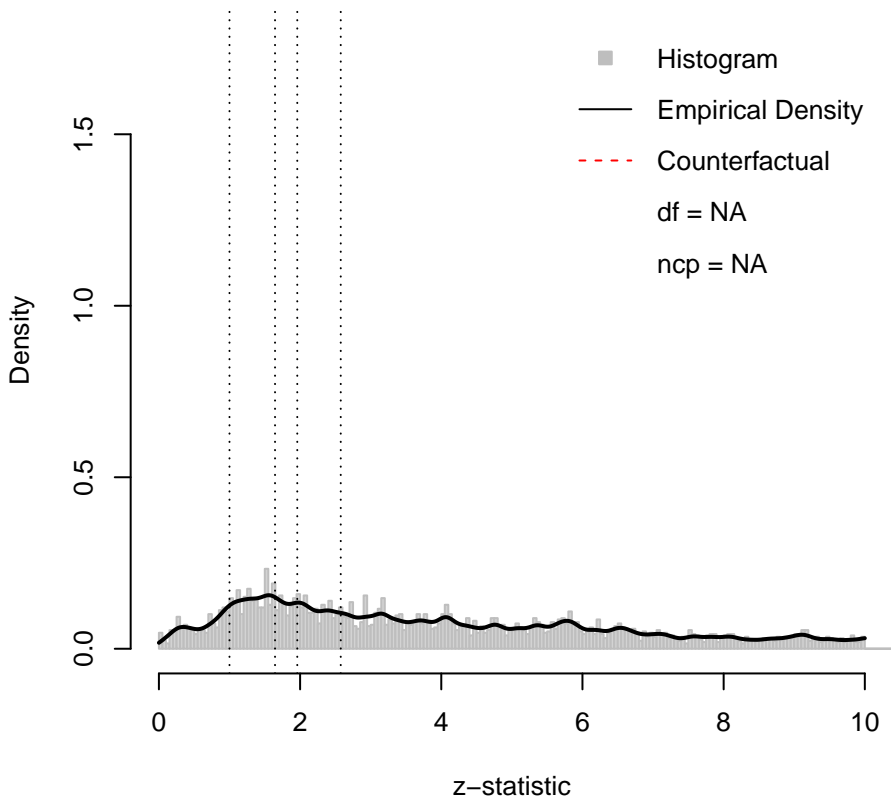
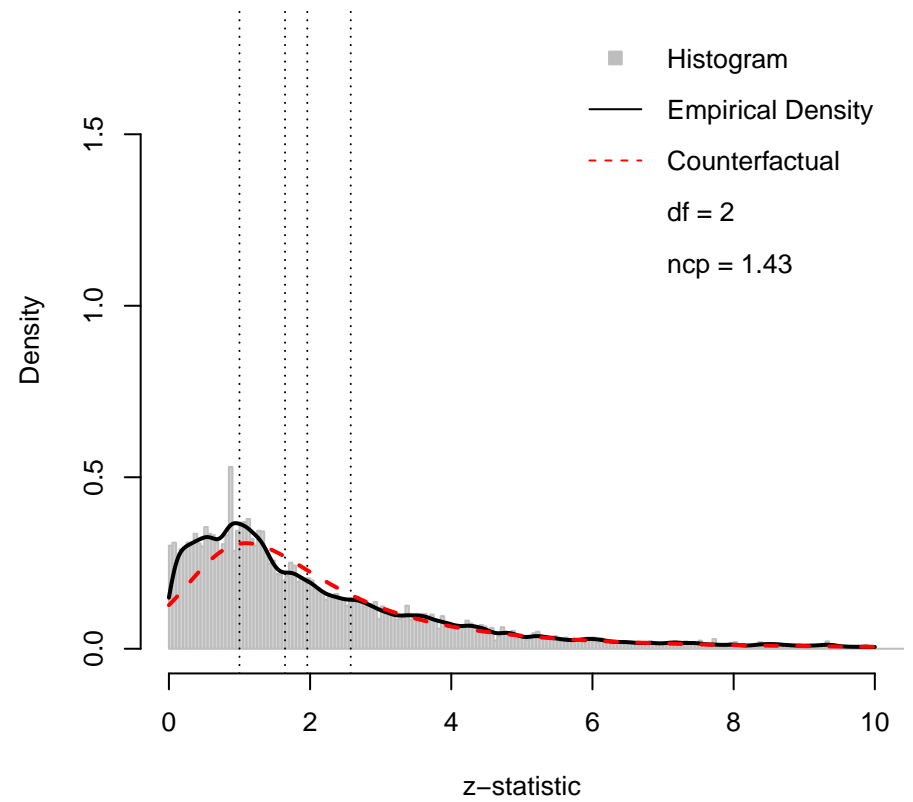


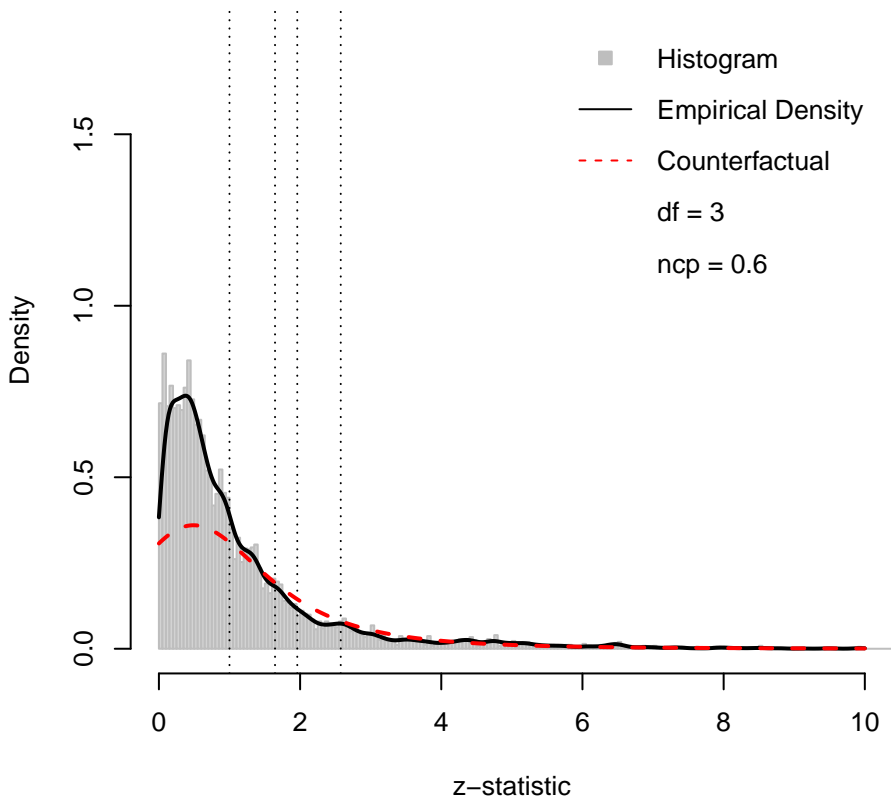
impact to short run (0m – 5m)



short run to medium run (6m – 18m)



medium run to long run (19m – 36m)



long run (> 36m)

