

COLIVINGLIGURIA

Supplementary Contractual Documentation

Attachment L

Equipment, Systems, Utilities and Furnishings

Attachment modifiable pursuant to Att. R

Unpopulated specimen

Complete document for reviewing structure and default values; it is not intended for execution.

The Company

ColivingLiguria S.r.l.
(Represented by Simone Testino)

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The Signatory

This document is not an independent agreement, but a technical/regulatory Attachment subordinate to the Main Contract:

Main Contract (Ref.):

The complete biographical data, contact details, and signatures of the Signatory are fully reported in the Main Contract identified above, to which this Attachment makes indissoluble reference.

*Privacy Notice (GDPR):
Any personal data contained in this Attachment and in its related Principal Document are processed pursuant to EU Regulation 2016/679 (GDPR), according to the applicable privacy attachment and the rules referenced in the Principal Document. The applicable disclosure classification is stated in the cover notice.*

Courtesy Notice:
*AI-generated translation for informational purposes only.
The Italian version is the sole legally binding document.*

Place: Cairo Montenotte · Date: July 29, 2026

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Binding Vocabulary of the Attachment

The contractual terms below apply solely to delimit this Attachment. Terms already defined by law or by the Principal Document retain the meaning arising from the applicable source and are not redefined.

Term	Applicable definition
Separate Real-Estate Instrument	The autonomous agreement identifying the parties, the relevant property or part, legal basis, duration, any consideration, and every other essential term, and executed and registered where required.
Identified Space	Only the part described in the Separate Real-Estate Instrument and its configuration; no description in this attachment expands the subject matter validly agreed.
Technical Configuration	The document recording verifiable equipment, limits, and technical information for the Identified Space. It does not replace certificates, declarations of conformity, safety duties, or information required by law.
Company Furnishing	A movable asset owned or validly acquired by the Company and made available in the Identified Space, subject to inventory, diligent use, and return.
Ancillary Service	An additional service, such as connectivity, whose essential nature, continuity, and any economic effect depend on the Separate Real-Estate Instrument and mandatory law.
Lawful Access	Presence founded on a separate and valid basis. This attachment exclusively governs conduct concerning assets, systems, and services during that presence and does not constitute its legal instrument.
Company Movable Asset	Furniture, a device, a tool, or other movable property owned by or entrusted to the Company, identified in the Tool Register where necessary and usable only within Att. M and the applicable individual Tool1.
Personal Asset	Movable property introduced by the Signatory under their responsibility and remaining their property, subject to any separate written transfer instrument.
System or Safety Device	An electrical, water, heating, fire-safety, or network system, or a related safety device. Awareness of its presence does not authorize opening, alteration, reactivation, deactivation, or maintenance.
Specific Authorization	A traceable notice identifying only the granted ancillary permission, the relevant asset or service, its limits, and any operational duration; it may not expand the subject matter of the Principal Document or create real-estate rights.

Att. L Configuration

When the option described in the following provision is active, the following applies.

Utilities and Ancillary Expenses

The parties agree on the following regime for utilities (water, electricity, gas, internet, waste):

☐ **Inclusive Regime**

☒ **Chargeback Regime (Excluded):**

☐ Fixed Fee (Flat): € _____

☐ Overall Percentage: _____%

☒ **Pro-Capita Sharing**

Art. L1 - Furnishing Modalities

The room is delivered unfurnished; the final configuration will follow one of the following options:

- ☐ Signatory's Personal Furniture
- ☐ New Agreed (60/40 Investment)
- ☐ Detailed Furnishing Plan (Separate Module)
- ☐ Non-Agreed Furniture (Signatory Property)
- ☐ Self-Furnishing from Company Storage
- ☒ Used Assisted (ownership defined in a separate instrument)

Systems and Electrical Safety (Strict Details)

The electrical system is configured as follows. Each breach is assessed on the actual facts for fault, risk, suspension, and remedies under Attachments F and T; no selection predetermines a criminal classification or makes gross negligence incontestable.

- ☐ **Standard System:** Free use of CE-marked appliances.
- ☐ **Limited Use System:** Use limited to pre-installed USB/low voltage devices.
- ☒ **Deactivated for safety or technical verification:** Power supply isolated at source; date, reason, and scope must be stated in the Technical Configuration.

