IMPACT

Developer & Contractor

IMPACT PRESENTATION 2020

June 2020

IMPACT
Developer & Contractor

ABOUT THE DEVELOPER

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.

+ 4,000
built dwellings

+ 10,000
inhabitants

+ 500,000
sqm built

400 mEUR
Exceeding investments

LEADERSHIP, INNOVATION & EXCELLENCE in REAL ESTATE

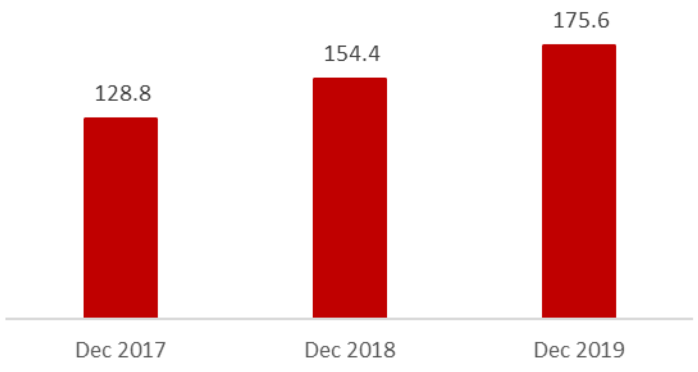
Expansion
at national level

16 residential compounds developed

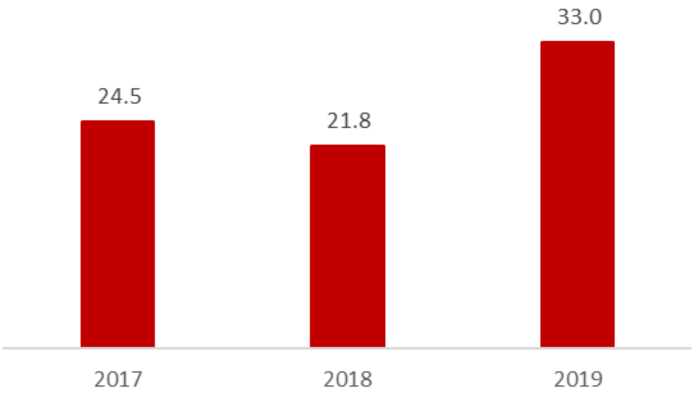
100
distinctions optained

HIGHLIGHTS (1/3)

EPRA NAV (mEUR)

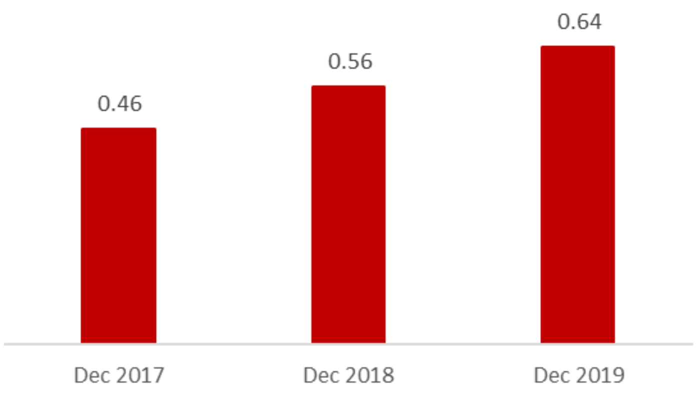


Revenues from sale of dwellings (mEUR)

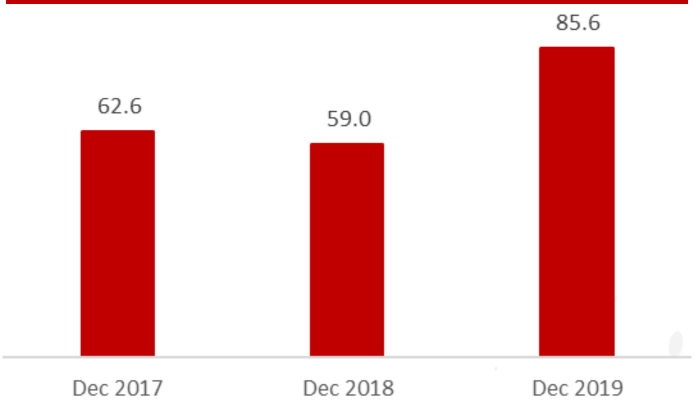


Revenues of 13.7 mEUR in H1 2020

EPRA NAV / SHARE (EUR)



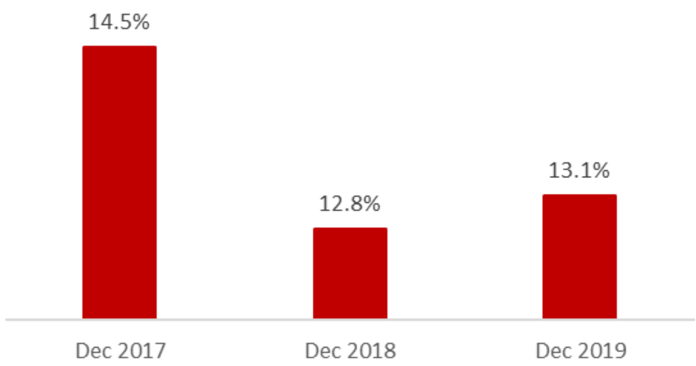
MARKET CAP (mEUR)



