



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

as Manager of the Walbrzych Special Economic Zone "INVEST-PARK"
announces an invitation to a limited written tender

aimed at selecting an entrepreneur who will acquire a real property, defined below by way of a sale agreement.

1. The limited tender is aimed exclusively at entrepreneurs within the meaning of the Act of May 10, 2018 on support of new investments (consolidated text Journal of Laws of 2025, item 469 as amended), intending to conduct on the real property production activities, allowed by provisions of local spatial development plan mentioned in point 6 below and in accordance with the WSEZ "INVEST-PARK" Investment Development Plan.
2. The real property covered by the tender includes an undeveloped property with an area of **5,5749 ha**, consisting of plot **No. 4/37** (arable land RII), located in Lower Silesian Voivodeship, Jawor County, Jawor commune, in the area of Daimlera Gottlieba Street, district precinct No. 1-Gospodarstwo, in the DSAG S-3 Jawor Subzone of the Walbrzych Special Economic Zone "Invest-Park" sp. z o.o., owned by the Walbrzych Special Economic Zone "INVEST-PARK" Ltd. for which the District Court in Jawor, IVth Land Registry Department keeps a land and mortgage register No. **LE1J/00029767/7**, hereinafter referred to as the **"Real Property"**.
3. The opening bid price for Real Property has been specified in the amount of **PLN 10,034,820.00** (in words: ten million thirty-four thousand eight hundred and twenty zlotys 00/100). The price is a net price. VAT will be added to the price at the rate provided by the relevant law.
4. The condition to participate in the tender is a purchase from WSEZ "INVEST-PARK" Ltd **Specification of the Essential Terms of the Tender No. 598** and payment of tender deposit.
5. The tender deposit amounts to 10% of opening bid price of Real Property, i.e. **PLN 1,003,482.00** (in words: one million three thousand four hundred and eighty-two zlotys 00/100) must be paid by **October 16th, 2025** to the bank account of WSEZ "INVEST-PARK" Ltd **PKO BP S.A. O/Wałbrzych No. 23 1020 5095 0000 5202 0007 4138 – title of the payment: "Wadium SIWP 598"**. The day of payment of the tender deposit shall be day on which tender deposit is accounted against bank account of WSEZ "INVEST-PARK" Ltd. The copy of the proof of payment of the tender deposit must be attached to the offer.
6. According to the provisions of the local spatial development plan for the city of Jawor, adopted by Resolution No. LIV/408/2023 of the City Council of Jawor on July 31, 2023, on the adoption of amendments to the local spatial development plan for the city of Jawor within the area of Cukrownicza Street, Stary Jawor and Osiedle Słowińskie, announced in the Official Journal of the Lower Silesian Province of August 10, 2023, item 4631, Real Property is marked with the plan symbol **3U-P** with the following primary purpose: - areas for production facilities, warehouses and storage facilities, areas for service buildings, - areas for service buildings, - areas for facilities used for the production of electricity from renewable energy sources with a capacity exceeding 500 kW (photovoltaic panels).
7. The Real Property is encumbered until 30 October 2025 (designated for agricultural purposes) by a lease agreement dated 7 October 2024. The agreement provides for the possibility of a one-month unilateral termination period by the WSEZ.
8. The Real Property does not have direct access to a public road, Gottlieba Daimlera Street, i.e., plot 3/7, precinct no. 1 - Gospodarstwo. In order to connect the Real Property directly to public roads, upon sale of the Real Property, a road easement will be established in favor of the buyer, consisting of the right of passage and transit, without the right to park or stop. The easement will run through an internal road located on plot no. 4/41, precinct Gospodarstwo, to the public municipal road, Gottlieba Daimlera Street. The total area of the established land easement is 14,289 m². The buyer will be obliged to pay a one-off fee for the establishment of the easement in the amount of PLN 75,489.00 (in words: seventy-five thousand four hundred and eighty-nine zlotys 00/100) net plus VAT at the rate resulting from the relevant provisions of law.
9. The Real Property is not covered by a simplified forest management plan or forest inventory conducted by the municipality of Jawor in accordance with Article 19(3) of the Act of September 28, 1991, on forests (consolidated text of Journal of Laws of 2025, item 567).
10. The Real Property does not contain any inland standing or flowing waters within the meaning of Articles 23 and 22 of the Water Law Act of July 20, 2017 (consolidated text, Journal of Laws of 2025, item 960). The Real Property is not located in an area of particular flood risk referred to in Article 16(34) in conjunction with Article 169(2) of the aforementioned Act.

