



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 Wałbrzych 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 with a total area of **97.4608 ha** (arable land: RII, RIIla, RIIlb, RIVa, RIVb and permanent grassland: ŁVI), located in the Lower Silesian Voivodeship, Jawor County, cadastral unit 020501_1 Jawor, in the town of Jawor, within DSAG-S3 Jawor Subzone of the Wałbrzych Special Economic Zone INVEST-PARK, owned by the Wałbrzych Special Economic Zone "INVEST-PARK Ltd. and consists of the following land plots:
 - **No. 123 (Cadastral Precinct No. 1 – Gospodarstwo)** with an area of 90.2920 hectares, for which the District Court in Jawor, 4th Land and Mortgage Register Division, maintains Land and Mortgage Register No. LE1J/00031664/2,
 - **No. 48/2 (Cadastral Precinct No. 3 – Łany)** with an area of 0.0974 hectares, for which the District Court in Jawor, 4th Land and Mortgage Register Division, maintains Land and Mortgage Register No. LE1J/00000142/1,
 - **No. 48/4 (Cadastral Precinct No. 3 – Łany)** with an area of 4.4016 hectares, for which the District Court in Jawor, 4th Land and Mortgage Register Division, maintains Land and Mortgage Register No. LE1J/00000142/1,
 - **No. 51/3 (Cadastral Precinct No. 3 – Łany)** with an area of 2.6698 hectares, for which the District Court in Jawor, 4th Land and Mortgage Register Division, maintains Land and Mortgage Register No. LE1J/00029141/3,hereinafter referred to as the "**Property**".
2. The limited auction is addressed exclusively to entrepreneurs who have submitted an application for the issuance of a decision on support for the implementation of an investment on at least part of the Property or have obtained a decision on support for the implementation of an investment on at least part of the Property, in accordance with the provisions of the Act of 10 May 2018 on supporting new investments (consolidated text: Journal of Laws of 2025, item 469).
3. The opening bid price for Real Property has been specified in the amount of **PLN 155,937,280.00** (one hundred fifty-five million nine hundred thirty-seven thousand two hundred eighty Polish 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.
4. The condition to participate in the auction is a purchase from WSEZ "INVEST-PARK" sp. z o.o. **Specification of Essential Auction Terms No. 625** and payment of the auction deposit.
5. The auction **deposit** amounts to 10% of the opening bid price of the Property, i.e. **PLN 15,593,728.00** (fifteen million five hundred ninety-three thousand seven hundred twenty-eight Polish zlotys and 00/100) must be paid by **September 4th, 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 625”**. 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.
6. The Property is covered by the Local Spatial Development Plan for the Town of Jawor in the area of Cukrownicza Street, Stary Jawor and the Słowiańskie Housing Estate, adopted by Resolution No. LIV/408/2023 of the Jawor Town Council dated 31 July 2023. In accordance with the provisions of the above plan, the Property is designated for **service and/or production development (3U-P)**.
7. Access of the Property to Public Roads:
 - The Property will have access to the public municipal road, i.e. cadastral plots No. 4/28 and 3/7, Precinct No. 1 – Gospodarstwo (G. Daimlera Street), via the existing access point and through the establishment of a right-of-way easement over cadastral plot No. 4/41, Precinct No. 1 – Gospodarstwo, owned by the Wałbrzych Special Economic Zone "INVEST-PARK" Ltd. Under the Property Sale Agreement, the Wałbrzych Special Economic Zone "INVEST-PARK" Ltd. shall establish, for the benefit of the current and all future owners of the Property, an easement granting the right of vehicular and pedestrian access over cadastral plot No. 4/41, which will constitute an internal road. The easement shall not include the right to park or leave vehicles on the plot. The one-time consideration for establishing the easement is included in the purchase price of the Property;

- the part of the Property designated as plot No. 51/3 (Precinct No. 3 – Łany) has access to the public municipal road designated as plot No. 49/2, Precinct No. 3 – Łany, via an existing driveway;
 - the part of the Property designated as plots No. 48/2 and No. 48/4 (Precinct No. 3 – Łany) is adjacent to the public municipal road designated as plot No. 49/2, Precinct No. 3 – Łany. The design and construction of a driveway connecting these plots to the public road requires obtaining the technical conditions issued by the competent road authority.
8. The Property is not covered by a Simplified Forest Management Plan (Uproszczony Plan Urządzania Lasu) nor by a forest inventory maintained by the District Governor (Starosta) of Jawor, pursuant to Article 19(3) of the Act of 28 September 1991 on Forests (consolidated text: Journal of Laws of 2026, item 663).
 9. The Property is not located within a revitalisation area referred to in Article 8(1) of the Revitalisation Act of 9 October 2015 (consolidated text: Journal of Laws of 2024, item 278, as amended). As the two-year period during which the municipal resolution designating the degraded area and the revitalisation area, together with the municipal statutory pre-emption right, remained in force has expired, and since the Municipality of Jawor has not adopted a resolution establishing a Special Revitalisation Zone, the statutory pre-emption right in favour of the Municipality of Jawor under the Revitalisation Act does not apply to the Property.
 10. The Property is not covered by inland flowing waters or standing waters administered by Polish Waters (Państwowe Gospodarstwo Wodne Wody Polskie). The Property is located outside flood hazard areas.
 11. According to the information provided by the Mayor of Jawor regarding historic monuments, archaeological heritage sites subject to statutory protection, and properties entered in the Municipal Register of Historic Monuments of the Municipality of Jawor:
 - a) on part of the Property, i.e. cadastral plots No. 48/2 and 51/3, there are no historic monuments, no archaeological heritage sites subject to statutory protection, and the plots are not entered in the Municipal Register of Historic Monuments (Gminna Ewidencja Zabytków) of the Municipality of Jawor;
 - b) on part of the Property, i.e. cadastral plots No. 123 and 48/4, the following archaeological sites are entered in the Municipal Register of Historic Monuments (Gminna Ewidencja Zabytków) of the Municipality of Jawor:
 - cadastral plot No. 48/4 (Precinct No. 3 – Łany) – archaeological site (period of origin: undetermined), AZP area 80-20, locality site No. 9, AZP area site No. 42 (Site No. 9 AZP 42/80-20), entered pursuant to Order No. 762.2021 of the Mayor of the City of Jawor dated 23 December 2021 (Appendix No. 2, item 6),
 - cadastral plot No. 123 – archaeological site (period of origin: Late Middle Ages – settlement), AZP area 80-20, locality site No. 10, AZP area site No. 41 (Site No. 10 AZP 41/80-20), entered pursuant to Order No. 762.2021 of the Mayor of the City of Jawor dated 23 December 2021 (Appendix No. 2, item 5).

