

SINGLE LOT - TECHNICAL DATA SHEET OF THE PROPERTY

**REAL ESTATE LOCATED IN TURIN, VIA NIZZA 230 – ESTABLISHMENT
OF A NINETY-NINE-YEAR-OLD LEASEHOLD PROPERTY WITH END-USE RESTRICTION**



PART ONE – CHARACTERISTICS OF THE PROPERTY

LOCATION - CONSISTENCY - MAIN CHARACTERISTICS

The lot is within the "Lingotto" multi-purpose complex located in the Nizza Millefonti district, in the southern part of the city center, between via Nizza and a branch of the railway bypass, within the 8th Administrative District.

The "Lingotto" Multi-purpose Complex borders to the East on the public via Nizza, to the West on the via Trucco park, called "Lingotto Station", to the South on the area of the new skyscraper of the Piedmont Region and the "OVAL" and to the North on the area of "EATALY".

Access to the area is both from the public via Nizza, through six vehicle and pedestrian entrances that make it possible to reach both the large squares on the East and West sides of the buildings as well as the underground parking on the West side, by an underground road that passes under the southern ramp, and from the subway of Corso Giambone, through a special road interchange leading to the open-air square on the West side of the OVAL building.

The multi-purpose complex is served by the underground railway that makes it possible to reach the City center, 3.5 km away, in just 10 minutes and is connected to the railway station of the same name by the Olympic arch, a reminder of the XX Olympic Winter Games of 2006, which supports the pedestrian walkway. The connection to the network of ring roads and motorways can

be reached along the 3 km of expressways in just 7 minutes. Nearby, just 1 km away, you can reach the Po river park. The university buildings are easily reachable: in 20 minutes you can reach the Faculty of Economics and Commerce, in 25 minutes the Polytechnic of Turin and in 30 minutes the Humanities Faculty.

The Building Complex, home to the Fiat industrial plant built between 1915 and 1930, was a crucial place in the history of Italian production up until its closure (1982). Built in the countryside outside the urban center, it is now incorporated into the urban fabric of buildings. The industrial building facility, defined by Le Corbusier "A document for urban planning", has maintained its connotations even if enriched by Renzo Piano with the "bubble", transparent spherical room (1994), suspended 40 m above ground, flanked by the helicopter pad and the "scrigno" ("chest"), a steel structure (2002). The building, defined since the beginning by the five floors of the workshops, still today presents the covered track for the testing of vehicles still reachable by the two helical ramps of vertical connection, located at the North and South ends of the building. After the closure of the plant, in the mid-eighties, its transformation started as a result of an international competition and the subsequent approval of the Detailed Plan. It is currently used as a fair and congress center, a center for innovation, university, service activities for individuals and businesses, service equipment. It hosts the Congress Center, the FCA offices, the Giovanni and Marella Agnelli Art Gallery, the Giovanni Agnelli Auditorium, the 8Gallery shopping center, two accommodation facilities, as well as the Foresteria (Guest House), which is the subject of this auction, various catering activities, the cinema, the Dental Care, the premises for the Degree Course in Automotive Engineering of the Politecnico of Turin. The premises on the ground floor of the complex and adjacent buildings, including the Oval built to host the speed skating competitions of the XX Olympic Winter Games in Turin 2006, host national and international exhibitions such as Mother Earth, the Book Fair, the Motor Show.

The distribution and functional organization of the Lingotto is divided into two distinct macro areas called "Lingotto Fiere" and "Comprensorio Lingotto" (long wing "Ex Officine"). The "Lingotto Fiere", used as an exhibition space, is square in shape and occupies the historical "Fabbricato Presse". It consists, for the most part, of a single floor above ground, it occupies a gross area of about 45,200 square meters. The "Comprensorio Lingotto" ("Lingotto Building Complex"), which includes the "Foresteria" ("Guest House") which is the object of alienation, consists of the rectangular-shaped wing called "Ex Officine" and consists of 2 underground levels and 7 levels above ground, including the parts above the track and concerning, in this case, the Scrigno (Chest) of the Art Gallery, the Bubble and the Helicopter-surface. The gross floor area per floor plan is, in this case, approximately 46,000 square meters and is used for exhibition spaces, congress areas, hotels, offices, public spaces, commercial activities and restaurants, university education activities and accommodation activities.

Between the building and Via Trucco there is an underground garage on two levels that can accommodate 2,775 parking spaces; while outside there are large open areas used as a street-level open-air parking lot. On the east side of the "Ex Officine" building, always in an underground position, there is the so-called "Sala 500" ("500 Hall"), which is part of the Congress Center. In the area between the "Comprensorio Lingotto" and the underground garage, there is a structure called the "Edificio Sommerso" ("Underground Building"), which houses most of the plants and technical equipment serving the "Comprensorio". Inside the "Edificio Sommerso" there are also

maneuvering/logistics areas for loading/unloading operations, a recycling area for waste collection and warehouses for the various functions operating in the Lingotto Building Complex.

The Complex, in its entirety, is managed by the Lingotto Consortium which also includes the coordination of the condominium.

The portion of property which is the subject of the leasehold property extends within the building called "ex officine", near the so-called "testata nord" ("North Head"). The main level is located at +22.65 with respect to the ground floor and extends for about 170 meters in length and 32 in width for a gross floor area of about 8,700 square meters. The building, already included in Section 5 of Intervention Phase III, as outlined in the detailed Lingotto plan, was the object, in the early 2000s, of a profound intervention of building renovation that defined the current configuration. The real estate property coincides with the spaces intended for the "Foresteria Lingotto" ("Lingotto Guest House") currently used as university residences.

The main access to the "Guest House" takes place directly in the Lobby via the condominium lifts or on foot along the "Northern Ramp". The entrance area, where the reception services are located, some living spaces and other spaces used for breakfast service, is a space of great interest. The "Lobby", as mentioned, overlooks the "Northern Ramp" and has a double height having as ceiling the intrados of the concrete slab of the parabolic curve. The areas used as lodgings are located on the two wings of the building that are crossed by longitudinal distribution corridors on which there are 15 bedrooms with 4 beds and 24 bedrooms with 2 beds (2 of which are 2 beds/2 for the disabled). All for a total of 216 beds. The configuration is substantially twofold:

- Number 28 accommodation units on a 6-meter module with a living room at a height of +22.65/+23.05 and the bedroom part, as a mezzanine, at a height of +25.17 (4 beds) including entrance, bathroom, living room with kitchen use, hallway with staircase to access the mezzanine and beds in the mezzanine;
- Number 2 accommodation units on a 4-meter module developed entirely at a height of +23.05 (4 beds) including a sleeping area (with mini-bar) and bathroom.
- Number 48 accommodation units on a 4-meter module developed entirely at a height of +23.05 (2 beds) including a sleeping area (with mini-bar) and bathroom.

Inside the building there are also large spaces used as entertainment - study - living room that can also allow for the organization of events or workshops.

The proportional parts of the common and indivisible parts, both of the building complex and the so-called "Zona Nord Lingotto", which will be described better below, are part of the leasehold property.

MOVABLE PROPERTY

The movable property described below are also part of the object of sale:

1. Furniture whose approximate list, on 30 September 2018, is attached to this SHEET (Attachment 1). The latter include property placed by the Foundation during the contractual period in place of the pre-existing ones: e.g. kitchen blocks in the rooms complete with sinks and hotplates - bed frames in the double rooms with mattresses - projector in the auditorium.

2. Some of the movable furniture originally present in the building and now removed due to age and deterioration: these are goods placed partly in an underground warehouse registered in the Building Registry, map sheet no. 1401, lot 265, sub-parcel 483, of undivided co-ownership of the City for a share of 106/1000, (mainly accessories, such as umbrella stands or ashtrays) and some in the basement of Building "C" of Lot III of the former MOI, located in via Giordano Bruno 191 (mainly the original kitchen blocks, without sinks). Various building materials and substitute tiles were also placed in the aforementioned warehouse. The free use of the basement of building "C" is intended as allowed in order to keep the storage of what is placed there, up until the request for clearing by the City, to be formalized with 60 days' notice.

Furthermore, it is specified that the following movable property is not owned by the City and will be removed by the Foundation at the time the Property is released:

- gym equipment;
- furnishings in the 5 rooms used as executive/administrative offices;
- chairs for the conference and auditorium rooms;
- laundry equipment;
- 2 projectors in the conference rooms;
- TVs in the rooms;
- refrigerated room;
- 2 refrigerators for single dose plates;
- 2 coffee machines.

The furnishings referred to in points 1 and 2 will be sold together with the building. Their estimate, based on the auction together with the value of the Building, is to be understood in a maximum price, taking into account that the goods referred to in paragraph 1, although fully amortized, are in good condition, functional to use, with design features similar to the industrial style that is still up-to-date and appropriate to the context.

The movable property will be sold in the state of fact and law, use and conservation in which they are at the time of delivery, exempting the Administration from any liability in this regard for hidden, apparent and not apparent defects, or in any case deriving from the state in which they are at the aforementioned date.

STARTING PRICE OF THE AUCTION

Euro 11,200,000.00 (of which Euro 11,000,000.00 for the leasehold property of the building and Euro 200,000.00 for the full ownership of the furnishings) not subject to VAT

CADASTRAL DATA

The real estate unit, undergoing cadastral updating, is currently registered in the Building Registry of the City of Turin at map sheet no. 1401 parcel 265 subordinate 465 (via Nizza No. 294, floor: 4; Registered Area 2; Category D/2; cadastral income: 78,594.00 Euros) and stands on the area registered in the Land Registry at map sheet no. 1404, cadastral map 265.

Within the perimeter of the real estate portion there are the technical atriums, for the purpose of the vertical distribution of the facilities and the stairwells that serve the entire portion of the

complex. The volumes of the aforementioned rooms are identified in the Urban Real Estate Registry of the municipality of Turin as common goods that are not listed for tax purposes at map sheet no. 1401 parcel 265 sub. 189 and are intended to be subject to rights of way in favor of the Lingotto Consortium. The use of the technical rooms is bound to the passage of common utilities. With the cadastral update, which will be produced in time for the deed, we will proceed with the removal of the stairwell access to the art gallery currently included in the cadastral planimetry of sub. 465 but actually belonging to sub. 189 - common good not listed for tax purposes. Therefore, this room is not included in the leasehold property.

CADASTRAL CONSISTENCIES

North: Outdoor area, Inner Court, Map sheet no. 1401 parcel 265 sub. 189, Map sheet no. 1401 parcel 265 sub. 288;

East: Inner Courtyard, Map sheet no. 1401 parcel 265 sub. 186, Map sheet no. 1401 parcel 265 sub. 189;

South: External area, inner courtyard, Map sheet no. 1401 parcel 265 sub. 189, Map sheet no. 1401 parcel 265 sub. 288;

West: Inner Courtyard, Map sheet no. 1401 parcel 265 sub. 189, Map sheet no. 1401 parcel 265 sub. 7, Map sheet no. 1401 parcel 265 sub. 461.

PREVIOUS SALE DEED

The real estate portion is owned by the City by way of purchase from Lingotto S.p.A. with a deed made by notary Marocco on 30 December 1999 rep. n ° 136382/58530 (registered on January 21st, 2000 to the numbers 1995/1203). The sale included the proportional share of the common and indivisible parts, both of the area of the complex and the so-called "Zona Nord Lingotto". The former were identified in Attachment 1 to the Articles of Association of the Lingotto Consortium, established by a deed with authenticated signatures by the notary Ettore Morone on July 30th, 1996 rep. n ° 78514 and 78519 and by the notary Giuseppina Morone on July 31st, 1996 rep. No. 112254 and subsequent amendments. These are basically ramps, stairs, common passageways, porches, internal roads, teleheating network up to each user's meter, etc. The City has the ownership of 13.50 thousandths on these common goods. The latter, on the other hand, are common parts of the "Zona Nord Lingotto"; in fact, the City participated in the establishment of the "Consorzio Progetto Zona Nord Lingotto" with a deed by notary Marocco of February 9th, 1999 rep. No. 134932 with a quota amounting to 106.01 thousandths which corresponds to an equal number of thousandths of the common and indivisible parts of the "Zona Nord" itself. Also in this case these are corridors, vertical connections, etc.