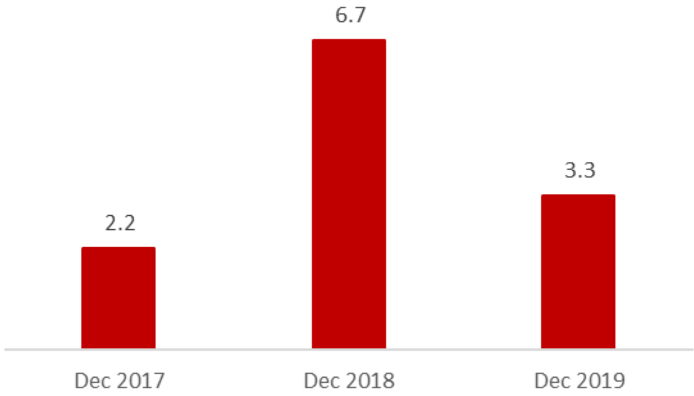
Pre-sales of 30.5 mEUR as at Jun 2020

HIGHLIGHTS (2/3)

NET DEBT / EPRA TOTAL ASSETS



NET DEBT / EBITDA



RATING ASSIGNED BY S&P

"B-"
Outlook
Stable

EPRA VALUE OF LAND BANK

124.3
mEUR

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HIGHLIGHTS (3/3)

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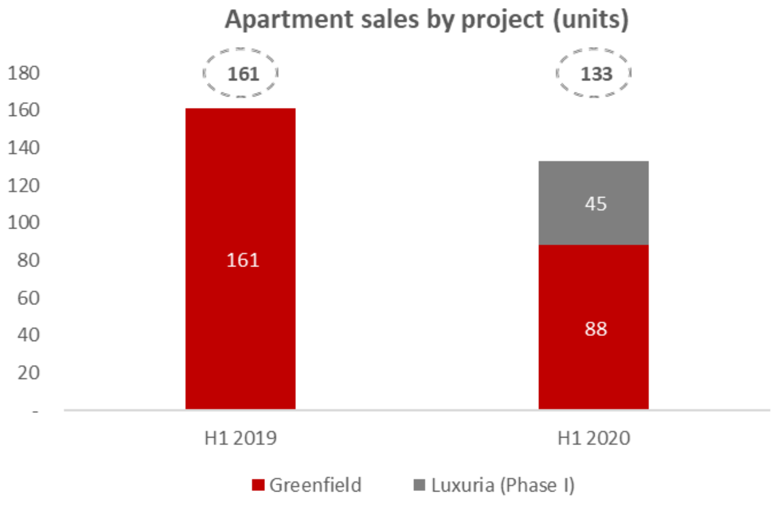

