTOR SA  
PRELIMINARY INDIVIDUAL STATEMENT OF FINANCIAL POSITION  
FOR THE YEAR ENDED 31 DECEMBER 2021  
(All amounts are expressed in thousand RON, unless stated otherwise)



<u>Note</u>	<u>31 December 2021</u>	<u>31 December 2020</u>
<b>Current liabilities</b>		
Loans and borrowings	145,489	2,215
Trade and other payables	57,563	16,220
Provisions for risks and charges	1,288	667
<b>Total current liabilities</b>	<b>204,340</b>	<b>19,102</b>
<b>Total liabilities</b>	<b>367,174</b>	<b>223,308</b>
<b>Total equities and liabilities</b>	<b>1,060,822</b>	<b>860,391</b>

\_\_\_\_\_  
**Constantin Sebeșanu,**  
CEO

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**Claudiu Bistriceanu,**  
CFO

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**Iuliana Mihaela Urdă,**  
BoD President

**IMPACT DEVELOPER & CONTRACTOR SA**  
**PRELIMINARY INDIVIDUAL STATEMENT OF PROFIT OR LOSS AND OTHER**  
**COMPREHENSIVE INCOME**  
**FOR YEAR ENDED 31 DECEMBER 2021**  
(All amounts are expressed in thousand RON, unless stated otherwise)



	<u>Note</u>	<u>31 December 2021</u>	<u>31 December 2020</u>
Revenue from real estate inventories		28,392	109,926
Costs of real estate inventories on stock		(13,524)	(67,656)
<b>Gross profit</b>		<b>14,868</b>	<b>42,270</b>
Net rental income		1,025	1,297
General and administrative expenses		(19,283)	(19,160)
Marketing expenses		(3,966)	(3,004)
Depreciation and amortization		(727)	(704)
Other operating income/expenses		(3,204)	(1,882)
<b>Total other income / expenses</b>		<b>(26,155)</b>	<b>(23,453)</b>
Gains on investment property		86,761	64,328
Impairment of assets		-	(1,059)
<b>Annual operating profit</b>		<b>75,474</b>	<b>82,086</b>
Finance costs, net	<b>22</b>	(4,355)	1,995
<b>Profit before tax</b>		<b>71,120</b>	<b>84,081</b>
Income tax expense	<b>23</b>	(13,190)	(14,834)
<b>Profit of the period</b>		<b>57,930</b>	<b>69,247</b>
<b>Total comprehensive income attributable to Company shareholders:</b>		<b>57,930</b>	<b>69,247</b>
<b>Total comprehensive income for the period</b>		<b>57,930</b>	<b>69,247</b>

\_\_\_\_\_  
**Constantin Sebeșanu,**  
CEO

\_\_\_\_\_  
**Claudiu Bistriceanu,**  
CFO

\_\_\_\_\_  
**Iuliana Mihaela Urdă,**  
BoD President

**IMPACT DEVELOPER & CONTRACTOR SA**  
**PRELIMINARY INDIVIDUAL STATEMENT OF CHANGES IN EQUITY**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**  
(All amounts are expressed in thousand RON, unless stated otherwise)



	Note	Share capital	Share premium	Revaluation reserve	Other reserves	Own shares	Retained earnings	Total equity
<b>Balance on January 1, 2021</b>		<b>272,464</b>	<b>65,711</b>	<b>3,001</b>	<b>12,389</b>	<b>(2,675)</b>	<b>286,193</b>	<b>637,083</b>
<b>Comprehensive income</b>								
Profit for the year		-	-	-	-	-	57,930	57,930
Other comprehensive income		-	-	-	-	-	-	-
<b>Total other comprehensive income</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>57,930</b>	<b>57,930</b>
<b>Transactions with shareholders of the Company</b>								
Own shares acquired during the year	15	-	-	-	-	(1,365)	-	(1,365)
Paid dividends		-	-	-	-	-	-	-
Share capital increase		131,250	(69,487)	-	-	-	(61,764)	-
Share capital reduction by cancelling shares	14	(2,500)	(699)	-	-	3,199	-	-
Share-based payments		-	-	-	-	-	-	-
<b>Other changes in equity</b>								
Set up of legal reserves		-	-	-	-	-	-	-
Transfer of reserves revaluation reserves		-	-	-	-	-	-	-
<b>Balance on December 31, 2021</b>		<b>401,124</b>	<b>(4,475)</b>	<b>3,001</b>	<b>12,389</b>	<b>(841)</b>	<b>282,359</b>	<b>693,648</b>

