



THE WALBRZYCH SPECIAL ECONOMIC ZONE
"INVEST-PARK" Ltd with its seat in Wałbrzych,
58 - 306 Wałbrzych, Uczniowska 16 Street,
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as Manager of the Wałbrzych Special Economic Zone "INVEST-PARK"
announces an invitation to an auction

aimed at selecting an entrepreneur who will acquire a Real Property, defined in point 2 below (in a framework of sale agreement).

1. The auction is limited only to entrepreneurs intending to conduct on the real property production or service activity, allowed by provisions of local spatial development plan mentioned in point 6 below.
2. The real property covered by the auction includes an undeveloped property with a total area of **0,7383 ha**, consisting of plot **No. 12/30** (arable land RIIIb), located in the Dolnośląskie Voivodship, Oleśnicki Powiat, Syców Commune, precinct 0001, Syców, sheet map 33, in the Syców Subzone of Wałbrzych Special Economic Zone "INVEST-PARK", owned by the WSEZ "INVEST-PARK" Ltd, for which the District Court in Oleśnicy Vth Department of Land and Mortgage Registers keeps a land and mortgage register No. WR1E/00093015/0, hereinafter referred to as the **"Real Property"**.
3. The opening bid price for the Real Property has been specified in the amount of **PLN 1,255,110.00** (say: one million two hundred fifty-five thousand one hundred ten zlotys and 00/100). The price is a net price. VAT will be added to the price at the rate applicable on the date of payment of the price.
4. The condition to participate in the auction is a purchase from WSEZ "INVEST-PARK" Ltd **Specification no. 587** and payment of the auction deposit.
5. The auction deposit amounts to 10% of the opening bid price of the Real Property, i.e. **PLN 125,511.00** (say: one hundred and twenty five thousand five hundred eleven zlotys and 00/100) must be paid by **July 24th, 2025** to the bank account of the WSEZ "INVEST-PARK" Ltd **PKO BP S.A. O/Wałbrzych No. 23 1020 5095 0000 5202 0007 4138 - title of the payment: "Wadium SIWA 587"**. The day of payment of the auction deposit shall be the day on which the auction deposit is accounted against bank account of the WSEZ "INVEST-PARK" Ltd. The copy of the proof of payment of the auction deposit must be attached to the application.
6. According to the local spatial development plan approved by Resolution of City Council in Syców No. XLVII/336/2018 of March 28th, 2018 announced in Journal of Laws of Dolnośląskie Voivodship of year 2018, item 1966 of April 12th, 2018, The Real Property is located in area marked with symbol **8 P – areas of production facilities, storehouses and warehouse**.
7. Regarding **Real Property pre-emption right** is entitled to the Commune of Syców, according to Article 109, sec.1, point 1 of Real Estate Management Act of August 21st, 1997 (consolidated text Journal of Laws of 2024, item 1145 as amended). The pre-emption right may be exercised within one month from the date of notification of the conclusion of the conditional real estate sale agreement
8. The Real Property has access to a public communal road - plot No. 62/7 AM-32, Syców precinct, the town of Syców and to an internal communal road - road plot No. 12/17, AM-33, Syców precinct, the town of Syców.
9. The Real Property is not encumbered with lease agreements.
10. The Real Property is not covered by a Simplified Forest Management Plan approved by the District Governor of Oleśnica and no decision referred to in Article 19 paragraph 3 of the Forest Law of September 28, 1991 (i.e. Journal of Laws of 2025, item 567, as amended).
11. The Real Property is not located in a degraded area and revitalization zone, and currently, the Syców City Council has no plans to adopt a resolution on designating a degraded area and revitalization zone, according to the Revitalization Act of October 9th, 2015 (consolidated text Journal of Laws of 2024, Item 278).
12. The Real Property is not covered by inland waters standing or flowing according to the Water Law Act of July 20th, 2017 (Journal of Laws of 2024, Item 1087 as amended).
13. The Real Property is agricultural and is protected by law. The implementation of the investment on the property in question is related, in accordance with the Act of February 3, 1995 on the protection of agricultural and forest land (Journal of Laws of 2024, item 82), with the procedure of excluding land from agricultural production before obtaining a building permit and may be associated with incurring a related fee.
14. The Specification, which contains the detailed conditions of the auction, can be obtained every day - except Saturdays, Sundays and holidays - between **8⁰⁰-15⁰⁰** at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych,

16 Uczniowska Street), after payment of **PLN 12.300,00** (in words: twelve thousand three hundred zlotys 00/100), gross (VAT included) - to the bank account of the WSEZ "INVEST-PARK" Ltd No. **PKO BP S.A. O / Wałbrzych 23 1020 5095 0000 5202 0007 4138** - **title of the payment: "SIWA 587"**. No additional auction conditions are anticipated, except for those described in this invitation and in the Specification no. 587.

15. Written applications should be submitted in closed envelopes at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska 16 Street) by **July 25th, 2025 until 9⁰⁰ a.m.** The manner of preparing application is defined in the Specification no. 587.
16. The auction, consisting of qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **July 25th, 2025 at 10⁰⁰ a.m.**
17. The WSEZ "INVEST-PARK" Manager may cancel the auction, complete the auction with negative result, close the auction without selecting of the offer or invalidate the auction. The WSEZ "INVEST-PARK" Manger will inform all offerors at the same time, in writing, about invalidation of the procedure, giving the factual and legal reasons therefore.
18. The following may not participate in the auction as:
 - a) members of the management board and of supervisory board of WSEZ "INVEST-PARK" Ltd ,
 - b) employees of WSEZ "INVEST-PARK" Ltd and other persons entrusted with carrying out activities related to the auction,
 - c) the spouse, ascendants, descendants and siblings of the person referred to in items a-b,
 - d) persons who remain with the person referred to in items a-b in such a legal or factual relationship that it may raise reasonable doubts as to the impartiality, objectivity and reliability of the auction.
19. The content of the following invitation in Polish and English version is published on the web side of the WSEZ "INVEST-PARK" Ltd : <https://invest-park.com.pl/category/przetarg/#>