

IMPACT DEVELOPER & CONTRACTOR SA

Sediu: Willbrook Platinum Business & Convention Center,

Sos. Bucuresti – Ploiesti, Nr. 172-176, Cladirea A, Et. 1, Bucuresti, Sect. 1, cod poștal 015016

Tel.: 021– 230.75.70/71/72, fax: 021– 230.75.81/82/83, mobil: 0729.100.001

Capital social subscris și integral vărsat: 277.866.574 RON

Înmatriculat la O. R. C. de pe lângă T. M. B. sub nr. J40/7228/2018, C.I.F. RO 1553483

Operator de date cu caracter personal, înscrisă în Registrul de Evidență a Prelucrării deDate cu Caracter Personal nr. 3406



Raport curent privind informatiile prevazute la art. 82 alin (1) din Legea nr. 24/2017 si ale Regulamentului nr.5/2018, privind emitentii si operatiunile cu valori mobiliare

Data raportului: 26.09.2019

Denumirea entitatii emitente: IMPACT DEVELOPER & CONTRACTOR SA

Sediul social: Bucuresti, Sos. Bucuresti – Ploiesti , Nr. 172-176, Clădirea A, Etaj 1, Sector 1.

Numarul de telefon/fax:230.75.70/71/72, fax :230.75.81/82/83

Codul unic de inregistrare la Oficiul Registrului Comertului J40/7228/2018

Capital social subscris si varsat: 277.866.574 RON

Piata reglementata pe care se tranzactioneaza valorile mobiliare emise: Bursa de Valori Bucuresti

EVENIMENTE IMPORTANTE DE RAPORTAT

Tranzactii de tipul celor enumerate la art. 82 alin (1) din Legea nr. 24/2017, aferente contractelor cu partea afiliata, din perioada **Ianuarie 2019 – 26 SEPTEMBRIE 2019.**

1. Partile Contractante:

- IMPACT DEVELOPER & CONTRACTOR S.A.
 - ACTUAL INVEST HOUSE SRL, parte afiliata
 - BERGAMOT DEVELOPMENTS SRL, parte afiliata
 - BERGAMOT DEVELOPMENTS PHASE II SRL, parte afiliata
 - IMPACT FINANCE SRL, parte afiliata
-

2. Date cu privire la natura actului (data incheierii, valoarea si descrierea obiectului contractului) :

Conform descrierii din tabelul de mai jos:

| Compania | Compania din grupul Impact | Nr si data contractului initial | Act Adicional | Act Adicional | Durata contract/act aditional | Tipul | Categorie | Obiect | Plata | Penalitati | Achizitii/vanzari/Dobanda (RON) |
|------------------------------------|--|---------------------------------|--|--|---|-----------|-----------|--|--|---|---------------------------------|
| Impact Developer & Contractor S.A. | Actual Invest House S.R.L. | 49 / 01.12.2014 | 3 / 17.12.2015 | 4 / 19.02.2016 5 / 01.11.2016 6 / 01.06.2017 7 / 01.03.2018 | 31.12.2015 cu prelungire pe perioade succesive de cate 1 an | Achizitii | Servicii | servicii cf anexelor A si B | 15 zile de la data receptionarii facturii | 0,1%/zi intarziere dupa 30 de zile de la emiterea facturii | 1,799,488 |
| Impact Developer & Contractor S.A. | Actual Invest House S.R.L. | 03.01.2012 | 2 / 21.12.2015 | ad/06.01.2014 | 31.12.2018 | Vanzare | Servicii | inchiriere spatiu | data de 15 a fiecarei luni pentru luna urmatoare | 0,2%/zi intarziere dupa 15 zile de intarziere de la scadenta facturii | 6,388 |
| Impact Developer & Contractor S.A. | Actual Invest House S.R.L. | 01.10.2014 | 1 / 01.07.2015 | Ad3/02.10.2017 | 02.10.2020 | Vanzare | Servicii | inchiriere spatiu | in primele 5 zile pt luna in curs | 0,2%/zi intarziere dupa 15 zile de intarziere de la scadenta facturii | 10,597 |
| Impact Developer & Contractor S.A. | Actual Invest House S.R.L. | 1479/20.09.2019 | | | | Vanzare | | Vanzare imobile | 30.09.2019 | n/a | 1,575,126 |
| Impact Developer & Contractor S.A. | Bergamot Developements | CTR./14.09.2017 | ACT AD/ 24.05.2018 | | 24.05.2021 | Imprumut | Imprumut | Imprumut operational | 24.05.2021 | n/a | 1,719,128 |
| Impact Developer & Contractor S.A. | Bergamot Developements | CTR. 21.04.2017 | Act ad. 06.08.2018 | | 31.12.2020 | Vanzare | Servicii | inchiriere spatiu | data de 25 a fiecarei luni | n/a | 4,259 |
| Impact Developer & Contractor S.A. | Bergamot Developements | CTR. 1935/27.07.2018 | | | 31.12.2021 | Vanzare | Servicii | servicii consultanta si intermediere imobiliara | 10 zile de la data receptionarii facturii | 0,1%/zi intarziere | 329,447 |
| Impact Developer & Contractor S.A. | Bergamot Developements | CTR. 1934/27.07.2018 | | | 31.12.2021 | Vanzare | Servicii | servicii proiect management, design, servicii juridice | 10 zile de la data receptionarii facturii | 0,1%/zi intarziere | 662,287 |
| Impact Developer & Contractor S.A. | Impact Finance & Developments S.R.L. | CTR/01.12.2017 | | | 01.12.2019 | Vanzare | Servicii | inchiriere AUTO | data de 15 a fiecarei luni | 0,5%/ora intarziere incepand cu a doua ora | 26,034 |
| Impact Developer & Contractor S.A. | Impact Finance & Developments S.R.L. | CTR/26.05.2017 | | | | Vanzare | Servicii | inchiriere spatiu | data de 25 a fiecarei luni | n/a | 4,259 |
| Impact Developer & Contractor S.A. | Bergamot Developments Phase II SRL | CTR. 12.07.2017 | Act ad. 06.08.2018 | | 31.12.2020 | Vanzare | Servicii | inchiriere spatiu | data de 25 a fiecarei luni | n/a | 21,293 |
| Impact Developer & Contractor S.A. | Impact Finance & Developments S.R.L. | ctr. 27.06.2017 | | | 27.06.2019 | Imprumut | Imprumut | Imprumut operational | 27.06.2019 | n/a | 0 |
| Impact Developer & Contractor S.A. | Clearline Development and Management SRL | ctr.01.11.2018 | | | 01.11.2019 | Imprumut | Imprumut | Imprumut operational | 01.11.2019 | n/a | 1,557 |
| Impact Developer & Contractor S.A. | Bergamot Developments Phase II SRL | ctr.14.09.2017 | 25.05.2018 09.08.2018 10.10.2018 | | 24.05.2021 | Imprumut | Imprumut | Imprumut operational | 24.05.2021 | n/a | 707,784 |