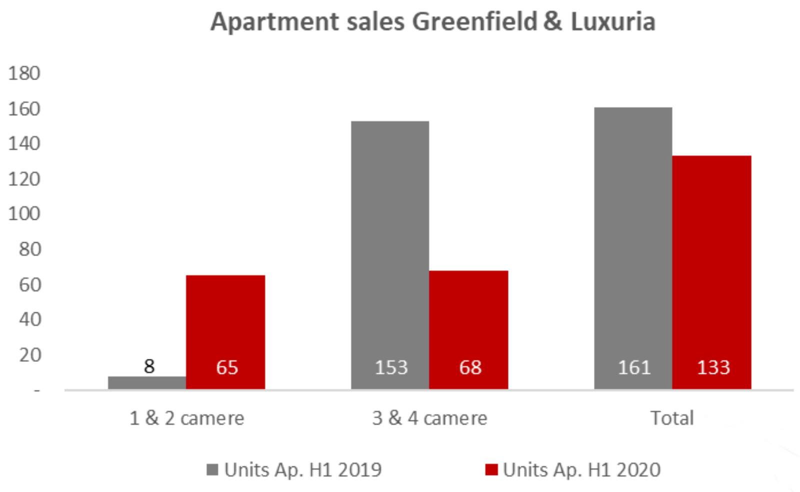

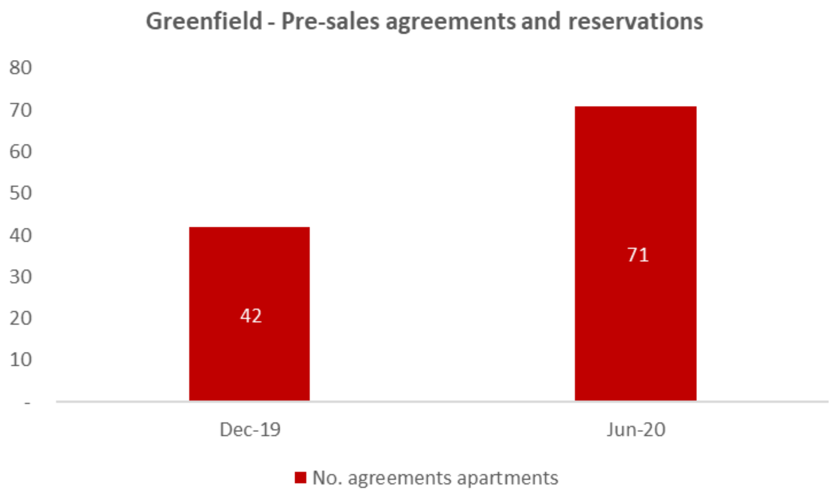

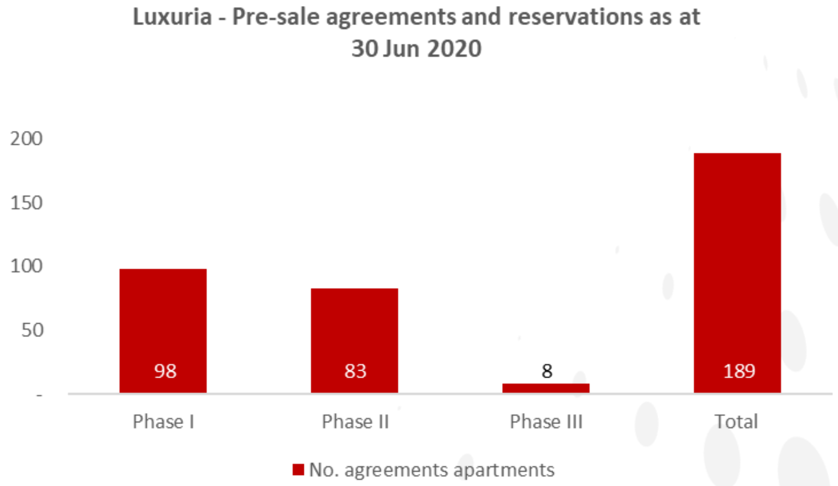

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IMPACT
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IMPACT: 29 YEARS OF INNOVATION

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.

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 phase of the LUXURIA project with 232 apartments.

1990 | 2000 | 2010 | 2020

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.

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
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
It completes the third phase of GREENFIELD project, the Platanilor Assembly, with an area of 10 ha and 39 blocks with 944 apartments

WHAT MAKES US TRUSTWORTHY?

SOLID EXPERIENCE

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

ACCES 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 NAV 175.6 mil €,
Net Debt/EBITDA ratio 3.3 and
Net Debt/EPRA Total Asset
13% at 31st of December 2019.

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

Risk management has always been a priority for Impact and we are focused on aligning to the **global sustainability process**, including handling environmental, social and governance - **ESG risks**.

With the strong belief that is better to prevent than to cure, Impact gives a high importance to **crisis management**. Periodically, Impact management team takes ahead and creates scenarios on how things happen from political, social and economic perspectives, offering best practices to react and take action to reduce the risks.

Sustainability lies in the operating policy of Impact 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.

GEOGRAPHICAL EXPANSION

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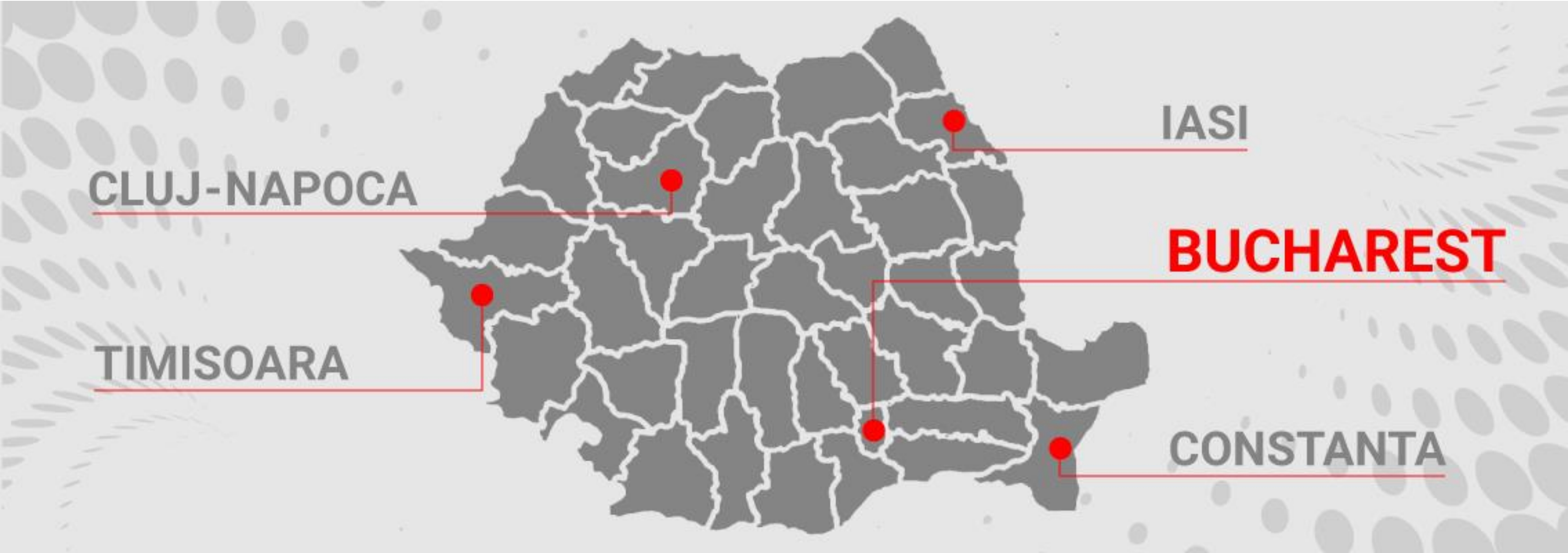
Expansion directions for consolidating market leadership

