



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 2025, item 469 as amended), intending to conduct on the real property production activities, allowed by provisions of local spatial development plan mentioned in point 6 below, and 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 **10.7686 ha**, consisting of plot **No. 30** (arable land: RIIla, RIIlb, RIVa, RIVb), located in the Dolnośląskie Voivodship, Dzierżoniowski Powiat, Dzierżoniow Commune, precinct 0005, ZACHOD, sheet map 1, registration unit 020202_1 – Dzierżoniów, in the Dzierżoniow Subzone of Walbrzych Special Economic Zone INVEST-PARK, owned by the WSEZ "INVEST-PARK" Ltd, for which the District Court in Dzierżoniow VIth Department of Land and Mortgage Registers keeps a land and mortgage register No. **SW1D/00045066/9**, hereinafter referred to as the "**Real Property**".
3. The opening bid price for Real Property has been specified in the amount of **PLN 10,768,600.00** (in words: ten million seven hundred sixty-eight thousand six hundred 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. 616** and payment of tender deposit.
5. The tender deposit amounts to 10% of opening bid price of Real Property, i.e. **PLN 1,076,860.00** (in words: one million seventy-six thousand eight hundred sixty zlotys and 00/100), must be paid by **March 12th, 2026** 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 616**". 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 to the local spatial development plan for the area located at Brzegowa Street, railroad line No. 137 and the borders of Dzierżoniów with Nowizna and Pieszyce, passed by the resolution No. XLIII/569/24 of the Dzierżoniów City Council of March 25, 2024, announced in the Official Journal of the Lower Silesian Voivodeship Yearbook 2024, item 2198, The Real Property is located in the area marked with the symbol **1 U-P - areas of services or production**.
7. Real Property is not encumbered by a lease agreement.
8. Real Property has direct access to the municipal public road — Brzegowa Street (municipal road no. 117147 D, plot No. 25 West district) in Dzierżoniów — via an existing (unpaved) access road.
9. Real Property is not located within a revitalization area or a Special Revitalization Zone, as referred to in the Act of 9 October 2015 on Revitalization (consolidated text: Journal of Laws of 2024, item 278 as amended).
10. Real Property does not contain any historic buildings or structures subject to archaeological legal protection under the applicable local zoning plan (Resolution of the Dzierżoniów City Council No. XLIII/569/24 of 25 March 2024; Official Journal of the Lower Silesian Voivodeship of 2024, item 2198). Furthermore, the Real Property is not entered in the register of historical monuments or the municipal register of monuments.
11. Real Property does not contain standing or flowing waters administered by the Polish Waters National Water Management Authority (PGW Wody Polskie) within the meaning of the Act of 20 July 2017 — Water Law (consolidated text: Journal of Laws of 2025, item 960 as amended). Real Property is located outside an area at particular risk of flooding.
12. There are no recorded water drainage systems (melioration facilities) on Real Property. However, the presence of unregistered subsurface drainage systems (not recorded in geodetic documentation) cannot be excluded.
13. Real Property is not covered by a simplified forest management plan or a forest inventory, which are prepared for land classified as forest land (Ls), pursuant to Articles 19(2) and (3), and Article 21(1)(2) and (2) of the Act of 28 September 1991 on Forests (Journal of Laws of 5, item 567 as amended).

14. The soil located on Real Property is mineral soil and classified as agricultural land and in the part marked as RIIIA and RIIIB is subject to statutory protection 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), which means that any investment project on Real Property requires the exclusion of the land from agricultural production prior to obtaining a building permit and may involve payment of fees related to such exclusion.
15. The District Office in Dzierżoniów has not received any reprivatisation claims concerning the Real Property. Moreover, Department of Surveying, Cadastre and Real Estate of the District Office in Dzierżoniów has no information on any pending proceedings regarding unlawful acquisition of the Real Property by the State Treasury.
16. Real Property is not designated for civil/military requisition purposes, in accordance with the official register of "Administrative Decisions Concerning Material Services" kept by the Dzierżoniów Town Hall.
17. According to the information provided by the Regional Director for Environmental Protection in Wrocław, on the Real Property nor in its immediate vicinity, there are no forms of nature protection referred to in Article 6(1). Points 1-9 of the Act of 16 April 2004 on nature protection (Journal of Laws of 2026, item 13, as amended). Real Property does not contain habitats of protected plant, animal or fungal species as defined by the following regulations of the Minister of the Environment: Regulation of 9 October 2014 on Plant Species Protection (Journal of Laws of 2014, item 1409); Regulation of 16 December 2016 on Animal Species Protection (Journal of Laws of 2022, item 2380); and Regulation of 9 October 2014 on Fungal Species Protection (Journal of Laws of 2014, item 1408). To confirm or exclude the presence of protected species, a nature inventory must be carried out at the appropriate time by qualified specialists.
18. 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 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 616"**. No additional tender conditions are anticipated, except for those described in this invitation and in the Specification.
19. Written offers should be submitted in closed envelopes at the seat of WSEZ "INVEST-PARK" Ltd (58-306 Walbrzych, Uczniowska Street 16 by **March 13th, 2026** until **9⁰⁰ a.m.** The manner of preparing offers is defined in Specification No. 616.
20. Offers will be opened at seat of WSEZ "INVEST-PARK" Ltd on **March 13th, 2026 at 10⁰⁰ a.m.**
21. WSEZ INVEST-PARK Manager may cancel tender, complete tender with negative result, close tender without selecting of offer or invalidate tender. WSEZ INVEST-PARK Manager will inform all offerors at same time, in writing, about invalidation of procedure, giving factual and legal reasons therefore.
22. Regarding the Real Property **pre-emption right is entitled to the Commune of Dzierżoniow**, 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.
23. 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.
24. Content of following invitation in Polish and English version is published on website of WSEZ "INVEST-PARK" Ltd: www.invest-park.com.pl in section News - at the link <https://invest-park.com.pl/category/przetarg/>