



Big Shoes and Beautiful Mind

Dear shareholders,

A public presentation of the environmental impact study concerning the H-CAMPUS project took place last night in Roncade, where our HQ is located, and another one will be held tonight in Quarto d'Altino. The purpose of this is to present the progress of the project, in line with the provisions of the Environmental Impact Assessment legislation.

The proposer of the H-Fund CAMPUS is the Fondo H-CAMPUS Ca' Tron, established by Finint SGR in February 2017. The Fondo has the aim of investing in real estate projects, with an interest in the country's economic system and employment growth. These projects shall support the areas of research, innovation, digital applications, technology, education and training at all levels. H-CAMPUS is aimed at the development of expertise and will be realised through the creation or provision of talent incubators, co-working spaces, managed innovation laboratories ("fablabs") and spaces for training and education and the development of new businesses. This scope also extends to teaching or arts and experiments with arts and crafts, as well as museum and cultural initiatives for all ages.

THE H-CAMPUS PROJECT

"H-Campus" is a complex consisting of a set of structures dedicated to teaching and complementary services. It is based on the model of the "university campus" within Anglo-Saxon tradition, and includes a library, technological laboratories, catering services, sports fields and innovative internal transport systems.

The project spans approximately 313,830.00 square metres (31.38 hectares - H-Campus area), of which only a small part will see the presence of buildings (just over 3 waterproofed hectares).

The general objective is to strengthen the types of training offered and the digital district through:

- the creation of an integrated system of educational and scholastic courses, aimed at providing specialised skills in the field of applied IT and digital technologies, to include young people in the local and international economic and productive fabric by imparting knowledge and innovative entrepreneurial ideas on them;
- the establishment of a complete scholastic cycle, from compulsory education to post-graduate degrees, aimed at creating professional figures with a wealth of specific skills that can be used immediately and profitably within the economic and social fabric.



— the creation, alongside the structures purely dedicated to teaching, of complementary services based on the Anglo-Saxon model of the university campus, such as a library, technological laboratories, catering services, sports fields and innovative internal transport systems. Part of these services will be accessible to users of nearby facilities and will also be accessible to the population of neighbouring municipalities.

The school cycle provides for constant equivalence to the public school curriculum. It follows the basic criteria of the international pathway called the "International Baccalaureate" (IBO) and is strengthened by knowledge derived from the new digital economy and responding to the needs of the sector itself.

The project envisages that the entire H-Campus settlement be "volume zero", with no increase in volume beyond that which already exists or is already envisaged by the municipal urban planning tool. The required volume will be derived from the use of volumes subject to building credit, originating from the demolition of incongruous works or detractor elements, or incomplete or unimplemented urban-building works.

The following shall also be built according to a logic of sustainability and respect for the environment: 31 hectares of land, open to the public, of which over 27 hectares will be used as a forest, where 3,500 new trees



will be planted.

The new buildings will be certified LEED (Leadership in Energy and Environmental Design). Plants powered by renewable sources will be installed in existing and new buildings, in line with any rules for the protection of buildings of historical or monumental value.

The project then envisages the development of an important series of urbanisation and infrastructure works to integrate H-Campus within the territory in a functional way. The road network connecting to H-Campus will be adequate for the estimated traffic flows, and during the construction phase and gradual launch of the project, the Proponent will adopt measures to limit any possible inconveniences, which are already being defined with the competent administrations.

The traffic studies carried out show that the opportunity to adopt shared modes of transport will reduce the impact on the road network and help H-Campus to become an example of a sustainable hub in terms of mobility. In addition to car sharing and the use of electric cars, the formation





of partnerships - which have already been launched with local public transport companies (ATVO, MOM, ACTV) - is being studied to incentivise and facilitate the use of public transport, with the creation of agreements and additions to existing lines. This is also an opportunity for the citizens who live in the neighbouring area of H-Campus, who can take advantage of the additions to the lines.





In terms of sustainable mobility, pedestrian-cycle routes will be developed within the Campus area.

COST OF WORKS

The costs of the intervention amount to € 61,000,000, of which more than € 8,000,000 is for infrastructures and roads in order to integrate the Campus within the territory (new roads, cycle-pedestrian routes and connection infrastructures).





