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**CAMPUSX Srl**

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da parte di CX Living Srl

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## **CALL FOR APPLICATIONS FOR THE ALLOCATION OF BED SPACES TO UNIVERSITY STUDENTS AT THE “CXModena | Crocetta” RESIDENCE – ACADEMIC YEAR 2025–2026**

Campus X S.r.l. (hereinafter, the “**Manager**”) – one of the leading operators in Italy in the student housing sector – hereby issues a selection notice (hereinafter, the “**Call**”) for the exclusive allocation of bed spaces (hereinafter, “**Bed Spaces**”) to university students, located in the student residence named “CXModena | Crocetta”, situated in Modena, Via G. Benassi (hereinafter, the “**Residence**”).

### **PREMISES**

- The Residence is part of a group of university housing projects financed as a result of the selection procedure launched by the Ministry of University and Research (hereinafter, the “**MUR**”) through Ministerial Decree No. 481 dated February 26, 2024 (hereinafter, the “**Decree**”) for the allocation of co-financing for the management costs of projects aimed at creating bed spaces for university students. This financing is part of Mission 4, Component 1, Reform 1.7, titled “Reform of the legislation on student housing and investments in student accommodation” under the National Recovery and Resilience Plan (so-called NRRP or PNRR).
- The Decree stipulates, among other provisions, that for a duration of twelve years, during which the designated use must be ensured, at least 30% of the bed spaces created with the aforementioned co-financing must be allocated with priority to capable and deserving students who are also financially disadvantaged, as referred to in Article 4, Paragraph 1 of Legislative Decree No. 68 of March 29, 2012, based on the rankings established by the authorities responsible for university student aid. For the remaining portion, the Manager is required, when determining the fees charged to students assigned a Bed Space, to apply a 15% (fifteen percent) reduction on the average market rate, in view of the social purpose of the measures provided by the Decree.



- To determine the above-mentioned average rate, the Manager used the online tool provided by the MUR (which considers the local area, reference market values, types of students, types of property, and the level of services offered). In exercising the option provided for under the Decree, and in compliance with the conditions laid out therein, the Manager obtained approval from the MUR for a variation in the average rates, based on the particular characteristics and high level of services offered by the Manager.
- Should the authority responsible for university student aid request a smaller reserve or decline to request any reserved Bed Spaces, the Manager is authorized to allocate the unassigned Bed Spaces directly to students, subject to MUR authorization and the implementation of a dedicated selection process based on income and merit criteria.
- Pursuant to the Decree, for the first three years following the commissioning of the newly created Bed Spaces, the annual fee for each Bed Space corresponds to the amount of the contribution required from the assignee according to the call for applications issued by the competent university student aid authority.
- Given the lack of interest expressed by the competent university student aid authority in assigning its reserved share of Bed Spaces and the authorization received from the MUR, the Manager is proceeding directly with the allocation of 30% of the Bed Spaces (equal to 79).

## **ARTICLE 1**

### **SPACES AND SERVICES**

1.1. For the purposes of this Call, the Manager makes available a total of 263 Bed Spaces, divided as specified in Article 1.2 below, organized into various room types, along with numerous common areas designed to encourage both studying and social interaction. In particular, the Residence is composed as follows:

- “Studio” rooms, with one bed, private bathroom, refrigerator, and television;
- “Studio Large” rooms, with two beds, private bathroom, refrigerator, and television;



- “Studio Prime” rooms, with a double bed, private bathroom, refrigerator, television, and kitchenette;
- “Coliving2” apartments, with two single bedrooms, one bathroom, kitchen/living area, refrigerator, and television;

In addition, the Residence includes shared kitchens, study rooms, laundry facilities, recreational rooms, a terrace, gym, bar, restaurant, and bicycle parking.

1.2. The following complementary services, included in the monthly fees, are provided within the Residence:

- (i) daily cleaning of common areas;
- (ii) internet connection via Wi-Fi;
- (iii) heating;
- (iv) concierge and security services;
- (v) gym access;
- (vi) reception service.

## **ARTICLE 2**

### **FEES**

2.1. 30% of the Bed Spaces, equal to 79 Bed Spaces, distributed among “Studio” rooms (67 Bed Spaces) and “Studio Large” rooms (12 Bed Spaces), will be allocated to the first 79 students ranked according to the criteria outlined in Article 3 below. For these students, in compliance with the Decree, the Manager applies the following monthly fees, corresponding to the contribution required from the assignee under the call for applications issued by the competent university student aid authority:

- (a) EUR 237.00 for each Bed Space in a single “Studio” room;
- (b) EUR 213.00 for each Bed Space in a double “Studio Large” room.

