



Statutory seat: Voluntari, , 4C Pipera-Tunari Road,
Construdava Business Center, floors 6,7, Ilfov County

Working unit: Willbrook Platinum Business & Convention Center, Sos. București - Ploiești, No. 172-176,
Building A, Floor 1, District 1, Bucharest

Phone: 021- 230.75.70/71/72, fax: 021- 230.75.81/82/83, mobile: 0729.100.001

Subscribed and paid up share capital: RON 277.866.574

Registered with the Trade Registry under no. J 23/1927/2006 Sole Registration Code RO 1553483

Personal Data Operator, registered with the Personal Data Processing Evidence Registry under no. 3406



To: **The Romanian Financial Supervisory Authority**

**Financial Instruments and Investments Sector
The Bucharest Stock Exchange**

Regulated Spot Market

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

CURRENT REPORT

pursuant to Law no. 24/2017 on issuers of financial instruments and market operations and to the Romanian National Securities Commission Regulation no. 1/2006 on issuers and operations with securities, as subsequently amended and supplemented and the provisions of Article 99 of the Bucharest Stock Exchange Code, Title II, Issuers and Financial Instruments

Report date:	11 July 2017
Name of the issuing entity:	IMPACT DEVELOPER&CONTRACTOR S.A. (the “ Company ”)
Statutory seat:	Voluntari, 4C Pipera-Tunari Road, Construdava Business Center, floors 6, 7, Ilfov County
Phone/Fax number:	021-230.75.81/82/83, 230.75.70/71/72
Registration number with the Trade Registry attached to the Ilfov County Tribunal	J23/1927/2006
Romanian Tax Registration Code:	1553483
Subscribed and paid up share capital:	RON 277,866,574
Regulated market on which the issued securities are traded:	Bucharest Stock Exchange

Important events to be reported: Information regarding the issuance of 120 (one hundred twenty) bearer series A secured bonds by the Company

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

1. On 10 July 2017, the Company offered (the “**Offer**”) for subscription 120 (one hundred twenty) bearer series A secured bonds, each with a nominal value of EUR 100,000 (one hundred thousand euro) and a total nominal value of EUR 12,000,000.00 (twelve million euro), issued in documentary form (collectively, the “**Bonds**”), to two investments funds managed by Credit Value Investments Sp. z o. o. (CVI), (collectively, the “**Original Bondholders**”) who accepted the Offer on the same date.

2. The Bonds are subject to terms and conditions governed by Polish law and, *inter alia*, provide that:
- 2.1.the Bonds shall be initially offered at the issue price of EUR 98,400 per Bond (respectively, EUR 11,808,000 per total number of Bonds);
 - 2.2.the Bonds were issued on 11 July 2017;
 - 2.3.the Bonds mature on the date falling 54 months after the issue date, subject to mandatory redemption of 50 per cent. of the nominal value of all Bonds after 42 months after the issue date;
 - 2.4.the Bonds bear interest at the fixed rate of 6.00 per cent. p.a.; interest is paid semi-annually;
 - 2.5.the proceeds of the Bonds issuance shall be used to finance:
 - a) the purchase, directly or through its subsidiaries, of land plots, each meeting the requirements in the Terms and Conditions;
 - and/or
 - b) the development and construction of residential projects (with potentially commercial spaces) on plot(s) of land owned by the Company or its subsidiaries;
 - 2.6.the Bonds shall be primarily secured with a first rank immovable mortgage, securing the obligations under the Bonds, up to the amount of EUR 18,000,000.00 (eighteen million euro), over the nine plots of land with a total surface area of 196,407.00 sq. m. located in Bucharest, District 1, Romania in the sole ownership of the Company and other accessories thereof;
 - 2.7.the Bonds are subject to a call option, which may be exercised by the Company starting with the second interest payment date, subject to a minimum redeemed nominal value of EUR 1,000,000.00.

IMPACT DEVELOPER & CONTRACTOR S.A.
Chief Executive Officer,
Bartosz Puzdrowski