Our strategic approach comprises:

Geographical expansion in big cities like Bucuresti, Constanta, Timisoara, Iasi and Cluj

Portfolio diversification into residential, hotel, office and retail spaces.



Impact has enough land bank for projects estimated to almost Eur 1 bn. Additionally, there are advanced discussions to buy more lands and to do partnerships with companies that have at least similar size (10,000 apartments and 1bn euros project value), achieving both geographical expansion and diversification to adjacent market segments.

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OUR FLAGSHIP PROJECTS
GREENFIELD

GREENFIELD

IMPACT Developer & Contractor

THE NEIGHBORHOOD EMBRACED BY THE FOREST

From the beginning, Greenfield has been thought as a statement for social responsibility. The project offers new standards of housing development with plans to develop as a smart little city. All the awards received for implementing a Smart City project are a validation of the external recognition of our efforts to build homes and building a better future for all of us.

GREENFIELD

THE NEIGHBORHOOD EMBRACED BY THE FOREST

FACILITIES

Current: public transport, private school, parks and playgrounds, restaurant, medical centre and supermarket

Future: State school, kindergarten, buses, Greenfield Plaza community center including SPA, pool, sports courts, restaurant, supermarket, bank.

UNIQUE LOCATION ON THE MARKET

District 1, framed on two sides by 900 ha of woodland: Baneasa Forest and Tunari Forest.

AT PRESENT

Over 2,500 homes built on 300,000 sqm and over 6,000 inhabitants.

EASY ACCESS

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

DEVELOPMENT 2007 - 2028

The largest residential project in District 1, with a total area of 600,000 sqm and over 7,000 dwellings planned.

GREENFIELD

HIGHEST STANDARD IN THE AFFORDABLE HOUSING SEGMENT

Built using standardized, efficient construction solutions allowing cost efficiency while achieving high energy performance

Exceptional air quality provided by 900 Ha of forest completed by wide green spaces within the development

Built with sustainability in mind
- Selective collection and waste management
- Efficient street & in-building lighting
- Waste-water recovery & management

Highly efficient individual heating systems

High efficiency windows

30cm brick exterior walls with high density insulation

Brick internal walls

Underfloor heating & smart thermostats

GREENFIELD

IMPACT
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BECOMING THE LARGEST GREEN PROJECT IN EASTERN EUROPE

Key development areas :

- Large scale use of renewable energy: solar and geo-thermal
- High energy efficiency buildings & systems
- Green roofs & green facades
- Efficient & sustainable water management
- Waste management
- Low emissions transportation solutions
- Smart home & smart city solutions

Objective:

80% reduction in CO_2 emissions

OUR FLAGSHIP PROJECTS

LUXURIA

LUXURIA

BREEAM EXCELENT CERTIFICATION

Luxuria Domenii Residence 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 them while contributing to the protection of natural resources.

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

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

ELEGANT. PREMIUM. EXCLUSIVE

Granit and marble used for stairs and common areas and last generation of silent elevators are obvious statements of exclusivity for Luxuria.
Spacious rooms with heights of up to three meters and premium finishing's create a truly differentiating package.
Wood and marble flooring, Villeroy&Boch and Laufen sanitary equipment, underfloor premium heating and smart home automation systems complete the package to create a true luxurious feel for residents.

LUXURIA

ELEGANT. PREMIUM. EXCLUSIVE

TOP-RATED LOCATION
- District 1, the Northern area of Bucharest
- Macro-layout - between Kiseleff Boulevard and Ion Mihalache Boulevard
- Direct layout - between Expozitiei Boulevard and Aviator Popisteanu Street