3. Garantii constituite, penalitati stipulate

Nu sunt constituite garantii si penalitati.

4. Creante reciproce :

| | Valoarea tranzactiilor la 26-Sep-19 | Sold contabil la 26-Sep-19 |
|---|--|-------------------------------|
| Vanzare de bunuri si servicii (Clasa 7) | | |
| Filiale | | |
| Actual Invest House | 1,600,545 | 7,524 |
| Clearline Development and Management | 6,008 | 59,492 |
| Bergamot Developements | 997,091 | 1,615,663 |
| Bergamot Developments Phase II | 4,259 | 2,030 |
| Impact Finance | 42,140 | - |
| | 2,650,044 | 1,684,708 |
| | | |
| | Valoarea tranzactiilor la 26-Sep-19 | Sold la 26-Sep-19 |
| Achizitii de bunuri si servicii(clasa 6) | | |
| Filiale | | |
| Actual Invest House | 1,799,488 | 249,436 |
| Clearline Development and Management | - | 2 |
| Bergamot Developements | - | - |
| Bergamot Developments Phase II | - | - |
| Impact Finance | 10,000 | 1,428 |
| | 1,809,488 | 250,865 |
| | | |
| | Valoarea tranzactiilor la (RON) 26-Sep-19 | Sold la (RON) 26-Sep-19 |
| Venituri din dobanzi(766) | | |
| Filiale | | |
| Actual Invest House | - | - |
| Clearline Development and Management | 1,557 | 1,557 |
| Bergamot Developements | 1,719,128 | 3,732,738 |
| Bergamot Developments Phase II | 707,784 | 1,323,511 |
| Impact Finance | - | - |
| | 2,428,469 | 5,057,806 |

| | <u>Valoarea bruta</u> | <u>Depreciere</u> | <u>Valoarea contabila</u> |
|--------------------------------------|-----------------------|-------------------|---------------------------|
| Imprumuturi acordate | | | |
| Filiale | | | |
| Clearline Development and Management | 35,000 | 0 | 35,000 |
| Bergamot Developements | 63,774,365 | 0 | 63,774,365 |
| Bergamot Developements Phase II | 16,163,000 | 0 | 16,163,000 |
| Impact Finance | 85,000 | 0 | 85,000 |
| | <u>80,022,365</u> | <u>0</u> | <u>80,022,365</u> |

IMPACT DEVELOPER & CONTRACTOR S.A.

**Director General,
Bogdan – Ionut Oslobeanu**