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CAMPUSX Srl

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di direzione e coordinamento da parte
di The Student World Srl

TENDER FOR THE ALLOCATION OF BEDS TO UNIVERSITY STUDENTS IN THE RESIDENCES 'CAMPUSX' – ACADEMIC YEAR 2025-2026

The Fondazione eXperience (hereafter '**Foundation**'), which is a partner of Campus X. s.r.l (hereafter, '**Manager**') – one of the leading players in Italy's student housing industry –, aims at spreading scientific culture and knowledge all over the national territory, by promoting and supporting initiatives for the training of university students, PhD students, researchers, professors, and attendees of Italian and foreign specialisation courses, masters, university schools and post-graduate training schools recognized by it, as well as by fostering and giving value to the skills acquired by students during their academic career and in their personal, cultural and professional development, with the aim of contributing to the training of future managers for the management of public and private companies and institutions. Moreover, in order to achieve the abovementioned objectives, the Foundation promotes, organizes and manages services aimed at supporting and helping young students.

The Foundation hereby announces a selection (hereafter, '**Tender**') for the allocation of beds (hereafter, '**Beds**') to university students only, created through specific interventions under the National Recovery and Resilience Plan (NRRP) - Mission 4 - Component 1 - Reform 1.7 "Student Housing and Reform of Student Housing Legislation" promoted by the Manager and financed through NRRP funds.

The Beds are located in the following residences managed by the Manager:

1. 'CX Bari', located in Bari, via G. Amendola 184 (hereafter, '**CXBA**'), for a total of 393 Beds;
2. 'CX Firenze', located in Florence, viale G.B. Morgagni 51 (hereafter, '**CXFI**'), for a total of 188 Beds;



3. 'CX Roma', located in Rome, via di Passolombardo 341 (hereafter, '**CXRM**'), for a total of 400 Beds;
4. 'CX Torino', located in Turin, via Belfiore 23 (hereafter, '**CXTO**'), for a total of 198 Beds;
5. 'CX Milano', located in Milan, via Suzzani 96/98 (hereafter, '**CXMI**'), for a total of 549 Beds (CXBA, CXFI, CXRM, CXTO and CXMI are jointly defined '**Residences**').

ARTICLE 1

SPACES AND SERVICES

1.1. For the purposes of this Tender, the Manager hereby makes available a total of 1,728 Beds, divided as indicated in Article 1.2 below, arranged in different kinds of rooms, in addition to several communal spaces designed to encourage study and community life. Specifically, each Residence consists of:

1.1.2. CXBA

- 'Studio Plus' rooms, with one bed, private bathroom, refrigerator and kitchenette;
- 'Large Studio Plus' rooms, with two beds, private bathroom, refrigerator and kitchenette;

in addition to study rooms, washing room, recreational rooms, gym, swimming pool, bar, restaurant and bicycle parking.

1.1.3. CXFI

- 'Studio' rooms, with one bed, private bathroom, refrigerator and television;
- 'Studio Connect' rooms, with one bed, private bathroom and television. The kitchen is shared with another room only;
- 'Large Studio Connect' rooms, with two beds, private bathroom and television. The kitchen is shared with another room only;



- 'Prime Large Studio' rooms, with two beds, private bathroom, television and large kitchen;

- 'Co-Living' rooms, with one bed and television. The private bathroom and the kitchen are shared with another room only;

in addition to shared kitchens, study rooms, washing room, recreational rooms, gym, bar, outside areas, car parking (both inside and outside) and bicycle parking.

1.1.4. CXRM

- 'Co-Living' rooms, with one bed. The private bathroom and the kitchen are shared with another room only;

- 'Large Co-Living' rooms, with one bed. The private bathroom and the kitchen are shared with another room only;

- 'Studio Plus' rooms, with one bed, private bathroom, refrigerator and kitchenette; in addition to study rooms, washing room, recreational rooms, auditorium, gym, bar, restaurant, outdoor sports centre, car, motorcycle and moped parking as well as bicycle parking.

1.1.5. CXTO

- 'Studio' rooms, which are 15 sq m big, with one bed, private bathroom, refrigerator and television;

- 'Large Studio' rooms, that is a double room with one bed only, private bathroom, refrigerator and television;

- 'Co-Living' rooms, with one bed and television. The private bathroom and the kitchen are shared with three more rooms;

- 'Large Co-Living' rooms, with one bed and television. The private bathroom and the kitchen are shared with three more rooms;



in addition to shared kitchens, study rooms, washing room, recreational rooms, gym, bar, restaurant, and indoor car parking.

