

## Notice relating to the Real Estate initiative aimed at building an office complex at “Leonardo Da Vinci” Fiumicino International Airport



**Aeroporti di Roma S.p.A.**

**August 07<sup>th</sup> 2019**

# NOTICE RELATING TO THE REAL ESTATE INITIATIVE AIMED AT BUILDING AN OFFICE COMPLEX AT “LEONARDO DA VINCI” FIUMICINO INTERNATIONAL AIRPORT

## SPACE ALLOCATION STAGE

### NOTICE OF REOPENING TERMS

Aeroporti di Roma S.p.A., Company subject to the direction and coordination of Atlantia S.p.A., with registered office in Fiumicino (Rome), Via Pier Paolo Racchetti n. 1, Tax Code no. 13032990155 (“**ADR**”), has launched a real estate development initiative, named “HUBTOWN. Rome Business City” (so-called “Business City”), for the realization, within the airport grounds, next to Terminals of international airport “Leonardo da Vinci” in Fiumicino, of a complex of mixed usebuildings, mainly dedicate tooffices and personal services (hereinafter, the “**Real Estate Initiative**”).

By notice dated 06 July 2018 (hereinafter, the “**Notice**”), published in its full version on the website [www.adr.it/businesscity](http://www.adr.it/businesscity) and in extracts in national and international newspapers (*Sole 24 ore, Il corriere della Sera, La Repubblica, Il Messaggero, Il Tempo and Financial Times*), ADR initiated a phase of dialogue and promotion to the public of the Real Estate Initiative (hereinafter “**Dialogue Phase**”).

Specifically, with the aforementioned Notice, ADR, in making the market aware of its intention to launch the Real Estate Initiative and in presenting its features, invited economic operators (hereinafter “**Operators**”) to express their interest in order to start a dialogue with them aimed at (i) ensuring maximum transparency relating to the Real Estate Initiative; (ii) enabling a better definition of the functional features and dimensions of the various spaces comprising the project and (iii) verifying the feasibility of future initiatives aimed at identifying the parties to be entrusted, under sub-concession, with specific areas to be allocated for commercial activities.

The aforementioned dialogue phase was specifically concerned the spaces to be allocated to the following activities (so-called **Special Functions**), specified in the Notice “*indicatively and preliminarily*” and subject “*to possible revision following the scouting phase*”:

- **Offices:** large spaces for office use (e.g. from 2,000/3,000 sqm, preferably multi-storey), for a single tenant;
- **Temporary office:** building of up to approximately 10,000 sqm intended for co-working activities and, more generally, for flexible work spaces, with an annex bar/restaurant space measuring approximately 340 sqm, possibly allocated to a single specialised operator;
- **Congress Centre:** measuring approximately 5,300 sqm with an auditorium with approximately 700 seats and spaces that can be set up, including an open terrace for exclusive use measuring approximately 1,000 sqm, possibly to be allocated to a single specialised operator;
- **Supermarket:** possibility of building a retail outlet measuring 500 to 1,000 sqm;
- **Medical centre:** measuring approximately 600 to 1,300 sqm, possibly to be allocated to a single specialised operator;

- **Restaurant:** two restaurant areas, one of traditional type, on the ground floor, measuring a total of approximately 370 sqm with the possibility of expansion, and the other measuring approximately 1,000 sqm over two levels, with access from the ground and first floors, also including a terrace measuring approximately 350 sqm for exclusive use;
- **Gym and spa:** with a surface area starting from 1,500 sqm, possibly to be allocated to a single specialised operator.

By notice dated 21 February 2019, ADR made the results of the Dialogue Phase known to the market, as well as the consequent intention to launch the assignment phase of the individual spaces known to the market.

Specifically, the spaces to be allocated to (i) Supermarket; (ii) Gym and spa; (iii) Temporary office (iv) Medical Centre and (v) Congress Centre, ADR gave notice of its intention to proceed with specific negotiations with each of the interested Operators, also clarifying that the aforementioned negotiations would have been conducted with: (a) all parties that expressed their interest during the Dialogue Phase, launched with the “*Notice of the launch of Dialogue and Promotion Activities*” dated 06 July 2018; and (b) all parties which, although not having participated in the Dialogue Phase, have – and expressed - an interest in taking part in the negotiations in question. To this end, all interested operators were invited to express their interest up until 31 March 2019 by filling in a dedicated form.

Following 31 March 2019, enquiries and/or expressions of interest were received by ADR from different economic operators.

Given that ADR has not yet proceeded with the allocation of the spaces in question, and that it is their intention to guarantee that these spaces are given as much market visibility as possible, with this notice

### **IT IS HEREBY ANNOUNCED THAT**

In partial rectification of what was stated in the notice of 21 February 2019, ADR will allow participation in the relating negotiations for the spaces to be allocated to (i) Supermarket; (ii) Gym and spa; (iii) Temporary office (iv) Medical Centre and (v) Congress Centre including to all parties who have expressed or are expressing their interest after 31 March 2019, provided that interest is expressed before the end of 31.12.2019 and compatibly with the state of negotiations of any potential arrears.

To this end, all interested operators will be able to express their interest by filling the dedicated form, that can be found on the following link <https://www.hubtown.it/en/contacts>.

