



THE WALBRZYCH SPECIAL ECONOMIC ZONE  
"INVEST-PARK" Ltd with its seat in Walbrzych,  
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 in point 2 below (in a framework of 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 2024, item 459 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 Investment Development Plan for the area managed by the Walbrzych Special Economic Zone "INVEST-PARK" Ltd.
2. The real property covered by the tender includes an undeveloped property with an area of **10.7686 ha**, consisting of plot **No. 30** (arable land: RIIIa, RIIIb, RIVa, RIVb), located in the Dolnoslaskie Voivodship, Dzierżoniowski Powiat, Dzierżonów Commune, precinct 0005, ZACHOD, sheet map 1, registration unit 020202\_1 - Dzierżonów in the Dzierżonów Subzone of Walbrzych Special Economic Zone INVEST-PARK, owned by the WSEZ "INVEST-PARK" Ltd, for which the District Court in Dzierżonów VI<sup>th</sup> Department of Land and Mortgage Registers keeps a land and mortgage register No. **SW1D/00045066/9**, hereinafter referred to as the **"Real Property"**.
3. The opening bid price for Real Property has been specified in the amount of **PLN 10,768,600.00** (in words: ten million seven hundred sixty-eight thousand six hundred zlotys and 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. 600** and payment of tender deposit.
5. The tender deposit amounts to 10% of opening bid price of Real Property, i.e. **PLN 1,076,860.00** (in words: one million seventy-six thousand eight hundred sixty zlotys and 00/100), must be paid by **October 28<sup>th</sup>, 2025** to the bank account of WSEZ "INVEST-PARK" Ltd **PKO BP S.A. O/Walbrzych No. 23 1020 5095 0000 5202 0007 4138 – title of the payment: "Wadium SIWP 600"**. 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 local spatial development plan for the area located at Brzegowa Street, railroad line No. 137 and the borders of Dzierżonów with Nowizna and Pieszyce, passed by the resolution No. XLIII/569/24 of the Dzierżonów City Council of March 25, 2024, announced in the Official Journal of the Lower Silesian Voivodeship Yearbook 2024, item 2198, The Real Property is located in the area marked with the symbol **1 U- P - areas of services or production**.
7. The Real Property is currently encumbered by a lease agreement. The agreement is valid until October 30, 2025. There is a possibility an early termination of the lease agreement (one month's notice).
8. The Real Property has direct access to the municipal public road — Brzegowa Street (municipal road no. 117147 D) in Dzierżonów — via an existing (unpaved) access road.
9. The Real Property is not located within a revitalization area or a Special Revitalization Zone, as referred to in the Act of 9 October 2015 on Revitalization (consolidated text: Journal of Laws of 2024, item 278).
10. The Real Property does not contain any historic buildings or structures subject to archaeological legal protection under the applicable local zoning plan (Resolution of the Dzierżonów City Council No. XLIII/569/24 of 25 March 2024; Official Journal of the Lower Silesian Voivodeship of 2024, item 2198). Furthermore, the Real Property is not entered in the register of historical monuments or the municipal register of monuments.
11. The Real Property does not contain standing or flowing waters administered by the Polish Waters National Water Management Authority (PGW Wody Polskie) within the meaning of the Act of 20 July 2017 — Water Law (consolidated text: Journal of Laws of 2024, item 1087, as amended).
12. There are no recorded water drainage systems (melioration facilities) on the Real Property. However, the presence of unregistered subsurface drainage systems (not recorded in geodetic documentation) cannot be excluded.
13. The Real Property is not covered by a simplified forest management plan or a forest inventory, which are prepared for land classified as forest land (Ls), pursuant to Articles 19(2) and (3), and Article 21(1)(2) and (2) of the Act of 28 September 1991 on Forests (Journal of Laws of 2024, item 530, as amended).

14. The Real Property is classified as agricultural land and is subject to statutory protection. Any investment project on the Real Property requires, in accordance with the Act of 3 February 1995 on the Protection of Agricultural and Forest Land (consolidated text: Journal of Laws of 2024, item 82), the exclusion of the land from agricultural production prior to obtaining a building permit and may involve payment of fees related to such exclusion.
15. The District Office in Dzierżonów has not received any reprivatization claims concerning the Real Property. Moreover, the Office has no information on any pending proceedings regarding unlawful acquisition of the Real Property by the State Treasury.
16. The Real Property is not designated for civil/military requisition purposes, in accordance with the official register of "Administrative Decisions Concerning Material Services".
17. The Real Property is located within an area subject to nature protection as defined in Article 8(1) of the Act of 3 October 2008 on Nature Conservation (Journal of Laws of 2024, item 1478, as amended). According to the information provided by the Regional Director for Environmental Protection in Wrocław, the Real Property does not contain habitats of protected plant, animal or fungal species as defined by the following regulations of the Minister of the Environment: Regulation of 9 October 2014 on Plant Species Protection (Journal of Laws of 2014, item 1409); Regulation of 16 December 2016 on Animal Species Protection (Journal of Laws of 2022, item 2380); and Regulation of 9 October 2014 on Fungal Species Protection (Journal of Laws of 2014, item 1408). To confirm or exclude the presence of protected species, a nature inventory must be carried out at the appropriate time by qualified specialists.
18. The specification, which contains detailed conditions of the tender, can be obtained every day - except Saturdays, Sundays and holidays - between **8<sup>00</sup>-15<sup>00</sup>** at the seat of WSEZ "INVEST-PARK" Ltd (58-306 Walbrzych, 16 Uczniowska Street), after payment of **PLN 12,300.00** (in words: twelve thousand three hundred zlotys and 00/100), gross (VAT included) – to the bank account of WSEZ "INVEST-PARK" Ltd **PKO BP S.A. O/Walbrzych no. 23 1020 5095 0000 5202 0007 4138 – title of the payment: "SIWP 600"**. 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 Walbrzych, Uczniowska Street 16 by **October 29<sup>th</sup>, 2025** until **9<sup>00</sup> a.m.** The manner of preparing offers is defined in Specification No. 600.
20. Offers will be opened at seat of WSEZ "INVEST-PARK" Ltd on **October 29<sup>th</sup>, 2025** at **10<sup>00</sup> 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 Manager will inform all offerors at same time, in writing, about invalidation of procedure, giving factual and legal reasons therefore.
22. Regarding Real Property pre-emption right is entitled to the Commune of Dzierżonów, 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.
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" Ltd. 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 of following invitation in Polish and English version is published on website of WSEZ "INVEST-PARK" Ltd: [www.invest-park.com.pl](https://invest-park.com.pl) in section News - at the link <https://invest-park.com.pl/category/przetarg/>