



WALBRZYCH SPECIAL ECONOMIC ZONE
"INVEST-PARK" Ltd with its seat in Wałbrzych,
58 - 306 Wałbrzych, 16, Uczniowska Street,
Phone: (+48 74) 664-91-64; e-mail: invest@invest-park.com.pl

as Manager of the Wałbrzych Special Economic Zone INVEST-PARK
announces an invitation to an auction

aimed at selecting an entrepreneur (the auction is limited to entrepreneurs intending to conduct operations on the Real Property in accordance with the conditions set out in the local zoning plan referred to in point 5) who will acquire the Real Property described in point 1 below (under a sale agreement).

1. The real property covered by the auction include an undeveloped property, located in the Lower Silesia Voivodeship, górowski County, Góra Commune, registration unit 020401_4 Miasto Góra, registration district Góra, obręb ewidencyjny 0001 Góra, in the town Góra, in Góra Subzone of the Wałbrzych Special Economic Zone INVEST-PARK, owned by the WSEZ "INVEST- PARK" Ltd, consisting of a plot of land **no. 2324/7** (arable land - RIVb, RV) **with an area of 1,2171 ha**, for which the District Court in Głogów, 5th Land and Mortgage Register Department maintains a land and mortgage register no. **LE1G/00096404/2**, hereinafter referred to as the **"Real Property"**.
2. The opening bid price for the Real Property has been specified in the amount of **PLN 851,970.00 (in words: eight hundred and fifty-one thousand, nine hundred and seventy 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.
3. The condition to participate in the auction is a purchase from WSEZ "INVEST-PARK" Ltd **Specification of Essential Auction Terms no. 595** and payment of the auction deposit.
4. The auction deposit amounts to 10% of the opening bid price of the Real Property, i.e. **PLN 85,197.00** (in words: eighty-five thousand one hundred and ninety-seven zlotys and 00/100) must be paid by **September 11th, 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 595”**. 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.
5. The Real Property is covered by the provisions of the local zoning plan of the town of Góra, adopted by Resolution No. L/426/18 of the Góra Town Council dated 21 June 2018, pursuant to which the Real Property is located in an area designated as C16AG, with the primary designation: areas of economic activity, and supplementary designations: services, transport infrastructure (access roads, parking areas, maneuvering yards), distribution technical infrastructure networks and related facilities.
6. The Real Property has indirect access to the public road located on plot No. 55 via an internal municipal road located on plot No. 100/12.
7. The Real Property is not covered by a simplified forest management plan or forest management decisions issued on the basis of a forest inventory, in accordance with Article 37a (1) (3), and Article 19 (3) of the Forest Law of September 28, 1991 (i.e., Journal of Laws 2025, item 567).
8. Real Property is located in a degraded area and is not located in a revitalization area, as referred to in the Act of October 9, 2015 on revitalization (i.e., Journal of Laws of 2024, item 278). No Special Revitalisation Zone has been designated in the Municipality of Góra.
9. The Real Property is not covered by standing or flowing waters within the meaning of the provisions of the Act of 20 July 2017 – Water Law (Journal of Laws of 2025, item 960) and is not located within flood risk areas.
10. The Real Property is not included in the Municipal Register of Monuments of the Municipality of Góra, pursuant to Article 22 (4) and (5) of the Act of July 23, 2003 on the protection and care of historical monuments (i.e. Journal of Laws of 2024, item 1292).
11. The Real Property is not intended for in-kind benefits according to the Register of Administrative Decisions Issued in In-Kind Benefit Cases maintained by the Mountain Municipality.
12. The Real Property is not located within an area subject to forms of nature protection as referred to in Article 6(1)(1–9) of the Act of 16 April 2004 on Nature Conservation (Journal of Laws of 2024, item 1478, as amended). According to the extract from the local zoning plan, the Real Property contains a decommissioned borehole with a designated protection zone.
13. In accordance with the letter dated 28 April 2025, WSEZ has agreed to make the property available for project purposes related to the Góra Municipality project for the construction of a water supply network, sanitary sewage system, and storm drainage system.

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 595”**. No additional auction conditions are anticipated, except for those described in this invitation and in the Specification no. 595.
15. Written applications should be submitted in closed envelopes at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, 16 Uczniowska Street) by **September 12th, 2025 until 9⁰⁰ a.m.** The manner of preparing application is defined in the Specification No. 595.
16. The auction, consisting of qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **September 12th, 2025 at 10⁰⁰ a.m.**
17. Regarding the Real Property **pre-emption right** is vested to **Góra Municipality**, according to Article 109, sec.1, point 1 of Real Estate Management Act of August 21, 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 a conditional real estate sale agreement.
18. 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. 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.
19. 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.
20. The content of the following invitation in Polish and English version is published on the website of WSEZ "INVEST-PARK" Ltd: www.invest-park.com.pl in section Announcements - at the link <https://invest-park.com.pl/category/przetarg/>