Any requests for clarification and/or more information may be sent to the following email address: [info@hubtown.it](mailto:info@hubtown.it)

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For anything not mentioned in this Notice, please refer to the indications and clarifications provided in the previous notices which are available from the website [www.adr.it](http://www.adr.it) in the Business/Real Estate/Notices section.

The text of this Notice is published and provided in Italian and prevails over any other text, wherever published, no matter where it is published, including in foreign languages.

Fiumicino, August 07th 2019

Aeroporti di Roma S.p.A.  
Real Estate Manager  
Filippo-Maria Carbonari

## **Appendix A. Processing of Personal Data**

The processing of data provided to ADR will be carried out in accordance with the applicable provisions from (EU) Regulation no. 2016/679 (hereinafter “**GDPR**”).

Pursuant to Article 13 of the GDPR, ADR states that personal data (hereinafter the “**Data**”) relating to each interested Operator (hereinafter the “**Supplier**”) and to individuals acting on their behalf, gathered by the Supplier, will be treated with respect according to the GDPR and in compliance with the following report.

It is understood that it is the Supplier’s responsibility to inform individuals acting on their behalf of the processing of their personal data referred to in this report and to request their consent, where necessary.

### **Data Processing Controllers. Data Processing Supervisors.**

The Data processing Controller is Aeroporti di Roma S.p.A., with registered office in Rome, via Pier Paolo Racchetti 1, 00054 Fiumicino.

### **Data Protection Officer.**

The Data Protection Officer (or person responsible for data protection) appointed by the Controller can be contacted via email at [dpo@adr.it](mailto:dpo@adr.it). The Data Protection Officer’s contact information and means of contact are available at [www.adr.it](http://www.adr.it).

### **Purpose and legal base of the processing. Legitimate interests pursued.**

Data will be processed:

- a) to assess the technical, economic and financial suitability of the Supplier in order to include them in the Controller’s database of suppliers or to update their existing information;
- b) to fulfil the Controller’s legal obligations;
- c) for the execution of contracts to which the Supplier is a party or for the adoption of pre-contractual measures issued at the Supplier’s request;
- d) for the assessment, exercise or defence of a right in a court of law.

The processing of Data for the purposes of sub a) and d) does not require the Supplier’s consent as it is necessary for the legitimate interest pursued by the Controller, pursuant to Article 6, paragraph 1(f) of the GDPR. The processing of Data for the purposes of sub b) does not require the Supplier’s consent as it is necessary for the fulfilment of the Controller’s legal obligations, pursuant to Article 6, paragraph 1(c) of the GDPR. The processing of Data for the purposes of sub c) does not require the Supplier’s consent as it is necessary for the execution of contracts to which the Supplier is a party, or for the adoption of pre-contractual measures issued at the Supplier’s request, pursuant to Article 6, paragraph 1(b) of the GDPR.

### **Communication of Data and consequences of a failure to provide it.**

The communication of Data for the purposes of sub b) and c) constitute, respectively, a legal and contractual obligation. The communication of Data for the purposes of sub a) and d), however, is optional but necessary for the legitimate interests pursued by the Controller as indicated above. In all these cases, failure to provide Data will make it impossible for the Controller to establish commercial relations with the Supplier.

### **Recipients or categories of recipients.**

Data should be made accessible, and brought to the attention of or communicated to the following entities, who will be appointed by the Controller, as appropriate, as persons in charge:

- companies within the group to which the Controller belongs (parent companies, subsidiaries, associated companies), employees and/or collaborators under any title with the Controller and/or companies within the group to which the Controller belongs;
- public or private entities, natural or legal persons, which the Controller makes use of for the performance of instrumental activities for the above purposes, or to which the Controller is obliged to communicate Data, by virtue of legal or contractual obligations.

In every case, Data will not be disseminated.

### **Retention period.**

Data will be retained for a maximum period equal to the limitation period of the Controller's enforceable rights, as is applicable from time to time.

### **Rights to access, erasure, restriction and portability.**

The persons concerned shall be entitled to the rights provided for in Articles 15 to 20 of the GDPR. By way of example, each person concerned will be able to:

- a) obtain confirmation as to whether or not personal data concerning them are being processed;
- b) where processing is in progress, obtain access to personal data and information relative to the processing, and request a copy of their personal data;
- c) obtain the rectification of inaccurate personal data and the integration of incomplete personal data;
- d) obtain, if one of the conditions envisaged in Article 17 of the GDPR is met, the erasure of personal data concerning them;
- e) obtain, in the instances envisaged in Article 18 of the GDPR, restriction of processing;
- f) receive personal data concerning them in a structured, commonly used and machine-readable format, and request their transmission to another controller, if technically feasible.

### **Right of opposition.**

Each person concerned has the right, at any time, to oppose the processing of their personal data carried out in pursuit of a legitimate interest of the Controller. In the event of opposition, their personal data will no longer be subject to processing, provided that there are no legitimate grounds for processing which outweigh the interests, rights and freedom of the person concerned, or for the assessment, exercise or defence of a right in a court of law.

### **Right to lodge a complaint with a Supervisory Authority.**

Each person concerned may lodge a complaint with the Supervisory Authority for the Protection of Personal data if they consider that their rights, as stated in the GDPR, have been infringed. This complaint should be lodged in the manner indicated on the Supervisory Authority's website, accessible from: [www.garanteprivacy.it](http://www.garanteprivacy.it).