



THE WALBRZYCH SPECIAL ECONOMIC ZONE
"INVEST-PARK" Ltd with its seat in Wałbrzych,
58 - 306 Wałbrzych, Uczniowska 16 Street,
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as Manager of the Wałbrzych 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 and services in accordance with the Investment Development Plan for the area managed by the Wałbrzych Special Economic Zone "INVEST-PARK" (PRI).
2. The real property covered by the auction includes an undeveloped property consisting of plot of land **no. 464/42** with total area **3.5094 ha** (arable land: RII, RIIa, RIIb, RIVa, RIVb, RVI), located in the Opolskie Voivodeship, Nysa powiat, Nysa commune, in Nysa Subzone of the Wałbrzych Special Economic Zone "INVEST-PARK" Ltd, registration unit Nysa-rural area, precinct 160705_5.0018 Radzikowice, in the village of Radzikowice, map sheet 1, owned by the WSSE "INVEST-PARK" Ltd., for which the District Court in Nysa, 5th Land Registry Department keeps a land and mortgage register no. **OP1N/00087559/0**, hereinafter referred to as the **"Real Property"**.
3. The opening bid price for Real Property has been specified in the amount of **PLN 3,860,340.00** (in words: three million eight hundred sixty thousand three hundred forty 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. 613** and payment of tender deposit.
5. The tender deposit amounts to 10% of opening bid price of Real Property, i.e. **PLN 386,034.00** (in words: three hundred and eighty-six thousand, thirty-four zlotys and 00/100) must be paid by **January 28th, 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 613"**. 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 with the provisions of the local spatial development plan for the area of the Wałbrzych Special Economic Zone together with the adjacent areas of the villages of Radzikowice, Goświnowice, and Jędrzychów, approved by the City Council in Nysa by resolution no. XXXV/548/21 of February 24, 2021, announced in the Official Journal Opolskie Voivodeship, item 803 of 22/03/2021, in force with the supervisory decision of the Opole Voivode No. IN.I.743.13.2020.KD of 01/04/2021, for the area of plot no. **464/42**, map sheet 1, precinct Radzikowice, registration unit: Nysa - rural area which, in accordance with the provisions of the above-mentioned of the plan, are located in the area marked with the: **P/U3 - areas of production, warehouses, storage, and service facilities**
7. The Real Property is not encumbered with lease agreements.
8. It has direct access to municipal road No. 109172 O (plot No. 464/16, Radzikowice district) via an existing exit.
9. The Real Property is not covered by a simplified forest management plan and is not covered by the decision of the Nysa Starost issued on the basis of the Inventory of the State of Non-State Treasury Forests prepared for the Nysa Commune for the years 2019-2028 (in accordance with Article 19(3) of the Act of 28 September 1991 on forests - consolidated text Journal of Laws of 2025, item 567 as amended).
10. According to the resolution no. XXV/380/16 of the City Council in Nysa of October 12, 2016. on the designation of a degraded area and revitalization area of the Nysa Commune, announced in the Official Journal of the Opolskie Voivodeship, item 2109 of October 13, 2016, effective along with the change made by the City Council in Nysa by resolution No. XXVII/ 429/16 of November 29, 2016, announced in the Official Journal of the Opolskie Voivodeship, item 2521 of December 1, 2016. The Real Property, it is not within the degraded area and the revitalization area.
11. The Real Property is not covered by inland standing waters or flowing waters within the meaning of the Water Law Act of July 20, 2017 (i.e., Journal of Laws of 2025, item 960).
12. The Real Property is not located in an area subject to forms of nature protection.
13. There are no historic buildings or structures subject to legal archaeological protection on the Real Property. Furthermore, there are no historic buildings listed in the Municipal Register of Monuments on the Real Property.

14. The Real Property is not intended for the provision of material benefits for defense purposes, including those planned to be performed in the event of mobilization and during wartime.
15. The Real Property is agricultural and is protected by law. The implementation of the investment on the property in question will be related, in accordance with the Act of February 3, 1995 on the protection of agricultural and forest land (consolidated text Journal of Laws of 2024, item 82), with the procedure of excluding land from agricultural production before obtaining a building permit and may be associated with incurring a related fee.
16. The specification, which contains detailed conditions of the tender, can be obtained every day - except Saturdays, Sundays and holidays - between **8⁰⁰-15⁰⁰** at the seat of WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, 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/Wałbrzych no. 23 1020 5095 0000 5202 0007 4138 – title of the payment: "SIWP 613"**. No additional tender conditions are anticipated, except for those described in this invitation and in the Specification.
17. Written offers should be submitted in closed envelopes at the seat of WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska Street 16 by **January 29th, 2026** until **12⁰⁰ p.m.** The manner of preparing offers is defined in Specification No. 613.
18. Offers will be opened at seat of WSEZ "INVEST-PARK" Ltd on **January 29th, 2026** at **1⁰⁰ p.m.**
19. 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.
20. Regarding Real Property pre-emption right is entitled to the Commune of Nysa, 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 entity entitled to exercise the right about the conclusion of the conditional real estate sale agreement.
21. Within the boundaries of the Real Property there is a medium pressure gas network with a diameter of 315PE along with a connection and connections for use of the water supply, sewage and rainwater systems created as part of the construction of the production and warehouse hall on plot No. 464/43. With regard to connections to the water supply, sewage and rainwater systems, which belong to the WSSE "INVEST-PARK" Sp. z o. o, the Purchaser of the Real Estate will be obliged to establish in the Real Estate sale agreement a perpetual and gratuitous easement of transmission. The description of the networks, connections and the scope of the easement is included in the Specification of Tender Material Terms.
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" sp. z o. o. 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. 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/#>