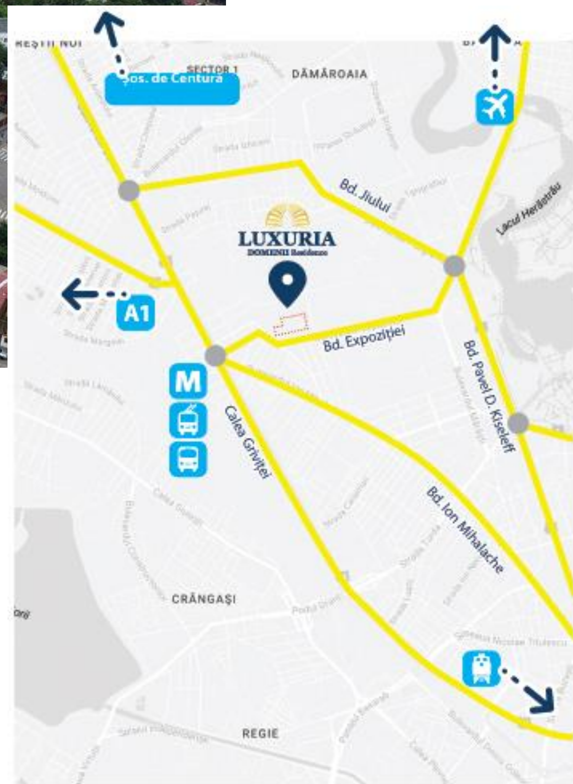
EASY ACCESS
- 5 minutes distance from 1 Mai subway station
- 2 minutes to multiple public transport
- Direct access to DN1 Ploiesti DN3/ Piata Victoriei/ Pod Grand - DN2/ Ring Road – Mogosoaia

NEW BUSINESS CENTER OF BUCHAREST
- The next major business district of Bucharest after Pipera - Floreasca area, considered *the Manhattan of Bucharest*.
- Operating – Expo Business Park (new HQ of ING Bank), Unicredit, OCPI, Ubisoft, Tiriac Holding, World Trade Center, City Gate, CNC.
- Under development – GTC offices, SAB Romania, Skanska Romania

PROJECT CHARACTERISTICS
- Developed on an area of 22,500 sqm
- 630 apartments in 9 buildings
- Premium and Duplex apartments
- Height GF+8, GF+11, GF+12
- Apartments with generous areas between 54 and 245 sqm
- 720 parking places
- Concierge - Reception – Lobby - Mail
- Gym – facility with training and sport equipment and a SPA
- Private natural park dedicated to residents, with an area of 1.600 sqm, provided with playgrounds and leisure areas

LUXURIA

EXCELENT LOCATION



Located in the northern part of Bucharest, District 1, between Expoziției Boulevard and Aviator Popişteanu Street, **LUXURIA Residence** is the place that offers a spectacular view of the city.

LUXURIA

BREAM 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
Use soft landscaping
Biodiversity management plan
Adopt horticultural practices
Build bird boxes
Minimize the use of external artificial lightning

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UNDER DEVELOPMENT PROJECTS

BOREAL PLUS

BOREAL PLUS - APARTMENTS

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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.

2020 - 2023
PERIOD
The entire project will be completed in 3 years, the first phase with 210 flats will be delivered in the summer of 2021.

693
HOUSING
Out of which 18 single or duplex villas and 675 apartments with one, two, three and four rooms, in 9 blocks.

64.5 mil €
VALUE
The location in a constantly developing residential area from the point of view of the infrastructure, favors a high value of the project.

42,000 sqm
TOTAL AREA
Located in one of the best rated residential areas of Constanța, an area in full development

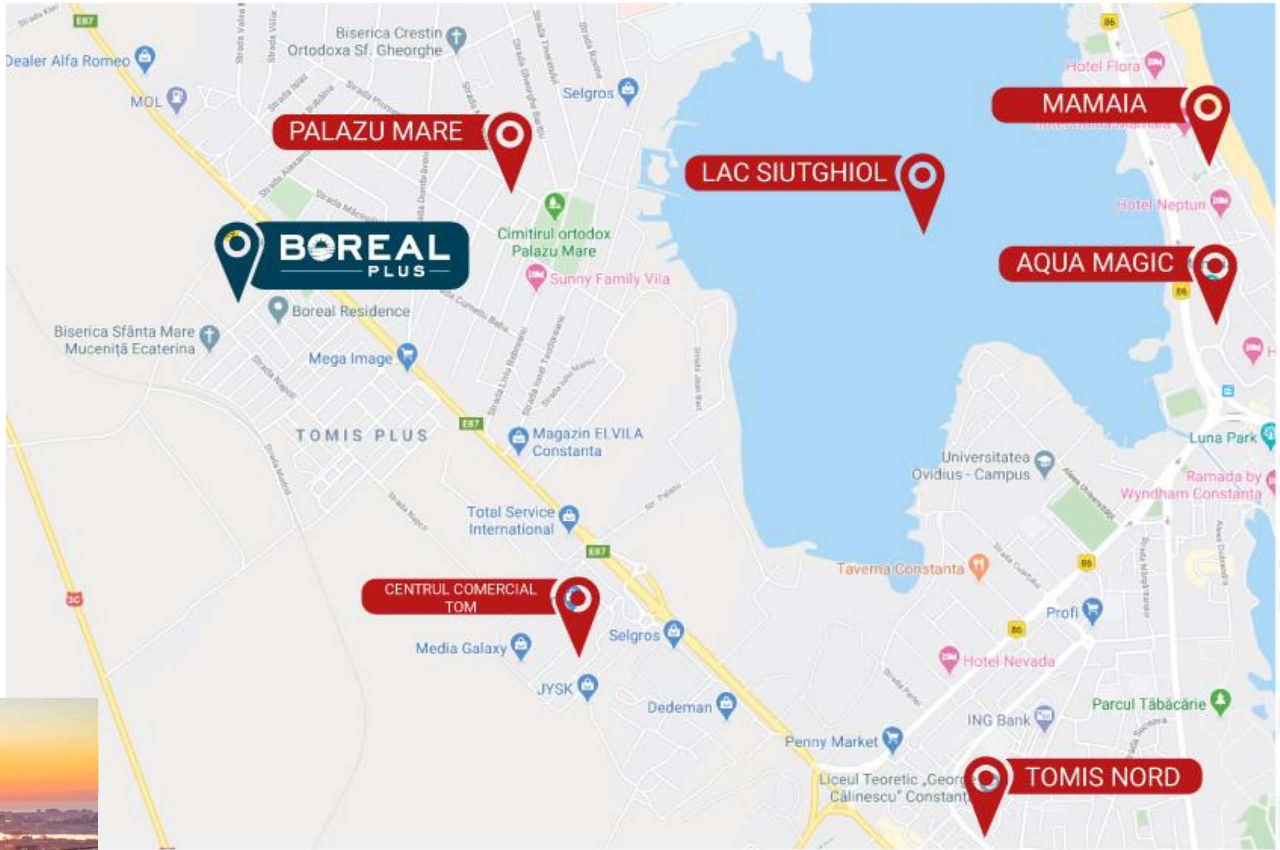
3
PHASES
The project is in the last phase of authorization and preparation for the start of the works.

