



WALBRZYCH SPECIAL ECONOMIC ZONE
"INVEST-PARK" Ltd with its seat in Wałbrzych,
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 tender is limited only to entrepreneurs intending to conduct on the real property production or service activities, allowed by the provisions of the local spatial development plan, which is described in point 6 below.
2. The real property covered by the tender includes an undeveloped property with an area of **23,7085 ha**, consisting of plot No. **39/1** (arable land RIVa) with area of 0,4999 ha, **39/18** (wastelands N, arable land RIIIb, RIVa, RIVb) with area of 5,6114 ha, **46/2** (arable land RIVa, RIVb, RV) with area of 3,7190 ha, **46/3** (forests LsV, arable land RIVa, RIVb, RV) with area of 2,9902 ha, **48/19** (arable land RIIIb, RIVa, RIVb) with area of 6,2812 ha, **48/20** (forests LsV, arable land RIVa, RIVb, RV) with area of 4,0454 ha, **38/4** (ditches W) with area of 0,3021 ha and **41/8** (roads dr) with area of 0,2593 ha, located in the Wielkopolskie Voivodship, Wrzesiński Powiat, Września Municipality, Chocicza Mała village, geodesic precinct 303005_5.0306, Chocicza Mała, in the Września Subzone of Wałbrzych Special Economic Zone "INVEST-PARK", owned by the WSEZ "INVEST-PARK" Ltd, for which the District Court in Września, IVth Department of Land and Mortgage Registers keeps a land and mortgage register No. PO1F/00044183/0 and PO1F/00044008/0, hereinafter referred to as "**Real Property**".
3. The opening bid price for Real Property has been specified in the amount of **PLN 21,201,705.00** (say: twenty one million two hundred one thousand seven hundred five 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.
4. The condition to participate in the tender is a purchase from WSEZ "INVEST-PARK" Ltd **Specification No. 541** and payment of the tender deposit.
5. The tender deposit amounts to 10% of the opening bid price of the Real Property, i.e. **PLN 2,120,170,50** (say: two million one hundred twenty thousand one hundred seventy zlotys and 50/100) must be paid by **November 3rd, 2020** to the bank account of the WSEZ "INVEST-PARK" Ltd **PKO BP S.A. O/Wałbrzych No. 23 1020 5095 0000 5202 0007 4138**. The day of payment of the tender deposit shall be the day on which the tender deposit is accounted against bank account of the 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 in Chocicza Wielka, Chocicza Mała, Białężyce, Grzymysławice towns, approved by resolution of City Council in Września No. XXXIII/403/2014 of June 10th, 2014, Real Property is located in area marked with symbol PU – production and services areas with major designation: production, warehouses, storage places, petrol stations, whole sales objects with infrastructure and services objects, including location of investment which may potentially or always impact on environment, in accordance with separated regulations.
7. Real Property is communicated with public road – municipal road No. 411692P.
8. The Real Property is not covered by the simplified forest management plan or decision, according to Article 19, Section 3 of the Forests Act of September 28th, 1991 (Journal of Laws of 2020, Item 6 as amended).
9. The Real Property is not located in the area covered by revitalization zone and is not located on Special Revitalization Area, according to the Revitalization Act of October 9th, 2015 (Journal of Laws of 2020, Item 802).
10. The Real Property is not covered by inland standing waters, according to the Water Law Act of July 20th, 2017 (Journal of Laws of 2020, Item 310 as amended). On plot No. 38/4 is located a water drainage installation (WR-10 ditch).
11. The Real Property has forest state and is protected under the law. Walbrzych Special Economic Zone "INVEST-PARK" Ltd applied for deforestation of the Real Property. The buyer of the Real Property will enter into the rights and obligations resulting from the issued decision. The implementation of the investment on the Real Property requires the administrative procedure of excluding the land from forest production before obtaining the building permit and is associated with the payment of the related fee. On part of the Real Property, as indicated in the excerpt from the land register, is located forest, which is planned for physical removal by the Company in case of obtaining a decision mentioned above, by December 31st of 2020, on condition that the Real Property will be made available by the buyer.
12. As for the Real Estate, a decision of October 12, 2020 (not final) was issued, allowing for the permanent exclusion of land from agricultural production concerning agricultural land class IIIb. The Real Property buyer will assume the rights and obligations of the issued decision, including to incur fees related to decision.
13. The Specification, which contains the detailed conditions of the tender, 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**. No additional tender conditions are anticipated, except for those described in this invitation and in the Specification.

- 14.** Written offers should be submitted in closed envelopes at the seat of the WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska 16 Street) by **November 5th, 2020 until 9⁰⁰**. The manner of preparing offers is defined in the Specification.
- 15.** The offers will be opened at the seat of the WSEZ "INVEST-PARK" Ltd on **November 5th, 2020 at 10⁰⁰**.
- 16.** The WSEZ "INVEST-PARK" Manager may cancel the tender, complete the tender with negative result, close the tender without selecting of the offer or invalidate the tender. The 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.
- 17.** Regarding Real Property the pre-emption right is entitled to Września Municipality, according to Article 109 (1) point 1 of the Real Estate Management Act of August 21st, 1997 (consolidated text Journal of Laws of 2020, Item 65).
- 18.** The following may not participate in the tender or auction as:
 - a) members of the management board and of supervisory board WSEZ "INVEST-PARK" Ltd ,
 - b) employees of WSEZ "INVEST-PARK" Ltd and other persons entrusted with carrying out activities related to the tender,
 - 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 tender.
- 19.** The content of the following invitation in Polish and English version is published on the web side of the WSEZ "INVEST-PARK" Ltd: www.invest-park.com.pl in section Tenders/Pending tenders.