For more details see the item "Consorzio Lingotto - Condominio" ("Lingotto Consortium - Condominium").

RESTRICTIONS ACCORDING TO LEGISLATIVE DECREE 42/2004 OR PREVIOUS REGULATIONS

The Architectural Complex was the subject of a protective measure dated 17 May 1986 of the Ministry of Cultural Heritage Activities and Tourism, which was then abrogated and replaced by the provision of 30 September 1994, by which it was subjected to protection according to Articles

1 and 2 of June 1st, 1939 of law no. 1089 - or according to articles 10, 12, 13 of legislative decree no. 42 of 22 January 2004 - regarding the two access ramps to the test track on the roof, the test track, the central crossbar and structural facade mesh, the fences on Via Nizza, including the porters' lodges, the area surrounding the office building, the marble furnishings and the semifixed wooden ones in the entrance halls, the fixed and mobile furnishings of the "Sala Consiglio", as well as the areas and buildings referring to the original plant of the "Fabbrica FIAT Lingotto Carrozzeria".

By letter protocol no. 5592 of 29 August 2018, authorization to establish the leasehold property according to art. 55 of the aforementioned Legislative Decree 42/2004 was requested to the Superintendency of Archeology of Fine Arts and Landscape for the Metropolitan City of Turin. The tenderer must therefore undertake to comply with all the possible requirements and conditions that the Regional Secretariat of the Ministry of Cultural Heritage, Activities and Tourism of the Piedmont Region might add in the authorization for the establishment of the leasehold property in the authorization decree. The definitive deed will then be subject to suspension, in order to allow for the right of pre-emption to purchase by the legitimized Bodies, according to art. 60 of the same Legislative Decree.

OCCUPANCY STATUS

The building, currently used as a university residence "Camplus College" is occupied as a consequence of the concession to the Falciola Foundation (now C.E.U.R. Foundation) of 5 July 2013 rep. RCU n ° 6583, expired on July 31st, 2018 (annual fee €51.65). The concession, which also includes the mobile furnishings therein, establishes that the premises are to be used "*prevalently and primarily for use as a guest house and university residence*". With the resolution of the C.C. mech. No. 2018 03616/131 dated September 17th, 2018, it was authorized for the building to remain in the possession of the C.E.U.R. Foundation up to the maximum term of 31 May 2019, under the same previous contractual conditions.

The Lot will therefore be delivered, upon completion of the condition precedent according to Legislative Decree 42/2004 and subsequent amendments, occupied by the aforementioned Foundation, and the owner of the right to building ground must commit to maintaining the possession held by the Foundation under the same conditions established in the aforementioned concession, until 31 May 2019, with the right of renewal or transfer of the guaranty given in favor of the City to guarantee the correct fulfillment of the contract. The purchaser will still be granted access to the Guest House for measurements, surveys and anything else necessary for his project, upon agreement with the concessionaire.

LINGOTTO CONSORTIUM – CONDOMINIUM

A consortium with external activities according to art. 2612 of the civil code called "Consorzio Lingotto" ("Lingotto Consortium") is established among the owners of the buildings located in the Multi-purpose Lingotto Center ("Center"). All owners of real estate located in the "Center" as well as their successors in title are obliged to be part of the Consortium. Those who buy, in any capacity, the property of a building located in the "Center" automatically become part of the

Consortium. The City of Turin has the right to participate in the Consortium's Board of Directors with a member.

The Consortium has the purpose of taking care of discipline, coordination and control of the activity of:

- management of the goods of the building complex and their ordinary and extraordinary maintenance, in compliance with the town planning requirements, restrictions and obligations, established for the "center" and contained in the following documents:
 - Detailed plan set down in the modification to the general town planning approved by resolution of the Piedmont Regional Council number 113 of March 27th, 1990 and related Technical Rules of Implementation;
 - framework convention stipulated on March 1st, 1991 between Lingotto s.r.l. and the City of Turin and related agreements on implementation and that of June 19th, 2001 concerning the construction, management and methods of subjection for public use of the areas;
- verification and control in compliance with the urban planning and building regulations concerning the building;
- management of relations with public authorities and any third parties regarding the drafting and fulfillment of urban planning agreements;
- administrative and judicial representation, according to law, of the consortium owners, within the scope of the Lingotto Consortium also for acts of a negotiation nature, including urban conventions and similar acts;
- coordination of the organization and development of promotional activities and improvement of the "Center";
- coordination within the "Center", for the achievement of a unity of interventions and homogeneity of initiatives in order to guarantee the most complete and punctual work aimed at adapting to legislation applicable regarding prevention and safety in the workplace and areas open to the public;
- fulfillment of any other useful and appropriate act for the pursuit of the purpose of the consortium.

The duration of the consortium is until 2050 unless extended, to be decided at a meeting.

The following clauses will be included in the deed of establishment of the leasehold property, with the obligation of transcription, as a result of participation in the Consortium:

- *the property under contract is subject to the regulations contained in the Articles of Association, the Regulations of the complex property and the Building Regulations of the Lingotto Consortium that the purchaser declares to know well and accept in their entirety, for him and his successors in title, as part of this contract;*
- *in particular, the purchaser acknowledges and accepts for himself and his successors in title the regulations according to which each construction and/or variation, and/or modification of it must be submitted to the prior approval of the board of directors and therefore must be carried out only after obtaining the aforementioned authorization and according to the approved project, remaining otherwise responsible towards the seller and/or, by mandate conferred here, against the Lingotto consortium, for the sanctions provided for in the Consortium Building Regulations;*

- *any dispute arising between the parties regarding the interpretation of this contract and the modalities of construction use of the building will be referred to the exclusive jurisdiction of the Court of Turin.*

The owner of the right to building ground will be, from the moment of purchase, obliged to comply with the regulations contained in the articles of association and in the documents recalled in it and will benefit from the advantages deriving from it.

The planning of the measures necessary to ensure the conservation of the entire multi-purpose building complex, of which the Guest House is a part, is therefore guaranteed through the Board of Directors of the Lingotto Consortium which manages and coordinates the interventions of the Complex itself.

The Lingotto multi-purpose building complex is managed by the Lingotto Consortium through the *"Rules for the allocation of property and management of the thousandths"* of 28 October 2002, which defines the allocation of expenses on the basis of the thousandth tables and regulates the restricted use of the common parts.

The following are indicated in it:

- the *"Synthesis of the identification of subjects and areas of influence of the facilities and services"*, where the following are indicated:
 - Areas of influence: the level external areas, the C.C. tunnel at a height of +8.50, the courtyard coverings 1, 3 and 4, the vertical window frames in the courtyard 2 of the shopping mall, the walkways at a height of +8.50 with stairs and facilities, the underground building, the tunnel of "corso Giambone", the underground road from via Nizza to the courtyard, the surface streets, the ascent roads and the outflow roads, the entrances of Nice 262, 270 and 280, the stairs, the lifts, the roofs, the covering - the track, the facades, the garden of wonders, the south ramp, the north ramp, the sides of the north ramp, ground level entrances phase 3, the enclosures – bars;
 - Facilities: Lighting, power, heating, air conditioning, electrical generators, water, fire, irrigation and fountain, CCTV, burglar alarms, antennas;
 - Services: extraordinary maintenance, ordinary maintenance, cleaning, window washing, rotation of waste bags, security, firefighter support, snow clearing, green maintenance, room control personnel, pest control.
- the *"Distribution of property expenses"*, which subdivides the expenses according to the "type of intervention and areas of influence" in comparative tables (A) in which the millesimal part of competence are indicated which are mediated by "destination" coefficients obtained from the value of the individual buildings assigned according to their respective uses;
- the *"Distribution of management expenses"*, which subdivides the expenses of "services and facilities" according to the various areas of influence in comparative tables (B) which show the various millesimal parts of competence which are mediated by "crowding and frequency" coefficients determined according to the estimated percentage of occupation.

For the part of the Lot subject to this procedure, both the management fees indicated in *Tables B of the Rules for the division of the thousandths of ownership and management* indicated in the "Guest House Function" and the expenses described in Tables A of this Regulation, shall be borne

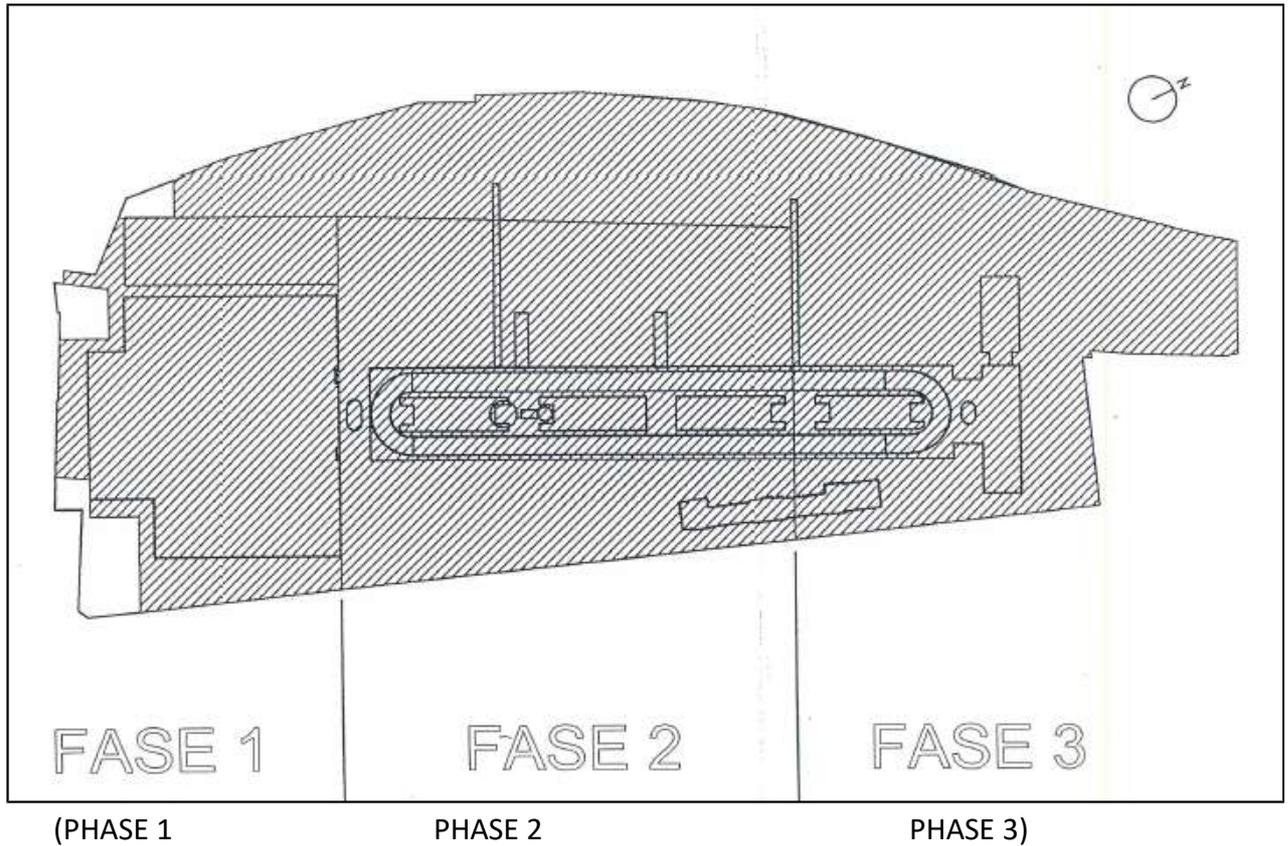
by the CEUR Foundation concessionaire until 31 May 2019 up to the amount of €20,000.00 (twenty thousand/00) per year, the remaining part is at the expense of the successful tender.