11. The Real Property is not located in a degraded area or in a revitalization area referred to in the Act of October 9, 2015, on revitalization (consolidated text of Journal of Laws of 2024, item 278).
12. The Real Property is not intended for material benefits – in accordance with the “Register of administrative decisions issued in matters of material benefits” kept by the Municipality of Jawor.
13. The Real Property does not contain any historic buildings or buildings subject to archaeological legal protection in relation to the provisions of the applicable Local Spatial Development Plan. The Real Property is not entered in the Municipal Register of Monuments of the Municipality of Jawor.
14. The Real Property is agricultural in nature and is protected by law. Pursuant to the Act of February 3, 1995 on the protection of agricultural and forest land (consolidated text of Journal of Laws of 2024, item 82), the implementation of the investment on the Real Property is subject to with the procedure of excluding the land from agricultural production before obtaining a building permit and may involve incurring related fees.
15. The Real Property is not subject to any proceedings in connection with allegations of unlawful acquisition by the State Treasury, and no reprivatization claims have been filed in relation to the Real Property.
16. On the Real Property or in its immediate vicinity, there are no forms of nature protection. According to information from the Regional Director for Environmental Protection in Wrocław, there are no sites of protected plant, animal, and fungus species covered by species protection pursuant to the regulations of the Minister of the Environment: of October 9, 2014, on the protection of plant species (Journal of Laws of 2014, item 1409), of December 16, 2016, on the protection of animal species (Journal of Laws of 2022, item 2380), of October 9, 2014 on the species protection of fungi (Journal of Laws of 2014, item 1408). In order to confirm or exclude the presence of protected species, it is necessary to conduct a nature inventory by competent specialists within a reasonable time.
17. A storm water drainage system runs through the northern part of plot No. 4/37 – two KD1500 collectors to a retention reservoir located on the adjacent plot No. 4/39. The purchaser of the Real Property is obliged to establish in the sale agreement, in favor of WSEZ “INVEST-PARK” Ltd and the current owner of the network, a free-of-charge, unlimited in time transmission easement for the storm water drainage network located on the Real Property, consisting of:
 - the right to maintain, use, and operate the storm water drainage network, including the service strip, in accordance with its intended purpose and to the extent necessary to ensure its proper functioning,
 - unrestricted access to the encumbered plot of land for the purpose of performing activities related to the construction, renovation, extension, reconstruction, maintenance, and removal of failures of the storm water drainage system or its liquidation, in particular enabling access to the water supply system, including the operation of equipment and persons,
 - leaving an easement strip, shown in the graphic attachment with the course of the easement, free of plantings and other obstacles.
18. The specification, which contains detailed conditions of the tender, can be obtained every day - except Saturdays, Sundays and holidays - between **8⁰⁰-15⁰⁰** at the seat of 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 WSEZ "INVEST-PARK" Ltd **PKO BP S.A. O/Wałbrzych no. 23 1020 5095 0000 5202 0007 4138 – title of the payment: “Wadium SIWP 598”**. No additional tender conditions are anticipated, except for those described in this invitation and in the Specification.
19. Written offers should be submitted in closed envelopes at the seat of WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska Street 16 by **October 17th, 2025** until **9⁰⁰ a.m.** The manner of preparing offers is defined in Specification No. 598.
20. Offers will be opened at seat of WSEZ "INVEST-PARK" Ltd on **October 17th, 2025** at **10⁰⁰ a.m.**
21. WSEZ "INVEST-PARK" Manager may cancel tender, complete tender with negative result, close tender without selecting of offer or invalidate tender. WSEZ "INVEST-PARK" Manger will inform all offerors at same time, in writing, about invalidation of procedure, giving factual and legal reasons therefore.
22. With regard to the Real Property, pursuant to Article 109(1)(1) of the Real Estate Management Act of August 21, 1997 (consolidated text: Journal of Laws of 2024, item 1145, as amended), **the Commune of Jawor has the right of pre-emption**. The right of pre-emption may be exercised within one month from the date of notification of the entity entitled to exercise the right of pre-emption about the conclusion of a conditional agreement for the sale of the Real Property.
23. Following may not participate in tender as:
 - a) members of management board of WSEZ “INVEST-PARK” Ltd and its supervisory board,
 - b) employees of the WSEZ "INVEST-PARK" sp. z o. o. and other persons entrusted with the performance of related activities with the tender,

- c) the spouse, ascendants, descendants and siblings of persons, referred to in items a and b,
- d) persons who remain with person referred to in items a and b in such a legal or actual relationship that they can this raises reasonable doubts as to impartiality, objectivity and fairness of the tender.

24. Content 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 News/Tenders - at the link: <https://invest-park.com.pl/category/przetarg/#>