Pursuant to Decision No. 751/2023 of 13 September 2023, the Lower Silesian Voivodeship Conservator of Monuments granted the Wałbrzych Special Economic Zone "INVEST-PARK" Ltd. a permit to conduct archaeological investigations consisting of rescue archaeological excavations within the area of identified archaeological heritage sites, including Site No. 10 AZP 41/80-20 and Site No. 9 AZP 42/80-20, as part of the investment project entitled "Site preparation – land levelling and associated works within the area of the Wałbrzych Special Economic Zone "INVEST-PARK" – DSAG S3 Jawor." The archaeological investigations did not confirm the presence of the above-mentioned archaeological sites. Accordingly, the planned earthworks and construction works were not considered to pose any threat to the archaeological or cultural heritage. Macro-grading works have been carried out on the Property in order to prepare the Property for industrial development.

12. According to information provided by the Mayor of Jawor, the Property is not designated for in-kind or military purposes—as indicated in the "Register of Administrative Decisions Issued in Matters of In-Kind Benefits" maintained by the Municipality of Jawor.
13. According to the information provided by the Regional Directorate for Environmental Protection in Wrocław dated 22 July 2026, no forms of nature protection referred to in Article 6(1)(1)–(9) of the Nature Conservation Act of 16 April 2004 (Journal of Laws of 2026, item 13, as amended) are present within the Property. The Property is, however, located within the range of occurrence of the European hamster (*Cricetus cricetus*), a species protected under the Regulation of the Minister of the Environment of 16 December 2016 on the Protection of Animal Species (Journal of Laws of 2022, item 2380). This occurrence is monitored by the Chief Inspectorate for Environmental Protection (GIOŚ) as part of the State Environmental Monitoring Programme (PMŚ) for species and natural habitats. Detailed monitoring results may be obtained directly from the Chief Inspectorate for Environmental Protection (GIOŚ), which is responsible for conducting the State Environmental Monitoring Programme. Pursuant to Article 6(1)(10) of the Nature Conservation Act, and based on the information held by the Regional Director for Environmental Protection in Wrocław, there are no recorded occurrences of protected plant or fungi species within the Property that are subject to species protection under the following regulations of the Minister of the Environment: the Regulation of 9 October 2014 on the Protection of Plant Species (Journal of

Laws of 2014, item 1409), the Regulation of 9 October 2014 on the Protection of Fungi Species (Journal of Laws of 2014, item 1408).

In order to confirm or exclude the presence of protected species within the Property, it is necessary to carry out an ecological (natural environment) survey at the appropriate time of year by suitably qualified environmental specialists.

14. The land within the boundaries of the Property consists of agricultural land formed from mineral soils. Implementation of an investment project on the Property may require the exclusion of the land from agricultural production prior to obtaining a building permit and may involve payment of the applicable fees 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).
15. There are agricultural crops on the Property planted by a third party without any legal title to use the Property. The Property shall be acquired in its existing condition, taking into account the above circumstances, without the right to assert any claims against the Seller on this account, including, in particular, claims for a reduction of the purchase price, damages or reimbursement of costs incurred in connection with remedying the consequences of the unauthorized use of the Property.
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 625”**. No additional auction conditions are anticipated, except for those described in this invitation and in Specification No. 625.
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 **September 7th, 2026 until 9⁰⁰ a.m.** The manner of preparing application is defined in Specification No. 625.
18. The auction, consisting of qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **September 7th, 2026 at 10⁰⁰ a.m.**
19. **Pre-emption right** applies to plot No. 123 (Precinct No. 1 – Gospodarstwo), which is part of the Property, and is vested to:
 - **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, as amended). 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 the Property;
 - **The Municipality of Jawor**, pursuant to Article 109(1)(1) of the Act of 21 August 1997 on Real Estate Management (consolidated text: Journal of Laws of 2026, item 399, as amended). 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 the 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/#>