



**IMPACT DEVELOPER & CONTRACTOR SA**

Registered office: Willbrook Platinum Business & Convention Center, 172-176 Bucharest – Ploiesti Road, Building A,  
1st floor, Bucharest, 1st District, Phone: 021– 230.75.70/71/72, Fax: 021– 230.75.81/82/83

Subscribed and paid up share capital: RON 274,443,532

Registered with the Trade Registry Office within Bucharest Court under no. J40/7228/2018, S.R.C. RO 1553483

**To:** Financial Supervisory Authority - Financial Instruments and Investments Sector  
Bucharest Stock Exchange  
Regulated Market

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

**CURRENT REPORT**

According to the provisions of Law No.24/2017 on issuers of financial instruments and market operations and Regulation No. 5/2018 of FSA on Issuers of Financial Instruments and Market Operations, and also the provisions the Code of the Bucharest Stock Exchange, Title II, Issuers and Financial Instruments

|                                                                                                            |                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Date of the report</b>                                                                                  | 15.10.2019                                                                                                                                                    |
| <b>Name of the issuing entity:</b>                                                                         | IMPACT DEVELOPER&CONTRACTOR S.A. (the "Company" or "Impact")                                                                                                  |
| <b>Registered headquarters:</b>                                                                            | Willbrook Platinum Business & Convention Center,<br>172-176 Bucharest – Ploiesti Road, Building A, 1 <sup>st</sup> Fl,<br>Bucharest, 1 <sup>st</sup> District |
| <b>Telephone/fax number:</b>                                                                               | +40-21-230.75.81/82/83, +40-230.75.70/71/72                                                                                                                   |
| <b>Registration number with the Office of the Register of Commerce attached to the Bucharest Tribunal:</b> | J40/7228/2018                                                                                                                                                 |
| <b>Fiscal Code:</b>                                                                                        | 1553483                                                                                                                                                       |
| <b>Subscribed and paid-in share capital:</b>                                                               | RON 274,443,532                                                                                                                                               |
| <b>Regulated Market on which the issued securities are traded:</b>                                         | Bucharest Stock Exchange                                                                                                                                      |

**Important events to be reported:** Information regarding the development strategy of the Company:

The Company hereby informs the shareholders and investors with regard to the following:

BERGAMOT DEVELOPMENTS S.R.L., with registered office in Bucuresti, 1<sup>st</sup> District, 172-176 Bucuresti-Ploiesti Road, office no. 1, Willbrook Platinum & Convention Center, building A, 1<sup>st</sup> floor, registered with the Trade Registry under no. J40/6057/2017, having Sole Registration Code RO 37471856 - „Bergamot Developments”, company within which IMPACT is majority associate holding 99,99% of the share capital, has concluded on the date of 14.10.2019 a Loan Agreement with **UniCredit Bank S.A.** in order to finance the construction of Phase A1 from “Luxuria Domenii Residence” Project, which shall be developed on the land located in 54B Aviator Popisteanu Street, 1<sup>st</sup> District, Bucharest.

A percent about 65% of the total costs related to this phase of "Luxuria Domenii Residence" project will be financed by **UniCredit Bank**, and 35% will be **Bergamot Developments** own contribution.

The total facility value amounts to maximum EUR 20,696,108 plus the amount of maximum EUR 3,700,000 in RON equivalent (revolving type facility). **Bergamot Developments** guarantees **UniCredit Bank** the fulfillment of obligations assumed by the Loan Agreement by set up of this type of financing specific guarantees, among which the real estate mortgage contract having as subject the land located in 54B Aviator Popisteanu Street, 1<sup>st</sup> District, Bucharest.

**IMPACT** guarantees **UniCredit Bank** the fulfillment of obligations of **Bergamot Developments** by conclusion of a real estate mortgage contract having as subject the shares held in **Bergamot Developments** and as exclusive guarantor in terms of coverage of potential costs exceeding compared to the initial budget proposed by **Bergamot Developments** and approved by UniCredit Bank S.A.

The reimbursement term is 31.08.2021.

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

Chief Executive Officer,  
Bogdan Ionuț Oșlobeanu