BOREAL PLUS - APARTMENTS

LOCATION

GOOD LOCATION
IN NORTHERN CONSTANTA

Excellent connectivity:
- National Road DN 2A in front
- Just 15 minutes away from Highway A4 or the center of the city



Excellent positioning in vicinity of essential facilities:
- Right next to Kaufland and close to other shopping centers: Tomis Mall, Maritimo Mall, Carrefour, Decathlon, Selgros, Dedeman
- Easy access to public and private schools and kindergarten
- Close to Ovidius Clinical Hospital
- Close to an agrifood market in Ciresica area
- 10 minutes driving to the beach

BOREAL PLUS - APARTMENTS

FACILITIES

Boreal Plus is a statement location for tranquility and relaxation, in a harmonious natural setting, with a contemporary architecture.

- Well-dimensioned and compartmentalized housing
- Very good quality finishes (premium)
- Contemporary architecture and design
- Basic facilities such as parking, boxes and secure access
- Additional facilities such as the kindergarten, playground, a small park for residents
- Panoramic view of the lake and the sea

UNDER DEVELOPMENT PROJECTS

GREENFIELD PLAZA

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 Residence Baneasa, which is addressed to both residents and the general public.

Greenfield Plaza will benefit from a separate access road so as not to hinder the traffic.







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 2,700 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	210
Land area (ha)	2.5

GREENFIELD COMMUNITY CENTER

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FACTS

Launch date	Hight regime	Parking spaces	Total land surface
Q1 2022	P+2	210	32,071 sqm

FUNCTIONS	DESCRIPTION	LAND SURFACE
GREENFIELD PLAZA	Office, Commercial, Services, SPA	21,496 sqm
PUBLIC SCHOOL	800 pupil 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*

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, pre-school and public gymnasiums, promenade and recreation areas and optional transport). The developer continues the constructive initiatives, consolidating an urban community with a western standard of living, which will define the concept of wellbeing in Bucharest.