2.2. The remaining 70% of the Bed Spaces will be allocated to the next 184 students ranked according to the criteria outlined in Article 3 below. For these students, the Manager applies monthly fees, determined within the maximum limit set by the Decree, [as indicated in](#)



[Annex A](#), subject to possible adjustments as governed by the contract signed by the beneficiaries and always in compliance with the limits imposed by the Decree.

### **ARTICLE 3**

#### **ADMISSION REQUIREMENTS**

3.1. All students (hereinafter, the “Applicants”), both Italian and international, who are enrolled in any institution of higher education (including, by way of example and not limited to, universities, higher institutes of musical and choreutic studies, institutions for artistic and musical education and specialization, etc.) may apply for the allocation of a Bed Space.

3.2. Applicants must meet the following requirements:

- (a) enrollment in any institution of higher education;
- (b) no criminal convictions and no pending charges;
- (c) no medical conditions incompatible with communal living;
- (d) for students intending to benefit from the reduced fee under Article 2.1 above, an ISEE certification for university student aid services, or, exclusively for foreign students not residing in Italy or students residing in Italy who are not financially independent and whose parents live abroad, other equivalent documentation certifying the economic and financial status of the household, not exceeding EUR 27,948.60. This requirement must be proven with appropriate documentation.

3.3. The requirements listed in Article 3.2 (a)–(c) must be self-certified at the time of application. The requirement referred to in Article 3.2(d) must be declared and the supporting documentation submitted according to the procedures indicated by the Manager. All requirements under Article 3.2 must be maintained throughout the entire period of occupancy of the Bed Space, under penalty of revocation of the allocation as outlined in Article 7.

3.4. Given the specific nature of student housing, which is closely linked to academic activities throughout the year, and in order to prevent partial occupancy of the Residences—



thus supporting the objectives of the NRRP—Applicants who indicate a minimum stay of 12 months or more in their application will be given priority in the allocation of Bed Spaces.

## **ARTICLE 4**

### **APPLICATION PROCEDURE**

4.1. Applications for the allocation of Bed Spaces must be submitted exclusively online, by following the instructions available on the website [www.cx-place.com](http://www.cx-place.com) and through the designated online procedure. Applications must be submitted no later than **25 July 2025**, unless extended.

4.2. The application must be complete with all required information. Only one application per Applicant is allowed; if more than one is submitted, only the most recent will be considered. At the time of submission, the Applicant must also pay an amount of EUR 500.00 as a guarantee of acceptance in the event a Bed Space is allocated. This amount will be refunded to Applicants who are not ranked in a qualifying position, while for successful Applicants it will be applied as an advance on the security deposit required by the contract. Payment of this amount is a mandatory condition for participation.

4.3. By submitting the application, each Applicant fully and unconditionally accepts the content of this Call.

4.4. All data and information provided in the application constitute self-declarations with full legal effect. Accordingly, the Applicant is responsible for the accuracy of their declarations and will lose any benefits obtained if the content is found to be false. False declarations are punishable under the Criminal Code and applicable special laws (Articles 75 and 76 of Presidential Decree No. 445 of December 28, 2000).

## **ARTICLE 5**

### **RANKING LIST**

5.1. The Manager will notify each eligible Applicant of the provisional allocation of the Bed Space via email as soon as possible.



5.2. The provisional beneficiaries of the Bed Spaces will be those Applicants who, meeting the requirements outlined in Article 3.2, have obtained the highest total score. For this purpose, the following scoring criteria will apply:

(a) For students enrolled in years after the first year:

(i) a score between 0 and 30 based on the arithmetic average of grades, as self-certified in the application; and

(ii) a score between 30 and 60 based on the value of the ISEE;

(b) For first-year students:

(i) a score between 0 and 30 based on the final grade of the secondary school diploma (or equivalent), converted to a 100-point scale, as self-certified in the application; and

(ii) a score between 30 and 60 based on the value of the ISEE (or equivalent documentation as indicated in Article 3.2);

(c) For students enrolled in the first year of a master's degree:

(i) a score between 0 and 30 based on the final grade of the bachelor's degree, as self-certified in the application; and

(ii) a score between 30 and 60 based on the value of the ISEE;

(d) For non-Italian nationals enrolled in the first year:

(i) a score between 0 and 30 based on the certified level of proficiency in the Italian language or another foreign language different from the native language; and

(ii) a score between 30 and 60 based on the value of the ISEE (or equivalent documentation as indicated in Article 3.2).

5.3. It is understood that:

(i) in the absence of the above-mentioned self-certifications, no score will be awarded;

(ii) Applicants with an ISEE value higher than EUR 27,948.60 or who fail to submit ISEE certification (or equivalent documentation as indicated in Article 3.2) will not be eligible for the allocation of Bed Spaces at the reduced rate provided in Article 2.1.