1.1.6. CXMI

- 'Duplex Studio' rooms, with one bed, private bathroom, refrigerator, television and mezzanine floor;

- 'Studio Plus' rooms, with double bed, private bathroom, refrigerator and television;

- 'Large Studio Plus' rooms, with two beds, private bathroom, refrigerator, television and kitchenette;

- 'Prime Duplex Studio' rooms, with double bed, private bathroom, refrigerator, television, kitchenette and mezzanine floor;

in addition to shared kitchens, study rooms, washing room, recreational rooms, gym, bar, restaurant and bicycle parking.

1.1.7. The 1,728 Beds covered by the Tender are divided as follows:

(a) 393 Beds at CXBA;

(b) 188 Beds at CXFI;

(c) 400 Beds at CXRM;

(d) 198 Beds at CXTO;

(e) 549 Beds at CXMI.

1.2. Beds shall be allocated to Italian students based on merit, according to the requirements set out in Article 3.2 below, as well as to international students.

1.3. In each Residence, the following additional services, which are included in the fees, will be provided:

(i) daily cleaning of communal spaces;

(ii) WiFi connection;

(iii) heating;



- (iv) concierge and security;
- (v) gym;
- (vi) reception.

ARTICLE 2

FEES

Unless otherwise specified in the following Article 4.1.B, for each of the Residences, the Manager shall apply the monthly fees indicated in [Annex under lett. A](#), except for any amendment whatsoever as governed by the contract signed by the beneficiaries.

ARTICLE 3

ADMISSION REQUIREMENTS

3.1. All the Italian and international students enrolled in any University or University-level institution whatsoever, including higher institutes of artistic, music and choreographic training (hereafter, '**Applicants**'), with the exception of distance learning universities, may participate in the tender for the allocation of Beds. Applicants are divided as follows: (i) Applicants who, in the academic year 2024-2025, were Beneficiaries (as defined below) of a Bed in one of the Residences and who renew their application for the allocation of a Bed in the same Residence (hereafter, '**Renewal Students**'), and (ii) Applicants who apply for the allocation of a Bed for the first time ever or who apply for a different Residence from the previous academic year (hereafter, '**New Students**'). With regards to the CXRM residence, it is hereby specified that Applicants who, in the academic year 2024-2025, signed a contract for the use of an accommodation shall be included among Renewal Students.

3.2. Applicants shall meet the following requirements:



(a) being enrolled in a degree course in (i) legally recognised state and non-state universities, with the exception of distance learning universities, (ii) higher institutes of music and choreographic studies, or (iii) institutes of artistic and music training and specialisation;

(b) having no criminal record and no pending charges;

(c) being immune to diseases compatible with community life.

3.3. In addition to meeting the requirements set out in Article 3.2 above, Renewal Students shall also comply with the following requirements:

(a) not having been in breach of the ‘General Rules and Regulations’ in force at the Residences;

(b) being up to date with the payment of the amounts provided for by the contract at the time of submission of the application.

3.4. The requirements referred to in Article 3.2 above shall be self-certified at the time of submission of the application and shall remain in force for the entire period of time the Bed is used, under penalty of revocation of the allocation, as provided for by Article 7 below.

3.5. In view of the specific nature of university students’ accommodation, which strictly depends on the academic activities carried out throughout the year, and in order to avoid partial occupation of the Residences, thus safeguarding the purposes set out in the NRRP, Applicants who indicate a stay of more than 12 months in one of the Residences in their application will be given priority in the allocation of the Beds.

ARTICLE 4

APPLICATION PROCEDURE

(A) New Students

4.1.A. New Students shall submit the application for Bed allocation online only, following the instructions provided on the website www.cx-place.com and the related online



procedure. Alternatively, they may follow the instructions provided in response to a specific request addressed to the Foundation or the Manager, also via the website www.cx-place.com. Applications shall be submitted no later than 30 June 2025, except where an extension of time has been given.

4.2.A. The application shall include all the requested information. Only one application may be submitted for each Residence. In the event that a New Student submits more than one application for the same Residence, only the last application submitted shall be taken into account. At the time of submission of the application, New Students will be required to pay a sum as a guarantee of acceptance of the allocated Bed – if awarded – in the following amounts:

- (a) CXBA Euro 250.00;
- (b) CXFI Euro 500.00;
- (c) CXRM Euro 500.00;
- (d) CXTO Euro 800.00;
- (e) CXMI Euro 800.00.