GREENFIELD PLAZA

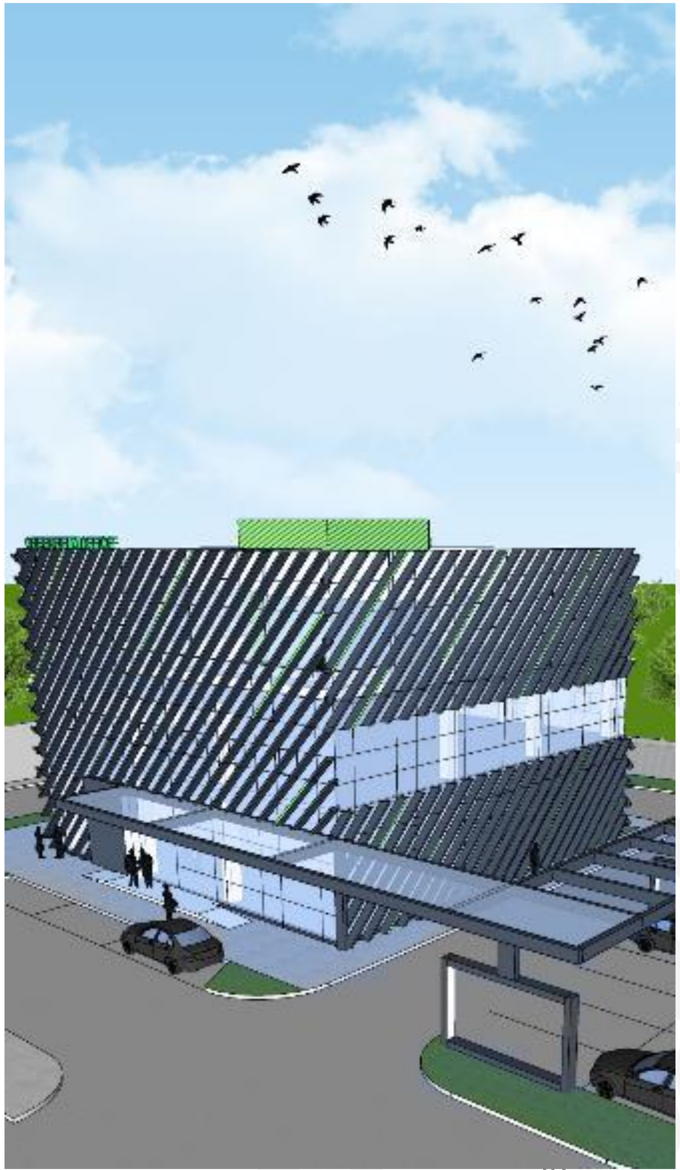
PUBLIC SCHOOL, KINDERGARTEN AND OFFICE

Public school

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

Kindergarten

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



DWELLINGS, LAND BANK AND FUTURE PROJECTS

DWELLINGS

Dwellings stock as at June 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	1.0	0.2
Greenfield II	Bucharest (Baneasa)	4	1	0.3	0.1	0.5	0.1
Greenfield III	Bucharest (Baneasa)	2, 3, 4	166	39.3	8.1	66.8	13.8
Luxuria (Phase I)	Bucharest (Domenii)	1, 2, 3, 4	187	83.9	17.3	140.9	29.1
Other	Constanta, Oradea, Voluntari	1, 4, 5	5	1.4	0.3	1.5	0.3
Total			**362**	**125.9**	**26.0**	**210.7**	**43.5**

Note: Greenfield II - "Salcamilor Assembly" & Greenfielf III - "Platanilor Assembly"

LAND BANK

Land bank as at June 2020

Location	City	Surface (ha)	IFRS book value (mRON)	IFRS book value (mEUR)	EPRA value (mRON)	EPRA value (mEUR)
Greenfield Baneasa	Bucharest	33.7	262.4	54.9	304.0	63.6
Luxuria Domenii	Bucharest (Expozitiei Blvd.)	0.6	12.4	2.6	36.3	7.6
Bd. Timisoarei - Bd. Ghencea	Bucharest	25.9	94.2	19.7	94.2	19.7
Barbu Vacarescu	Bucharest	2.6	116.1	24.3	116.1	24.3
Zenit, Neptun, Boreal	Constanta	10.2	17.2	3.6	41.1	8.6
Other	Bucharest, Oradea	3.8	2.4	0.5	2.4	0.5
Total		**76.8**	**504.7**	**105.6**	**594.1**	**124.3**

The EPRA value considers the fair market value based on the market value according to the revaluations performed by Colliers Valuation and Advisory as at 31 Dec 2019, except for land located in Greenfield Baneasa and Luxuria Domenii for which the investment value was used.

The investment value for Greenfield Baneasa of 190 EUR / sqm (market value – 176 EUR / sqm) was determined by Colliers as at 31 Dec 2019 by using the income approach (residual value) for the 6 new phases of the Greenfield Baneasa neighborhood that will start in 2020.

REZIDENTIAL PROJECTS TO BE DEVELOPED DURING 2020 – 2026 WITH AN ESTIMATED VALUE OF 842 mEUR (1/2)

IMPACT Developer & Contractor

Projects (2020 - 2026)	**City**	**No. of stages**	**Dwellings**	**Project value (mEUR)**
Greenfield Baneasa *(Phase IV & V)*	Bucharest	18	4,399	473.2
Luxuria Domenii Residence	Bucharest	3	630	104.6
Boreal Plus	Constanta	3	693	64.5
Greenfield Iasi	Iasi	2	871	96.7
Luxuria Barbu Vacarescu	Bucharest	2	517	103.0
Total		**28**	**7,110**	**842.0**

Note: The land for the development of these projects is owned by the Company, except for the land for Greenfield Iasi and Luxuria Barbu Vacarescu projects for which the Company is currently prospecting the local market in Iasi and Bucharest

REZIDENTIAL PROJECTS TO BE DEVELOPED DURING 2020 – 2026 WITH AN ESTIMATED VALUE OF 842 mEUR (2/2)

IMPACT Developer & Contractor

Greenfield Baneasa	Project value (mEUR)*	473.2
	Period	2020 - 2026
	Number of stages	18
	Project type	Mixt
	Total area (sqm)	401,146
	Apartments (units)	4,399
	Parking places (units)	5,272
	Greenfield Plaza (sqm)	17,200

* For the residential part of the project

Luxuria Domenii Residence	Project value (mEUR)	104.6
	Period	2018 - 2021
	Number of stages	3
	Project type	Rezidential
	Total area (sqm)	66,499
	Apartments (units)	630
	Parking places (units)	720