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**PRELIMINARY INDIVIDUAL STATEMENT OF CHANGES IN EQUITY**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**  
(All amounts are expressed in thousand RON, unless stated otherwise)



	Note	Share capital	Share premium	Revaluation reserve	Other reserves	Own shares	Retained earnings	Total equity
<b>Balance on January 1, 2020</b>		<b>281,907</b>	<b>68,760</b>	<b>3,001</b>	<b>8,788</b>	<b>(7,771)</b>	<b>230,996</b>	<b>585,681</b>
<b>Comprehensive income</b>								
Profit for the year		-	-	-	-	-	69,247	69,247
Other comprehensive income		-	-	-	-	-	-	-
<b>Total other comprehensive income</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>69,247</b>	<b>69,247</b>
<b>Transactions with shareholders of the Company</b>								
Own shares acquired during the year	15	-	-	-	-	(9,610)	-	(9,610)
Paid dividends		-	-	-	-	-	(10,449)	(10,449)
Share capital reduction by cancelling shares	14	(9,444)	(3,049)	-	-	12,492	-	-
Share-based payments		-	-	-	-	2,214	-	2,214
<b>Other changes in equity</b>								
Set up of legal reserves		-	-	-	3,601	-	(3,601)	-
Transfer of reserves		-	-	-	-	-	-	-
revaluation reserves		-	-	-	-	-	-	-
<b>Balance on December 31, 2020</b>		<b>272,464</b>	<b>65,711</b>	<b>3,001</b>	<b>12,389</b>	<b>(2,675)</b>	<b>286,193</b>	<b>637,083</b>

Constantin Sebeşanu,  
CEO

Claudiu Bistriceanu,  
CFO

Iuliana Mihaela Urdă,  
BoD President

<b>Notă</b>	<b>2021</b>	<b>2020</b>
<b>Cash flows from operating activities</b>		
Profit before tax	<b>57,930</b>	<b>69,247</b>
<b>Pre-tax reconciliation adjustments with net cash flows:</b>	<b>(68,211)</b>	<b>(57,263)</b>
Real estate investment valuation gains	(82,876)	(64,328)
Earnings from real estate investments	-	-
Resumption of impairment loss for PPE	230	2,058
Depreciation of assets with the right to use	-	-
Depreciation of property, plant and equipment	498	1,429
Profit share in joint ventures	-	-
Share-based payments	-	-
Financial income	(60)	(6,432)
The financial cost	13,997	10,010
<b>Bearing adjustments</b>	<b>(66,606)</b>	<b>40,707</b>
Decrease / (increase) in rent and other trade receivables	-	-
Decreased prepayments	(61)	4,362
Decreased inventory ownership	(112,940)	48,209
Reduction / (increase) of contract cost assets	-	-
(Decrease) / increase in trade, other debts and contractual debts	35,374	(15,033)
(Decrease) / increase in provisions	621	(240)
(Decrease) / increase of tenants' rent deposits	13,190	9,249
Income tax paid	(2,789)	(5,840)
	-	-
<b>Net cash flows generated from operating activities</b>	<b>(76,886)</b>	<b>52,691</b>
<b>Investment activities</b>		
Business acquisition, net cash purchased	-	-
Loans to affiliates	27,127	(35,494)
Acquisition of real estate investments	1,798	(2,149)
Acquisition of property, plant and equipment	(2,460)	(1,504)
Capital expenditures for completed real estate investments	-	-
Expenditure on real estate investments under development	(29,640)	(3,504)
Expenditure on developing PPE	(8,324)	(347)
Income from property, plant and equipment	152	421
Interest received	3,935	(5,106)
<b>Net cash flows used in investing activities</b>	<b>(7,412)</b>	<b>(47,683)</b>

