



THE WALBRZYCH SPECIAL ECONOMIC ZONE  
"INVEST-PARK" Ltd with its seat in Wałbrzych,  
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 below by way of a sale agreement.

1. The limited tender is exclusively for entrepreneurs who have submitted an application for a decision on support for implementing an investment on part or all of the property, or who have already obtained such a decision, in accordance with the provisions of the Act of 10 May 2018 on supporting new investments (Journal of Laws of 2025, item 469)
2. The Real Property of the tender is an integrated complex of undeveloped land properties, with a total area of 21.0149 hectares, consisting of the following properties:
  - An undeveloped land property with a total area of **0,2178 ha**, consisting of a plot with cadastral number **4/2** (residential area B), for which land and mortgage register no. **LE1J/00015394/0** is kept.
  - An undeveloped land property with a total area of **6,5884 ha**, consisting of a plot with cadastral number **4/11** (built-up arable land Br-RII, Br-RIIIa), for which land and mortgage register no. **LE1J/00025513/4** is kept.
  - An undeveloped land property with a total area of **0,0484 ha**, consisting of a plot with cadastral number **4/12** (arable farming land RIIIa), for which land and mortgage register no. **LE1J/00032888/5** is kept.
  - An undeveloped land property with a total area of **4,3426 ha**, consisting of a plot with cadastral number **4/36** (arable farming land RII, RIIIa), for which land and mortgage register no. **LE1J/00029990/9** is kept.
  - An undeveloped land property with a total area of **0,2693 ha**, consisting of a plot with cadastral number **4/98** (arable farming land RII, RIIIa), for which land and mortgage register no. **LE1J/00032889/2** is kept.
  - An undeveloped land property with a total area of **9,5484 ha**, consisting of a plot with cadastral numbers **4/99** (arable farming land RII, RIIIa), **4/100** (arable farming land RII), and **4/101** (arable farming land RII), for which land and mortgage register no. **LE1J/00029767/7** is kept.

The Real Property is located in Lower Silesian Voivodeship, Jawor County, Jawor commune, in the area of Daimlera Gottlieba Street, district precinct No. 1-Gospodarstwo, in the DSAG S-3 Jawor Subzone of the Walbrzych Special Economic Zone "Invest-Park" sp. z o.o., owned by the Walbrzych Special Economic Zone "INVEST-PARK" Ltd., hereinafter referred to as the **"Real Property"**.

3. The opening bid price for Real Property has been specified in the amount of **PLN 35.725.330,00** (in words: thirty-five million seven hundred twenty thousand three hundred thirty zlotys 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 Tender No. 610**, and payment of the tender deposit.
5. The tender deposit amounts to 10% of the opening bid price of Real Property, i.e. **PLN 3.572.533,00** (in words: three million five hundred seventy-two thousand five hundred thirty-three zlotys 00/100), must be paid by **January 21<sup>st</sup>, 2026**, to the bank account of WSEZ "INVEST-PARK" Ltd, **PKO BP S.A. O/Wałbrzych No. 23 1020 5095 0000 5202 0007 4138 – title of the payment: "Wadium SIWP 610"**. The tender deposit shall be deemed paid on the date the funds are credited to the bank account of Wałbrzych Special Economic Zone "INVEST-PARK" Ltd. A copy of the payment confirmation must be attached to the offer.
6. According to the provisions of the local spatial development plan for the city of Jawor, adopted by Resolution No. LIV/408/2023 of the City Council of Jawor on July 31, 2023, on the adoption of amendments to the local spatial development plan for the city of Jawor within the area of Cukrownicza Street, Stary Jawor, and Osiedle Słowiańskie, announced in the Official Journal of the Lower Silesian Voivodeship of August 10, 2023, item 4631.

The Real Property is designated with the zoning symbols **3U-P, 2KDL and 3KDZ** with the following primary purpose: areas for production facilities, areas for service buildings, areas for local roads, areas for collector roads.

7. The Company entered into a Land Access Agreement dated 19 February 2025, pursuant to which it granted SPEC BAU Polska Sp. z o.o. the right to use the plots of land registered under numbers 4/2, 4/11, 4/12, and 4/36. The access was provided for the purpose of establishing construction facilities on these plots for a project being carried out by the Lessee on behalf of Mercedes-Benz Manufacturing Poland sp. z o.o. The Agreement was concluded for a fixed term, until 21 February 2026.
8. The Real Property has direct access to a public road, Gottlieba Daimlera Street, located on plot no. 3/7, precinct no. 1 - Gospodarstwo. To provide additional access to the Real Property to public roads, upon the sale of the Real Property, an easement of way shall be established for the benefit of the buyer, consisting of the right of passage and transit, without the right to park or stop. The easement shall run through an internal road located on plot no. 4/41, precinct Gospodarstwo, to the public municipal road, Gottlieba Daimlera Street. The total area of the established land easement amounts to 14,289 m<sup>2</sup>. The buyer shall be obliged to pay a one-off fee for the establishment of the easement in the amount of PLN 74,141.00 (in words: seventy-four thousand one hundred and forty-one zlotys 00/100) net plus VAT at the rate applicable under relevant provisions of law.
9. The pre-emption rights apply to the following properties covered by this specification:

a) With respect to the properties:

- plot 4/36, covered by Land and Mortgage Register No. LE1J/00029990/9,
- plot 4/12, covered by Land and Mortgage Register No. LE1J/00032888/5,

the right of pre-emption is vested, pursuant to Article 29(4) of the Act on the Management of Agricultural Property of the State Treasury, in favour of the State Treasury represented by the National Support Centre for Agriculture (KOWR), and pursuant to Article 109(1)(1) of the Real Estate Management Act, in favour of the Municipality of Jawor. This right may be exercised within 30 days from the date on which the entitled party receives notification of the conditional sale agreement for the Property.

b) With respect to the properties:

- plot 4/2, covered by Land and Mortgage Register No. LE1J/00015394/0,
- plot 4/98, covered by Land and Mortgage Register No. LE1J/00032889/2,
- plots 4/99, 4/100, 4/101, covered by Land and Mortgage Register No. LE1J/00029767/7,

the right of pre-emption is vested in the Municipality of Jawor, pursuant to Article 109(1)(1) of the Real Estate Management Act. This right may be exercised within 30 days from the date on which the entitled party receives notification of the conditional sale agreement for the Property.

10. In the event that any of the authorized entities indicated above exercises its statutory pre-emption right, the conditional sale agreement shall be terminated ex lege to the extent to which the pre-emption right did not apply or was not exercised, without the need for any additional declarations of intent by the parties.
11. The Real Property is not covered by a simplified forest management plan or forest inventory prepared by the municipality of Jawor pursuant to Article 19(3) of the Act of September 28, 1991, on Forests (consolidated text of Journal of Laws of 2025, item 567).
12. The Real Property does not contain any inland standing or flowing waters within the meaning of Articles 23 and 22 of the Water Law Act of July 20, 2017 (consolidated text, Journal of Laws of 2025, item 960). The Real Property is not located within an area of particular flood risk referred to in Article 16(34) in conjunction with Article 169(2) of the aforementioned Act.
13. The Real Property is not located within a degraded area, nor within a revitalization area as defined in the Act of October 9, 2015, on Revitalization (consolidated text of Journal of Laws of 2024, item 278).
14. The Real Property is not designated for in-kind benefits – in accordance with the “Register of Administrative Decisions on in-kind benefits” kept by the Municipality of Jawor.

15. The Real Property does not contain any historic buildings or structures subject to archaeological legal protection under the applicable Local Spatial Development Plan and is not listed in the Municipal Register of Monuments of the Municipality of Jawor.
16. The Real Property is classified as agricultural land and is protected by law. 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), any development and investment on the Real Property requires a procedure to exclude the land from agricultural use before obtaining a building permit and may involve payment of applicable fees.
17. The Real Property is not subject to any proceedings concerning allegations of unlawful acquisition by the State Treasury, and no reprivatization claims have been filed in relation to the Real Property.
18. There are no forms of nature on the Real Property or in its immediate vicinity. According to information from the Regional Director for Environmental Protection in Wrocław, the Real Property does not contain any sites of protected plant, animal, and fungal species pursuant to 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 species protection of fungi (Journal of Laws of 2014, item 1408).

In order to confirm or exclude the presence of protected species, it is necessary to conduct a nature inventory by qualified specialists within a reasonable time.

19. The specification containing detailed tender conditions may be obtained every day - except Saturdays, Sundays, and holidays - between **8<sup>00</sup>-15<sup>00</sup>** at the office of WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, 16 Uczniowska Street), upon payment of **PLN 12,300.00** (in words: twelve thousand three hundred zlotys 00/100), gross (VAT included) – to the bank account of WSEZ "INVEST-PARK" Ltd **PKO BP S.A. O/Wałbrzych, account no. 23 1020 5095 0000 5202 0007 4138 – title of the payment: "Wadium SIWP 610"**. No additional tender conditions are anticipated, except for those specified in the herby invitation and within the Specification.
20. Written offers should be submitted in sealed envelopes at the office of WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska Street 16) by **January 22<sup>nd</sup>, 2026**, until **9<sup>00</sup> a.m.** The procedure for preparing offers is set out in Specification No. 610.
21. The Manager of WSEZ "INVEST-PARK" does not intend to establish any additional conditions for participation in the tender other than those specified in this invitation and in the Specification of the Essential Terms of the Tender.
22. Offers will be opened at the office of WSEZ "INVEST-PARK" Ltd on **January 22<sup>nd</sup>, 2026** at **10<sup>00</sup> a.m.**
23. The Manager of WSEZ "INVEST-PARK" may cancel the tender, conclude the tender with a negative result, close the tender without selecting an offer, or otherwise invalidate the tender. The Manager of WSEZ "INVEST-PARK" will inform all offerors simultaneously, in writing, of the invalidation of the procedure, providing the factual and legal reasons for such action.
24. The following persons are not eligible to participate in the tender:
  - a) members of the management board of WSEZ "INVEST-PARK" Ltd and of its supervisory board,
  - b) employees of the WSEZ "INVEST-PARK" sp. z o. o. and any other persons entrusted with the activities related to the tender,
  - c) the spouse, ascendants, descendants, and siblings of persons, referred to in items a) and b),
  - d) persons who maintain, with person referred to in items a) and b ), a legal or factual relationship that may reasonably raise doubts as to their impartiality, objectivity or fairness in the tender.
25. Content The content of the following invitation in Polish and English versions is published on the website of WSEZ "INVEST-PARK" Ltd: [www.invest-park.com.pl](http://www.invest-park.com.pl) in the section News/Tenders - at the link: <https://invest-park.com.pl/category/przetarg/>