



**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 who will acquire a Real Property, defined in point 2 below (in a framework of sale agreement).

1. The Real Property covered by the auction includes an undeveloped property with a total area of **2.4003 ha**, located in the Wielkopolskie voivodeship, Września powiat, Września commune, registration unit 303005\_5 Września, area 0306 Chocicza Mała, in Chocicza Mała, Września Subzone of the Wałbrzych Special Economic Zone "INVEST-PARK", owned by WSEZ "INVEST-PARK" Ltd, consisting of plots of land:
  - **No. 27/22** (N - wasteland, arable land - RIIIa, RIIIb, RIVb) with an area of 1.8169 ha,
  - **No. 27/23** (arable land - RIIIa, RIIIb, RIVb) with an area of 0.5834 ha,for which the District Court in Września, 4th Land and Mortgage Register Department keeps the land and mortgage register No. PO1F/00044183/0, hereinafter referred to as the **"Real Property"**.
2. The auction is limited exclusively to entrepreneurs intending to conduct production or service activities on the Real Property that are permitted under the provisions of the local spatial development plan referred to in point 6 below.
3. The opening bid price for the Real Property has been specified in the amount of **PLN 3,360,420.00** (in words: three million three hundred sixty thousand four hundred twenty 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. 597** and payment of the auction deposit.
5. The auction deposit amounts to 0% of the opening bid price of the Real Property, i.e. **PLN 336,042.00** (in words: three hundred and thirty-six thousand forty-two zlotys and 00/100) must be paid by **September 24<sup>th</sup>, 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 597"**. 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. The Real Property is covered by the provisions of the local spatial development plan for Chocicza Wielka, Chocicza Mała, Białężyce, and Grzymysławice, approved by Resolution No. XXXIII/403/2014 of the Town Council in Września on June 10, 2014. In accordance with the provisions of the above-mentioned plan, **plots no. 27/22 and 27/23**, located in Chocicza Mała, are designated for **production and service areas (PU)**.
7. Pursuant to Article 109(1)(1) of the Act of August 21, 1997 on Real Estate Management (consolidated text: Journal of Laws of 2024, item 1145, as amended), the Municipality of **Września has the right of first refusal** with respect to the Real Property. The right of first refusal may be exercised within one month from the date of notification of the conclusion of a conditional agreement for the sale of the Real Property.
8. The Real Property is located on plots No. 27/22 and 27/23 in the Chocicza Mała district and has direct access to municipal roads located in Chocicza Mała on plots No. 27/15, 6/1 and 27/20.
9. The Real Property is agricultural in nature. Pursuant to the Act of February 3, 1995 on the protection of agricultural and forest land ( consolidated text: Journal of Laws of 2024, item 82), the implementation of the investment on the Real Property in question may be subject to the procedure of excluding the land from agricultural production and incurring related fees.
10. The Real Property is not covered by a simplified forest management plan or a decision referred to in Article 19(3) of the Act of September 28, 1991 on forests (consolidated text: Journal of Laws of 2025, item 567).
11. The Real Property is not covered by inland flowing or standing waters within the meaning of Article 23(1) and Article 22 of the Water Law Act of July 20, 2017 (consolidated text: Journal of Laws of 2025, item 960). The Real Property is located within the range of drainage systems.
12. The Real Property is not located in a revitalization area and is not located in a Special Revitalization Zone referred to in the Act of October 9, 2015 on revitalization (consolidated text: Journal of Laws of 2024, item 278).

13. No administrative decisions have been issued in relation to the Real Property regarding its use for material benefits pursuant to Article 210(1) of the Act of November 21, 1967 on the universal duty to defend the Republic of Poland (consolidated text: Journal of Laws of 2021, item 372) and decisions, and no administrative proceedings are currently pending in this matter. pursuant to Article 630(1) of the Act of March 11, 2022 on the defense of the homeland (consolidated text: Journal of Laws 2025, item 825, as amended).
14. There are no objects listed in the Municipal Register of Monuments on the Property. The rules for the protection of cultural heritage, monuments and contemporary cultural assets have been defined for the Real Property area pursuant to Resolution No. XXXIII/403/2014 of June 10, 2014 on the local spatial development plan in the towns of Chocicza Wielka, Chocicza Mała, Białężyce, and Grzymysławice. Pursuant to § 7(2) of the above-mentioned resolution, "For the protection of archaeological cultural heritage, investments requiring earthworks shall be carried out in accordance with separate regulations concerning conservation protection."
15. The archives of the Real Property Management Department of the District Office in Września there are no documents confirming proceedings conducted on the basis of the Act of August 21, 1997 on real property management (consolidated text: Journal of Laws of 2024, item 1145, as amended) regarding the return of the Real Property.  
No application for the return of the expropriated real property has been received either.
16. No administrative proceedings of a reprivatization nature are pending or have been pending in relation to the Real Property.
17. The Real Property is located outside the areas protected under the Act of April 16, 2004 on Nature Conservation (Journal of Laws of 2024, item 1478, as amended).
18. The Real Property is not encumbered with any lease agreements.
19. The Specification, which contains the detailed conditions of the auction, can be obtained every day - except Saturdays, Sundays and holidays - between **8<sup>00</sup>-15<sup>00</sup>** 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 597"**. No additional auction conditions are anticipated, except for those described in this invitation and in the Specification no. 597.
20. Written applications should be submitted in closed envelopes at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska 16 Street) by **September 25<sup>th</sup>, 2025 until 12<sup>00</sup> p.m.** The manner of preparing application is defined in the Specification no. 597.
21. The auction, consisting of qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **September 25<sup>th</sup>, 2025 at 1<sup>00</sup> p.m.**
22. 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.
23. 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.
24. The content of the following invitation in Polish and English version is published on the web side of the WSEZ "INVEST-PARK" Ltd: [www.invest-park.com.pl](http://www.invest-park.com.pl) in section Announcements - Tenders / Orders.