Art. L2 - Optional Services

The following services are optional and not binding for signing the contract:

- ☐ Air Conditioning System

Internet Connectivity (Optional)

- ☒ **Low Speed (indicative: ≤ 50 Mbps)**
- ☐ **High Speed (indicative: ≥ 500 Mbps)**

Additional Notes: _____

When that option is not active, the following applies instead.

Non-Real-Estate Scope

This configuration exclusively governs movable assets, system prohibitions, and ancillary services. It does not identify or assign real estate, rooms, beds, or occupation periods and does not activate the lease branch of Att. L.

- ☐ **Written real-estate instrument active:** not active in this package.
- ☐ **Personal assets:** introduction permitted only within applicable safety rules and authorizations.
- ☐ **Company movable assets:** taking or moving is permitted only where the asset is identified in the Tool Register and individually authorised through Tool1 under Att. M.
- ☐ **Specific electrical restrictions notified:** they apply exclusively as safety rules and not as a supply guarantee.

- ☐ **Ancillary connectivity available:** indicative, shared, and revocable service without an SLA.

Personal Effects During Lawful Access

- ☐ **Personal-effects and food rules active.**
- Operational threshold from the last documentable physical access: **96 hours**.
 - Period for the initial apparent-condition report concerning assets and equipment: **60 minutes**.
- ☐ **Authorised temporary storage** in the area identified as: _____.

Additional Notes: _____

When the option described in the following provision is active, the following applies.

Art. L3 - Scope and Conditions of the Real-Estate Branch

This branch governs only furnishings, technical information, systems, and Ancillary Services connected with the Identified Space under the Separate Real-Estate Instrument. In the event of conflict, mandatory law and the competent instrument prevail; inclusion of Attachment L does not by itself prove delivery, compliance, habitability, or tax compliance.

Art. L4 - Space Furnishing Procedure

L4.1 Introduction

The initial equipment consists exclusively of the items described and inventoried in the Technical Configuration and applicable record. An inflatable mattress or another temporary asset is present only where expressly stated, verified as suitable, and delivered; no general wording replaces verification of actual condition or mandatory duties under the competent instrument.

The final furnishing will be agreed between the Signatory and the Company according to one of the following options:

- **Signatory's Personal Furniture**
 - **Description:** The Signatory brings furniture they already own.
 - **Transport and Assembly:** Entirely at the Signatory's expense and responsibility.
 - **Ownership:** The furniture remains the exclusive property of the Signatory.
 - **End of Contract:** The Signatory must remove the furniture at their own expense by the move-out deadline.
- **Agreed New Furniture (60/40)**
 - **Description:** The parties agree on the purchase of new furniture.
 - **Costs:** Any **60% Company / 40% Signatory** allocation operates only through a separate written agreement identifying the assets, prices, contributions, tax treatment, grant conditions, and consequences of ineligibility.
 - **Ownership:** Furniture becomes Company property only under the express transfer in the separate agreement and after the relevant conditions are satisfied.

- **End of Contract:** Retention of the assets, any reimbursements, and consequences of termination are those specifically agreed in the separate instrument, subject to mandatory law; no general or retroactive waiver applies.
- **Detailed Furnishing Plan**
 - **Description:** Definition of a modular and technical furnishing plan.
 - **Timing:** This plan can be agreed upon and attached to this article even **after the signature** of the Reference Agreement, via an integration module signed by both parties.
 - **Detail:** The module will specify every single purchase, the relative participation shares, and the final ownership regime.
- **Non-Agreed Furniture**
 - **Description:** The Signatory purchases furniture without a prior written agreement with the Company.
 - **Ownership:** The furniture remains the exclusive property of the Signatory.
 - **Custody:** The Signatory ordinarily retains custody of personal assets. Any mandatory Company liability and liability arising from custody expressly accepted or actually exercised remain unaffected.
- **Used Furniture with Assisted Transport**
 - **Description:** Retrieval of used furniture (e.g., markets or donations).
 - **Transport:** Any availability of a vehicle and driver, persons handling loading, coverage, and safety conditions must be agreed in writing. No participation by the Signatory is owed as work or in-kind consideration.
 - **Ownership:** Transfer of furniture to the Company requires an express instrument identifying the assets and the legal basis of the transfer; it does not arise automatically from logistical assistance.
- **Self-Furnishing from Company Storage**
 - **Description:** ColivingLiguria has an assortment of furniture stored in its warehouses and tracked in the Tool Register. The Signatory may take only the assets identified and authorised in the corresponding individual Tool1 under Att. M.
 - **Access Procedure:** Access to storage and removal require prior traceable Specific Authorisation identifying the assets, timing, procedure, and limits. Mere tolerance or generic permission is insufficient.
 - **Transport and Assembly:** Transport from the warehouse to the room and any assembly are carried out entirely autonomously and under the responsibility of the Signatory.
 - **Ownership and End of Contract:** The furniture remains the property of ColivingLiguria. At the end of the contract, unless otherwise agreed, they can be left inside the room (adding them to its equipment) or relocated to the warehouse.

