



WALBRZYCH SPECIAL ECONOMIC ZONE
"INVEST-PARK" Ltd with its seat in Wałbrzych,
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as Manager of the Wałbrzych 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 Opole Voivodeship, Opole City County, cadastral unit: City of Opole, cadastral district no. 166101_1.0147, Wrzoski, in the city of Opole, within the Opole-Wrzoski Subzone of the Wałbrzych Special Economic Zone INVEST-PARK, owned by WSSE "INVEST-PARK" sp. z o.o., with a total area of **43.9999 ha**, consists of land plots with the numbers indicated in the table below, for which the District Court in Opole, 6th Land and Mortgage Register Division, maintains land and mortgage registers with the following numbers: **OP1O/00164138/8, OP1O/00171892/3, OP1O/00165182/8** (whereas plots numbered 668/53, 668/55, 670/31, 670/33, 670/35, 670/37, 670/39, 670/41 and 640/43, as well as 618/3 and 602/6 were created as a result of the subdivision of plots covered by the aforementioned land and mortgage registers, and their current cadastral numbers have not yet been entered in the land and mortgage register), hereinafter referred to as the **"Real Property"**.

Lp.	Plot number	Plot area [ha]	Mortgage register number
1.	668/52	1,2524	OP1O/00164138/8
2.	668/3	1,8807	OP1O/00164138/8
3.	668/4	1,2519	OP1O/00164138/8
4.	668/5	0,7706	OP1O/00164138/8
5.	668/6	0,7760	OP1O/00164138/8
6.	668/7	0,8949	OP1O/00164138/8
7.	668/11	5,0716	OP1O/00164138/8
8.	668/12	0,5423	OP1O/00164138/8
9.	668/13	3,2435	OP1O/00164138/8
10.	668/14	2,4077	OP1O/00164138/8
11.	668/15	1,1039	OP1O/00164138/8
12.	668/16	3,9620	OP1O/00164138/8
13.	668/17	0,3519	OP1O/00164138/8
14.	668/18	2,7861	OP1O/00164138/8
15.	668/19	2,8499	OP1O/00164138/8
16.	668/20	1,9828	OP1O/00164138/8
17.	668/53	0,3146	OP1O/00164138/8
18.	668/22	0,3842	OP1O/00164138/8
19.	668/55	0,9189	OP1O/00164138/8
20.	668/40	1,2513	OP1O/00164138/8
21.	668/45	4,3473	OP1O/00164138/8
22.	670/31	1,3114	OP1O/00164138/8
23.	670/33	0,3565	OP1O/00164138/8
24.	670/35	0,0208	OP1O/00164138/8
25.	670/37	0,2319	OP1O/00164138/8
26.	670/39	1,2410	OP1O/00164138/8
27.	670/41	0,8966	OP1O/00164138/8
28.	670/43	0,1334	OP1O/00164138/8
29.	618/3	0,1724	OP1O/00171892/3
30.	602/6	1,2914	OP1O/00165182/8

2. The auction is addressed exclusively to entrepreneurs who: **a)** have submitted an application for the issuance of a decision on support for the implementation of an investment on at least part of the Property, or have obtained a decision on support for the implementation of an investment on at least part of the Property, in accordance with the provisions of the Act of 10 May 2018 on supporting new investments (consolidated text: Journal of Laws of 2025, item 469); **or b)** have submitted an application for the granting of state aid for the implementation of an investment aimed at accelerating investments in sectors of strategic importance for the transition to a net-zero and low-emission economy on at least part of the Property, in accordance with Section 2.8, point 85(d) of the

Temporary Crisis and Transition Framework for State Aid Measures to Support the Economy Following the Aggression Against Ukraine by Russia (OJ EU 2023/C 101/03 of 17 March 2023), in connection with Article 53(3) of the Act of 7 July 2023 on the Preparation and Implementation of Investments in the Scope of the National Data Processing Centre (Journal of Laws of 2023, item 1501, as amended) and the Regulation of the Minister of Development and Technology of 29 September 2023 on the Granting of State Aid for the Implementation of Investment Projects of Strategic Importance for the Transition to a Net-Zero Economy (Journal of Laws of 2023, item 2127, and of 2024, item 1242), or have concluded an agreement on the granting of state aid in the form of a targeted subsidy for the implementation, on at least part of the Property, of a low-emission project in accordance with the above-mentioned provisions; **or c)** have submitted an application for the granting of state aid for the implementation of an investment on at least part of the Property under the Programme for Supporting Investments of Major Importance to the Polish Economy for the Years 2011–2030, adopted by the Council of Ministers on 5 July 2011 and amended on 5 June 2023 (hereinafter referred to as the “Programme”), in accordance with the EU state aid rules set out in the Guidelines on Regional State Aid (OJ EU C. 2021.153 of 29.4.2021, pp. 1–46) and in Commission Regulation (EU) No 651/2014 of 17 June 2014 declaring certain categories of aid compatible with the internal market in application of Articles 107 and 108 of the Treaty (OJ EU L. 2014.187 of 26.6.2014, p. 1) or have concluded an agreement on state aid in the form of a targeted subsidy for the implementation, on at least part of the Property, of projects under the Programme.