Extraordinary maintenance costs regarding the common parts of the Lingotto Multi-purpose Center and the other expenses referred to in the aforementioned Tables shall be borne by the successful tender if they are deliberated starting from the date of the deed.

On the basis of the calculations reported in the final balance sheet for the year 2017, the expenses for the ownership - extraordinary condominium expenses (Tables A), amounted to 56,004.08 euros, while condominium management expenses related to the common areas, including consumption of sanitary water, of the part of energy and water for heating and air conditioning of the building portion (Tables B), amounted to 233,408.88 euros.

In execution of the resolution of the Municipal Council 201704956/009 of 4 December 2017, on 11 December 2017 the deed of division and exact identification of some of the common parts of the Lingotto Multi-purpose Center was signed by the notary F. Pene Vidari. By virtue of this deed, the following were attributed to the City:

- 1) for the part of 1350/100000 (one thousand three hundred and fifty hundred thousandths) the following real estate units constituting common goods: urban areas registered in the Buildings Registry of the Municipality of Turin as follows: map sheet no. 1401 no. 265 sub. 656 urban area of the surface of 1,755 square meters – map sheet no. 1401 no. 265 sub. 658 urban area of the surface of 8 square meters – map sheet no. 1401 no. 265 sub. 659 urban area of the surface of 8 square meters – map sheet no. 1401 no. 265 sub. 660 urban area of the surface of 18 square meters – map sheet no. 1401 no. 265 sub. 682 urban area of the surface of 300 square meters – map sheet no. 1401 no. 265 sub. 684 urban area of the surface of 71 square meters – map sheet no. 1401 no. 265 sub. 702 urban area of the surface of 102 square meters – map sheet no. 1401 no. 265 sub. 378 - census area 2 - cat. C/2 - cl. 3 - 26 square meters - cadastral income euro 73.85 – map sheet no. 1401 no. 265 sub. 379 - census area 2 - cat. C/2 - cl. 3 - 26 square meters- cadastral income 73.85 euros;
- 2) for the part of 10601/100000 (ten thousand six hundred one hundred thousandths) the following portions of real estate units constituting common goods: map sheet no. 1401 no. 485 sub. 2 urban area of the surface of 44 square meters – map sheet no. 1401 no. 265 sub. 674 urban area of the surface map sheet no. 1401 no. 265 sub. 675 urban area of the surface of 82 square meters.



Schematic identification of the Phases of intervention.

UTILITIES

From the date of the deed of the leasehold property, the related consortium expenses as well as all expenses related to the utilities, will be borne by the new owner whose contracts must be directly transferred to him at the expiration of the concession (31 May 2019).

The consumption of drinking water, water and energy necessary for the operation of the utilities dedicated to the real estate property which is the subject of the leasehold property, which are included among the expenses for the management of the condominium, are recorded by means of flow and heat meters (air treatment unit 1: heating meter and water meter, air treatment unit 2: heating and water meter, drinking water: meters 1 and 2).

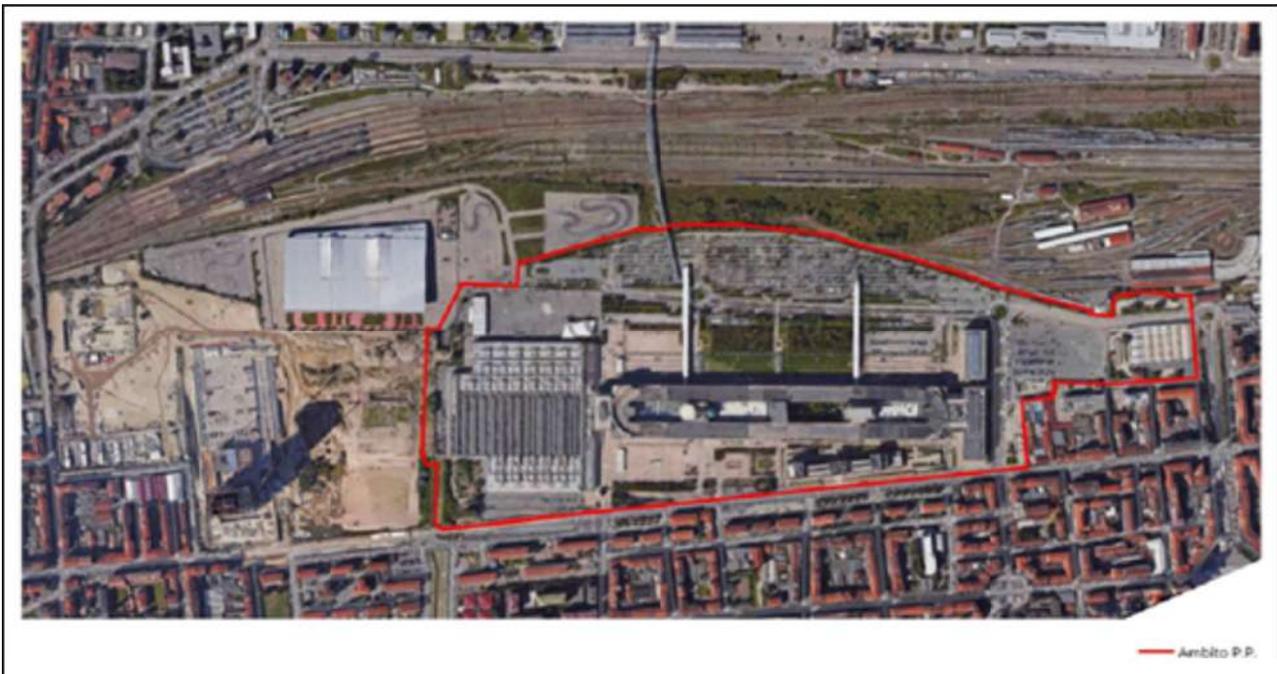
The owner of the right to building ground will have to transfer the supply of electricity to his own name (Iride Energia 144 kW meter in MT - contract number 20052627) and all expenses related to electricity consumption will be charged to him.

URBAN ZONING

The "Lingotto" multi-purpose building complex is included in the regulatory framework 12.16 - Lingotto (urban transformation zones) – Multi-purpose Center as per the Detailed Plan approved with Decree of the Regional Executive no. 113-36507 of 23-27 March 1990, last amended by resolution of the City Council of 25 July 2017 (Mechanographic code 2017 03029/009). The portion of real estate subject to sale is part of Lot III of the Lingotto Detailed Plan and is intended by the General Development Plan to Public Services letter "u" - University. . The Detailed Plan requires in the Rules governing the Technical Implementation (R.T.I): *"The functions [...] aggregated in seven*

lots, having the following zoned uses: lot I - fair and congress center; lot II - innovation center (ASPI, tertiary, Eurotorino); lot III - university; lot IV - service equipment; lot V - ASPI; lot VI - ASPI; lot VII - Regulatory area M1 with special requirements, AMBITO BORELLO MAFFIOTTO. In particular with regard to Lot III - University, the functions referred to in letter c) of article 2 of the RTI (Rules governing the Technological Implementation), ie "university settlements", are located. Lot III is spread over several floors [...] within which there are areas subject to public use not to standard. The cited Rules governing the Technical Implementation in art. 5 call for a maximum gross floor surface equal to 38,300 square meters for Lot III. The zoned use envisaged in art. 3 point 7 Service activities for the NUEA is letter u) university education and related services (university residences, etc.). Article. 4 of the aforementioned RTI states that it is also "permitted to create mezzanines for use in support of the individual uses, for archives, deposits, computer rooms and the like, according to what is indicated by current regulations". The provisions of article 3 paragraph 16 of the NUEA say: "Accessory destinations that are strictly pertinent and connected to the performance of the main activity, such as retail commercial activities, and public stores and craft service activities are permitted (see points 4A1a, 4A2 and 4A3), within the limit of 25% of the existing or planned gross floor surface" and "for justified needs, the above activities are allowed beyond this limit, subject to the decision of the City Council".

From the reading of the table "Synthesis map of geomorphological hazard and suitability for urban use" (Technical Attachments of the General Urban Development Plan Table 3 - scale 1:5000), approved with structural variation no. 100 of the General Urban Development Plan, the property falls under Flat Part: Stability class I (P). The area is included in the beta zone.



Range of the Detailed Plan

ACOUSTIC ZONING PLAN

Regarding the possible uses of the area, the interested parties must proceed to check the consistency with the Acoustic Classification Plan of the Municipality of Turin, or in any case verify its compatibility according to the criteria set out in the Decree of the Regional Executive no. 85-

3892 of August 6th, 2001 "Regional Law no. 52/2000 Article 3 letter a) Guidelines for the acoustic classification of the territory" and subsequent amendments.

REGULATION OF THE LEASEHOLD PROPERTY

The deed of ownership of the leasehold property, subject to conditions to allow the exercise of right to pre-emption by the Bodies legitimated according to prior Legislative Decree 42/2004 and subsequent amendments, must be stipulated by December 21st 2018. The leasehold property will last ninety-nine years from the signing of this deed.

The leasehold property will be set up at a fixed price and not based on its surface measurements (with the exception of the provisions of the last part of the first paragraph of Article 1538 of the Civil Code), in the state of fact and law in which the property is, with the relative burdens, obligations and restrictions and with the relative accessions and appurtenances, rights, dominant and servient easements even if not declared, both apparent and not apparent. It will also be sold as a leasehold property that is free of mortgages and foreclosures, as well as arrears of taxes and taxes on the property until the time of deed, with a guarantee for eviction, without the City's obligation of further building works and/or plant completion, improvement, maintenance, clearance and disposal of waste and materials of any kind, such as rubble, household goods or other, for any reason present on site. Also any recovery interventions (including war), safety measures and eventual disposal of harmful, dangerous and polluting materials and/or substances will be borne by the leaseholder.

The common parts (BCNC) of the Lingotto building complex are intended to be transferred as leasehold per millesimal quota.

The owner of the right to building ground will have to carry out at his care and expense all the necessary, ordinary and extraordinary maintenance/renovation and/or requalification work and carry out any building and plant work required to obtain all the necessary certifications for the safeness of the building.

The owner of the right to building ground will have to undertake to stipulate, with a primary insurance company, a specific insurance policy in order to ensure coverage of civil liability for all damages caused to third parties or third party goods, even for reasons attributable to the building in leasehold.

The owner of the right to building ground, his successors and his successors in title, will be allowed, subject to authorization by the City, to transfer to third parties the leasehold property of the building, exclusively in its entirety, because of the unitary connotation of public interest equipment. It is mandatory to recall, in the contract for the transfer of the leasehold property of the building to third parties - under penalty of its invalidity - the obligations that will be established in the Implementing Convention referred to in the following Point "Further Notes and Obligations at the expense of the owner of the right to building ground: restriction of destination to University Residence and implementing convention", with a new and complete transcription of all the relative clauses. In any case, the potential successors or successors in title, in any capacity, of the owner of the right to building ground will replace the latter according to the obligations arising from the Convention itself.

