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TERMS AND CONDITIONS

1. SUBJECT:

- a. APV Investimenti S.p.A. (the "Management Company") provides the user of the Parking Area (hereinafter "User") with an area within the Parking Area to be used solely for the purpose of parking the vehicle, without any further obligations on the part of the Management Company. The Management Company does not provide any custody services or engage in surveillance activities. The Management Company is solely responsible for lighting the parking areas, maintaining the pavement, organizing access, and other activities necessary for the use of the areas by Users.
- b. The occupancy of an individual parking space within the Parking Area can be for a fraction of a day or for multiple days.
- c. The User, by maneuvering the vehicle into the Parking Area, has the option to park it in the available spaces as they become vacant.
- d. The introduction of the vehicle into the Parking Area through the entrance barrier subjects the User and the vehicle to the clauses contained herein, implying full acceptance. Any different or additional agreements will only be effective if evidenced by an act signed by the Management Company.

2. USE OF THE PARKING AREA:

- a. The Parking Area is open 24 hours a day.
- b. Access to parking spaces, access roads, and related areas is reserved for Users; anyone else is prohibited from accessing or remaining in these areas, as well as engaging in any activities. The User must ensure the vehicle is locked and keep the keys.
- c. Within the Parking Area, the User must proceed at a speed not exceeding walking pace and, in general, comply with the Highway Code, follow the indicated direction of traffic, respect horizontal and vertical signage, and park the vehicle diligently in one of the designated parking spaces to avoid obstructing or inconveniencing other users. The User is requested to engage the handbrake when available.
- d. The User grants the Management Company the right to remove parked vehicles for safety and traffic reasons. If removal becomes necessary due to non-compliance with the regulations in this document, the associated expenses will be borne by the User.
- e. The User is prohibited from: (I) idling the engine within the Parking Area; (II) stopping the vehicle along traffic lanes or outside designated parking spaces; (III) obstructing movement or proper operation within the Parking Area; (IV) performing vehicle repairs within the Parking Area; (V) cleaning the vehicle within the Parking Area; (VI) using high beams within the Parking Area; (VII) discharging water, oil, or any other materials within the Parking Area; (VIII) storing flammable, explosive, or otherwise hazardous substances in the vehicle, with the exception of normal fuels in the fixed tank; (IX) transferring fuel within the Parking Area.

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3. USERS:

- a. The User is considered to have accepted the rates as indicated in the displayed tables within the Parking Area.
- b. Payment for the occupied parking space must be made at the Management Company's automatic kiosks before vacating the occupied space. Once the due amount is paid, the Management Company will provide the User with a ticket necessary for exiting the Parking Area.
- c. No charges will be applied to the User if they exit the Parking Area within 10 minutes of entry after reviewing the Regulations and deciding not to proceed.
- d. For multi-day parking, the User cannot claim treatment different from that provided by the applicable rates.
- e. The automatic kiosk will provide a receipt only upon explicit request by pressing the "Receipt" button during payment. In case of receipt non-issuance, the User can follow the procedure described next to the automatic kiosk to receive an alternative digital receipt from the Management Company.

4. PAYMENTS:

- a. Payment verification, entries, exits, validations, and accounting activities are automatically carried out through computerized electronic instruments. In case of lost ticket or absence thereof, the User is required to pay a flat fee of €100. The User can contact assistance via email at parcheggi@apvinvestimenti.it, providing a copy of the vehicle registration document and proof of payment. After two business days, the due amount will be recalculated, applying the daily rate multiplied by the days of stay and increased by €30. Consequently, any excess amount paid will be refunded through a bank transfer.
- b. Lien. The User acknowledges the Management Company's right to retain the parked vehicle as collateral for any credit arising from the use of the Parking Area. c. Removal. The User also acknowledges that, if 60 (sixty) days have passed from the payment deadline without the corresponding fee being paid, the Management Company reserves the right to remove the vehicle and notify the User of its disposition. The Management Company disclaims any responsibility in this regard except in cases of fraud or gross negligence, while the User remains obligated to pay until actual removal.

5. RESPONSIBILITY:

- a. The User acknowledges that, given the nature of the relationship as described in Article 1, the Management Company bears no responsibility in the event of theft (or attempted theft) of the vehicle or damage to the same (including equipment or belongings), nor does it in any way assume liability in the case of theft (or attempted theft) of objects inside the vehicle. Furthermore, the Management Company disclaims responsibility for any financial damages incurred by the User during the use of the Parking Area. In any case, the Management Company is not liable for damages that have not been reported to it prior to the vehicle's exit

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from the Parking Area.

- b. The User, being insured on their own against the risks of theft and/or fire and/or damage to the vehicle, also commits, pursuant to Art. 1381 of the Civil Code, to ensure that in the event of an accident occurring in the Parking Area, their insurance company and/or third parties do not make claims in subrogation against the Management Company. The User undertakes to indemnify and hold the Management Company harmless from any claims made by their insurance company and/or third parties.
- c. The User guarantees the safety of the vehicle brought into the Parking Area and is responsible for any damage caused by it. The User causing damage to Parking Area equipment must notify management to allow for fact verification. In the case of vehicle damage caused by other vehicles within the Parking Area, where it is not possible to identify the responsible party, the Management Company's liability is excluded.

6. COMMUNICATION:

All communications to the Management Company must be in written form, addressed to the provided address. The Management Company is not responsible for communications in any form addressed to its employees, who are not authorized to make modifications or concessions regarding the application of the Regulations.

7. JURISDICTION:

Any disputes relating to the interpretation or execution of the contract or arising from the use of the Parking Area will be exclusively subject to the jurisdiction of the Venice Court.



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