3. The opening bid price for Real Property has been specified in the amount of **PLN 59,399,865.00** (in words: fifty-nine million three hundred ninety-nine thousand eight hundred sixty-five zlotys 00/100). The price is a net price. Value Added Tax (VAT) will be added to the price at the rate applicable under the relevant legal provisions.
4. The condition to participate in the auction is a purchase from WSEZ "INVEST-PARK" Ltd **Specification of Essential Auction Terms No. 607** and payment of the auction deposit.
5. The auction **deposit** amounts to 10% of the opening bid price of the Real Property, i.e. **PLN 5,939,986.50** (in words: five million nine hundred thirty-nine thousand nine hundred eighty-six zlotys 50/100) must be paid by **December 4th, 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 607”**. 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. Real Property is covered by the provisions of the local spatial development plan “Wrzoski I” in Opole, approved by Resolution No. XIV/207/19 of the Opole City Council dated 4 July 2019 (Official Journal of the Opole Voivodeship, item 2496 of 25 July 2019), and by the supervisory decision of the Opole Voivode No. IN.I.743.72.2019.AB dated 9 August 2019 (Official Journal of the Opole Voivodeship, item 2684 of 26 August 2019). According to the provisions of the above-mentioned plan, the plots comprising Real Property are designated with the symbols **2P/U, meaning areas intended for production facilities, storage and warehouse buildings, or services.**
7. Real Property will have access to a public road through the establishment of an easement. Upon the sale of Real Property, an easement (servitude) will be established for the benefit of each successive owner and user of Real Property, consisting of the right of passage and drive, without the right to park or stop, across the plots of land no. 670/24 (area 252 m²) and no. 670/44 (area 2,067 m²), located in the vicinity of Inwestycyjna Street in the city of Opole, cadastral district 166101_1.0147, Wrzoski, recorded in the Land and Mortgage Register no. OP10/00164138/8. The cost of the easement is included in the purchase price of Real Property. The route of the easement will cover the full width of plots Nos 670/24 and 670/44, extending up to plot No. 625/3, which has the status of a public road — Inwestycyjna Street. Inwestycyjna Street leads to a roundabout connecting national road No. 46 with national road No. 94. The total area covered by the established easement will amount to 2,319 m².
8. Real Property is not covered by a simplified forest management plan referred to in Article 19(2), nor by a decision of the district governor (starosta) referred to in Article 19(3) of the Act of 28 September 1991 on Forests (consolidated text: Journal of Laws of 2025, item 567), **except for:** plot No. 668/22 – in the part of 0.336 ha classified as LsIV, and plot No. 670/39 – in the part of 0.3300 ha classified as LsIV. The implementation of an investment on the Property may require the procedure of excluding from forest production the parts of land classified as Ls, prior to obtaining a building permit, as well as the payments of fees related thereto, 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, as amended) and compensation for premature felling of the forest stand. WSEZ “INVEST-PARK” Ltd. has obtained a forest stand appraisal report for plots Nos 668/22, 670/7 (668/39), 668/25, 668/26, and 668/28 — in the parts classified as Ls — located in the cadastral district Wrzoski (0147), owned by the WSEZ “INVEST-PARK” Ltd. The forest stand appraisal report constitutes an annex to the Specification No. 607.
9. Real Property is not located within a revitalization area as referred to in Article 8(1) of the Act of 9 October 2015 on Revitalization (consolidated text: Journal of Laws of 2024, item 278). Real Property is also not included in the

Special Revitalization Zone established by Resolution No. LXXX/1386/23 of the Opole City Council dated 30 November 2023, pursuant to Article 25 of the Act of 9 October 2015 on Revitalization (consolidated text: Journal of Laws of 2024, item 278).