Collateral security on the property is permitted, provided that at the end of the period the building is returned to the City free from restrictions, mortgages, adverse entries and registrations and

disputes of any nature. In any case, the successful tenderer will have to insert, in the transfer documents of the leasehold property, the thirty-year restriction to the use of the building and its appurtenances for the destination established by this tender. In all cases, the potential successors or successors in title for any reason to the owner of the right to building ground will take his place in the obligations arising from the deed itself.

The duration of the right may be renewed upon expiry, subject to the City's assent and the economic conditions that will be established, to be manifested according to the rules that will then be in force, upon written request of the owner of the right to building ground or his successors in title, accompanied by a description of the work carried out and how it was done; the request must be received at least one year before the expiry date. At the end, the right will lapse; the Lot, including any additions and improvements made, will return to full ownership of the City, without charges for the latter, as required by the Civil Code.

At the end of the leasehold or in case of early termination of it, the Lot must be returned to the City free and clear of things and furnishings, in good maintenance conditions in compliance with all the provisions of law and regulations in force on the subject at the moment of redelivery, as well as free from restrictions and disputes of any kind. All new works carried out on the property in question will be acquired by the City according to Article 934 of the Civil Code, without the latter being obliged to pay compensation or reimbursement to the successful tenderer for any reason whatsoever, not even according to art. 2041 of the civil code.

Six months before the re-delivery, jointly among the technicians of the parties and made clear in a special memorandum, the state of affairs of the building and of the facilities belonging to it will be ascertained; any discrepancies found must be remedied before re-delivery.

NOTES AND OBLIGATIONS TO BE CARRIED OUT BY THE OWNER OF THE RIGHT TO BUILDING GROUND: OBLIGATION TO USE IT AS A UNIVERSITY RESIDENCE AND THE IMPLEMENTING CONVENTION

The bidder has the obligation to allocate the Lot to a University Residence for a period of thirty years, with application, for 51% of the authorized beds, of the rates subject to the awarding. For the remaining 49% of the beds, the rates are free. It is the responsibility of the owner of the right to building ground to make any changes necessary to the Lot to guarantee this use.

The University Residence must be allocated:

- for at least 70% of the total number of places authorized to students - enrolled in degree courses, doctorates, graduate schools, masters, enrolled in degree courses or masters of Higher Education Institutes (Accademia Albertina, Conservatorio, Ssml Vittoria, Ied, Iaad, Iusto Rebaudengo, Escp-Europe, Scuola Holden) - for interns, recipients of scholarships, participants in training courses, students in international exchange programs, Erasmus students and other international exchange projects, etc.;
- for the remaining 30% to categories of users related to the academic world (for example teachers, researchers, summer schools, accommodation for teachers to promote the city, visiting professors, university employees etc.).

During the summer period between July 1st and August 31st, as well as Easter and Christmas periods, the entire complex can accommodate the particular categories of users indicated among

the 30% of those mentioned above or, if they do not fill up the places available, also additional types of users.

In order to guarantee the destination restriction, the owner of the right to building ground must sign, within 90 days from the deed of the leasehold property, a binding deed, to be registered in the Public Real Estate Registers in favor of the City, containing the commitment not to change the destination as a University Residence for a duration of 30 years (so-called "Implementing Convention").

Below are the minimum obligations to be included in the Implementing Convention, which the owner of the right to building lease is required to fulfill, additional to those relating to the rates agreed upon and the type of users listed above:

- a) The rate amounts, which are the subject of the awarding, are subject to annual Istat revaluation (equal to 75% of the consumer price index for families of workers and employees) from the first year following the operation of the complex by the successful tenderer or his manager. The rates will be redetermined every 3 years starting from the 10th year following the stipulation of the convention itself, agreed upon with the City;
- b) Throughout the duration of the leasehold, the successful bidder or his successors in title will provide, even through managers who will assume the consequent obligations and responsibilities, for the management of the Residence. The relationship between the owner of the right to building ground and the manager of the Residence will be regulated by a special act between the parties in compliance with the stipulations established in this call for tenders and in the Implementing Convention, including the application of penalties and sanctions for the breach referred to below, giving prior written notice to the City. The owner of the right to building ground remains in any case the only subject obliged towards the City until the possible transfer of the leasehold property.
- c) In case of non-fulfillment of the obligations related to the rental fee and the destination of the beds, the City, upon injunction to the exact fulfillment within 30 days, will apply a penalty, for monthly payments, equal to twice the amount of the maximum rent received by the manager.
- d) In the event of persistent and repeated serious breaches, such as to compromise the connotation of the University Residence as public interest equipment according to the provisions of the general urban development plan, upon notice for the exact fulfillment within a 60-day period, the conventional agreements may be understood to be resolved in advance and the Municipality will integrate the building complex into its own property, without any indemnity, compensatory payment or any consideration whatsoever.
- e) Monitoring of the correct execution of the contract will be carried out by the Decentralization Department, Youth and Services; for this purpose, the owner of the right to building ground (or his manager) will have to present to the City, by December 31st of each year and for the entire duration of the leasehold, a report referring to the previous year that illustrates the overall situation of the management (for example, the number of rooms occupied for each month with the types of users in absolute numbers and divided into percentages, the rates applied, etc.) and the methods for providing any services.
- f) At the end of the 30-year term, the specific type of "University Residence" may be renewed for a period to be agreed upon through a new convention with the successful tenderer or

his successors in title, upon revision of the economic and rate conditions; in the event of changes in the conditions that do not permit the continuation of management as a University Residence, the right to modify the public service by signing a new convention is recognized, in compliance with the town planning provisions and the legislation in force at that moment. To this end, the successful tenderer or his successors in title will present an application to the City within the 6 months preceding the thirty-year expiry date.

Any type of activity, commercial or not, carried out in the building complex, must comply with the health and safety requirements (facilities, drains, etc.) required by current legislation and must be provided with the relevant permit.

The calculation related to the urbanization costs will be made as follows:

- with regard to the percentage quota subject of the convention according to article 12, paragraph 6, of Municipal Regulation no. 314 regarding the regulation of the construction fee with reference to the rate set for interventions for productive activities;
- with regard to the percentage not covered by the convention and for other activities not within its scope, in compliance with the provisions of the same Regulation that set the rates for each category to which it belongs.

It is understood that, in any case, for the eventual establishment of accessory commercial activities and retail and catering businesses, the relative provision of parking spaces in the quantities envisaged by the law and municipal regulations must be guaranteed.

SECOND PART – TECHNICAL CHARACTERISTICS

BUILDING MEASURES

The construction of the building began before September 1, 1967.

The part of the building, the subject of the creation of the leasehold property, was subjected to an important renovation intervention provided for by the Detailed Lingotto Plan called Intervention Phase III - "Northern area" renovation and carried out through the establishment of the "Consortium project northern Lingotto area". On 9 February 1999, in fact, on the initiative of the City of Turin, the Polytechnic of Turin and the Lingotto S.p.A. and with the subsequent adhesion of the University of Turin, on June 23rd, 1999, the Voluntary Consortium was established with a deed of Notary Marocco rep. no 134932 of 9 February 1999, with the aim of carrying out, in a unified manner, the execution of the renovation work on the North head.

Phase III of the intervention specifically concerned the execution of all the building and plant engineering work and of all the necessary supplies needed for the renovation of the following five areas of intervention:

- Area 1 – Urbanization work;
- Area 2 – Condominium work;
- Area 3 – University training center and research for motor vehicle engineering;
- Area 4 – Center of Excellence for research, training and support of the economic and service activities in the dental and facial sectors;

- Area 5 – Guest House for cultural and university exchanges within the European Union and internationally.

The following building permits were issued:

- building permit no. 835 (protocol no. 1998-1-7906) of June 3, 1998 for "*general demolitions for phase III work*";
- program agreement signed between the Piedmont Region and the City of Turin on May 4th, 1999, approved by resolution of the City Council. no 120/99 on May 24, 1999 and adopted with decree of the regional executive no. 43 of June 9, 1999 - Building code no 1999-1-3883 - Program Agreement (Lingotto Renovation Lot 3). Project authorized by the Regional Board of Public Works for Piedmont, according to art. 81 of the Presidential Decree 616/77, with provision no. 6386 III c2 of June 14, 1999
- granting - convention permit no. 5 of March 10, 2000 (building code no. 1999-1-8861 converted into building code no. 1999-15-8861) by modification during construction with convention permit "*for different internal distribution with greater division of the "room units" with passage from 58 (with 243 beds) to 78 with 216 beds. Smaller number of rooms with mezzanine, from 52 to 28, with a decrease in the gross floor area that becomes 8,855 square meters*";
- administrative provision of July 21, 2000 for notice of commencement of work (building protocol no. 2000-9-10593) for "*modification to program agreement 1999/1/3883*";
- modification during construction to the project authorized by the Regional Board of Public Works for Piedmont with provision no. 8793 III c2 of November 27, 2000;
- Notice of commencement of work (building code no. 2001-9-3745 of March 9, 2001) for internal modifications;
- administrative provision of March 7, 2002 for Notice of Commencement of Work (building code no. 2002-9-2310 of February 19, 2002) for modification of the program agreement during construction.
- Single Technical Administrative Testing Act of December 16, 2002.

The checks in order to validate the building legitimacy of the current consistency are in progress. If necessary, before the deed, a deliberative measure of acknowledging the state of affairs of the building, in which it will be acknowledged that - also according to and for the purposes of art. 40 of law no. 47 of February 28, 1985 and of art. 46 of Presidential Decree no. 380 of June 6, 2001 - the de facto situation must be considered legitimate and excluding work and interventions to be considered illegal according to current legislation.

CONDITIONS OF MAINTENANCE AND CONSERVATION

The property is in good condition. Currently in use is a modern and functional structure able to meet different needs, the rooms are spacious and furnished with rational taste. Large spaces for friendly meetings and relaxation complete the residence.

As a result of atmospheric infiltrations caused by the combination of exceptional atmospheric phenomena and work in progress on the overlying track, in July 2018 some damage to parts of the building and facilities occurred, as well as to furnishings and upholstery in some rooms on the

railroad side of the Lot. The Consortium consequently activated all recourse actions, also with the relative Insurance Companies.

ENERGY CLASS/APE (energy performance certificate)

The energy class and the energy performance index are not available.

It will be the duty of the successful tenderer to prepare the Energy Performance Certificate (EPA) before the final act of constitution of the right.

The following documentation is available:

- *"joint declaration of the designer, the construction manager and the manufacturer, pursuant to Law n. 373/76 and of Law no. 10/91, certifying the conformity of the work carried out to the project concerning the containment of energy consumption";*
- Energy diagnosis of the buildings under the jurisdiction of the Lingotto consortium of July 15, 2011.

CERTIFICATE OF PRACTICABILITY

A certificate of practicability exists, no. 8/2006 (building code No. 2005-2-17012) of January 13, 2006, with reference to the *"Multi-purpose Center of the Lingotto Guest House, fourth floor (5th f.t.) in Turin, via Nizza 294"*

ASBESTOS

The Lot has been the subject of important building renovation work and is not included in the asbestos cadastre of the City of Turin. However, the presence of asbestos in not immediately distinguishable portions in the building complex is not excluded. If the presence is verified, it will be necessary to comply with the provisions of the Ministerial Decree of September 6, 1994 "Regulations and technical methods of application of art. 6, paragraph 3, and of art. 12, paragraph 2, of law no. 257 of March 27, 1992 concerning the cessation of the use of asbestos".

