



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

aimed at selecting an entrepreneur who will acquire the Real Property, defined in point 1 below (in a framework of sale agreement).

1. The real property covered by the auction include an undeveloped property, located in the Lower Silesia Voivodeship, Jawor County, Jawor Commune, registration unit 020501_1 Jawor, registration district 0001 No. 1 Gospodarstwo, in the town Jawor, in DSAG-S3 Jawor Subzone of the Wałbrzych Special Economic Zone INVEST-PARK, owned by the WSEZ "INVEST- PARK" Ltd, consisting of plots of land **no. 4/43, 4/44, 4/45, 4/118, 4/120** (arable land - RII) **with a total area of 8,0705 ha**, for which the District Court in Jawor, 4th Land and Mortgage Register Department maintains a land and mortgage register no. **LE1J/00029767/7**, hereinafter referred to as the **"Real Property"**.
2. The opening bid price for the Real Property has been specified in the amount of **PLN 14,526,900.00** (in words: fourteen million five hundred twenty-six thousand nine hundred zlotys 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. 603** 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 1,452,690.00** (in words: one million four hundred fifty-two thousand six hundred ninety zlotys 00/100) must be paid by **November 13th, 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 603”**. 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. Real Property is subject to the provisions of the local spatial development plan of the city of Jawor, adopted by Resolution No. LIV/408/2023 of the City Council in Jawor dated July 31, 2023, regarding the adoption of an amendment to the local spatial development plan of the City of Jawor within the area of Cukrownicza Street, Stary Jawor, and the Słowiańskie Estate (Official Journal of the Lower Silesian Voivodeship dated August 10, 2023, item 4631). According to the provisions of the aforementioned plan, the plots of land identified by cadastral numbers 4/43, 4/44, 4/45, 4/118, 4/120, located in Jawor, are designated with the symbols **3U-P**, with the primary intended use being a.o. **areas for production facilities, storage, and warehousing**.
6. The Real Property does not have direct access to the public road ul. Gottlieba Daimlera, i.e. plots No. 3/7 and No. 4/28, registration district 0001 No. 1 Gospodarstwo.
In order to provide direct access to public roads, upon the sale of the Real Property, a road easement will be established in favor of the buyer, consisting of the right of way and passage, without the right to park or stop. The easement will run through an internal road located on plot no. 4/41, district Gospodarstwo, to the public municipal road ul. Gottlieba Daimlera. The total area of the established land easement covers the entire plot designated for the road and will amount to 14,289 m². The purchaser will be obliged to pay a one-off fee for the establishment of the easement in the amount of PLN 25,612.00 (in words: twenty-five thousand six hundred and twelve zlotys and 00/100) net plus VAT at the rate resulting from the relevant provisions of law.
7. Real Property is not covered by a simplified forest management plan or a forest inventory referred to in Article 19 (3) of the Forest Law of September 28, 1991 (i.e. Journal of Laws 2025, item 567).
8. Real Property is not 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 Jawor.
9. Real Property does not contain inland standing waters within the meaning of Article 23 of the Water Law (Journal of Laws 2025, item 960, as amended) and inland flowing waters within the meaning of Article 22 of the Water Law (Journal of Laws 2025, item 960, as amended). Real Property is not located in an area of special flood hazard listed in Art. 16 para. 34 in connection with Article 169 paragraph 2 of the Act of July 20, 2017. Water Law (Journal of Laws of 2025, item 960 as amended).
10. There are no historic buildings or structures subject to legal archaeological protection on Real Property accordance with the provisions of the applicable Local Spatial Development Plan, and Real Property is not listed in the Municipal Register of Historic Buildings of the Municipality of Jawor, pursuant to Article 22(4) and (5) of the

Act of July 23, 2003 on the protection and care of monuments (i.e. Journal of Laws of 2024, item 1292) and Order No. 762.2021 of the Mayor of Jawor of December 23, 2021 on the adoption of the Municipal Register of Monuments of the Municipality of Jawor.

11. Real Property is not intended for the purposes of in-kind benefits - according to the "Register of administrative decisions issued in matters of in-kind benefits" maintained by the Municipality of Jawor.
12. No proceedings are pending in relation to Real Property in connection with allegations of unlawful acquisition by the State Treasury, and no reprivatization claims have been filed in relation to Real Property.
13. The land within the boundaries of the Real Property is agricultural land formed from mineral soils. The implementation of the investment on the Real Property in question may be associated with the procedure of excluding the land from agricultural production before obtaining a building permit and incurring the related fee 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).
14. Real Property is not located in an area covered by forms of nature protection referred to in Art. 6 (1) item. 1-9 of the Act of April 16, 2004 on Nature Protection (Journal of Laws of 2024, item 1478, as amended). According to information from the Regional Director for Environmental Protection in Wrocław, there are no protected species of plants, animals or fungi on Real Property that are subject to species protection under 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 protection of fungi species (Journal of Laws of 2014, item 1408). In order to confirm or rule out the presence of protected species, it is necessary to carry out a nature inventory by competent specialists within a reasonable time frame.
15. The Real Property is encumbered until October 30, 2025 by a lease agreement dated October 7, 2024 for agricultural purposes.
16. 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 603”**. No additional auction conditions are anticipated, except for those described in this invitation and in the Specification no. 603.
17. Written applications should be submitted in closed envelopes at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, 16 Uczniowska Street) by **November 14th, 2025 until 9⁰⁰ a.m.** The manner of preparing application is defined in the Specification No. 603.
18. The auction, consisting of qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **November 14th, 2025 at 10⁰⁰ a.m.**
19. Regarding the Real Property **pre-emption right** is vested to **Jawor 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.
20. 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 Manager will inform all offerors at the same time, in writing, about invalidation of the procedure, giving the factual and legal reasons therefore.
21. 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.
22. 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/#>