



IMPACT DEVELOPER CONTRACTOR S.A.

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 Office within Bucharest Court 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. 24/2007 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:	26 May 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:	+40-21-230.75.81/82/83, 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 annulment of an ownership title underlying the acquisition by the Company of an immovable asset

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

1. On 25 May 2017 meeting, the Company's Board of Directors has taken note of the existence of the civil decision no. 3028 dated 13 April 2010, issued by the Court of first instance (in Romanian *Judecatorie*) of District 6 Bucharest (the "**Civil Decision**"), related to the litigation filed by Chiajna Commune's Mayor against Ilfov County Commission for the Establishment of Ownership Rights over Land and Institutul Pasteur S.A., which has become final pursuant to the settlement of the recourse action by the civil decision no. 744 R dated 11 March 2011, issued by Bucharest Tribunal – civil Section no. V, as well as the potential implications of the Civil



Decision, as further set forth below.

2. The Civil Decision upholds that the property title no. 68,401 issued by the Ilfov County Commission for the Establishment of Ownership Rights over Land on 5 February 2004, re-establishing the property right of Institutul Pasteur S.A. over a plot of land of 107 ha 9100 sqm situated on the territory of Bucharest municipality – Districts 5 and 6, is null and void (in Romanian, *nul absolut*). The land acquired under the property title which formed the object of the Civil Decision have been divided over time into several plots of land, among which the plot of land having a surface of 258,925.36 sqm, registered in the District 6 Bucharest land book no. 59472, having the cadastral number 6515/6/1, being currently owned by the Company after two successive transfers of ownership (the “**Land**”). According to the Company’s annual report for the year 2016, the value of the Land as of 31 December 2016 was of RON 61,007,496.
3. Currently, the Land is not mortgaged in favour of any third party.
4. The Land is part of the Company’s (short and medium term) residential development strategy, and specific studies, documentations and technical projects have been carried out for this purpose; the first constructions over the Land are currently pending authorisation and licensing.
5. Although the Company was not a party of the judicial proceeding which lead to the award of the Civil Decision and the Company was not informed of the existence of such proceeding, the Civil Decision may result in certain legal risks regarding the validity of the property title of the Company as a subsequent acquirer over the Land. Until now, the Company has not been notified in any way of any claim by any third party related to the recognition of any ownership right over the Land and/or the annulment of the Company’s ownership right over the Land and/or the registration of the ownership right of any third party over the Land in the land book, nor it is aware of the initiation, or of the intention of initiating any action based on these claims.
6. After having analysed the aspects set forth above and, *inter alia*, having taken into account expert opinions received in connection with the matters above, the Company believes that its good-faith acquisition of the ownership right over the Land according to Contract authenticated under no. 2781 of 31.08.2006, the undisturbed possession since 2006, as well as the legal provisions in the field of land laws are expected to constitute reasonable protection of the Company's ownership over the Land against third party claims.
7. Furthermore, the Company intends to use all diligence and efforts to defend its title over the Land, including by initiating interrogatory inquiry actions, as decided by the resolution of the Board of Directors dated 25 May 2017. Through the interrogatory inquiry action, the Company intends to regularize the legal uncertainties created by the Civil Decision and to eliminate any doubt regarding the validity of the Company's ownership over the Land in order to secure the continued use of the Land in the interests of the Company and its shareholders.
8. The Company will inform the shareholders and the investor audience of any significant developments in respect to this situation, in accordance with the applicable laws.

IMPACT DEVELOPER & CONTRACTOR S.A.

Bartosz Ruzdrowski

Chief Executive Officer