The abovementioned amount will be refunded to New Students who are not ranked in a position eligible for allocation. In the event that a New Student is deemed eligible, the amount will be used as a down payment of the security deposit required under the contract. Payment of the abovementioned amount is mandatory requirement for participation.

4.3.A. By submitting the application, each New Student fully and unconditionally accepts the contents of this Tender.

4.4.A. All the data and information indicated in the application are self-certified by New Students for all legal purposes. Therefore, New Students shall be responsible for the statements made and the benefits obtained shall be forfeited if their statements are found to be false. False statements shall be punished under the Italian Criminal Code and specific laws



on the matter (Articles 75 and 76 of the Decree of the President of the Italian Republic No. 445 of 28 December 2000).

(B) Renewal Students

4.1.B. Renewal Students shall submit the application for Bed allocation online only, via the procedure accessible through the link that will be provided by the Foundation or the Manager, no later than 15 June 2025, except where an extension of time has been given. It being understood that all the requirements set out in the Tender are met, a promotional fee will be granted for the first 594 applications received, divided as follows: (a) CXBA 90; (b) CXFI 26; (c) CXRM 450; (d) CXTO 28; (e) CXMI 83.

4.2.B. Applications shall include all the requested information. Only one application may be submitted for each Residence. In the event that a Renewal Student submits more than one application for the same Residence, only the last application submitted shall be taken into account.

4.3.B. By submitting the application, each Renewal Student fully and unconditionally accepts the contents of this Tender.

4.4.B. All the data and information indicated in the application are self-certified by New Students for all legal purposes. Therefore, New Students shall be responsible for the statements made and the benefits obtained shall be forfeited if their statements are found to be false. False statements shall be punished under the Italian Criminal Code and specific laws on the matter (Articles 75 and 76 of the Decree of the President of the Italian Republic No. 445 of 28 December 2000).



ARTICLE 5

RANKING LISTS

5.1. Provided that they fulfil the requirements set out in Articles 3.2 and/or 3.3, as the case may be, Renewal Students shall have priority in the allocation of Beds over New Students.

5.2. The Foundation or the Manager acting on behalf of it shall inform each eligible Applicant of the provisional allocation of the Bed by e-mail as soon as possible.

(A) New Students

5.3.A. The provisional beneficiaries of the Beds shall be the New Students with the highest score, who meet the requirements set out in Article 3.2. For this purpose, the following scores shall be awarded:

(a) if they are enrolled in years subsequent to the first year of a degree course, a score of between 0 and 30 will be awarded based on the grade point average self-certified in the application;

(b) if they are enrolled in the first year of a degree course, a score of between 0 and 30 will be awarded based on the grade of the final State exam or equivalent in hundredths, as self-certified in the application;

(c) if they are enrolled in the first year of a masters' degree course, a score of between 0 and 30 will be awarded based on the graduation grade, as self-certified in the application;

(d) if they are not Italian nationals and they are enrolled in the first year of a degree course, a score of between 0 and 30 will be awarded based on their certified level of knowledge of Italian or a language other than their mother tongue.

In the event that the self-certifications referred to above are not submitted, they shall not be given any score points.



5.4.A. In the event of a tied score, priority shall be given to the younger New Student. If a tie score persists, priority shall be given to the New Student with the earliest application date.

(B) Renewal Students

5.5.B. The provisional beneficiaries of the Beds shall be the Renewal Students with the highest score, who meet the requirements set out in Articles 3.2 and 3.3. For this purpose, the following scores shall be awarded:

(a) if they are enrolled in years subsequent to the first year of a degree course, a score of between 0 and 30 will be awarded based on the grade point average self-certified in the application;

(b) if they are enrolled in the first year of a degree course, a score of between 0 and 30 will be awarded based on the grade of the final State exam or equivalent in hundredths, as self-certified in the application;

(c) if they are enrolled in the first year of a masters' degree course, a score of between 0 and 30 will be awarded based on the graduation grade, as self-certified in the application;

(d) if they are not Italian nationals and they are enrolled in the first year of a degree course, a score of between 0 and 30 will be awarded based on their certified level of knowledge of Italian or a language other than their mother tongue.

In the event that the self-certifications referred to above are not submitted, they shall not be given any score points.

5.5.B. In the event of a tied score, priority shall be given to the younger Renewal Student. If a tie score persists, priority shall be given to the Renewal Student with the earliest application date.



