



**IMPACT**  
Developer & Contractor

# SUSTAINABILITY REPORT

April 2021

# SUSTAINABILITY



**IMPACT Developer & Contractor SA** pays special attention to international business standards and corporate social responsibility standards. As a result, sustainability is a priority branch in the development of the company's projects.

IMPACT shows a constant interest for sustainable constructions, for technical solutions and state-of-the-art finishes, investments in facilities that aim to increase the quality of life and housing for the resident communities.

# SUSTAINABILITY IN 2021

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In the first three months of 2021, we were actively involved in several social responsibility projects in various domains:

**Education.** The Bucharest General Council approved the project for public school and kindergarten in GREENFIELD Baneasa. IMPACT donated to the Bucharest City Hall a plot of land of 9,620 sqm, together with the building project of a public school and kindergarten in GREENFIELD Baneasa, in order to ensure easy schooling access to children who live in the northern part of the capital. The total value of the land and the project amounts to EUR 1.75 million. The project will be developed in 24 months and it will be a complete educational center, with school, kindergarten, gym, library, arts/music workshops, pedestrian alleys, green spaces, playgrounds, parking places and all the things necessary for an ultramodern educational center.

**Public transport.** This year, a second STB line to Greenfield Baneasa neighborhood was introduced, the 203 route. At the same time, according to the approved urban planning for Greenfield Baneasa, IMPACT made available to the municipality, free of charge, near the school and kindergarten, plots of land for a modern STB terminal and for mixed public functions. For the implementation of these functions and infrastructure elements, IMPACT allocated a budget of more than EUR 3 million (excluding VAT).

**Utilities.** In Q1 2021, work was performed on the expansion of the public water supply network in the Greenfield Baneasa, an investment of EUR 350,000 financed by Impact and which is due for completion in the second quarter of this year.

**Caring for the environment.** Impact sponsored the Great Cleaning, the annual event organized by the residents of Greenfield. Being at the third edition, 210 people participated in the event this year, cleaning 80 ha of forest and collecting approximately 2 tons of garbage.

# IMPACT PROJECTS - A GREEN TOMORROW



We consider that it is our duty to responsibly manage the impact that our activity has on the environment and people.

This is why our long-term objective has a strong purpose: to have a positive impact over the society and the environment while creating value for both the company and our clients.

# SUSTAINABILITY COMMITMENT

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**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.

# OUR COMMITMENT TO GREEN





## SPECIFICATIONS

- Minimum of 30% of the energy used comes from a renewable source;
- The insulation envelope of the building is made with the best materials;
- Smart utilization of the energy supply;
- Reduction of the use of fossil fuels, through development of smart technical solutions;
- Both protecting the environment and reducing consumption costs.

IMPACT Developer & Contractor is a joint action company which aligns to international business standards, and it is focused on being an example in the Romanian market through its sustainable practices and GREEN building.

The nZEB building means a building with a very high energy performance, a building that uses very low amount of fossil fuels and a very high amount of renewable energy.

The nZEB standard will apply to all new buildings occupied developed since the 1<sup>st</sup> of January 2021.

We have already started building with the highest standard of sustainability in mind, and our certifications already prove what we are all about, building GREEN communities wherever we operate.

# BREEAM CERTIFICATION

**BREEAM** is the most regarded international scheme which provides certification of the assessment of **sustainability performance** of infrastructure projects, individual buildings and communities.

The BREEAM level means an improvement of the well-being of the inhabitants of certified buildings, while contributing to the protection of natural resources.

The efficiency of buildings means sustainability, ecological solutions, quality of construction, efficiency of consumption and implied, a high reduction of costs.

IMPACT SA is committed to long-term sustainability, hence it will continue to monitor its buildings, to certify new developments and re-certify already certified developments.

BREEAM certification implies a continuous process of reviewing and analyzing timely, by independent authorized advisors, the level to which the standard is respected.

Having **Luxuria Residence** as our reference, we have started the planning of the next developments with the objective to meet BREEAM Excellent certification:

- Architectural design which enhances the well-being of the residents.
- Green terraces and facades that provide aesthetical advantages and additional insulation of the building.
- Usage of strategical sustainability and integrated solutions of intelligent design, starting from Project phase.
- The use of sustainable and healthy materials will guide the selection of building solutions.
- Optimizations of orientation of the buildings and design of windows and terraces, for a better usage of natural light.