Art. L5 - Technical Disclosure, Systems and Safety (Fundamental Rule)

L5.1 Technical Disclosure and Opportunity to Inspect

The Technical Configuration describes only specific information verified and current on the stated date. The Signatory states whether they inspected or declined a prior inspection, but that choice does not turn incomplete information into comprehensive disclosure and does not amount to a general waiver of

claims concerning latent defects, undisclosed non-compliance, promised qualities, maintenance duties, or mandatory liability. Art. 1578 of the Italian Civil Code and other applicable provisions operate according to their actual requirements.

L5.2 System Configurations and Safety Levels

Depending on the assigned area, the electrical system falls strictly into one of the following configurations. **Any tampering, extension, or unauthorized modification in any of these configurations is strictly forbidden.**

Certified System (With Di.Co.)

The room is equipped with a standard electrical system, duly certified by a licensed professional (Declaration of Conformity ex D.M. 37/2008). The use of personal CE-marked appliances is permitted, within the limits of available power. It is forbidden to dismantle sockets, switches, or open junction boxes.

Limited Use System (Without Di.Co. / Work in Progress)

Where compliance documentation is unavailable or works are ongoing, the affected system or part remains unusable unless a qualified technician has documented a lawful and safe temporary arrangement. The Configuration must precisely identify only the terminals that may be used and their limits. Disconnecting transformers or protections, using unauthorised multi-socket adapters or extensions, and connecting excessive loads are prohibited. Contractual acceptance does not cure technical non-compliance or replace statutory duties.

Electrical System Deactivated by Management Safety Policy

Where power is isolated, the panel remains locked and accessible only to authorised persons; the Configuration records the date, reason, scope of isolation, and person responsible for verification. The Signatory may not reactivate or use any isolated outlet or circuit. Isolation does not by itself prove compliance of the Identified Space, justify missing administrative or health requirements, or replace required checks. Any statement of compliance with the Ministerial Decree of 5 July 1975 or other rules must be based on technical documentation actually available for the specific space.

L5.3 Liability for System Tampering

Any unauthorised intervention on the electrical system—including removal of protections, connection of prohibited loads, and attempts to reactivate an isolated circuit—is prohibited and may create a serious danger. The conduct is assessed on the actual facts for fault, contributory causation, immediate suspension, and remedies under Attachments F and T; the agreement neither assigns a criminal classification in advance nor makes gross negligence incontestable.

The Signatory is liable for consequences causally attributable to their intentional or negligent conduct, taking account of Art. 1227 of the Italian Civil Code and other contributing facts. The Company's mandatory liability for custody, maintenance, known hazards, instructions issued, wilful misconduct, or gross negligence remains unaffected. The conduct may constitute an Event of Serious Breach where it reaches the threshold under **Att. T**; no clause automatically breaks causation.

Art. L6 - Internet Connectivity and Digital Services

L6.1 Optional Nature of the Service

Unless the Separate Real-Estate Instrument expressly classifies it as an essential service or values it within the consideration, internet connectivity is an Ancillary Service. Failures, degradation, or interruptions are assessed considering cause, duration, information provided, reasonable remedies, and mandatory law; no remedies beyond those under the competent instrument and law are promised, but there is no prospective waiver of non-waivable rights.

L6.2 Technical and Infrastructure Limitations

The speed values indicated in the configuration section (Low Speed $\leq$ 50 Mbps; High Speed $\geq$ 500 Mbps) are **purely indicative** and do not constitute a contractual commitment. The actual speed depends on multiple factors outside the Company's control, including:

1. The quality and saturation of the local ISP Provider's network.
2. The type and age of the internal network infrastructure of the property.
3. The number of simultaneously connected users and their concurrent bandwidth usage.
4. Possible maintenance interventions or technical failures of the external network manager.

