

TENDER DOCUMENTS FOR PUBLIC AUCTION REAL ESTATE OWNED BY ICE AGENCY

The auctions will be carried out electronically on the 12th and 13th of December 2017
Via the Notary Auction Web of the National council of notaries.

I.C.E. – Agency for International promotion and internationalization of Italian companies offers in auction the property of the free real estate according to:

- Article 14 of Law Decree n°98 dated 6/07/2011, as converted with modifications by Law n°111 dated 15/07/2017, as replaced by Article 22, comma 6, of Law Decree n°201 dated 6/12/2011, converted with modifications by Law n°214 dated 22/12/2011, that established ICE-Agency for international promotion and internationalization of Italian companies;
- Decree of the Presidency of the Ministers' Council dated 28/12/2012, Article 14, comma 26bis of the quoted Law Decree n°98/2011, that has foreseen the transfer of ICE – Agency for human, instrumental, financial and active and passive legal relations resources, that were within the abolished National institute for Foreign Trade;
- Article 6 of Decree of the Presidency of the Council of Ministers that has foreseen that real estate being of property of the abolished institute must be transferred to ICE-Agency, with the exception of the property having address in Rome, via Liszt, n°21, that is therefore acquired as State property;
- The necessity to proceed with the sale of the property in Florence, considering that the Agency must carry out its activities in Italy only through its offices in Rome and Milan;
- The deliberation of the board n°394/16 dated 25/10/2016 and n°048/13 dated 19/02/2013 regarding the procedures for the sale of the properties;
- The agreement with the National Council of Notaries dated 11/09/2014 (and following deferments) for the management of the procedures for auctions and the sale of real estate electronically via the internet;
- The current Auction disciplinary.

The Auctions have been carried for a single Parcel, made up of the entire unit including adjacent lots and accessories. The Parcel List, including the documentation (maps, photographs etc..), the list of Notaries in which it is possible to deposit the offers and the present Complete Tender Document, as well as the Auction Disciplinary and the annexes (form facsimile for participation), that regulates the participation method and the way in which the Auction shall be carried out as well as the way in which an inspection of the properties can be done, are available on the ICE – Agency website www.ice.gov.it, section: Amministrazione Trasparente (Transparent Administration) (<http://ice.amministrazionetrasparente.it/bando/34934>), and the Notary website www.notariato.it or at the Notaries that have launched the tender. The information related

to the Parcels can be updated and modified on the websites after publicising in the above mentioned websites, remaining as duty of the person offering to look into and search updating or changes before presenting their offer.

The property will be out on sale at a fixed price, in its present, legal and maintenance state, with every and all and any adjacent lots, exiting implants, active and passive constraints where existent.

Type of auction:

The Main Auction, regards the presentation of offers in secret, on paper, electronically or paper electronically, at the presence of the Notaries that sent out the tenders or the periphery notaries, of sum at least equal to the Auction sum base indicated on the Parcel List.

The awarding of the Parcel to the winner who will have presented the highest valid offer, not equal to other valid offer.

The residual Auction, will take place only in the case of the non awarding of the Parcel of the Main Auction and consists in the presentation of the offers (secret, paper, electronic or paper electronic) at the presence of the notaries who sent out the tender of the amount equal to the amount at the base of the Auction indicated in the Parcel List. In the case in which the valid offer will be given during the tender that consists in the presentation, at the presence of the notaries that have sent out the tender or a periphery notary care of has presented the offer, of offers clearly increased, compared to the offer which is highest, with minimum high processes equal to € 2,000.00 (twothousand/00). The awarding will take place toward the subject who has presented the valid offer increased to the main value.

Deposit: the participants must, or else they will be excluded, create a bond to their offer, a deposit equal to the amount present in the Parcel List. In case of a participation to the Main Auction, the deposit must be at least 10% of the price at the base of the Main Auction (as resulted from the Parcel List) of the Parcel to which they wish to present an offer. In case of participation to the Residual Auction the deposit must be of least 10% of the amount of the base of the Residual Auction (as a result of the Parcel List). The deposit must be made up of, to avoid exclusion, according to point n°3 of the current disciplinary.

Sales contract: the sales contract can be stipulated at the notaries that have sent out the tender or the periphery notary where the offer has been deposited, together with the entire price, minus the amount that could be given as price amounts of the deposits given, within the essential term, in the interest of ICE-Agency of 90 days starting from the date of awarding or else the entire deposit will be acquired.

Fees and costs: these are entirely on the account of the final Winner, according to what is foreseen on point n°8 of the Auction disciplinary, the taxes due, the costs sustained and the fees to be paid to the notary as well as the cost of the realization and management of the Auction procedure in the amount of euro 290.00 plus VAT for each Parcel, to be paid to the notary (Who has set out the tender or periphery) that has presented the offer the Winner, each offering subject has the possibility to request at the moment of the offer presentation a general request of offer, pursuant to article 9 of Law Decree 1/2012, converted in to Law n°27 dated 24th March 2012. The above amounts must be paid within 30 days of the communication of the subsequent awarding and the proof of the payments must be given to the notaries and the sale must have a fixed date of stipulation.

Possibilities and reserves in favour of the Institution: ICE – Agency

Reserves the right in any moment of the procedure and until the stipulation of the contract, for motivated reasons, the faculty to modify suspend and/or not continue the procedure of the Auction and the awarding without giving to the offering parties or the winner anything due, in any case fixed that any obligation is not due to those who have sent the offer or any deposits must be given back in favour of those offering as well as any fees or cost sustained according to the present disciplinary. The subject offering will not expect or require anything due to Ice-Agency for any lack of income and/or any costs that have been sustained for the presentation of the Main offer and the residual offer.

Please recall that the procedure consists in the deposit for warranty of an offer on paper in a sealed envelope as well as, in alternative, in electronic form and paper electronic form accorign to the procedures and methods indicated in the current Auction disciplinary and that for the participation in the Auction, the deposit of the offer can be made, with appointment, according to the terms on the Parcel List at the Notaries that have sent out the tender or the periphery notaries of whom the official list is present on the website of the National Council of Notaries.

Presentation of offers must be made by: **11 December 2017, hr. 5.00 pm.**

For further information please refer to the Notary that has sent out the tender orin alternative to I.C.E. - Agency (tel. 06/5992-9535/- 9396, e-mail: contratti.sg@ice.it)