# CERTIFICATIONS

Our clients benefit of quality services, guaranteed by the most competent certifications in the field: **ISO 9001, ISO 14001 and ISO 45001.**

The certificates obtained guarantee a wide international acceptance and an openness to the international markets demonstrating at the same time the ability of our company to provide highest quality standard products, to understand the impact that the activity carried out has on the environment and to ensure the health and the safety of its employees.



**ISO 9001: 2015 certification approved by Lloyd's Register Quality Assurance**

- The certified quality management system demonstrates the commitment of the company Impact Developer & Contractor SA for the delivery of goods and services to the highest quality standards and the permanent orientation towards customer satisfaction.
- Confidence in the ability to produce the "quality" of an organization is the basic premise for successful cooperation and development.



**ISO 45001 certification:**

- We live in constant change. Although external factors that we often cannot control can influence the world in which we work, one thing remains constant: we want our employees to work safely.
- ISO 45001 is the international standard for occupational health and safety (OSH) management.



**ISO 14001: 2015 certification approved by Lloyd's Register Quality Assurance**

- This is the only internationally recognized standard as an Environmental Management System.
- The certified environmental management system demonstrates the commitment of our company to control the activities that generate a beneficial or harmful impact on the environment and in compliance with the legislation in force and an asset in relation with the authorities.

## RENEWABLE ENERGY - USAGE OF GEOTHERMAL ENERGY

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Geothermal energy is a clean source of energy which comes from the subsurface of the Earth, and it is used to the heating and cooling of homes. It is accessible 24 hours a day, making it one of the most reliable energy sources, having also an extremely low carbon footprint.

Benefiting from the unique characteristics of North Bucharest (high temperature at relative shallow depths) one of the main features of the system is the use of geothermal energy using both deep drilling and regular geothermal pumps. This system will be used for our new apartment blocks in Greenfield Baneasa. To bring water to the needed temperature each block of flats will have a smaller condensing boiler.

Geothermal heat pumps extract heat from underground in winter, providing it to homes. Deep geothermal rigs are bringing water at 40-60°C that can be very efficiently used by the community for heating, however, it can be used as electricity as well through cogeneration power plants.



# RENEWABLE ENERGY - USAGE OF SOLAR ENERGY



The sun light in a day is enough to ensure the energy consumption of the whole planet. Having that in mind, and the goal for sustainability at our hearts, we are driven to use solar energy to power our communities in an environmentally free way, which reduces the carbon footprint.

Photovoltaic panels capture sun light and transform it to electricity. We use photovoltaic panels mounted on terraces that will ensure the energy consumption for common areas and consumption of pumps.

Photovoltaic systems are going to be used for all our next phases of developments: Greenfield Baneasa Bucharest, Greenfield Copou Iasi, Boreal Plus Constanta, and their biggest advantage for our communities will be the low consumption and cost resulting from the implementation of those systems.

# PROMOTORS OF ELECTRICAL MOBILITY

We indulge our communities to use electrical vehicles, therefore we want to implement as many EV charging stations as possible, both in our residential and commercial projects, supporting the overall development of electrical stations infrastructure in Romania.

We know the ideal number of stations would be 1 for every 10 electrical cars, so we are investing right now, for the future of the well-being of our clients.

Through the collaboration with the best partners, Impact offers its clients a simple way to charge their vehicle comfortably in the commercial areas, or directly at home, by accessible fast-charging stations, to ease the entrance of people in the electrical vehicles' universe.



## IMPACT MISSION: IMPORTANT REDUCTION IN CO<sub>2</sub> EMISSION

Driven by the biggest challenge of the 21<sup>st</sup> century, the CLIMATE CHANGE, powered by strategical partnerships with leaders in the green energy projects, like Aponergy, we strive to bring a new standard of construction efficiency in large scale real estate projects in Romania.



# GREENFIELD BANEASA TODAY

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 900ha 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
- Measuring air quality by installing a monitoring station in Greenfield.

# LUXURIA RESIDENCE

1<sup>st</sup> BREEAM EXCELLENT RESIDENTIAL PROJECT IN BUCHAREST



Modern and exclusive, LUXURIA RESIDENCE offers a select lifestyle and from the beginning designed to fit into the A class energy and in the category of "buildings .