SOCIO-ECONOMIC EFFECTS

When fully operational, more than 500 newly hired employees are envisaged for the development of innovative digital solutions, to increase the training offered and for direct services.

The socio-economic analyses show a potential positive economic impact of € 8.7 million/year generated by investments in the territory and by the hiring of new employees, as follows:

- demand for accommodation equal to € 2.6 million/year;
- demand for food and non-food items, in relation to commercial and catering businesses, equal to € 3.8 million/year;
- demand for services relating to people's health, sports and culture, and spending on local public transport needs equal to € 2.3 million/year (the local public transport lines implemented will be open to all)

The H-Campus project is also characterised as a "driving force" capable of activating a virtuous "domino effect" on the territory through:

- the acceleration of the project relating to the "Via Longhin Flyover";
- the reclamation and complete reforestation of the Ca' Tron Former Military Base;
- the reactivation of the Portegrandi Bypass project in order to arrange and secure the Portegrandi road network;
- new investments in the region for the re-launch of the Ca' Tron Estate and the Business Centre
- ... Ca' Tron also has a pizzeria and new businesses!

THE FINAL DESIGN

- In line with the further in-depth analyses carried out during the EIA phase, the final design annexed to the EIS provides for quotas imposed on buildings and routes for the Emergency and Evacuation Plan (EEP) at +1.30 m above average sea level.

RESULTS OF THE ENVIRONMENTAL IMPACT STUDY (EIS)

The potential impacts generated by the H-Campus project were calculated by applying a multi-criteria qualitative-quantitative evaluation model (Leopold matrix).



The results are as follows:

- The data and information used to estimate the impacts are highly reliable technically, especially those used for scientific calculations and simulations;
- The limited negative impacts occur almost exclusively during the construction phase, and are otherwise largely offset by the positive ones that emerge during the H-Campus operative phase;
- Thanks in part to the proposed mitigation measures, the H-Campus project is presented as a high quality element in the environmental context of reference, generating important synergies in the socio-economic fabric at a large scale;
- The architectural aspects and the “urban design” have been evaluated in relation to the HUMAN HEALTH component and their typology generates a significant added value for quality of life, greatly increasing the performability of the H-Campus project;
- As a result, the Programme Agreement is fully justified through this Environmental Impact Study.

In conclusion, the evaluation carried out shows that, overall and cumulatively, the improved H-Campus project is FULLY COMPATIBLE FROM AN ENVIRONMENTAL PERSPECTIVE, and also generates a SIGNIFICANT POSITIVE IMPACT on a local and wide scale.

ENVIRONMENTAL ASSESSMENT PROCEDURE

EIA - Environmental Impact Assessment

The EIA procedure concludes the environmental assessments related to the project.

The EIA procedure is part of the single authorisation procedure that will end with the issuing of all the authorisations necessary to implement the H-Campus project (not only the so-called area, but also the public works and infrastructures).

ENVIRONMENTAL IMPACT STUDY (EIS)

The Environmental Impact study included the following studies:

- New hydraulic compatibility (Giuseppe Baldo and Prof. Pietro Zangheri);



- Geological and hydrogeological study (Prof. Pietro Zangheri);
- Hydraulic study and modelling (Paolo Peretti IPROS);
- In-depth study and updating of the Emergency and Evacuation Plan (Giuseppe Baldo);
- Land use plan (Prof. Zangheri);
- In-depth planning study of the first flush waters in the parking lot (Giuseppe Baldo)
- New impact study on traffic (Prof. Riccardo Rossi - Atraki);
- Feasibility of new pedestrian cycle access SS. 14 as a public work (Giuseppe Baldo);
- Study of sound and gas emissions (Giovanni Spellini - iTekne);
- In-depth biotic analysis (Davide Scarpa).

THE FINAL DESIGN

In line with the further in-depth analyses carried out during the EIA phase, the final design annexed to the EIS provides for quotas imposed on buildings and routes for the Emergency and Evacuation Plan (EEP) at +1.30 m above average sea level.

*Ca' Tron di Roncade,
06/02/2019*