



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 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 **8.2165 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/00157871/6**, **OP1O/00156483/2**, hereinafter referred to as the **"Real Property No.**

No.	Plot No.	Plot area [ha]	Land and Mortgage Register No.
1.	670/32	0.1152	OP1O/00164138/8
2.	670/34	0.5865	OP1O/00164138/8
3.	670/36	0.9626	OP1O/00164138/8
4.	670/5	1.2365	OP1O/00164138/8
5.	670/38	0.3503	OP1O/00164138/8
6.	670/40	0.1694	OP1O/00164138/8
7.	670/8	1.7605	OP1O/00164138/8
8.	670/42	0.1737	OP1O/00164138/8
9.	669/2	0.9023	OP1O/00164138/8
10.	629/11	1.3197	OP1O/00157871/6
11.	628/4	0.5304	OP1O/00156483/2
12.	627/3	0.1068	OP1O/00164138/8
13.	625/4	0.0026	OP1O/00164138/8

2. The opening bid price for Real Property has been specified in the amount of PLN **12,324,750.00** (in words: twelve million three hundred twenty-four thousand seven hundred fifty-five zlotys and 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.
3. The condition to participate in the auction is a purchase from WSEZ "INVEST-PARK" Ltd **Specification of Essential Auction Terms No. 609** 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 1,232,475.00 (in words: one million two hundred thirty-two thousand four hundred seventy-five zlotys and 00/100)** must be paid by **January 20th, 2026** 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 609”**. 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 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.**
6. Real Property has access to a public road – Inwestycyjna Street (plot no. 625/3). Inwestycyjna Street leads to a roundabout connecting national road no. 46 with national road no. 94. In addition, upon sale of the Property, a

land easement will be established in favor of the current owner of the Property, consisting of the right of passage and access, without the right of parking or stopping, over plots no. 670/24 (area: 252 m²) and 670/44 (area: 2,067 m²), located in the vicinity of Inwestycyjna Street in the city of Opole, cadastral district 166101_1.0147, Wrzowski, entered in the land and mortgage register no. OP1O/00164138/8. The cost of establishing the easement has been included in the purchase price of the Property. The easement shall run across the entire width of plots no. 670/24 and 670/44, up to plot no. 625/3 – Inwestycyjna Street. The total area of the established easement will amount to 2,319 m²

7. The Property is not covered by a simplified forest management plan referred to in Article 19(2), nor by a decision of the district governor referred to in Article 19(3) of the Act of 28 September 1991 on forests.
8. 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).
9. According to the Hydrographic Division Map of Poland at a scale of 1:10,000, there are no inland surface waters within the area concerned in respect of which the State Water Holding "Polish Waters" exercises ownership rights on behalf of the State Treasury. The Property is not located in areas of special flood hazard within the meaning of Article 16(34) of the Water Law Act of 20 July 2017. There are no structures located on Real Property that are listed in the Municipal Register of Monuments of the City of Opole.
10. There are no structures entered in the Municipal Register of Historic Monuments of the City of Opole located on the Property.
11. 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.
12. 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.
13. The Real Property is located outside the forms of nature protection referred to in Article 6(1) of the Act of 16 April 2004 on nature protection. There are no protected species protection zones within the Property. The above information does not replace an assessment of the current state of the natural environment of the area.
14. The Property lies within the boundaries of a special economic zone pursuant to the Regulation of the Council of Ministers of 28 July 2015 amending the Regulation of the Council of Ministers of 15 December 2008 on the Wałbrzych Special Economic Zone, issued under the Act of 20 October 1994 on special economic zones, with the exception of plot no. 629/11 with an area of 1.3197 ha.
15. Real Property is not encumbered by a lease agreement 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 **PKO BP S.A. O / Wałbrzych no. 23 1020 5095 0000 5202 0007 4138 – title of the payment: „ SIWA 609”**. No additional auction conditions are anticipated, except for those described in this invitation and in Specification No. 609.
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 **January 21st, 2026 until 9⁰⁰ a.m.** The manner of preparing application is defined in Specification No. 609.
18. The auction, consisting of qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **January 21st, 2026 at 10⁰⁰ a.m.**
19. Regarding the Real Property, excluding plots No. 629/11 and No. 628/4, **pre-emption right** is vested to:
 - a) **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;

- b) **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), excluding plots No. 629/11 and No. 628/4. 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;
- 20.** 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.
- 21.** 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.
- 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/#>