

COURTESY TRANSLATION



Public notice for expressions of interest to acquire areas within the Site of National Interest of Venice Porto Marghera

1. Context and purpose

Porto Marghera represents one of the largest industrial coastal areas of Europe and constitutes a fundamental node of the Venetian economy and of the entire North-East both for its territorial dimension, both for the productive and occupational characteristics.

Porto Marghera is in fact connotated by a high degree of infrastructure and an extraordinary supply of technological networks and utilities. Alongside the already substantial existing infrastructural facilities, there are further interventions to strengthen the road, railway, ICT and environmental networks and to seal up the banks of industrial channels in an advanced design or implementation phase promoted by the Municipality of Venice and other public entities.

Following the business and employment crises of the traditionally present sectors (primarily chemical and petrochemical), the area, in which 884 companies and 11,060 direct employees now operate, has long been affected by numerous processes of restructuring and economic conversion. Today, while confirming the strong industrial and port vocation, Porto Marghera is an area in continuous evolution, with different functions and specializations and an increasingly differentiated entrepreneurship that includes new categories and new professionalisms.

Following the recognition of the municipal area of Venice as a Complex Industrial Crisis Area, on 23rd October 2018 was signed the "Program Agreement for the implementation of the Industrial reconversion and redevelopment project for the complex industrial crisis area of Venice" aimed at supporting new investments and new economic initiatives in the municipal area of Venice.

On 9th January 2019, with Circular n. 6686, the Ministry of Economic Development has issued the "Public notice for the selection of entrepreneurial initiatives in the area of the complex industrial crisis area of Venice through the use of the aid system pursuant to law n. 181/1989 ", in which the methods and terms for submitting applications for the envisaged benefits are defined punctually, for a total amount of approximately 27 million euros, aimed at supporting the realization of new investments and new economic initiatives in the municipal territory, with particular reference to Porto Marghera.

In this context, in order to accelerate the industrial reconversion and economic development of Porto Marghera, directing them towards activities able to further redevelop the functions of the area, the Municipality of Venice and the Venice Development Agency intend to verify the interest, from part of economic operators, to acquire areas, located within the Site of National Interest of Venice Porto Marghera, in which to develop entrepreneurial initiatives.

Italian or foreign companies interested in acquiring areas within the Site of National Interest of Venice Porto Marghera are invited to express their interest according to the procedures illustrated below.

2. Available areas

Anyone interested can express interest about approximately 64 hectares of areas located within the Site of National Interest of Venice Porto Marghera. The

characteristics, consistency and peculiarities of each of the areas in question are summarized in Annex 1, an integral part of this Notice.

The areas, currently owned by Syndial, are subject to administrative proceedings concerning environmental interventions related to the soil matrix and the water matrix and are in the following conditions:

- a) interventions concluded with certification of reclamation already implemented;
- b) interventions concluded but pending certification of already implemented remediation;
- c) interventions in the execution phase.

More information regarding the status of the areas can be requested directly to: Comune di Venezia (City of Venice) - Servizio Sviluppo economico e gestione strategica di Porto Marghera - tel. 041 274.8246 - sviluppoeconomico@comune.venezia.it

3. Terms and conditions for the presentation of the expression of interest

The interested parties must present the expression of interest by completing and sending, by electronic means, the specific attached form (Annex 2).

Expressions of interest must be sent to the Agenzia Sviluppo Venezia (Venice Development Agency) via Certified E-Mail at the address **agenziasviluppovenetia@pec.it**.

This notice has a duration of eighteen months from its publication, expiring on 30th September 2020.

The expression of interest may concern an entire area or only a portion of it.

In order to acquire any useful element for the presentation of the expression of interest and / or the formulation of the proposal, the Interested Subjects may request further information at:

- Agenzia Sviluppo Venezia (Venice Development Agency), Ca' Vendramin Calergi - 30124 Venezia - tel. +39 041 5297282, info@agenziasviluppovenezia.it;
- Comune di Venezia (City of Venice) - Servizio Sviluppo economico e gestione strategica di Porto Marghera, San Marco 4136, 30124 Venezia - tel. +39 041 274. 8246, sviluppoeconomico@comune.venezia.it.

4. Evaluation of expressions of interest

The expressions of interest will be verified and evaluated by the coordination-Table set up by the City of Venice, Syndial Servizi Ambientali S.p.A. (below called Syndial) and Development Agency, pursuant to the Memorandum of Understanding for Porto Marghera signed by the parties on March 28th, 2019.

Among the expressions of interest received, priority will be given to the preliminary examination of the proposals that:

- have a more favorable impact on socio-economic and employment dynamics;
- are coherent with the development scenario of Porto Marghera proposed by the City Administration;
- are more environmentally sustainable;
- have a significant level of technological innovation;
- meet the eligibility requirements for the benefits provided by the Reconversion and Industrial Redevelopment Project of Venice (PRRI) approved with the Program Agreement of October 23, 2018 (*Italian and*

foreign companies, set up in the form of joint-stock companies, including cooperative societies and consortium companies, under ordinary accounting, not subject to bankruptcy proceedings or in voluntary liquidation; in compliance with EU and national regulations).

The above criteria are coherent and cumulative.

The coordination-Table at each meeting instructs the expressions of interest according to the aforementioned priorities, transfers its assessments regarding compliance with the criteria of public interest to Syndial and receives updates about the status and outcome of the same.

Considering that the areas considered in this notice are properties of Syndial, the terms and conditions of the possible sale will be defined from time to time between Syndial and the interested parties, without prejudice to compliance with Syndial's internal policies on the matter.

In any case the parties interested to intervene on the areas, following the relative acquisition, will have to obtain the planning / building permits from the competent Bodies / Authorities.

5. Further information

This notice constitutes only an invitation to express a non-binding interest in the acquisition of an area or part of it and does not represent an invitation to offer, nor an offer to the public pursuant to art. 1336 of the Civil Code, or option pursuant to art. 1331 C.C.

This notice is promoted for exploration purposes and does not produce mandatory effects between the parties, nor further effects pursuant to art. 1337 of the Civil Code (pre-contractual liability) for the Comune di Venezia (City of Venice), the Agenzia Sviluppo Venezia (Venice Development Agency)

and Syndial towards the operators who have expressed their interest in acquiring areas.

The Comune di Venezia (City of Venice) and Agenzia Sviluppo Venezia (Venice Development Agency) reserve the right to revoke this notice at any time and / or to suspend, interrupt and / or modify the terms and conditions, without the interested parties or tenderers being able to advance no claims for reimbursement, compensation or compensation or any other title, even in relation to the costs incurred for the presentation of the expression of interest.

6. Personal data processing

The Agenzia Sviluppo Venezia (Venice Development Agency) undertakes to process personal data for the purposes set out in this notice in compliance with EU Regulation 679/2016, providing the interested parties with the information pursuant to art. 13 of the aforementioned Regulation.