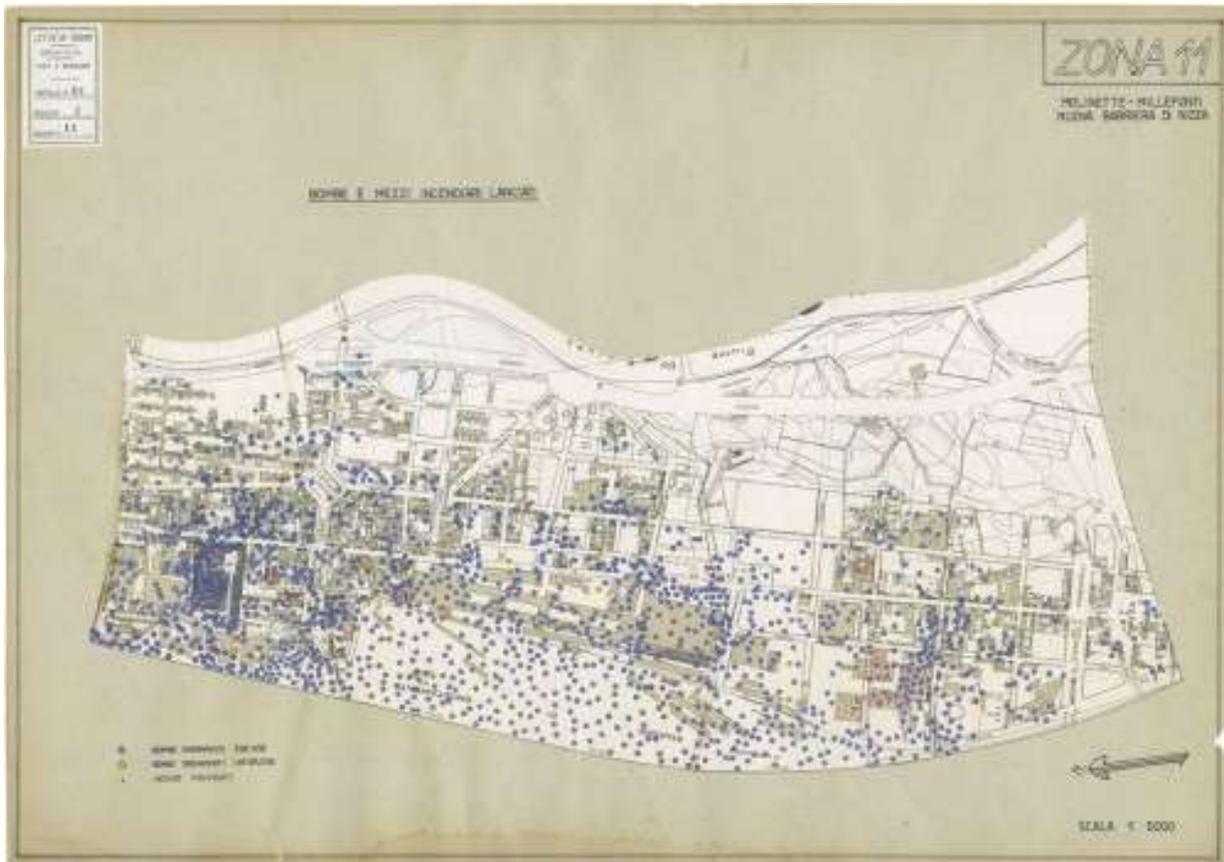
ENVIRONMENTAL – WAR DECONTAMINATION

In view of the fact that the entire Lingotto building complex, of which the portion subject of the tender is a part, was bombed by the British Air Force (RAF) and by the US Air Force (USAAF) during World War II, we cannot completely exclude the presence of unexploded wartime bombs that would require the specific assessment of risks and any necessary interventions for their removal, according to Legislative Decree 81/2008 and of Law 177/2012. Furthermore, in consideration of previous industrial activities, the presence, on the ground or in the subsoil, of polluting substances, is not to be excluded so that decontamination operations might need to be carried out as established by Legislative Decree 152/2006 and subsequent amendments.

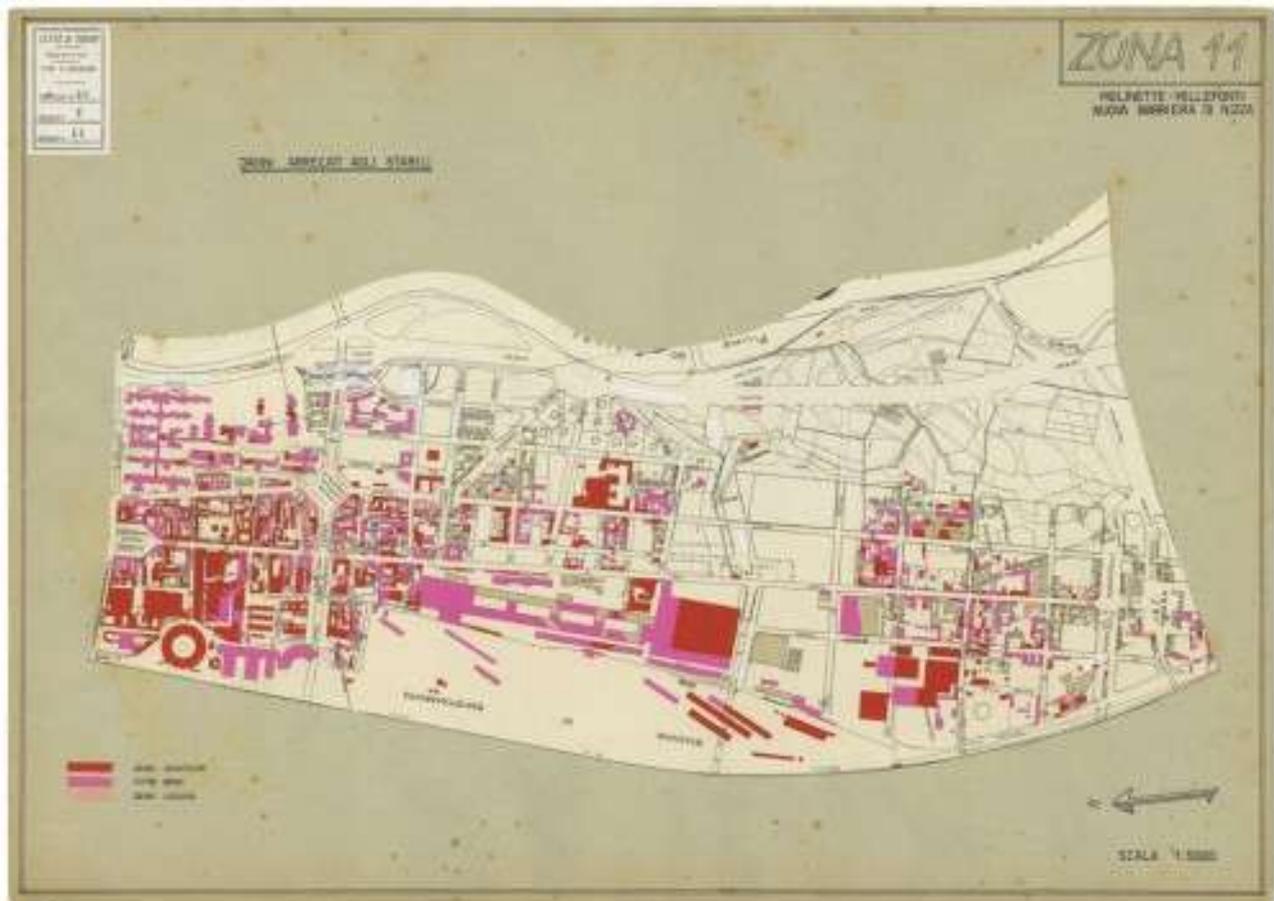
The owner of the right to building ground assumes the obligation to carry out, at his own care and expenses, any reclamation works (including wartime) or safety measures that may be necessary also with reference to the consortium areas, and must bind himself to keep the City free of any burden of charges connected to the execution of safety and environmental decontamination work. These operations, as well as any other activities, including administrative, relating to environmental decontamination, the execution of any operations of war decontamination,

removal and disposal of materials and/or harmful, dangerous or polluting substances that may be necessary regarding the area subject to the creation of the leasehold property, will remain in any case the sole responsibility of the owner of the right to building ground, who will have to assume every obligation concerning the matter.

LAYOUTS OF AIR BOMBARDMENTS



Bombs and incendiary devices launched 1:5000, 1942-1945. Zone 11: Molinette - Millefonti New Barrier of Nizza. ASCT, Types and drawings, map 68, file 1 drawing 11. © Historical Archives of the City of Turin



Damage caused to buildings 1:5000, 1942-1945. Zone 11: Molinette, Millefonti, New Barrier of Nizza. ASCT, Types and drawings, map 68, file 2 drawing 11. © Historical Archives of the City of Turin.

STRUCTURAL WORK

The Lingotto building complex, during the phases of functional adaptation, has also been the subject of substantial repairs and structural adjustments. The structure of the Lingotto, entirely designed in reinforced concrete, was built in the twenties of the twentieth century and consists of a mesh of pillars of about 6 meters by 6 with a section at the foot of about 60 cm by 60, in the former workshop area, and 70 cm by 70 cm, in the area of the Northern head, a dimension that gradually scales down in the upper levels. The ceilings are made of slabs with a thickness of about 16 cm, arranged on secondary beams with a thickness of 16 + 64 cm arranged at an interaxis of about 2 meters for a 6-meter opening. The structure, as conceived by the designer Matte Trucco, was made in such a way as not to present bracing elements with consequent reliance only on the frame of the structure itself for the horizontal action. In order to avoid further burdening on the beams and especially on the pillars, all of the horizontal actions were therefore entrusted, during the renovation phase, to new bracing structures such as septa, stairwells and lifts. The 1999 project also provided for a reinforcement of the foundation in order to increase its load-bearing capacity. Pillars and floors were, on the other hand, the subject of interventions of precise consolidation according to the use that would be made of them.

With regard to the tendered lot, the project for the new structures of the fifth area – Guest House for cultural and university exchanges within the European Union and internationally - was filed,

according to art. 4 of Law no. 1086 of Nov. 5, 1971, with the Piedmont Region – Public Works and Defense of the Geological Aspect with file no. 17 of January 5, 2000 and with the subsequent additions of September 10, 2001 and December 21, 2001.

The certificate of the static test regarding the "*renovation of the ex-workshop building, 5th area guest house, at +23.05, of the multi-purpose Lingotto center*" is dated February 25, 2002 and essentially concerns the following work: work in reinforced concrete cast in situ, floors for mezzanines, screeds on a wooden floor, work with a metal structure and metal mezzanines.

SYSTEMS

With reference to art.1 of Ministerial Decree no. 37 of January 22, 2008, the City does not provide any guarantee regarding the compliance of the systems to the safety regulations in force at the time when said systems were built.

The following is an indication of the existing systems and of the documentation and certifications available to the City of Turin relating to them, as filed within the municipal archives. It will be the purchaser's obligation, before using the Lot, to procure the formal certification, by a qualified technician, of the existing systems that have been restored and/or re-created.

ELECTRICAL SYSTEM OF THE CONSORTIUM

The electrical power absorbed by the entire Lingotto complex has been estimated at around 2,160 kW of which 160 kW dedicated to the general distribution of light and power and 2,000 kW dedicated to technological power. The electricity of the building complex comes in medium voltage at 22 kV from the supplier. The supply room, with adjoining meter room, is located in the underground building.

