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CAMPUSX Srl

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Società soggetta all'attività
di direzione e coordinamento
da parte di CX Living Srl

CALL FOR APPLICATIONS FOR THE ALLOCATION OF BED SPACES TO UNIVERSITY STUDENTS AT THE "CXMODENA | CROCETTA" RESIDENCE – ACADEMIC YEAR 2026-2027

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 monthly fees, corresponding to the contribution required from the assignee under the call for applications issued by the competent university student aid authority.

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. Applicants are divided as follows: (i) Applicants who, in the academic year 2025-2026 were Beneficiaries (as defined below) of a Bed Space in one of the Residences – other than those who benefited from the reduced fee referred to in Article 2.1 – and who renew their application for the allocation of a Bed Space in the same Residence (hereafter, "**Renewal Students**"), and (ii) Applicants who apply for the allocation of a Bed Space for the first time ever or who apply for a different Residence from the previous academic year (hereafter, "**New Students**").



3.2. Applicants must meet the following requirements:

- (a) enrolment 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. and (ii) ISPE not exceeding EUR 60.757,87. This requirement must be proven with appropriate documentation.

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 Residence;

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

3.3. 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

(A) New Students

4.1.A. New Students shall submit their applications for the allocation of Bed Spaces 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 Manager, also via the website www.cx-place.com. Applications shall be submitted no later than 30 April 2026, except where an extension of time has been given.

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

4.4.A. 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).

(B) Renewal Students

4.1.B. Renewal Students shall submit the application for Bed Space allocation online only, via the procedure accessible through the link that will be provided by the Manager, no later than 15 March 2026, except where an extension of time has been given. It being understood that all the requirements set out in the Call are met, a promotional fee will be granted for the first 32 applications received.

4.2.B. Applications shall include all the requested information. Only one application may be submitted. In the event that a Renewal Student submits more than one application, 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 Call.

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 LIST

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

(A) New Students

5.3.A. The provisional beneficiaries of the Bed Spaces will be the New Students 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 and the ISPE;

(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) and the ISPE;

(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 and the ISPE;

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

5.4.A. It is understood that:

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

(ii) Applicants with an ISEE exceeding EUR 27,948.60 and/or an ISPE exceeding EUR 60.757,87 or who fail to submit ISEE certification (or equivalent documentation as indicated in Article 3.2)



and/or the ISPE certification will not be eligible for the allocation of Bed Spaces at the reduced rate provided in Article 2.1.

5.5.A. In the event of a tie in score, priority will be given to the Applicant with the lower ISEE (or equivalent documentation as indicated in Article 3.2) and/or ISPE value. 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.

(B) Renewal Students

5.6.B. The provisional beneficiaries of the Bed Spaces will be the New Students 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 a score between 0 and 30 based on the arithmetic average of grades, as self-certified in the application;

(b) For first-year students 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;

(c) For students enrolled in the first year of a master's degree a score between 0 and 30 based on the final grade of the bachelor's degree, as self-certified in the application;

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

In the absence of the above-mentioned self-certifications, no score will be awarded.

5.7.B. In the event of a tie in score, priority will be given to the younger Renewal Student. If the tie still remains, priority will go to the Renewal Student who submitted their application earlier.

ARTICLE 6

ACCEPTANCE AND HANDOVER OF THE BED SPACE

6.1. Eligible New Students will be contacted by the Manager in order to complete the allocation procedure for the Bed Spaces. To this end, eligible Applicants shall, within the deadline indicated by the Manager (which in any case shall not be less than two (2) days), under penalty of forfeiture of the allocation (i) the contractual documentation, fully signed in all parts, as well as (ii) 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.A. It is understood that, should the Bed Space not be taken up, the Manager will retain the previously paid amount definitively.

6.2. Eligible Renewal Students will be contacted by the Manager in order to complete the allocation procedure for the Bed Spaces. To this end, eligible Renewal Students shall, within the deadline indicated by the Manager (which in any case shall not be less than two (2) days), under penalty of forfeiture of the allocation (i) the notice of acceptance of the Bed and (ii) the contractual documentation, fully signed in all parts.

6.3. Upon successful verification of the documentation submitted under Article 6.1, including payment confirmations under Articles 4.2.A 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 Articles 4.1.A and 4.1.B, 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.A, shall remain applicable. Allocations will follow the same criteria outlined in Articles 5.2, 5.3.A and 5.4.A.

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 2026 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 declared an ISEE (or equivalent documentation as indicated in Article 3.2) exceeding EUR 27.948,60 and an ISPE exceeding EUR 60.757,87 and this has been confirmed by the Manager.



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 Applicants 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.



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.