Boreal Plus (Constanta)	Project value (mEUR)	64.5
	Period	2020 - 2023
	Number of stages	3
	Project type	Rezidential
	Total area (sqm)	64,440
	Apartments & houses (units)	693
	Parking places (units)	811

Greenfield Iasi	Project value (mEUR)	96.7
	Period	2021 - 2024
	Number of stages	2
	Project type	Rezidential
	Total area (sqm)	78,949
	Apartments (units)	871
	Parking places (units)	1,050

Luxuria Barbu Vacarescu	Project value (mEUR)	103.0
	Period	2021 - 2024
	Number of stages	2
	Project type	Mixt
	Total area (sqm)	61,779
	Apartments (units)	517
	Parking places (units)	696

FINANCIAL OVERVIEW

SUMMARY FINANCIALS

IMPACT Developer & Contractor

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

EUR thousand	H1 2020 (unaudited)	H1 2019 (unaudited)	2019 (audited)	2018 (audited)
Revenue from real estate inventories	13,664	16,774	33,019	21,819
Costs of real estate inventories	(8,201)	(8,932)	(17,682)	(13,212)
Gross profit	**5,463**	**7,842**	**15,337**	**8,607**
Net rental income	69	(8)	1	663
General and administrative expenses	(1,839)	(1,849)	(4,396)	(3,957)
Marketing expenses	(380)	(454)	(979)	(382)
Other operating income/expenses	350	(311)	(379)	(1,119)
Total other income / expenses	**(1,800)**	**(2,622)**	**(5,753)**	**(4,795)**
EBITDA, reported	**3,663**	**5,220**	**9,584**	**3,812**
Depreciation and amortization	(113)	(92)	(195)	(192)
Unrealised gains / (loss) on investment property	-	-	30,464	5,027
Impairment of assets	12	(62)	40	(474)
Other income/expense (exceptional)	-	-	-	(790)
EBIT	**3,562**	**5,066**	**39,893**	**7,383**
Finance costs, net	(1,342)	(699)	(1,248)	(1,277)
Gross profit	**2,220**	**4,367**	**38,645**	**6,106**
Income tax credit/(charge)	(423)	(892)	(6,089)	(1,629)
Net profit	**1,797**	**3,475**	**32,556**	**4,477**

RON/EUR average: H1 2020 – 4.8163, H1 2019 – 4.7414, 2019 – 4.7452, 2018 – 4.6535

SUMMARY FINANCIALS

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

EUR thousand	30 Jun 2020 (unaudited)	31 Dec 2019 (audited)	31 Dec 2018 (audited)
Property, plant and equipment	2,176	1,786	1,470
Intangible assets	27	30	20
Investment property	79,671	80,393	46,552
Long term trade and other receivables	-	-	253
Total non-current assets	**81,874**	**82,209**	**48,295**
Inventories	92,699	90,123	78,422
Trade and other receivables	7,193	6,881	5,535
Cash and cash equivalents	7,942	9,512	6,591
Total current assets	**107,834**	**106,516**	**90,548**
Total assets	**189,708**	**188,725**	**138,843**
Equity	**118,294**	**122,180**	**95,801**
Loans and borrowings	30,170	29,045	24,465
Trade and other payables	68	69	247
Deferred tax liability	9,446	9,619	5,537
Total non-current liabilities	**39,684**	**38,733**	**30,249**
Loans and borrowings	19,223	12,308	7,482
Trade and other payables	12,320	15,314	5,182
Provisions for risk and charges	187	190	129
Total current liabilities	**31,730**	**27,812**	**12,793**
Total liabilities	**71,414**	**66,545**	**43,042**
Total equity and liabilities	**189,708**	**188,725**	**138,843**

RON/EUR closing: Jun 2020 – 4.8393, Dec 2019 – 4.7793, Dec 2018 – 4.6639

CAPITAL MARKET AND NET ASSETS

CAPITAL MARKET AND NET ASSETS

METRICS	31-Dec-17	31-Dec-18	31-Dec-19	30-Jun-20
Price per share (EUR)	0.23	0.21	0.31	0.31
Number of shares (Impact Developer & Contractor)	277,866,574	277,866,574	274,443,532	274,443,532
Market capitalization (EUR)	62,613,452	58,982,377	85,560,827	84,500,003
IFRS (consolidated)				
Net profit (EUR)	11,185,832	4,475,771	32,555,846	1,797,275
Net asset value ("NAV")	91,733,373	95,801,208	122,180,282	118,294,108
NAV/Share (EUR)**	0.33	0.34	0.45	0.45
EPRA* (consolidated)				
Net asset value ("NAV")	128,757,840	154,381,783	175,636,557	175,983,921
NAV/Share (EUR)**	0.46	0.56	0.64	0.66

**European Public Real Estate Association*

**June 2020 - calculated based on 265,000,000 shares, the number of shares after the cancellation in July 2020 of redeemed shares

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

- 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

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

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

Blue line – IMP Orange line – BET index

THANK YOU!