The Consortium's electric substation is powered directly from the point of delivery, in medium voltage, by means of an insulated cable. The cable is placed on a medium voltage panel board located inside the MV/LV transformer substation and is protected against overloading, short circuiting and fault in the earthing. The MV/LV transformer substation is equipped with three insulated resin transformers, one of which is as a reserve, of 1,600 kV each with a primary voltage of 22 KV, and the low voltage switchboards and auxiliary panels complete the substation installations.

The electric power for emergency power, defined as preferential energy, is produced by a 500 kVA generator of power installed in a special soundproof room located at a depth of - 5.80. The engine is powered by liquid fuel similar to diesel fuel. The group is equipped with an electric control panel and switching panel and a 120-liter diesel tank of the daily type.

All the power supply to the safety lighting fixtures, positioned along the escape routes, corridors and stairs, comes from the UPS Consortium panel, complete with a battery that has an autonomy of 60 minutes. The UPS for power supply to the security facilities is in turn powered by preferential energy from an electricity generator.

The primary distribution is carried out with a three-phase voltage of 0.4 kV with neutral, the distribution system is of the TN-S type. Starting from the low-voltage switchboard and from the preferential energy switchboard, located in the electric substation, all the distributions of normal and preferential energy, respectively, branch out to the zone panels and to the technological power plants.

The systems were built in order to guarantee the active protection of the users. In particular, the following were envisaged: protection against direct contacts; protection against indirect contacts; protection against the spreading of fires; functional lighting levels necessary for the performance of the activities and the use of the building complex; the guarantee of sufficient safety lighting along the escape routes for the evacuation of the people present in an emergency condition; the coordination of the equipment needed for maneuvering, transformation and distribution from the point of view of specific passing energy; the coordination of the insulation tensions of the maneuvers of switching and distribution; the coordination of the power for the interruption of the maneuvering apparatus with the system values; guarantees of the reliability of the service and of the selectivity of the electrical protection.

The earthing system consists of an underground sink directly interconnected to the foundation plinths which constitute natural dispersion. The protection against lightning is guaranteed by a sensor connected to the sink by drop cords.

ELECTRICAL SYSTEM OF THE GUEST HOUSE

The Medium Voltage energy supply room, with attached meter room, is located in the underground building. The delivery point to the functional area takes place in the "user powerhouse" located in the immediate vicinity of the supply room.

The powerhouse of the guest house is fed by a cable line which, starting from the delivery point, is placed on the medium voltage panel of the powerhouse itself. The line is protected by a channeling specially for that purpose which is laid along the technical tunnel. The powerhouse is equipped with the following:

- 1 medium voltage protected panel, 24 kV insulation level;
- 2 400 kVA - 22/0.4 kV resin transformers;
- 1 380/220 V low voltage switchboard with modular compartments to feed the technological users common to the building and those of the floor of the same building;
- 2 90 kVAr power factor correction boards;
- 1 panel board for powerhouse services;
- 1 auxiliary power panel equipped with rectifier and batteries for the 48 V dc auxiliary section;
- 1 panel board for powerhouse measurements and alarms.

Appropriate piping, partly inside the upright passageways and partly in technical rooms specially designed for that purpose, connects the Low Voltage panel board, placed in the electric substation, located in the underground building, to the primary distribution panels placed in the Guest House.

The low voltage distribution is made by means of galvanized steel structure ducts inside the cavities, metal ducts installed in the floating floor for the distribution of the power to the floors and PVC pipes in sight over the false ceiling for the distribution of light to the floors and recessed for the distribution of light and power inside the rooms. The cables/conductors are made of insulated copper rubber for the upright columns, for the main distributions, and in insulated fire-resistant copper, for the distribution of safety circuits.

The electrical distribution panels are of a modular cabinet type with a suitable degree of protection and are placed on the floor. The power supplies of the following floor circuits are derived from these panels:

- ordinary and safety lighting;
- sockets and power;
- dspecial and safety systems.

All departures are protected by differential thermal magnetic circuit breakers. Appropriate contactors are placed inside the panel boards to guarantee switch-on and off of the light circuits of the common parts.

The panels of the primary distribution are four, located in special places - electrical switchboards. Each room is equipped with its own distribution protection circuit board.

The lighting systems were built according to the requirements of the UNI 10380 standard then in force.

The power supplies of the safety lighting fixtures, positioned along the escape routes, are, in large part, derived from UPS floor panels complete with batteries with a 30-minute autonomy; the remaining lights are of the self-powered type.

In the two pumping units, located on the -5.80 floor, and in the four central ventilation units, provided for on the floor, the power supply panels for starting the motors are installed.

All the metal masses, the protective conductors and the equipotential conductors are interconnected to the condominium earthing system.

A declaration of conformity of the system comme il faut is available according to art. 9 of Law no. 46 of March 5, 1990 and of the Ministerial Decree February 20, 1992 of April 30, 2002 concerning the construction of new electrical systems and special systems in the Guest House c/o the Lingotto (TO). Transformation substations for Guest House, Distribution, Power system, Lighting system, Electrical systems and special systems, Primary electrical distribution, General single-line diagram, protection block distribution; Switchboard boxes - power factor correction - auxiliary power - auxiliary services - delivery box - Lighting - CTA 1-2-3-4-5-6-7-8 - MCC pumping, rooms; Tele-management system; anti-intrusion system and CCTV, audio system, structured wiring system, smoke detection system.

MECHANICAL SYSTEMS OF THE CONSORTIUM

The multi-purpose Lingotto building complex is substantially served by three distinct technological systems:

- "Phase 1" Technology Station - Feeding the fair area, feeds the network of distribution of the Fair area and is connected to the station called "Phase 2";
- "Phase 2" Technology Station – Supply to the central section. Designed to power the central section of the building complex and the office building, it is located in the building called the "Underground building" located under the same section of the multi-purpose building complex at a depth of -6.85 m from the road surface where all the technology rooms are located such as air-conditioning units, electrical and transformation powerhouses, fire-fighting systems and the pressurization of the drinking water or the irrigation water.

- Technology Station called "Phase 3" – Supply to the Northern section. Also located in the basement called the "Underground building" at the northern part of the multi-purpose complex at a depth of -5.80 m from the road surface. As has been mentioned, all the technology rooms are located within the space provided.

Access to the technology station takes place from inside the building complex through service access points (stairs or elevators) or via the vehicle access ramp.

The following main components are installed inside the station called "Phase 3":

- no. 3 refrigerating units with relative evaporative tower positioned in the car parks connected by two insulated pipes in a passageway with an installed capacity of 3,000 kW for a total of 9,000 kW;
- no. 4 four plate heat exchangers with superheated water/hot water of an installed power of 3,000 kW for a total of 12,000 kW;
- no. 1 hot water/chilled water/tower water pumping units;
- no. 1 water treatment system and expansion system.

Adjacent to the station is the transformer powerhouse and the electrical power supply panels of the technology station itself.

The networks of distribution belonging to the control units for the various phases, as mentioned above, are connected to each other by means of direct pipes that can be activated thanks to the use of manual valves (20" pipes). In this way, it is possible to feed the networks of distribution relating to the third phase by using the central unit set up for the second phase. From the technology stations the technical tunnels lead off with networks connecting the various buildings and the evaporative towers. The heat exchangers of the powerhouse are fed, on the primary circuit, with superheated water supplied, at the limit of the thermal powerhouse, by the city's district heating network. The heat exchangers were designed to produce, on the secondary circuit, hot water at 80-70°C with a primary supply of superheated water at 115-75°C. The hot water circulation pumps are of the variable speed type with inverters, one of which is as a reserve. Expansion is guaranteed by two closed pre-pressurized vessels. The reintegration of the systems is carried out by means of softened water produced in the waterworks with a final conditioning treatment directly on the central heating circuit.

The refrigerating powerhouse is composed of three 3 MW centrifugal refrigeration units with condenser, cooled by three open centrifugal evaporative towers of 3.7 MW each. The evaporative towers are located on the parking side inside a special enclosed area.

Chilled water is produced in the 7-12°C range. Each refrigeration unit is complete with relative electric circulation pumps, one with a reserve function with respect to the other, in order to maintain a constant flow rate to the evaporator. The pipes on the evaporator side of each refrigerator converge on the primary collector of the chilled water to which the circulation pumps of the variable rotation type with an inverter are connected, one of which is a reserve, by means of a series of switching solenoid valves. Also in this case it is possible to connect the refrigeration unit of the third phase with that of the second one. The variation in volume of the system is guaranteed by a closed pre-pressurized vessel. The reintegration of the systems is carried out by means of softened water produced in the waterworks with a final conditioning treatment directly on the system's refrigerated circuit. The cooling towers, complete with suitable silencers, are connected, by means of switching solenoid valves, to two collecting pipes for the tower water

input flows and the return flows to which the circulation pumps on the condenser side of the refrigeration units are connected, one a reserve to the other. The softened water for reintegration of the towers is treated with an anti-corrosive dosage while the anti-algae treatment takes place directly on the aforementioned pipes.

The water plant is fed with the drinking water pipe derived from the valved detachment prepared for the second phase. Inside the plant, there are two tanks for the first collection to which the electric pumps for the water suppression group are connected. Water softening is centralized and is intended for the reintegration of the plant's technology systems. Softening of the water dedicated to the C.T.A.s instead, is carried out locally. Domestic hot water at 45°C is also produced locally.

The pipes serving the users, starting from the technology systems, are essentially five: two for hot water, two for chilled water and one for cold drinking water. These pipes run through the underground connection tunnels under the buildings. The pumping subcontrols for the fan-coil circuits, the radiators and the radiant panels, with the relative three-way mixing valves, are provided along the tunnels above the base of the uprights. The uprights to service the buildings are two for the Polytechnic, two for the center of excellence and two for the Guest House. Immediately downstream of the shut-off valves of the fluidic uprights in these cavities are the flow meters for the recording of consumption (calorie counter, cooler counter and drinking water meters). In the sub-areas, at the base of the cavities, the plate heat exchangers for the local production of domestic hot water, with the related recirculation electric pumps, and the water softeners for the CTAs are also provided. Since the pumps of the control unit are variable-flow, suitable bottom-of-the-line regulation valves are provided on the terminals of the circuits in the tunnels.

The entire system downstream of the counters is the responsibility of the Guest House. The management, the ordinary and extraordinary maintenance work pertaining to the sub-station are therefore the responsibility of the aforementioned "function" and will be put in charge of the owner of right to building ground.

MECHANICAL SYSTEMS OF THE GUEST HOUSE

The air-conditioning systems of the Guest House are all-air for the multi-purpose room, all-air for the study room, primary air plus radiators for the rooms and a mechanical ventilation system for the corridors. All the air handling units are located on the floor of the Guest House adjacent to the four upright ducts through which external air intake channels and the expulsion channels pass. The channels are of a circular spiral type in the visible pathways and of the rectangular type in isolated ducts.

Centralized hot water is produced by plate heat exchangers placed also at the base of the upright ducts.

The mechanical extraction system is planned for the bathrooms on the floor with the adoption of box-type exhaust fans or turrets placed near the roof. The doors for access to the bathrooms are equipped with transit grilles while the access doors to the toilets are raised 3-5 cm above the flooring. The suction valves with adjustable disks have been mounted inside the bathrooms.

The information provided in the project reports for the period between 1999 and 2005 is shown below (systems tested successfully) since it does not appear that any work has been carried out to

justify the presentation of new documents. It is therefore believed that the declarations of conformity indicated below are still valid and positively represent the substance of the structures created.

