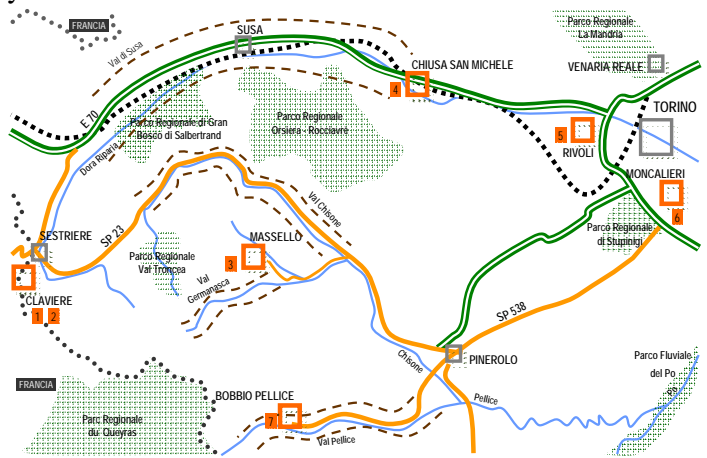


## NETWORKED ASSETS SYSTEM: DORA

The Networked Assets System: Dora” comprises seven properties situated in the province of Turin, linked by the natural network of the river Dora and by the local road network.

The real estate included in the package are of varying types, and cover surface areas ranging from 217 sq.m and 1,335 sq.m. The properties are former barracks, shooting ranges, buildings and mountain refuges, located in a very varied geographic area, extending from the hilly and flatter zones of Turin to the Alpine zone close to the French border. The whole package of assets, endowed with great development potential, is located in a naturalistic area of great prestige and close to existing tourist attractions, such as the system of “Savoy Residences” near Turin and the “Alpine” system, which includes the Alta Val di Susa, Val Pellice and Val Germanasca valleys.



### **Former Carabinieri Barracks – Municipality of Claviere, 97 Km from Turin**

(totalling 944 sq.m – 307 sq.m covered – 1,228 sq.m gross internal area)

Rectangular building on four floors, one basement and three above ground, the last floor being an attic not fit for habitation.



### **Former Barracks of Guardia di Finanza (Finance Police) – Municipality of Claviere 97 Km from Turin**

(totalling 1,450 sq.m – 267 sq.m covered – 1,335 sq.m gross internal area)

Rectangular building on five floors, one basement and four above ground, the last floor being an attic.



### **Former Military Barracks nos. 5 and 6 – Municipality of Massello 100 Km from Turin**

(totalling 1,129 sq.m – 560 sq.m covered – 560 sq.m gross internal area)

Ruins of buildings made from local stone, originally destined as military dwellings for officers, situated in a landscape of particular naturalistic prestige 2,550 m above sea level.



### **Former Eredità San Curallo Giuseppe – Municipality of Chiusa San Michele 30 Km from Turin**

(totalling 642 sq.m – 262 sq.m covered – 446 sq.m gross internal area)

Part of a building, consisting of 5 rooms arranged along the length of the building, plus two bathrooms, previously used for commercial activities.



### **Former T.S.N. shooting range - Municipality of Rivoli 10 Km from Turin**

(totalling 11,633 sq.m – 218 sq.m covered – 218 sq.m gross internal area)

Building on one raised floor, with a mixed brickwork-reinforced concrete structure, consisting of four rooms plus a central canopy.



### **Former Casa Ellena – Municipality of Moncalieri 9 Km from Turin**

(totalling 2,531 sq.m – 121 sq.m covered – 217 sq.m gross internal area)

Two-storey building, 96 sq.m and a 25 sq.m canopy, situated on a triangular strip of land and surrounded by a green area of considerable environmental prestige.



### **Former building for Officers and NCOs – Municipality of Bobbio Pellice 63 km from Turin**

(totalling 5,746 sq.m – 288 sq.m covered – 815 sq.m gross internal area)

Two buildings, of two and three storeys respectively, both of which have three rooms, plus a low building that used to serve as a garage.

## Networked Assets System: Dora

### THE TENDER NOTICE

According to the terms of the tender notice, the operation involves a restricted tender invitation procedure for the redevelopment long lease of the property portfolio called “Networked Assets System: Dora” (pursuant to art.3-bis, Law 410/2001 and subs. amendm.) having a duration of 50 years, starting from the date on which the lease agreement is signed. The amount of the annual lease fee offered in the tender cannot be below **22,000 Euro** under any circumstances.

The tender procedure begins with a prior qualification phase, during which the economic-financial and technical-organisational requirements for subjects showing an interest in participating in the tender will be checked. In brief, all individuals or enterprises, including consortia and joint ventures, that can demonstrate proven experience in at least one of the specific sectors of activity chosen for the future use of the system’s assets, financial soundness and suitability in terms of legal requirements, may participate in the tender procedure.

The application to take part in the tender, accompanied by all required documentation as described in the tender notice, must be received by **midday of 5 May 2008** by the Agenzia del Demanio – Direzione Affari Generali – Gare e Contrattualistica.

Sealed envelopes for the admission of applications will be opened on **6 May 2008 at 10 a.m.** in a meeting open to the public. A technical Committee will verify the conformity of admission applications in the presence of a representative for each tenderer.

Admitted tenderers will be asked to submit the technical and economic tender, which will then be assessed by an award Commission and by a Technical-Scientific Unit, appointed by the Agenzia del Demanio Director, which will act in an advisory capacity for the awarding of redevelopment long leases. In greater detail, participants shall submit a General Report describing the general and specific aims of the redevelopment project, its potential effects on local development and actions to be performed on each property in the system, as well as the management activities to be performed. Participants shall also present a Technical Project, describing planned actions to renovate and prepare properties for the uses set forth in the project, highlighting particularly salient and innovative elements of the project for respecting, safeguarding and enhancing the environment. Finally, they shall submit a Management Plan for economic activities. The economic offer shall contain a proposed annual lease fee and an economic-financial plan of investments for relative renovation and redevelopment actions. Upon the presentation of tenders, tenderers shall lodge a provisional deposit of **100,000 Euro**, which will immediately be given back to non-successful tenderers when the lease agreement has been signed.

The award Commission will act, according to a predetermined methodology, to assess tenders and compile a classification that takes into account the qualitative and quantitative aspects of the project, and will award the concession to the most economically advantageous tender offer.

The tender notice and general information are published on the website [www.agenziademanio.it](http://www.agenziademanio.it), and, in abbreviated form, on the Agenzia del Demanio portal [www.demaniore.com](http://www.demaniore.com), and are also available from Agenzia del Demanio, Segreteria Direzione Area Operativa – Operazioni di Portafoglio, Via Barberini, 38 and from the Secretariat of the Piedmont branch – Turin office – from 9.30 a.m. to midday from Monday to Friday.

The Preliminary Framework Study may be obtained from both of the above offices by subjects interested in taking part in the tender or by representatives in possession of an ad hoc proxy. Any questions may be sent, in Italian, by no later than 18 April 2008 to the email address [dg.beniarete.dora@agenziademanio.it](mailto:dg.beniarete.dora@agenziademanio.it).