ARTICLE 6

ACCEPTANCE AND ALLOCATION OF BEDS

6.1. Eligible New Students will be contacted by the Foundation or Manager acting on behalf of it in order to complete the procedure for the allocation of Beds. For this purpose, eligible New Students shall submit within the term indicated by the Foundation or the Manager acting on behalf of it – which shall not in any case be less than 2 (two) days –, under penalty of forfeiture of the allocation, the duly signed contractual documentation as well as the documentation proving the payment, by way of security deposit, of the amount (which varies depending on the Residence chosen) – net of the sum already paid as per Article 4.2.A above – that will be communicated by the Foundation or the Manager acting on behalf of it, it being understood that in the event of failure to take over the Bed, the Manager will keep the abovementioned sum.

6.2. Eligible Renewal Students will be contacted by the Foundation or Manager acting on behalf of it in order to complete the procedure for the allocation of Beds. For this purpose, eligible Renewal Students shall submit, within the term indicated by the Foundation or Manager acting on behalf of it, and under penalty of forfeiture of the allocation, the duly signed contractual documentation in the ways that will be indicated.

6.3. Once the documentation under Articles 6.1 and 6.2, including the documents certifying the payment of the amount set forth in Articles 4.2.A and 6.1 above, is successfully verified, the Foundation shall confirm the allocation of the Beds by informing each of the eligible Applicants ('**Beneficiary**') by email, also through the Manager. On that occasion, the period of time within which Beds shall be taken over will be communicated. In the event that the above deadline is not met or a Beneficiary refuses – in writing – to be allocated their Bed, the Foundation, without prejudice to Article 6.1. above, may move on to the next Applicants on the ranking lists and shortlist a new eligible Applicant.



ARTICLE 7

ALLOCATION OF BEDS AFTER THE DEADLINE FOR SUBMITTING APPLICATIONS

7.1. Following the deadline referred to in Articles 4.1.A and 4.1.B, in order to accommodate as many students as possible, the allocation of any Beds that may still be available will take place on a first-come-first-served basis.

7.2. This is without prejudice to the requirements and conditions for the allocation of Beds referred to in Article 3 and the payment of the sum indicated in Article 4.2.A. Allocations shall be made according to the procedures set forth in Articles 5.2, 5.3.A and 5.4.A.

ARTICLE 8

RELATIONSHIP BETWEEN THE MANAGER AND BENEFICIARIES

The relationship between the Manager and Beneficiaries shall be regulated by contractual documentation to be signed by Beneficiaries before they take over their Bed. The signing of contractual documentation by eligible Applicants shall constitute acceptance of the allocated Beds.

ARTICLE 9

VERIFICATION OF THE TRUTHFULNESS OF THE STATEMENTS. REVOCATION OF ALLOCATED BEDS.

9.1. The Foundation reserves the right henceforth to carry out rigorous checks on the statements made and documentation provided by the Applicants with any available means whatsoever, as well as all the investigations it may deem appropriate, also by asking for



information to competent authorities. Declarants' benefits shall be forfeited if their statements are found to be false.

9.2. In case statements are found to be false, the Beds allocated to defaulting Applicants shall be forfeited and they shall be returned within 15 days, without prejudice to the Foundation's right to request the payment of a penalty equal to double the monthly fee applied.

ARTICLE 10

PERSONAL DATA PROCESSING

The Foundation and the Manager shall process personal data relating to Applicants and Beneficiaries according to the purposes and modalities indicated in the privacy policy, that can be found on the link published at the bottom of the application form.

ARTICLE 11

INFORMATION AND COMMUNICATIONS

Any request for information regarding the Tender and/or the filling in of the application form shall only be sent by email to the following email addresses:

- (a) for CXBA, booking.bari@cx-place.com or nextgen.bari@cx-place.com;
- (b) for CXFI, booking.florencefiredi@cx-place.com or nextgen.florence@cx-place.com;
- (c) for CXRM, booking.rometorvergata@cx-place.com or nextgen.rome@cx-place.com;
- (d) for CXTO, booking.turinmarconi@cx-place.com or nextgen.turin@cx-place.com;
- (e) for CXMI, booking.milanbicocca@cx-place.com or nextgen.milan@cx-place.com.



ARTICLE 12

AMENDMENTS AND REVOCATION OF THE TENDER

The Foundation, by the date the Beds are allocated, reserves the right to amend one or more provisions of the Tender at any time whatsoever and at its discretion, without the possibility to complain on any grounds whatsoever. Moreover, the Foundation, by the date the Beds are allocated, reserves the right to revoke the Tender at any time whatsoever and at its discretion, without the possibility to complain on any grounds whatsoever.