# LUXURIA RESIDENCE

1<sup>st</sup> BREEAM EXCELLENT RESIDENTIAL PROJECT IN BUCHAREST

## Clean Transportation

- Encourage alternative transport
- Proximity to amenities
- Restricted 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

## Energy Efficiency

- Energy monitoring
- Lighting control
- Low carbon design
- Efficient transportation system

## Enhancing site ecology & long term effect on biodiversity

- Use native and acclimatized tree
- Use soft landscaping
- A full biodiversity management plan
- Adopt horticultural practices
- Minimize the use of external artificial lighting

# GREENFIELD BECOMING THE LARGEST GREEN PROJECT IN EASTERN EUROPE



## Key development areas:

- large scale use of renewable energy: solar and geothermal
- high energy efficiency buildings & systems
- green roofs & green facades
- efficient & sustainable water management
- waste management
- low-emissions transportation solutions
- smart home & smart city solutions

# GREENFIELD BECOMING THE LARGEST GREEN PROJECT IN EASTERN EUROPE

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## HIGH ENERGY EFFICIENCY BUILDINGS & SYSTEMS

- Having Luxuria as our reference, we have started the planning of the next phase of Greenfield with the objective to meet BREAM Excellent certification.
- Green terraces and facades will provide both functional (additional insulation) as well as aesthetical advantages.
- 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.

## EFFICIENT & SUSTAINABLE WATER & WASTE MANAGEMENT

- Rainwater harvesting and grey-water recycling to reduce water consumption and minimise the burden to the public drainage system.
- Economic water usage through low-flow showerheads and taps, low-flush toilets.
- Smart selective waste collection using intelligent & connected underground bins.

# GREENFIELD BECOMING THE LARGEST GREEN PROJECT IN EASTERN EUROPE

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## LOW-EMISSION TRANSPORTATION SOLUTIONS

- All homes to be within a ten-minute walk of frequent public transport and everyday neighborhood services.
- Extensive facilities in Community center, public school and church reducing the need to travel outside Greenfield.
- Electric chargers for electric cars and scooters.
- Ride-sharing facilities for electric cars, scooters and bicycles.
- Extensive infrastructure for bicycles (including outside connections).

## LARGE SCALE USE OF RENEWABLE ENERGY: SOLAR AND GEOTHERMAL

- We are partnering with Aponergy for development of specific renewable energy projects.
- Benefiting from the unique characteristics of North Bucharest (high temperature at relative shallow depths) one of the main features of the system is the use of geothermal energy using both deep drilling and regular geothermal pumps.
- Geothermal heat pumps are extracting heat from underground in winter, providing cooling in summer.
- Deep geothermal rigs are bringing water at 40-60° Celsius that can be very efficiently used by the community.
- In order to bring water to the needed temperature each block of flats will have a smaller condensing boiler.
- Photovoltaic panels mounted on terraces that will insure the energy consumption for common areas and consumption of pumps

## FURTHER GREEN PROJECTS TO BE DEVELOPED DURING 2021-2031



In the following years, we focus on implementing our successful housing concept, Greenfield and Luxuria, both in different areas of Bucharest and in the big cities throughout the country. Luxuria City Center, Greenfield West and Greenfield Copou (Iasi) are projected and built on solid sustainability principles in order to fulfill all the criteria of BREEAM Excellent certification.

# WE DEFINE THE CSR STANDARD IN THE INDUSTRY



In our mission to provide clients with well-built housing and develop integrated communities, social responsibility is an essential component.

Developing big residential compounds next to the forest or even in the center of the city attracts the need to educate the residents to live in harmony with nature and in accordance to the laws of it, respecting and protecting the animals in the area and taking care of the forest and the environment.