The Company assumes no guarantee, express or implied, regarding the availability, continuity, or performance of the connection. The service is provided **as is**, without service level obligations (SLA).

Art. L7 - Maintenance and Modifications

Every customisation, including painting and holes, requires the authorisation under **Att. M** and compliance with the Separate Real-Estate Instrument. For unauthorised work, only documented, reasonable, and causally attributable restoration costs may be claimed, taking account of wear and any resulting improvement. Every charge or set-off against the deposit follows Att. F and applicable law; no automatic deduction applies.

When that option is not active, the following applies instead.

Art. L8 - Scope and Ancillary Use

L8.1 Real-Estate Neutrality and Scope

Without a separate written real-estate instrument that is validly formed and subject to any applicable registration duties, this attachment does not govern a lease, real-estate loan, hospitality, assignment of rooms, beds, or private areas, duration of occupation, delivery, or release of real estate. No Configuration field, reference to a Company Movable Asset, description of a System, or availability of an Ancillary Service may be interpreted as a promise of stay, exclusive use, or housing guarantee. Att. R governs the document registry and notices, while the identity, availability, and authorisation of movable assets remain in the Tool Register, Att. M, and each individual Tool1; none of those instruments creates a real-estate title.

The selection activating the real-estate branch of this attachment may be used only within an autonomous agreement expressly classifying the relevant instrument, identifying the property and essential terms, complying with mandatory law, and being registered where required. The principal membership and conduct document keeps that selection disabled. Any arrangement that in substance constitutes enjoyment of real estate must be assessed and regularized according to its actual nature, regardless of the labels used.

L8.2 Movable Assets, Furnishings and Inventory

The Signatory may introduce a Personal Asset only where it does not obstruct passageways, exits, fire-safety devices, ventilation, cleaning, accessibility, or authorized third-party activities. Assembly, disassembly, and movement remain their responsibility and must comply with instructions, weight limits, and alteration prohibitions. Nails, wall plugs, painting, fixtures, system connections, and any structural work are prohibited without Specific Authorization and compliance with Att. M. The Company does not acquire ownership of Personal Assets merely because they are present and assumes no storage or custody duty beyond mandatory duties or those expressly accepted.

A Company Movable Asset may be taken, moved, assembled, used, or transferred only where the physical asset is identified in the Tool Register and an effective individual Tool1 exists under Att.

M. Mere physical accessibility, presence in storage, prior tolerance, or a generic indication does not amount to authorization. Before use, the Signatory must verify the asset's identity, apparent condition, instructions, and restrictions, report anomalies, and stop using it where danger exists. Ownership, inventory, and return duties remain separate from any real-estate relationship. Shared purchases, transfers of ownership, reimbursements, or financial contributions require a separate instrument stating the asset, amount, final ownership, and tax treatment.

L8.3 Systems, Safety Devices and Tampering Prohibitions

During Lawful Access the Signatory must comply with signs, barriers, locked panels, residual-current devices, valves, detectors, extinguishers, guards, and technical instructions. Opening panels or boxes, removing guards, connecting unauthorized loads, using unapproved adapters or extensions, reactivating isolated circuits, tampering with thermostats or valves, working on water, electrical, heating, or data networks, and obstructing access to safety devices are prohibited. Any availability or restriction stated in the Configuration describes only the applicable conduct rule and does not certify compliance, capacity, continuity, or fitness for a particular purpose.

The Company may suspend use of a system, device, or affected area where faults, works, risk, an authority order, or verification needs arise. Suspension of an ancillary permission does not, under this attachment alone, constitute breach of an accommodation or housing service that it does not grant. The Company's mandatory liability for its own conduct, custody, and safety where legally applicable remains unaffected; no prior acceptance may exclude wilful misconduct, gross negligence, known undisclosed defects, or other non-waivable duties. Faults, burning smells, leaks, sparks, overheating, or damaged safety devices must be reported immediately without attempting repairs.

