

TENDER DOCUMENTS FOR PUBLIC AUCTION REAL ESTATE OWNED BY ICE AGENCY

The auction will be carried out electronically on the 26th of September 2018
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, located in Florence - 67/69 Quintino Sella str., 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 previous deliberations 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 Guidelines.

The Auction has 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 Guidelines** 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/45282>), and on the Notary website (www.notariato.it; www.avvisinotarili.notariato.it) or at the Notaries that have launched the tender, as well as on the website www.investitalyrealestate.com.

The information related to the Parcel 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 auction without an actual auction consists in the presentation of secret, paper, digital or digitalized offers, to be written up in the presence of a Notary who presents tenders or a periphery Notary (Notary who has the qualification within the network of Notary auctions whose list is consultable on the websites of the Notary at www.notariato.it and www.avvisinotarili.notariato.it), of the amount equal to the one put up on the tender indicated in the Parcel List. The Notary goes ahead with the adjudication of the Lot in favour of the person that has presented a higher valid offer not equal to other offers.

The Notary who has sent out the tender, only in the case that diverse valid offers of equal amount have been presented and are placed at the same first position in the ranking, will give place to the auction using the information system of the National Notary Council (RAN), have the duty of legitimating exclusively those offering bodies to participate in the auction.

The auction will take place in two sessions of 3 minutes during which each offering body can reserve and present a clear offer with an increase on the starting price of the auction and for the following sessions in increase compared to the valid offer of higher amount, with a minimum increase of €. 2,000.00 (two thousand). The Notary that had put up the tender will proceed in confirming the validity of each clear offer in increase and then go on with the next session. Without any other clear offers in increase, at the expiry of the auction session (3 minutes), the Notary that has started the tender will proceed in the adjudication of the Lot in favour of the best offer and in indicating which if the prices of the valid offer in increase has the highest value. In case of the lack of valid offers in increase the Notary will proceed in the adjudication in favour of the person that has presented the highest offer or, in the case of an ex aequo, on the basis of the time-priority of the registration of the offer.

Price and Deposit

The participants must, or else they will be excluded, create a deposit at least 10% of the price at the base of the Auction (€ 900,000.00 -nine hundred thousand euros- as resulted from the Parcel List). The deposit must be made up of, to avoid exclusion, according to point n°3 of the current Auction Guidelines.

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 60 days starting from the date of awarding or else the entire deposit will be acquired.

Fees and costs

These are entirely part of the duties of the final adjudicatory according to point 8 of the procedural guidelines, together with the amount due to the Notary for the drafting of the auction minutes, variable according to the complexity of each auction and the value of the good that is on sale, up to amount of €1,200.00 (one thousand two hundred euros) plus VAT, according to the complexity of the auction procedure, the costs and the taxes regarding the Auction Minutes like, as an example, costs for stamps, accessories, taxes and other amounts due for any reason. The following are also due to the Notary: costs due to him/herself, for the computer management of the Auction procedures, in the amount of €290.00 (two-hundred and ninety euros) plus VAT, for each lot assigned. In relation to the fact that the sales contract can be stipulated by the Notary (Who puts out the tender or periphery) to which the offer has been presented, the person presenting each offer can request at the presentation of each offer a general estimate, according to article 9 of Law Decree 1/2012 converted into Act n°27 of the 24th of March 2012. The above amounts must be paid within 30 days of the communication of the adjudication and the final payments must be given to the Notary who has the function of sales and to stipulate the contract.

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

In conformity to the requirements of point 5 of the Auction Guidelines, the Italian Trade Agency (ICE) reserves the right in any moment of the procedure and until the stipulation of the contract to suspend and/or not give further actions to the documents of the Auction procedure and the adjudication without giving any right to the those who present offers or the adjudicatory towards it. In any case the annulment of the Auction Procedure and adjudication obliges the Italian Trade Agency to give back any deposits, payments and costs sustained according to what is foreseen in the Auction Guidelines. The offering party cannot put forward any requests towards the Italian Trade Agency (ICE) for any lack of earnings and/or costs sustained so as to present the offer.

Please recall that the procedure consists in the presentation of a paper offer in a sealed envelope as well as, in alternative, of a digital or digitalized offer according to the procedures and methods indicated in the current Auction guidelines and that for the participation in the Auction, the presentation 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 (www.notariato.it; www.avvisinotarili.notariato.it).

Presentation of offers must be made by: **25 September 2018, hr. 5.00 pm.**

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