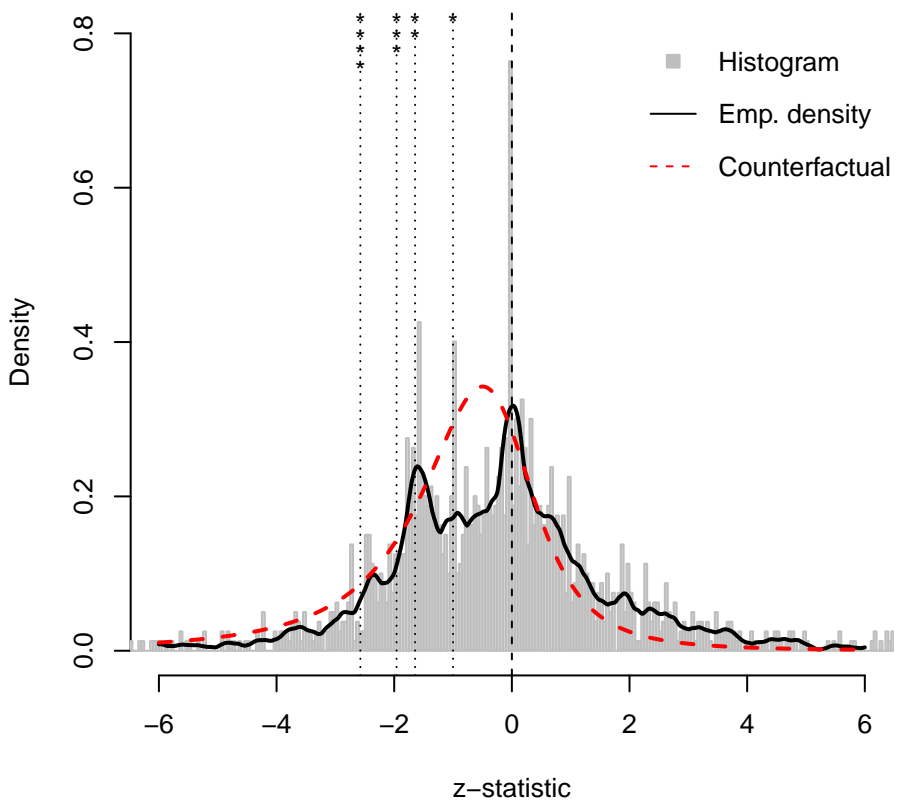
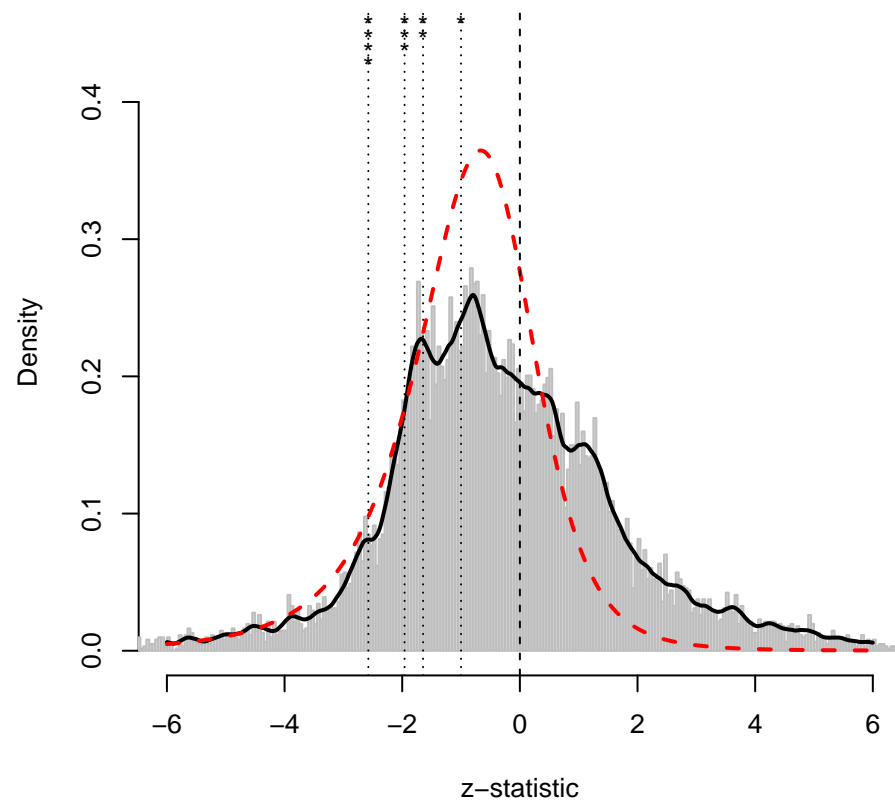


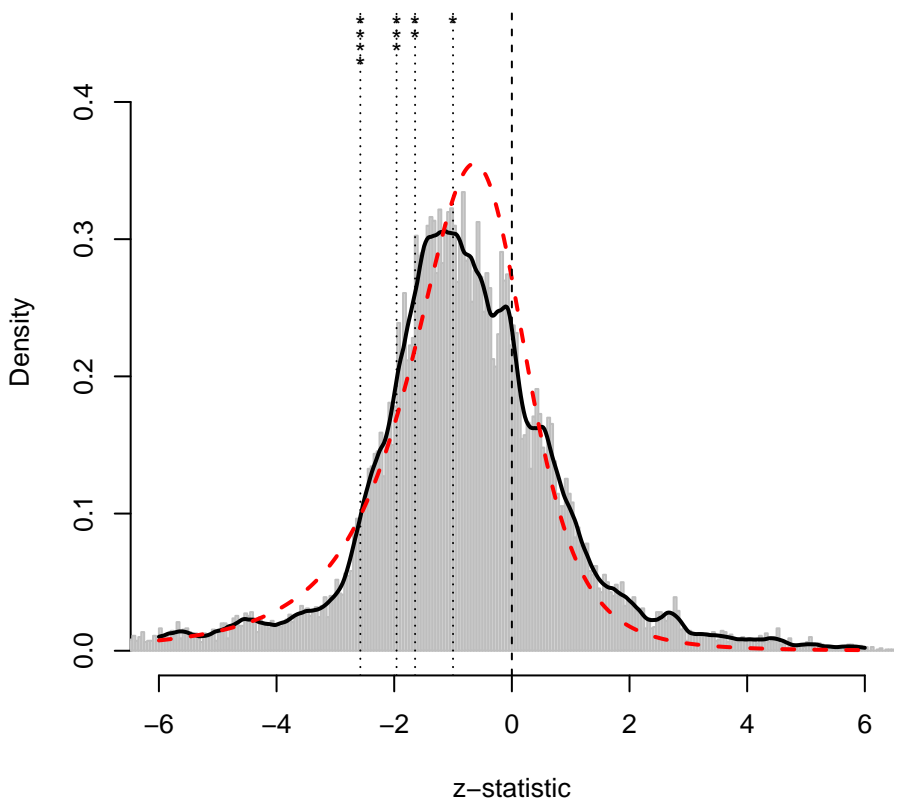
**impact (0m)**



**short run (1m – 12m)**



**medium run (13m – 36m)**



**long run (> 36m)**