L8.4 Ancillary Services, Credentials and Continuity

Any availability of internet connectivity or another shared utility is ancillary, non-exclusive, and subject to technical capacity, security, maintenance, and provider rules. Unless a separate written guarantee appears in the competent instrument, no speed, coverage, continuity, capacity, temperature, volume, or minimum level is promised. Network credentials and devices are personal, non-transferable, and revocable for security or upon termination of the Reference Agreement; the Signatory may not share passwords, install equipment, alter configurations, bypass filters, or use the network unlawfully. Technical data and logs are processed under Att. D and applicable rules.

This branch establishes no fees, rent, or consideration for enjoyment of real estate. Any reimbursement of out-of-pocket expenses or cost of an autonomous service must be documented, causally related, free from hidden mark-up, and governed by the competent instrument and Att. F; an accounting record may not retroactively create an access or stay right. Interruption of an Ancillary Service does not authorize work on systems or use of prohibited alternative devices.

L8.5 Personal Effects, Food and Temporary Custody

During Lawful Access the Signatory retains ownership and, ordinarily, custody of personal property. Introducing or temporarily leaving personal effects identifies no room, grants no exclusive use and proves no occupation right. Effects must be removed when access permission ends or, where the Configuration allows them to remain between successive accesses, no later than **96 hours** after the last documentable physical access. This period is an organisational conduct rule, not a duration of accommodation. Temporary storage beyond that threshold is permitted only where the Configuration activates the option and precisely identifies the authorised area; no professional deposit, monitoring duty or guarantee against theft or deterioration arises without separate written acceptance or mandatory liability.

Food, beverages and personal materials placed in refrigerators, cupboards, worktops, bathrooms or other common areas must be identifiable, hygienically stored and removed within the same threshold. Perishable, spoiled, contaminating, foul-smelling, expired or dangerous items may be moved or discarded before that period expires where reasonably necessary for hygiene or safety, with the action documented. An attributable incident involving effects left beyond the threshold may trigger the con-

tractual penalty of EUR _____; a separate incident involving food or materials in common areas may trigger the separate penalty of EUR _____. Each penalty applies only where validly agreed and specifically approved, after the challenge process under Att. F, remains reducible under Art. 1384 of the Italian Civil Code and may not duplicate compensation for the same loss. Additional costs are due only where lawful, documented, reasonable and causally attributable.

Non-perishable property does not become Company property merely because the period expires. Except in cases of actual abandonment under Art. 923 of the Italian Civil Code or a separate transfer, the Company may inventory it, move it into proportionate temporary custody and notify a reasonable collection period through the channels in Att. R; disposal or another destination follows the law and the actual circumstances. Upon termination documented through Term1 or Term2, the Signatory must promptly remove all personal effects and return Company assets, without prejudice to lawful recovery procedures and without coercive self-help concerning real estate or persons.

The apparent condition of assets and equipment must be checked and any pre-existing anomaly reported, where reasonably possible, within **60 minutes** after first access, with photographs or other verifiable material sent through the channel stated in Att. R. Expiry of the period affects only promptness and preservation of evidence: it does not constitute acceptance of latent defects, automatically shift the burden of proof, make the Signatory liable for every defect or limit mandatory liability. Staff reports, photographs, registers and testimony are evidence to be assessed through an opportunity to respond; no source, indirect perception or mere possibility of access is made unchallengeable. Common damage with no identified author may not be automatically divided among all persons with access: each charge requires a valid obligation basis, specific attribution evidence and the Att. F procedure.

L8.6 Return, Damage and Coordination with Other Attachments

When permission concerning a Company Movable Asset or credentials ends, the Signatory must stop using and promptly return what was received as stated in Term1 or Term2. Verification concerns only movable assets, keys, badges, devices, and credentials and is not a real-estate handover record. Damage and missing items are notified and quantified under Att. F based on documentable evidence, causation, ordinary wear, and actual value; testimony and registers may be assessed, but no source is made unchallengeable. Penalties and further damages may not duplicate the same loss and remain subject to Arts. 1382 and 1384 of the Italian Civil Code and mandatory rules.

Att. M, the Tool Register, and each Tool1 govern the identification, authorisation, safety, and loans of movable property only; Att. R governs the document registry and notices; Att. H governs coverage and emergencies; Att. T governs termination of permissions and access bans. Where a minor is involved, Att. B takes absolute priority and may disable every permission concerning assets, systems, or services. None of those rules turns this branch into a real-estate instrument.

End of Attachment