**IMPACT DEVELOPER & CONTRACTOR SA**  
**PRELIMINARY INDIVIDUAL STATEMENT OF CASH FLOW**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**  
(All amounts are expressed in thousand RON, unless stated otherwise)



	<u>Notă</u>	<u>2021</u>	<u>2020</u>
<b>Financial activities</b>			
Loan receipts		88,124	62,472
Transaction costs for loans		-	-
Income from share capital issue		(1,366)	(7,396)
Transaction expenses on the issue of shares		-	-
Repayment of principal of loans		(7,928)	(26,038)
Dividends paid		-	(10,449)
Interest paid		(10,425)	(6,889)
<b>Net cash flows generated from financing activities</b>		<b>68,405</b>	<b>11,700</b>
<b>Net increase in cash and cash equivalents</b>		<b>(15,894)</b>	<b>16,708</b>
Cash and cash equivalents as of January 1		52,065	35,358
<b>Cash and cash equivalents as at 31 December</b>		<b>36,171</b>	<b>52,065</b>

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**Constantin Sebeșanu,**  
CEO

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**Claudiu Bistriceanu,**  
CFO

\_\_\_\_\_  
**Iuliana Mihaela Urdă.**  
BoD President

## **1. REPORTING ENTITY**

Impact Developer & Contractor SA (“the Company”) is a Company registered in Romania whose activity is the development of real estate.

The registered office of the Company is Willbrook Platinum Business & Convention Center 172 -176 Bucharest-Ploiesti, Building A, 1st floor Bucharest, 1<sup>st</sup> district.

The Company controls several other entities and prepares consolidated financial statements. According to the provisions of Law no. 24/2017, such entities shall also prepare separate financial statements.

The Company is one of the first companies active in real estate development sector in Romania, being constituted in 1991 through public subscription. Initially, its first activities were renting and maintenance of deluxe villas in Bucharest area. In 1995, the Company introduced the residential concept on the Romanian market and, step by step, it changed into a pure real estate developer. Starting 1996, the Company’ securities are publicly traded in Bucharest Stock Exchange (BVB).

In 2021 the business of Impact Developer & Constructor revolved around the GREENFIELD residential complex in Bucharest and Boreal Plus in Constanta.

## **2. BASIS OF PREPARATION**

### **a) Declaration of conformity**

The Preliminary Unaudited Individual Financial Statements have been prepared based on the Public Finance Minister’s Order no. 2.844/2016 approving the accounting regulations compliant with the International Financial Reporting Standards (“IFRS”), as further amended (“OMPF 2.844/2016”). As per the OMPF 2.844/2016, the International Financial Reporting Standards represent the standards adopted in accordance with the procedure provided by the European Commission Regulation no. 1.606/2002 of the European Parliament and of the Council dated on 19 July 2002 regarding the application of the international accounting standards.

These Unaudited Preliminary Individual Financial Statements have been drawn-up prior to the completion of all internal review and analysis procedures, as well as prior to the completion of the independent audit and, as such, may be subjected to changes; at the same time, these statements do not include the information required for a complete set of financial statements, as defined by IFRS.

The Financial Statements shown here include only a Preliminary individual Statement of Financial Position, a Preliminary Individual Statement of Financial Performance, a Preliminary Individual Statement of Comprehensive Income, a Preliminary Individual Statement of Cash Flows, the Preliminary Individual Statement of Changes in Equity and Basis of preparation to the Unaudited Preliminary Individual Financial Statements drawn up for the financial year ended on December 31st, 2021.

The Unaudited Preliminary Individual Financial Statements as of and for the financial year ended on December 31st, 2021 have not been audited nor reviewed by an independent auditor.

These Unaudited Preliminary Individual Financial Statements have been authorized for issue and signed on February 23rd, 2022 by the management of the Company.

**b) Use of estimates and profesional judgments**

Preparing these Unaudited Preliminary Individual Financial Statements means that the Company's management uses reasoning, estimates and hypotheses that affect the application of accounting policies, and the acknowledged value of the assets, debts, revenues and expenses. Actual results may differ from the estimated values.

The estimates and underlying assumptions are reviewed on an ongoing basis.

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**Constantin Sebeșanu,**  
CEO

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**Claudiu Bistriceanu,**  
CFO

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BoD President