10. There are no inland surface waters — flowing or standing — on Real Property over which the State Water Holding “Polish Waters” (Państwowe Gospodarstwo Wodne Wody Polskie) exercises ownership rights on behalf of the State Treasury. Real Property is not located within areas of particular flood risk, as defined in Article 16(34) of the Act of 20 July 2017 – Water Law (Journal of Laws of 2025, item 960, as amended), according to the applicable Flood Hazard Maps (MZP) and Flood Risk Maps (MRP) published on the Hydroportal of the State Water Holding “Polish Waters.” These maps, as official planning documents, constitute the basis for actions related to spatial planning and crisis management).
11. There are no structures located on Real Property that are listed in the Municipal Register of Monuments of the City of Opole.
12. According to information provided by the President of City of Opole, acting in the capacity of a government administration authority, there is no known existence of any claims by former owners regarding restitution or compensation for properties located in Opole that include the plots comprising Real Property. Furthermore, the State Treasury, represented by the President of City of Opole, is not a party to any court proceedings concerning Real Property.
13. With regard to Real Property, pursuant to Article 630(1) in connection with Article 628(1) of the Act of 11 March 2022 on the Defence of the Homeland (Journal of Laws of 2024, items 825, 1014, 1018), no administrative decisions have been issued by the President of the City of Opole concerning the designation of Real Property for the purpose of material services for defence needs, including those planned to be carried out in the event of mobilisation or during wartime, and does not conduct any administrative proceedings in this regard.
14. Real Property is located outside the areas subject to forms of nature protection referred to in Article 6(1) of the Act of 16 April 2004 on Nature Conservation (Journal of Laws of 2024, item 1478, as amended). No protected species protection zones are present within Real Property. The above information does not substitute for an assessment of the current state of the natural environment of the area.
15. The land within the boundaries of Real Property consists of agricultural land formed from mineral soils. The implementation of an investment project on the Property may require the procedure of excluding the land from agricultural production prior to obtaining a building permit, as well as the payment of a related fee, 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, as amended).
16. The Real Property is located within the boundaries of the special economic zone pursuant to the Regulation of the Council of Ministers of 28 July 2015 (Journal of Laws of 2015, item 1235), amending the Regulation of the Council of Ministers of 15 December 2008 on the walbrzych special economic zone (Journal of Laws of 2018, item 415), issued under the Act of 20 October 1994 on special economic zones, except for plot No. 602/6 with an area of 1.2914 ha.
17. Real Property is not encumbered by a lease agreement for agricultural purposes.
18. Information on encumbrances affecting the Property:
 - a) on land plot no. 668/45, which consists part of Real Property, there is energy infrastructure — poles and a 400 kV high-voltage power line owned by Polskie Sieci Elektroenergetyczne, with a buffer zone of 60 m (30 m on each side of the line axis). The local spatial development plan for this area includes a prohibition on constructing buildings and planting trees that would prevent access to the existing technical infrastructure;
 - b) in Land and Mortgage Register No. OP1O/00164138/8, a paid and perpetual transmission easement has been recorded for the southern part of plot no. 668/45 forming part of Real Property, for the installation, maintenance, and operation of a network, namely a technological strip of a medium-voltage (MV) cable line with a fibre-optic line, 35 m in length and 1 m in width (0.5 m on each side of the cable axis), owned by RRSP 5 sp. z o.o., based in Warsaw;
 - c) in relation to the land plot No. 602/6 (created as a result of the subdivision of plot No. 602/2), Polski Koncern Naftowy Orlen Joint Stock Company (PKN Orlen JSC) holds a right of repurchase for a period of five (5) years from the date of conclusion of the sale agreement dated 12 July 2021, Notarial Deed Rep. A No. 2519/2021, i.e. until 11 July 2026;
 - d) through the northern part of Real Property, across land plots Nos. 668/4, 668/5, 668/6, 668/7, 618/3, and 670/31, runs a technical cable owned by Orange.

19. 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 **PKO BP S.A. O / Wałbrzych no. 23 1020 5095 0000 5202 0007 4138 – title of the payment: „ SIWA 607”**. No additional auction conditions are anticipated, except for those described in this invitation and in Specification No. 607.
20. Written applications should be submitted in closed envelopes at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, 16 Uczniowska Street) by **December 4th, 2025 until 9⁰⁰ a.m.** The manner of preparing application is defined in Specification No. 607.
21. The auction, consisting of qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **December 5th, 2025 at 10⁰⁰ a.m.**
22. Regarding the Real Property **pre-emption right** is vested to:
- a) **The State Forests**, pursuant to Article 37a of the Act of 28 September 1991 on forests (consolidated text: Journal of Laws of 2025, item 567), whereas if the statutory right of pre-emption to land is vested in several entities, the State Forests have priority in exercising the right of pre-emption (Article 37a(5) of the Act on Forests). The right of pre-emption may be exercised within one month from the date on which the forest district manager (nadleśniczy) receives notification of the content of the sale agreement (Article 37c of the Act on Forests);
 - b) **The National Support Centre for Agriculture (Krajowy Ośrodek Wsparcia Rolnictwa)**, pursuant to Article 29(4) of the Act of 19 October 1991 on the Management of Agricultural Property of the State Treasury (consolidated text: Journal of Laws of 2025, item 826). The right of pre-emption may be exercised within one month from the date of notification of the conclusion of the conditional sale agreement for Real Property;
 - c) **The Municipality of Opole**, pursuant to Article 109(1)(1) of the Act of 21 August 1997 on Real Estate Management (consolidated text: Journal of Laws of 2024, item 1145, as amended). The right of pre-emption may be exercised within one month from the date of notification of the conclusion of the conditional sale agreement for Real Property;
 - d) **Polski Koncern Naftowy Orlen JSC** with respect to land plot No. 602/6 (created as a result of the subdivision of plot No. 602/2), pursuant to the sale agreement dated 12 July 2021, Notarial Deed Rep. A No. 2519/2021.
23. WSEZ INVEST-PARK Manager may cancel the auction, complete the auction with negative result, close the auction without selecting 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.
24. The following may not participate in the auction:
- a) members of the management board and of the 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.
25. 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/#>