



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 includes undeveloped land located in the Opole Province, Brzeg County, Brzeg Municipality, in the town of Brzeg, cadastral district 160101_1.1101, RATAJE, map sheet 9, cadastral unit Brzeg, in the Brzeg Subzone of the Wałbrzych Special Economic Zone INVEST-PARK, owned by WSEZ "INVEST-PARK" Ltd., consisting of plot of land **No. 571/94** (industrial areas: Ba) with an area of **2.0000 ha**, for which the District Court in Brzeg, 5th Land and Mortgage Register Division, maintains land and mortgage register **No. OP1B/00042220/6**, hereinafter referred to as the **"Real Property"**.
2. The starting price of the Real Property has been set at **PLN 1,740,000.00 (in words: one million seven hundred and forty thousand zlotys 00/100)**. The price is a net price. VAT will be added to the price at the rate applicable on the date of payment of the price.
3. The condition to participate in the auction is a purchase from WSEZ "INVEST-PARK" Ltd **Specification of Essential Auction Terms No. 620** 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 174,000.00** (in words: one hundred and seventy-four thousand zlotys 00/100) must be paid by **June 15th, 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 620"**. 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. In accordance with the local spatial development plan of the city of Brzeg for the area bounded on the west and north by the city limits, on the northwest by Małujowicka Street, on the east by landscaped green areas, and on the south by the city limits, adopted by resolution of the Brzeg City Council No. XXII/ 258/20 of November 26, 2020, published in the Official Journal of the Opole Province on December 31, 2020, item 3674, The Real Property is located in an area marked with the symbol **P-U – an area for production facilities, warehouses, and storage facilities or service buildings**.
6. Currently the Real Property is not subject to a lease agreement.
7. The Real Property has access to the public road Małujowicka Street (county road No. 11740) via an internal road plot (plot No. 999), which is owned by WSEZ "INVEST-PARK" Ltd. Direct access to the above-mentioned county road may be provided via a new exit ramp, the construction of which will require obtaining a permit from the road administrator for the location of the exit ramp, along with approval of the technical design for the ramp's construction and a permit to conduct work within the right-of-way. In order to connect the Property to public roads, upon the sale of the Real Property, a right-of-way will be established in favor of the current purchaser and user of the Real Property, consisting of the right of way and passage, without the right to park or stop. The easement will run along the internal road located on plot no. 999 in the Rataje district to public county road no. 11740. The total area of the land easement being established is 11,348 m². The buyer will be required to pay a one-time fee for the establishment of the easement, which is included in the sale price of the Real Property.
8. The Real Property is not covered by a simplified forest management plan and no decision has been issued for the Real Property specifying forest management tasks referred to in Article 19(3) of the Act of September 28, 1991, on forests (i.e. Journal of Laws of 2025, item 567 as amended).
9. The Real Property is located outside the revitalization area designated by Resolution No. LIX/567/23 of the Brzeg City Council of May 25, 2023, on the designation of a degraded area and a revitalization area in the Brzeg Municipality pursuant to Article 8 of the aforementioned Act on Revitalization (e.i. Journal of Laws of 2024, item 278 as amended). The Brzeg City Council has not adopted a resolution designating a Special Revitalization Zone pursuant to Article 25 of the aforementioned Revitalization Act.
10. The real property is not intended for material/military purposes in accordance with the "Register of decisions issued for material and personal benefits for defense" kept by the municipality.
11. The Real Property does not contain any inland flowing waters or inland standing waters within the meaning of Articles 22 and 23 of the Act of July 20, 2017, Water Law (i.e., Journal of Laws 2025, item 960, as amended).

12. The Real Property is not entered in the municipal register of monuments or the provincial register of monuments. There are no objects subject to archaeological legal protection or historic objects entered in the municipal register of monuments or the provincial register of monuments on the property.
13. According to the soil map of the city of Brzeg, the Real Property is located on soils of mineral origin.
14. According to the information from the report on the clearance of explosive and dangerous objects from the site dated April 21, 2006, and the report on the handover-acceptance of the site cleared of explosive and dangerous objects in 2014, drawn up on July 15, 2014, the Real Property was cleared to a depth of 30 cm below ground level – **earthworks at a depth greater than 30 cm require sapper supervision.**
15. The Real Property has been cleared of self-seeded trees and shrubs that previously overgrew it. On the side bordering plot no. 428, there are remnants of a double fence with concrete posts. Near the boundary with plots no. 428 and 1003, there is a lighting pole. The above-mentioned elements are remnants of a former military site.
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 no. **PKO BP S.A. O / Wałbrzych 23 1020 5095 0000 5202 0007 4138 – title of the payment: „ SIWA 620”**. No additional auction conditions are anticipated, except for those described in this invitation and in the Specification no. 620.
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 **June 16th, 2026 until 9⁰⁰ a.m.** The manner of preparing application is defined in the Specification No. 620.
18. The auction, consisting of qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **June 16th, 2026 at 10⁰⁰ a.m.**
19. Regarding the Real Property **pre-emption right is entitled to the Commune of Brzeg**, according to Article 109, sec.1, point 1 of Real Estate Management Act of August 21, 1997. The pre-emption right may be exercised within one month from the date of notification of the conclusion of a conditional real estate sale agreement.
20. WSEZ INVEST-PARK Manager may cancel the auction, complete the auction with negative result, close the auction without selecting of 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 as:
 - a) members of the management board and of 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/#>