The ventilation systems of the premises consist of a primary air system in the rooms and an extraction system from the toilets with the following characteristics:

Typical Room:

- air conditioning: winter heating with radiators plus primary air and summer air cooling with control of the regulation exclusively of the east-west zone by means of zone post-heating batteries;
- positive pressure;
- degree of filtration EU3+EU7;
- no recirculation;
- winter volumes/hours: 1.5-1.75;
- summer volumes/hours: 3-3.5 (approx. 750 cubic meters/h for mezzanine room and approx. 500 cubic meters/h non-mezzanine room);
- C.T.A. : supply and return fans with double polarity.

Multi-purpose hall:

- air conditioning: winter and summer air conditioning
- positive pressure;
- degree of filtration EU3+EU7;
- recirculation 3 vol/h
- external air changes 3 vol/h

Study room and library:

- air conditioning: winter and summer all-air conditioning;
- positive pressure;
- degree of filtration EU3+EU7;
- recirculation 3 vol/h;
- external air changes 3 vol/h;

Corridors between the rooms:

- air conditioning: mechanical ventilation, treated external air intake for the rooms, summer cooling;
- degree of filtration EU3+EU7;
- no recirculation;
- winter air changes 0.5 vol/h;

Shared bathrooms:

- air conditioning: winter heating with radiators;
- negative pressure;
- volume extraction/hour 10 w.c. and 5 anti w.c..

A declaration of conformity of the system is available comme il faut according to art. 9 of Law no. 46 of March 5, 1990 of February 28, 2002 concerning the work carried out in the Lingotto Multi-purpose Center - 3 stages of intervention – Guest House area regarding new systems: air treatment units and ventilation system; radiator heating; air extraction; water - sanitary; fire fighting sprinklers; fire hydrants.

EMERGENCY PLAN OF THE CONSORTIUM

The multi-purpose Lingotto center is equipped with a consortium emergency plan to which all the consortium members, Shopping Center, Congress Center, Lingotto Fairs, Multiplex Cinema, Hotel, Offices, Art Gallery, Turin Polytechnic, Guest House, Dental School, by establishing their own Internal Emergency Plan.

The Consortium Emergency Plan aims to:

- prevent and limit damages to people who may be directly and/or indirectly involved in a specific accidental event;
- prevent the activation of an Internal Emergency Plan of a single functional area from causing damage or danger within the functional areas that are adjacent to and/or interconnected with the functional area where the emergency has occurred;
- prevent and limit damage to the property and to the environment;
- contain, circumscribe the accidental event in the area where it developed thus avoiding the "domino" effect;
- coordinate the intervention of internal rescuers with any external rescuers;
- provide information and assistance to external rescuers in order to enable them to operate with the highest possible degree of efficiency and speed.

The structures of separation between different functional areas are made of materials capable of guaranteeing an appropriate fire resistance assessed in relation to the reciprocal activities and in any case not less than 120 minutes (REI 120), while within each single functional area they must be able to guarantee a fire resistance value equal to the class of the relevant sector.

The various functional areas that make up the Lingotto Multi-purpose Center are separated by compartments created with special structures and/or facilities. The horizontal and vertical connections among the various activities are guaranteed by the presence of appropriate smoke-proof filters and/or open spaces. Those same separatory compartments are guaranteed also by the presence of the connections of the systems by means of automatic mechanical devices (fireproof rolling shutters).

For each single main activity (Lingotto Fairs, Hotels, Congress Center, Multiplex Cinema, Shopping Center, University, Art Gallery, Garage etc.), the various functions that are part of it were analyzed, and in relation to the type (degree of risk) and the surface area that the activity itself occupies, a further "internal" partitioning was created.

Every single functional area is equipped with its own organized system of evacuation routes, capable of allowing the evacuation of the premises without interfering with the adjacent activities. Each activity has two or more opposing safety exits and in any case so as to avoid corridors without any exit. The organization of the emergency exits is such as to guarantee exit paths that are no longer than 30m or 40m in the presence of an automatic fire extinguishing system. If, for technical-structural reasons, the maximum distance for the routes described above have not been respected, equivalent safety measures have been adopted. For the functional areas identifiable with a single activity, specific emergency plans have been drawn up with the aim of dealing with the danger arising in the most rapid and orderly manner possible, by employing personnel with the specific task for the aforementioned Functional areas.

FIRE SPRINKLER SYSTEM

The building complex is equipped with the following means of fire extinction:

- multiple connections for the fire fighters' motor pumps;
- an underground hydrant network from which plugs are extracted for fire engines, aboveground and underground UNI 70 hydrants, UNI 45 wall-mounted hydrants and hoses;
- automatic extinguishing systems to protect the various rooms using extinguishing agents (water sprinklers, monitors and wet-foam dispensers) according to the activity to be protected;
- water sheet or water spray systems designed to partition spaces destined to different functions and/or to create safe exodus paths (Center for Fairs and Shopping Center);
- portable and wheeled extinguishers, distributed inside the premises in relation to the surface and the type of activity present on the premises.

In the specific case, the Guest House is equipped with automatic wet shut-off systems with sprinklers and fire detection systems. Uni 45 reels Uni 25 hydrants and approved fire extinguishers are installed.

The water reservoir of the "Lingotto building complex" consists of 2 tanks in reinforced concrete, with a capacity of 800 cubic meters each, located in the "underground building" near the south ramp for access to the underground parking garage on the side where the railway is located. The tanks are connected to the network of the city aqueduct which allows for the guarantee of a supporting capacity of about 1,200 l/min. The size of the storage capacity of said tanks was evaluated considering the simultaneous operation of the fixed shutdown systems under the most unfavorable conditions that entail a global water flow of about 7,290 l/min. In these conditions, the water reserve is able to allow an operational autonomy of the system for a period of more than 90 minutes, for which it is necessary to have about 720 cubic meters compared to the 1,600 cubic meters available.

All the systems described below are powered by independent branches connected to the main ring for the distribution of externally buried fire-fighting water with a nominal diameter of 250 mm (10"). The pumping system of the fixed extinguishing systems consists of 2 electrical pumps (one as a reserve) each having a power of about 200 kW capable of delivering a flow rate of 8,000 l/min each at a pressure of approximately 9 bar.

The network is constantly kept under pressure by means of the special "jockey" pumps. The power supply to the pumping system is also guaranteed in emergency conditions by means of an emergency generator set having a power capacity of 2 MVAs located in a room specially designed for it.

FIRE ALARM SYSTEM

The fire alarm systems, specific to each single function, are managed and controlled by specific substations (control units of the individual functions) from which it is possible to manage the relative safety systems, the alarm signals and the status of the systems. The control units of the individual functions are connected to the Control Room of the building complex that is manned 24 hours a day.

Each specific activity is equipped with acoustic and visual alarm systems that can be activated either manually or automatically by means of the aforementioned detection systems.

The safety systems are managed by trained personnel by means of special fire alarm and technology system alarm substations. The safety systems are essentially made up of:

- smoke detection systems;
- fire alarm;
- audible alarms;
- manual and automatic shutdown systems;
- systems for closing doors and gates to partition off distinct areas; mechanized systems for the extraction and evacuation of smoke;
- mechanized systems to detect overpressure of filters and escape routes;
- mechanized ventilation systems;
- systems for detecting flammable mixtures and CO.

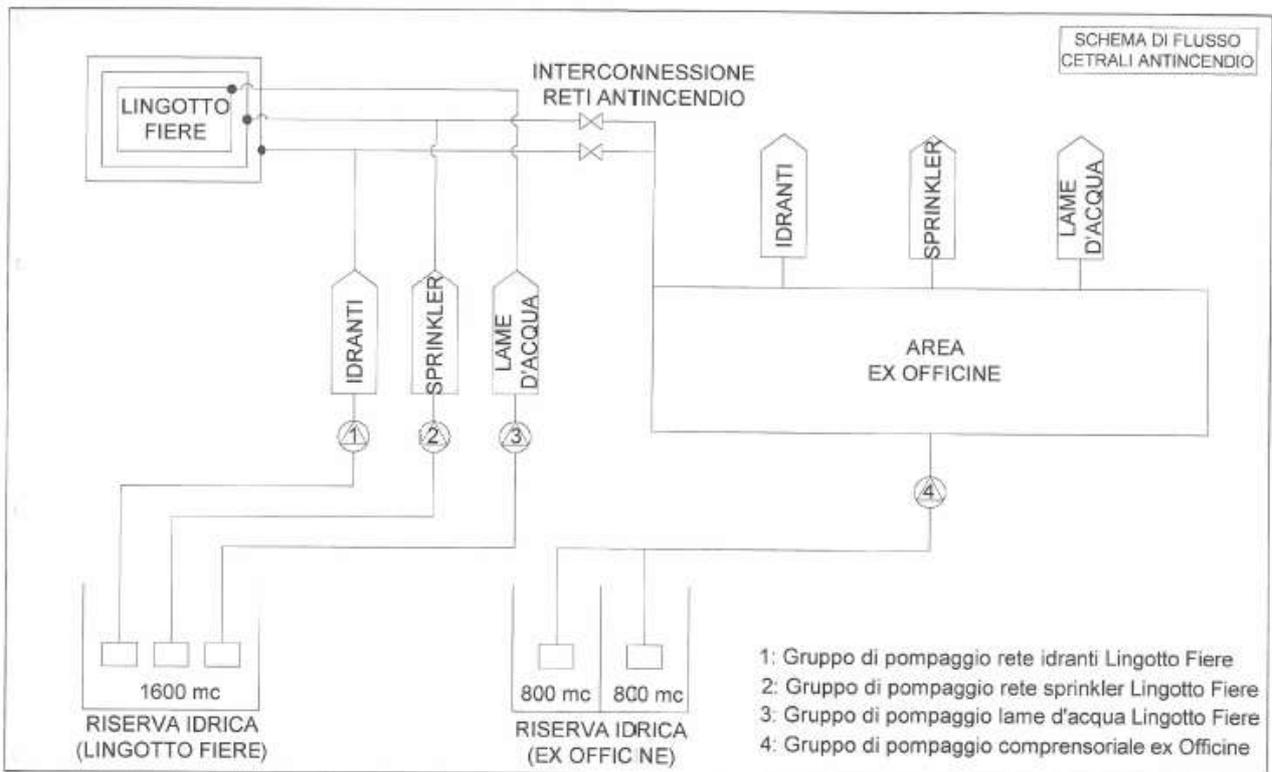


Chart of the flow of the firefighting systems

TRADUZIONE delle DICITURE dell'immagine

ITALIANO	INGLESE
LINGOTTO FIERE	LINGOTTO FAIRS
INTERCONNESSIONE RETI INCENDIO	INTERCONNECTION OF FIREFIGHTING NETWORKS
SCHEMA DI FLUSSO CENTRALI ANTINCENDIO	CHART OF THE FLOW OF THE FIREFIGHTING SYSTEMS
IDRANTI	HYDRANTS
SPRINKLER	SPRINKLERS
LAME D'ACQUA	WATER SHEET
AREA EX OFFICINE	EX-OFFICINE AREA

1600 mc	1600 cubic meters
RISERVA IDRICA (LINGOTTO FIERE)	WATER RESERVOIR (LINGOTTO FAIRS)
RISERVA IDRICA (EX OFFICINE)	WATER RESERVOIR (EX OFFICINE)
1: Gruppo di pompaggio rete idranti Lingotto Fiere	1: Pumping group for the network of hydrants in the Lingotto Fairs
2: Gruppo di pompaggio rete sprinkler Lingotto Fiere	2: Pumping group for the network of sprinklers in the Lingotto Fairs
3: Gruppo di pompaggio lame d'acqua Lingotto Fiere	3: Pumping group for the network of water sheets in the Lingotto Fairs
4: Gruppo di pompaggio comprensoriale ex Officine	4: Pumping group for the Ex Officine building complex)