**>35,000**  
PARTICIPANTS  
*at Impact CSR events*

**> 3500**  
PLANTED TREES  
*in Baneasa Forest, ca.1HA*

**>2,500**  
CHILDREN  
*involved in our events*

**> 5,000 kg**  
COLLECTED WASTE  
*from Baneasa Forest*

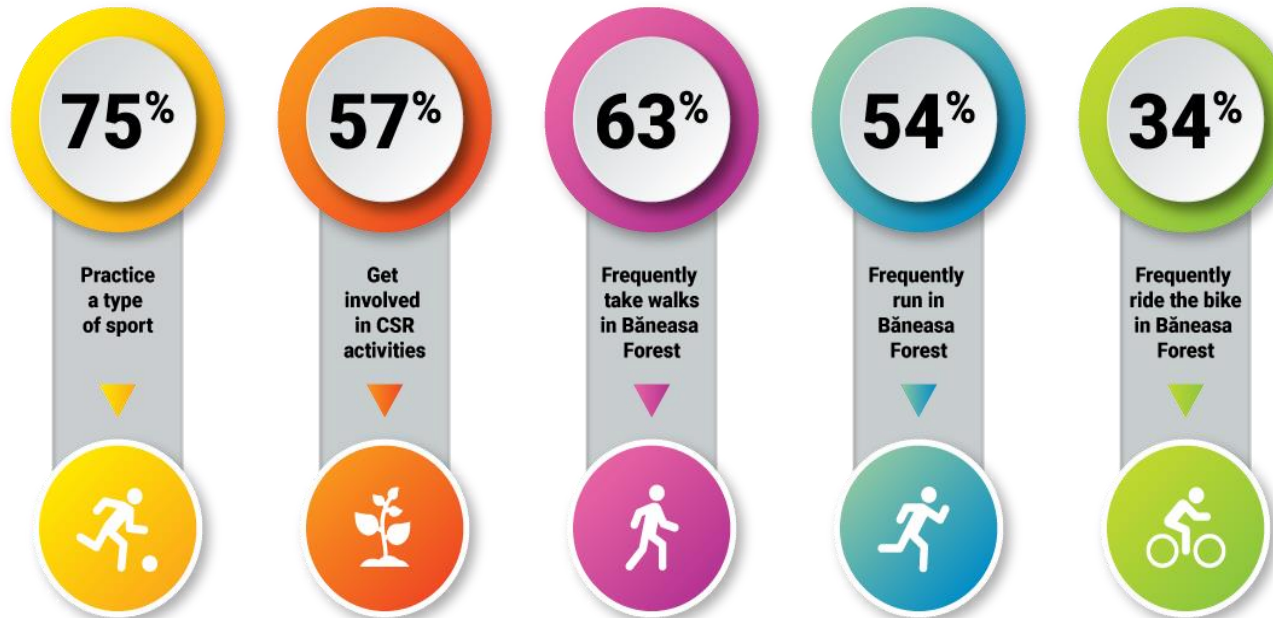
# IMPACT VOLUNTEERING TRENDS



We act in two directions, both physically, by planting trees, but also morally, by educating the public to follow the worthy models, with respect to significant aspects of existence: a healthy lifestyle, the need to preserve the physical condition, the benefits of parent-child activities, outdoor movement, the importance of the quality of the air we breathe and solutions to improve it.

# THE GREEN LIFE IS OUR STATEMENT

## GREENFIELD – SPORT AND HEALTHY PROMOTER



IMPACT often initiates researches to find out the impressions of the residents and their expectations regarding the lifestyle in Greenfield, we ask for feedback and we actively support them in their efforts to protect and conserve the environment.

In 2019 study about Greenfield, we evaluated the housing experience and we found out that people expect the green areas stay the same, without any tree cut.

In addition, we initiated discussions with the authorities to protect the green areas and we also started a petition that claims the *Declaration as "Forest – Park" of the 5 ha forest area from Greenfield neighbourhood.*

# EDUCATIONAL ACTIVITIES



We care about the flora and fauna of Băneasa Forest, this is why we have taken action to help the birds, especially on cold period of time, but not only.

We engaged Greenfield community into building little tree houses for birds, carefully placed in the trees.

The activity made the children and the adults more responsible and caring with the birds.

We love nature and consider properly to teach Greenfield kids about the fauna from Băneasa Forest, since they live nearby.

Therefore, we started organizing free Birdwatching clubs, attended by both children and curious parents.

# WITHOUT TRADITIONS WE HAVE NO FUTURE!

From the desire to carry on the Romanian customs, in a continuously changing society, IMPACT has regularly organized activities to preserve and promote the traditions, especially among the young ones.

IMPACT wants to actively contribute to forming a community with principles and values, starting with the smallest residents in the assemblies they develop.



Romanian Christmas carols are a special delight for this holiday, as Easter eggs painting remains one of the favorite activities of the little ones.

IMPACT believes in the power of example in the process of formation of the young generation, which is why it organized cultural and entertainment activities on Christmas and Easter.

# MENS SANA IN CORPORE SANO



Greenfield promotes an active, healthy lifestyle, encourages outdoor movement, supports sports and proudly participates in sports competitions.

For the past two years, Greenfield has been the main sponsor of Băneasa Forest Run, which has reached its fourth edition and has enjoyed the presence of 1,500 people. In this contest, Greenfield has a non-competitive race, dedicated to families: *Greenfield Family Run*, with a record attendance of 350 parents and children at the last edition.

Another sports competition that Greenfield holds is *Băneasa Race*, which already has 5 editions, the last event gathering more than 1,200 competitors.

The most popular competition in which Greenfield had a dedicated race, *Greenfield Relay*, was part of the *Bucharest Half Marathon*, which had 18,000 participants.

In 2019, we launched a duathlon sports competition, along with the *Road Grand Tour*, the first edition of *GREENFIELD DUO CHALLENGE* being a real success.