5.4. In the event of a tie in score, priority will be given to the Applicant with the lower ISEE value (or equivalent documentation as indicated in Article 3.2). If the tie persists, priority will go to the younger Applicant. If the tie still remains, priority will go to the Applicant who submitted their application earlier.



## **ARTICLE 6**

### **ACCEPTANCE AND HANDOVER OF THE BED SPACE**

6.1. Each eligible Applicant will be contacted by the Manager to complete the allocation procedure for the Bed Space. To this end, each eligible Applicant must, within the deadline indicated by the Manager (which in any case shall not be less than two (2) days), submit the contractual documentation, fully signed in all parts, as well as proof of payment of the security deposit, the amount of which will be communicated by the Manager, net of the amount already paid under Article 4.2. Failure to comply with this requirement will result in the loss of the allocation. Should the Bed Space not be taken up, the Manager will retain the previously paid amount definitively.

6.2. Upon successful verification of the documentation submitted under Article 6.1, including payment confirmations under Articles 4.2 and 6.1, the Manager will confirm the final allocation of the Bed Space and notify the eligible Applicant by email (the “Beneficiary”). At the same time, the timeframe for taking possession of the Bed Space will be communicated. If the Beneficiary fails to comply with this deadline or formally declines the allocation, the Manager—without prejudice to Article 6.1—may move down the ranking list and identify a new eligible Applicant.

## **ARTICLE 7**

### **ALLOCATION OF BED SPACES AFTER THE APPLICATION DEADLINE**

7.1. After the deadline indicated in Article 4.1, and in order to accommodate as many students as possible, the allocation of any remaining available Bed Spaces will be carried out on a rolling (first-come, first-served) basis.

7.2. The eligibility requirements and conditions set out in Article 3, as well as the payment requirement indicated in Article 4.2, shall remain applicable. Allocations will follow the same criteria outlined in Articles 5.2, 5.3, and 5.4.

7.3. In view of the social purpose of the measures provided by the Decree and in order to accommodate the greatest number of students and avoid leaving Bed Spaces unallocated, by **31 December 2025**, if the total number of Bed Spaces at the reduced rate under Article 2.1



has not been assigned, the Manager shall have the right to assign such reduced rate (also retroactively), and to reclassify the Beneficiary into the corresponding housing category, even in cases where the Beneficiary has submitted an ISEE (or equivalent documentation as indicated in Article 3.2) exceeding EUR 27,948.60.

## **ARTICLE 8**

### **RELATIONSHIP BETWEEN THE MANAGER AND THE BENEFICIARY**

The relationship between the Manager and the Beneficiary shall be governed by specific contractual documentation that the Beneficiary must sign prior to taking possession of the assigned Bed Space. The signing of this documentation by the eligible Candidates shall constitute formal acceptance of the Bed Space.

## **ARTICLE 9**

### **VERIFICATION OF DECLARATIONS – REVOCATION OF BED SPACE ALLOCATION**

9.1. The Manager expressly reserves the right to carry out thorough checks on the declarations and documentation provided by Applicants using any means at its disposal, including any investigations it deems appropriate and the request of information or verifications from competent authorities. The declarant shall forfeit all benefits obtained if any falsehoods in the declarations are found.

9.2. If any false statements are discovered, the non-compliant Applicant shall lose the allocation of the Bed Space, which must be vacated within 15 days, without prejudice to the Manager's right to claim a penalty equal to twice the monthly fee applied.



## **ARTICLE 10**

### **PROCESSING OF PERSONAL DATA**

The Manager processes the personal data of Applicants and Beneficiaries in accordance with the purposes and methods set out in the privacy policy, available at the link provided at the bottom of the online application form.

## **ARTICLE 11**

### **INFORMATION AND COMMUNICATIONS**

Any requests for information regarding this Call and/or the completion of the application must be sent exclusively via email to the following address:

[booking.modenacrocetta@cx-place.com](mailto:booking.modenacrocetta@cx-place.com) or [nextgen.modena@cx-place.com](mailto:nextgen.modena@cx-place.com).

## **ARTICLE 12**

### **AMENDMENTS AND REVOCATION OF THE CALL**

The Manager reserves the right, at any time prior to the allocation of the Bed Spaces and at its sole and absolute discretion, to amend one or more provisions of this Call, without giving rise to any claim or objection of any kind. Likewise, the Manager reserves the right, at any time prior to the allocation of the Bed Spaces and at its sole and absolute discretion, to revoke this Call without giving rise to any claim or objection of any kind.