



THE WALBRZYCH SPECIAL ECONOMIC ZONE  
"INVEST-PARK" Ltd with its seat in Walbrzych,  
58 - 306 Wałbrzych, Uczniowska 16 Street,  
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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 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 **5.5196 ha**, consisting of plots of land **No. 83/9** and **No. 83/13** (Bp - urbanized areas undeveloped or under development), located in the Opolskie Voivodship, Brzeski Powiat, Skarbimierz Commune, cadastral district 160102\_2.0160 SKARBIMIERZ-OSIEDLE, map sheet 3, registration unit Skarbimierz in the Skarbimierz Subzone of Walbrzych Special Economic Zone INVEST-PARK, owned by the WSEZ "INVEST-PARK" Ltd, for which the District Court in Brzeg V<sup>th</sup> Department of Land and Mortgage Registers keeps a land and mortgage register No. **OP1B/00048539/7**, hereinafter referred to as the **"Real Property"**.
3. The opening bid price for Real Property has been specified in the amount of **PLN 5,243,620.00** (in words: five million two hundred forty-three thousand six hundred twenty 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. 604** and payment of tender deposit.
5. The tender deposit amounts to 10% of opening bid price of Real Property, i.e. **PLN 524,362.00** (in words: five hundred twenty-four thousand three hundred sixty-two zlotys and 00/100), must be paid by **December 16<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 604"**. 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. In accordance with the local spatial development plan of the Skarbimierz Commune, approved by Resolution No. XXI/163/2021 of the Skarbimierz Commune Council of March 25, 2021 (Official Journal of the Opole Province of May 4, 2021, item 1237), The Real Property is located in an area marked with the symbol **9P – primary use: production facilities, bases, storage facilities, warehouses**.
7. The Real Property is located within the boundaries of the Property has been classified as "urbanized undeveloped or under development" (Bp). Therefore, taking into account the wording of Article 2(1) of the Act of February 3, 1995, on the protection of agricultural and forest land (Journal of Laws of 2024, item 82, consolidated text), the above-mentioned plots are not agricultural land within the meaning of the Act.
8. The Real Property is not encumbered with lease agreements.
9. The Real Property has direct access to municipal public road No. 102038 O Skarbimierz - Osiedle, Opakowaniowa Street - plot marked in the land register No. 82 - Skarbimierz-Osiedle district.
10. The Real Estate Property is not covered by a revitalization plan and is not located in a Special Revitalization Zone. The municipality of Skarbimierz has not designated any degraded areas or revitalization areas referred to in Article 8 of the Act of October 9, 2015, on revitalization (i.e., Journal of Laws of 2024, item 278).
11. In connection with Article 7(4) of the Act of July 23, 2003, on the protection and care of monuments (Journal of Laws of 2024, item 1292), the Real Property has not been included in the form of monument protection in the local spatial development plan of the Skarbimierz Municipality. The municipality of Skarbimierz does not have a Municipal Monument Care Program or an approved Municipal Monument Register.
12. The Real Property does not contain any inland standing waters or inland flowing waters within the meaning of Articles 22 and 23 of the Water Law Act of July 20, 2017 (Journal of Laws of 2025, item 960). According to the preliminary flood risk assessment (aWORP) carried out pursuant to Article 168 of the Water Law Act, the Real Property is not located in an area exposed to flood risk.

Based on the currently valid flood hazard maps (MZP) and flood risk maps (MRP), it has been determined that the Real Property is not located within the range of flooding at a flow rate of  $Q_{1\%}$  (where the probability of flooding is medium) and  $Q_{10\%}$  (where the probability of flooding is high), nor is it within the floodplain of areas where the probability of flooding is low and occurs once every 500 years ( $Q_{0.2\%}$ ). The Real Property is not located within the flood zone at a flow rate of  $Q_{1\%}$  or  $Q_{10\%}$  in the scenario of complete destruction of flood embankments. The Real Property is not located in an area of particular flood risk.

13. The Real Property is not covered by a simplified forest management plan, and no decisions have been issued for the Real property specifying forest management tasks referred to in Article 19(3) of the Act of September 28, 1991, on forests (i.e., Journal of Laws of 2025, item 567).
14. The Real Property is not intended for material benefits in accordance with the Register of Material Benefits Decisions.
15. The Real Property has not been the subject of proceedings conducted by the Brzeg County Administrator and the Head of the District Office in Brzeg concerning reprivatization claims filed by former owners or their legal successors. No proceedings are pending before the Brzeg County Administrator in connection with allegations of unlawful acquisition for the benefit of the State Treasury. The Brzeg County Administrator has no information as to whether the Real Property was the subject of such proceedings before public administration authorities other than those indicated above.
16. The Real Property is located outside the forms of nature protection referred to in Article 6(1) of the Act of April 16, 2004, on nature protection (Journal of Laws of 2024, item 1478, as amended). There are no protected species zones on the Property. However, it should be noted that the above information does not replace an assessment of the current state of the natural environment of the area.
17. 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 604"**. No additional tender conditions are anticipated, except for those described in this invitation and in the Specification.
18. Written offers should be submitted in closed envelopes at the seat of WSEZ "INVEST-PARK" Ltd (58-306 Walbrzych, Uczniowska Street 16 by **December 17<sup>th</sup>, 2025** until **9<sup>00</sup> a.m.** The manner of preparing offers is defined in Specification No. 604.
19. Offers will be opened at seat of WSEZ "INVEST-PARK" Ltd on **December 17<sup>th</sup>, 2025** at **10<sup>00</sup> a.m.**
20. 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.
21. Regarding Real Property **pre-emption right is entitled to the Commune of Skarbimierz**, 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.
22. 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 WSSE "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.
23. Content of following invitation in Polish and English version is published on website of WSEZ "INVEST-PARK" Ltd: [www.invest-park.com.pl](http://www.invest-park.com.pl) in section News - at the link <https://invest-park.com.pl/category/przetarg/>