The Certificate of fire prevention concerning the Guest House, file n. 55119 dated October 28, 2005, was issued to the City of Turin for the activity identified under number 84 of the list attached to the Ministerial Decree of February 16, 1982 regarding "*Hotels, boarding houses and similar with a number of beds > 100 (up to 500)*" in relation to the facility "*Guest House for cultural and university exchanges within the European Union and internationally - maximum accommodation 254 people*" valid from October 15, 2005 to October 15, 2011. With the following restrictions, bans and operating conditions related to the facility:

- *"the passageways to access the area, the routes, the pedestrian and internal vehicular areas, the helicopter pad, as well as, in general, access to all the premises and/or systems at specific risk or constituting general fire safety measures, must be kept free and clear of obstacles, also in relation to the need for access and operation of emergency vehicles in case of an emergency;*
- *the safety and orientation signs must be kept usable and free of obstacles that could affect their visibility, having particular regard to the different circumstances and configurations of use of the complex;*
- *The general operating regulations according to art. 5 of Presidential Decree 37/98, as well as the specific ones referred to in points 14 and 17 of the technical regulations attached to the Ministerial Decree of April 9, 1996, must be observed by the owner;*
- *Finally, it is recalled that the owner is obliged to observe and to enforce the restrictions, prohibitions and operating conditions indicated in this certificate, to make sure that the fire systems, devices and equipment are maintained and kept efficient (Article 15 of Presidential Decree 577/82), to request the renewal of this certificate when there are changes in structures, in case of a new use of the premises and qualitative and quantitative variations of existing hazardous substances, and whenever the conditions of safety change, regardless of the expiry date of the certificate (Ministerial Decree February 16, 1982)."*

Systems, devices and fire-fighting equipment relating to the building:

- No. 1 Sprinkler system;
- No. 6 UNI 45 mm hydrants complete with kit + n. 8 reels;
- No. 20 fire extinguishers.

There is a "Periodic fire prevention compliance renewal certificate" of October 30, 2013 (filed on November 5, 2013). The preparation, under the care and expense of the concessionaire foundation, of a new "Periodic renewal certificate of fire compliance" is underway. The owner of

the right to building ground will have to provide for the aforementioned certificate to be transferred into his name, care and expenses.

VOICE AND DATA NETWORK

A data transmission network is available in the Guest House. The telematic network serves both reception areas and service areas and is structured in such a way as to offer maximum flexibility of use.

The structured wiring consists of a fiber optic backbone and telephone multicouplers that connect the zone cabinets together and of a UTP horizontal cable, with radial topology, with an RJ45-type user socket. At the central node of the system, housed in one of the area cabinets, an L3 switch has been set up that acts as a Star Center for all the nodes of the individual buildings equipped with a 10/100 TX autosensing base. There is also a supervision-configuration station with software dedicated to the management of the network.

ANTI-INTRUSION SECURITY ALARM AND CCTV SURVEILLANCE

The Guest House is equipped with a b/w CCTV and an anti-intrusion system. Fixed-focus lense b/w cameras are installed, which are used exclusively for the control of the main corridors and the library, connected to a surveillance station equipped with a monitor and a cyclical switching unit. The anti-intrusion system is perimetrical based on the control, by means of magnetic contacts, of the access doors to the floor, the sensors are connected to a special control unit equipped with a display capable of activating the video camera next to the point of intrusion. The burglar alarm system is equipped to send a telephone alarm message to users both inside and outside of the building complex.

PA SYSTEM

The Guest House is equipped with a sound system that can handle speech and music. The system consists of microphones on a base with selection, arranged on the information desk, on the credit desk and in the coffee bar, of an amplifier with adequate power, of a switching unit with voice call alarm and of wall-mounted loudspeakers. The external sound sources are located in the coffee bar.

MULTIMEDIA SYSTEM

In the cafeteria area there are 15" wide LCD TV (38 cm) monitors with an active matrix LCD panel (1024 x 768 pixels), equipped to be used in a single or interconnected way with a switching matrix for multivideo systems. The programming of TV monitors can be managed, besides individually with the remote control supplied with the LCD TV monitor, also through the use of a PC with features that can support multivideo cards.

SYSTEMS FOR THE REMOTE MANAGEMENT OF THE FACILITIES

For the control of the air conditioning systems, a remote management system has been provided with the ability to integrate the various functions necessary for the control of the systems and the management of the alarms.

The modular system allows for both dimensional and functional expansions by adding sensors, actuators and local controllers.

The system envisaged is integrated with the existing system in the area in order to allow for the centralized management of all the functions related to the associated and safety systems through the terminals in the control room of the Central Tower.

The systems included in remote management are as follows:

- Re-pumping sub-stations for hot-cold fluids and for domestic hot water production;
- Air conditioning systems for rooms and meeting rooms;
- Air extraction systems for bathroom areas.

The system was designed to automatically adjust the temperature and relative humidity parameters of the controlled environments, the regulation of the air flow in the environments where provided, the regulation of the parameters of temperature, flow rate, pressure of the hot and cold fluids, the control of the operating status and the alarm-blocking of all the subtended devices. It is also possible to proceed with time and calendar programming, holiday scheduling, the forcing of temporary programming, optimal start-up and shut-down, system restarting after power failure, adjustment of recalibration parameters and the sequence of hot-cold producers.

ARCHITECTURAL BARRIERS

The project for the refunctionalization of the entire building complex, within which the Guest House is included, has provided characteristics that comply with the requirements of the Decree of the Ministry of Public Works of June 16, 1989 no. 236 on the subject of overcoming architectural barriers with particular regard to accessibility issues from external spaces and accessibility and usability of internal ones.

Accessibility from external spaces:

The internal traffic that leads to the functional areas is directly connected to the external passages by means of access on the ground or via ramps with a slope of less than 8%, sidewalks with a minimum width of 1.50m duly connected to the roads by means of slides or chamfers. The paving, ramps and sidewalks are made of non-slip bituminous conglomerate with self-locking and/or other suitable material.

There are parking spaces, calculated according to the occurrences of each individual function, with dimensions that also allow the movement of the disabled person during the transfer phases and are reserved in spaces dedicated to the disabled.

The signs in the external areas are installed at suitable points, signs have been used to facilitate orientation and appropriate signs for access routes to the interior spaces.

Accessibility of the internal spaces:

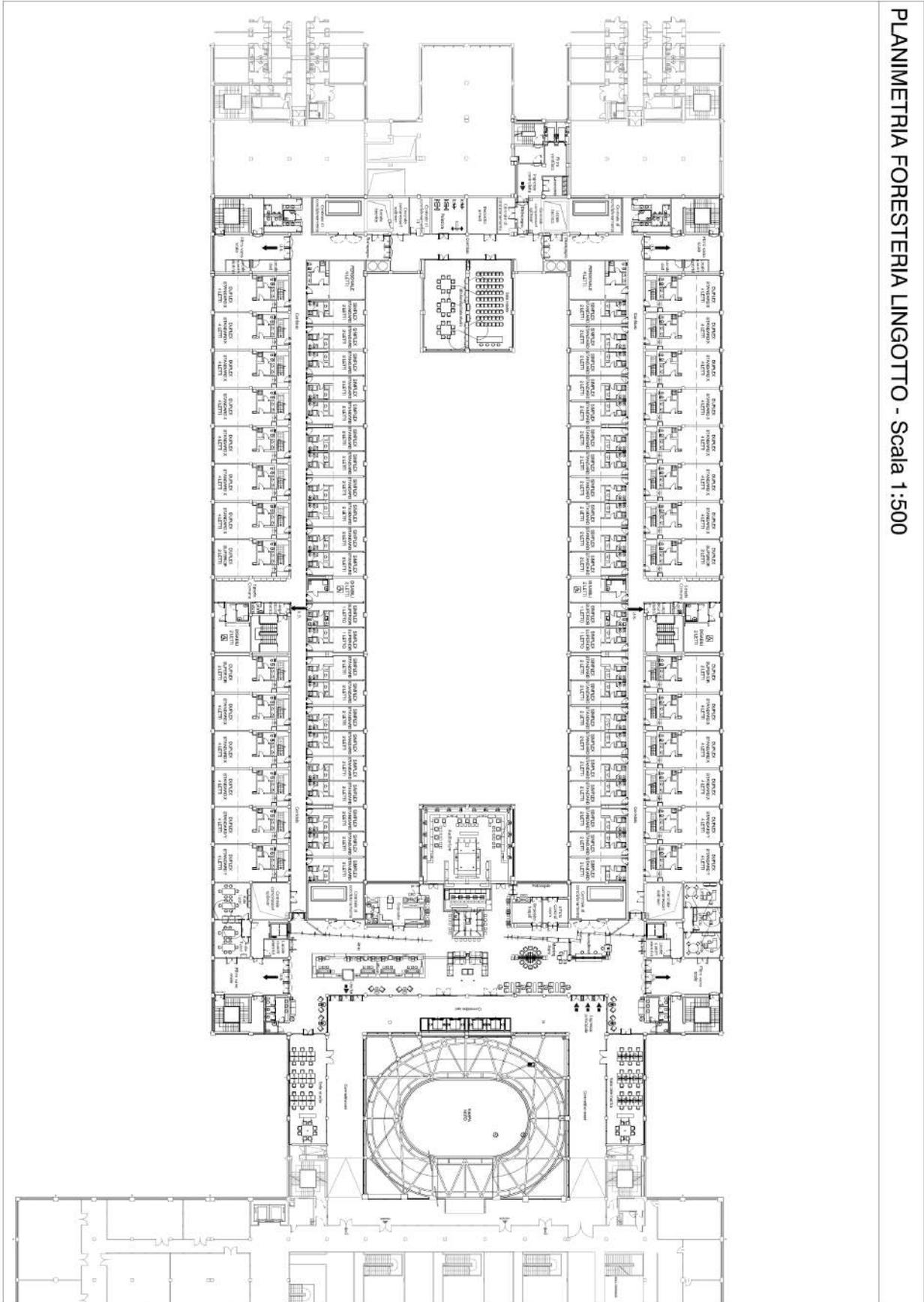
The main access to the rooms of the Guest House is at a height of +1.80 and is located on the side towards via Nizza near the North ramp. The vertical path, to reach the level of the floor, is guaranteed by the pedestrian ramp and the group of panoramic elevators placed near it. Appropriate constructive measures have been set up within the function to ensure the accessibility to the common internal spaces and the usability of the bathrooms according to the general criteria set forth in art. 4.5 of the Decree of the Ministry of Public Works no. 236 of June 14, 1989 with appropriately sized corridors, elevators and stairs. At the four extremities of the

guest house, the bathrooms for the floor were built, each one including a bathroom for the disabled. The toilets for the disabled are equipped with facilities to ensure a safe static place in case of an emergency. The various functional areas that make up the structure are easily accessible by disabled people by means of routes that are wider than what is required by the regulations.

There is a sworn report dated July 18, 2002, by the director of the construction work, certifying the compliance, in the phase of implementation, with the regulations established by Law no. 13/89 and with Ministerial Decree. no. 236/89 concerning the overcoming of architectural barriers in which it is declared that "*the works realized [...] are to be considered open to visitors with reduced or impeded motor skills [...]*".

PLAN OF THE BUILDING

The plan cited is out of scale and is in the process of being updated to the exact graphical representation.



<i>TRADUZIONE delle DICITURE dell'immagine</i>	
ITALIANO	INGLESE
PLANIMETRIA FORESTERIA LINGOTTO – Scala 1:500	PLAN OF THE LINGOTTO GUEST HOUSE – Scale 1:500