



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 (the auction is limited to entrepreneurs) who will purchase the real property described below under the terms of the sales agreement.

1. The real property covered by the auction include an undeveloped property, located in the Lower Silesia Voivodeship, górowski County, Góra Commune, registration unit 020401_4 Miasto Góra, registration district Góra, obręb ewidencyjny 0001 Góra, in the town Góra, in Góra Subzone of the Wałbrzych Special Economic Zone INVEST-PARK, owned by the WSEZ "INVEST- PARK" Ltd, consisting of a plot of land **no. 2324/7** (arable land - RIVb, RV) **with an area of 1,2171 ha**, for which the District Court in Głogów, 5th Land and Mortgage Register Department maintains a land and mortgage register no. **LE1G/00096404/2**, hereinafter referred to as the **"Real Property"**.
2. The opening bid price for the Real Property has been specified in the amount of **PLN 973,680.00 (in words: nine hundred seventy-three thousand six hundred eighty zlotys and 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. 628** 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 97,368.00 (in words: ninety-seven thousand three hundred sixty-eight zlotys and 00/100)** must be paid by **November 4th, 2026** to the bank account of the WSEZ "INVEST-PARK" Ltd, **BNP PARIBAS BP S.A. O/Warszawa no. 13 2030 0045 1110 0000 0286 3990 – title of the payment: „Wadium SIWA 628”**. 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. The Real Property is covered by the provisions of the local zoning plan of the town of Góra, adopted by Resolution No. L/426/18 of the Góra Town Council dated 21 June 2018, pursuant to which the Real Property is located in an area designated as C16AG, with the primary designation: areas of economic activity, and supplementary designations: services, transport infrastructure (access roads, parking areas, maneuvering yards), distribution technical infrastructure networks and related facilities.
6. The Real Property has direct access to a municipal public road, Poznańska Street in Góra (road parcels nos. 100/12 and 55, formerly 323), which constitutes a municipal public road within the meaning of the Act of March 21, 1985, on Public Roads (consolidated text: Journal of Laws of 2025, item 889, as amended).
7. The Real Property is not covered by a simplified forest management plan or forest management decisions issued on the basis of a forest inventory, in accordance with Article 37a (1) (3), and Article 19 (3) of the Forest Law of September 28, 1991 (i.e., Journal of Laws 2026, item 663).
8. The Real Property is located in a degraded area and is not situated within a revitalization area as referred to in the Act of October 9, 2015, on Revitalization (consolidated text: Journal of Laws of 2024, item 278, as amended). No Special Revitalization Zone has been designated in the Municipality of Góra.
9. The Real Property does not contain any inland standing waters or inland flowing waters as defined by the provisions of the Water Law Act of July 20, 2017 (i.e. Journal of Laws of 2025, item 960). The Property is not located in areas at risk of flooding.
10. The Real Property is not listed in the register of historic monuments nor is it included in the municipal register of historic monuments; therefore, there are no historic structures or structures subject to legal archaeological protection on the Property., pursuant to Article 22(4) and (5) of the Act of July 23, 2003, on the Protection and Care of Historic Monuments (consolidated text: Journal of Laws of 2024, item 1292, as amended).
11. The Real Property is not subject to a decision imposing an in-kind obligation and is not listed in the register of in-kind obligations imposed by the Mayor of Góra.
12. The Real Property is located outside the area covered by the forms of nature conservation listed in Article 6 of the Act of April 16, 2004, on Nature Conservation (i. e. Journal of Laws of 2026, Item 13, as amended).
13. The Real Property does not contain any habitats of protected plant, animal, or fungal species subject to species protection under the following regulations of the Minister of the Environment: the Regulation of October 9, 2014, on the protection of plant species i. e. (Journal of Laws of 2014, item 1409), of December 16, 2016, on the protection of animal species (Journal

of Laws of 2022, item 2380), and of October 9, 2014, on the protection of fungal species (Journal of Laws of 2014, item 1408).

Protected species of plants, animals, and fungi listed in the aforementioned regulations may be present in the area in question but not recorded in the data held by the Regional Directorate for Environmental Protection (RDOŚ) in Wrocław. Therefore, in order to confirm or rule out the presence of protected species, it is necessary to conduct, within a reasonable timeframe, a natural resource survey by qualified specialists.

14. The Real Property is classified as agricultural land. The implementation of an investment project on the Property may, pursuant to the Act of 3 February 1995 on the Protection of Agricultural and Forest Land (consolidated text: Journal of Laws of 2024, item 82), require the exclusion of the land from agricultural production and may involve the payment of related fees and charges.
15. According to the letter dated 28 April 2025, WSSE granted consent to use the Property for design and planning purposes in connection with the Municipality of Góra's project for the construction of a water supply network, sanitary sewer system, and stormwater drainage system.
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. **BNP PARIBAS BP S.A. O/Warszawa no. 13 2030 0045 1110 0000 0286 3990 – title of the payment: „ SIWA 628”**. No additional auction conditions are anticipated, except for those described in this invitation and in the Specification no. 628.
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 **November 5th, 2026 until 9⁰⁰ a.m.** The manner of preparing application is defined in the Specification No. 628.
18. The auction, consisting of qualifications part and bidding part, will take place at the seat of the WSEZ "INVEST-PARK" Ltd on **November 5th, 2026 at 10⁰⁰ a.m.**
19. Regarding the Real Property, pursuant to Article 109(1)(1) of the Real Property Management Act (consolidated text: Journal of Laws of 2026, Item 399, as amended), the Municipality of Góra has the right of first refusal. The right of first refusal may be exercised within one month from the date the municipality receives notification of the terms of the conditional contract for the sale of the Real Property.
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 Manger 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](https://invest-park.com.pl) in section Announcements - at the link <https://invest-park.com.pl/category/przetarg/>